

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, January 8, 2008
10:00 A.M.

<i>SOC - DECISIONS</i>		
1.	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: Granted - 1/8/08
2.	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: Granted - 1/8/08

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<i>SOC - CONTINUED HEARINGS</i>		
3.	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: Closed, Decision - 1/29/08
4.	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 - 2/12/08
5.	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 - 2/12/08
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 - 1/29/08

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SOC - NEW CASES		
7.	1038-80-BZ	Davidoff Malito & Hutcher, LLP 31-07/09/11 Downing Street, Queens Extension of Term (expires on January 6, 2008) of a Special Permit for the continued operation of a UG15 Amusement Arcade (<i>Smile Arcade</i>) in an M2-1 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision - 2/5/08
8.	222-03-BZ	Alfonse Duarte 30-04 73 rd Street, Queens Extension of Time to Complete Construction of a Variance for the enlargement of a single family home, in an R-4 zoning district, which expired on November 18, 2007. Community Board #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision - 1/29/08

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<i>APPEALS – DECISIONS</i>		
9.	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: Granted – 1/8/08

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	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 – 2/12/08
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 (128 th 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: Adjourned, Continued Hearing – 2/12/08
12.	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

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	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: Adjourned, Continued Hearing – 2/5/08

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 8, 2008

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	39-06-BZ	<p>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 – 2/26/08</p>
2.	227-06-BZ	<p>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: Granted – 1/8/08</p>
3.	48-07-BZ	<p>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: Granted – 1/8/08</p>
4.	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.</p>

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		Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Deferred Decision - 1/15/08

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<i>BZ – DECISIONS</i>		
5.	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 – 2/5/08
6.	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: Granted – 1/8/08
7.	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: Granted – 1/8/08
8.	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: Granted – 1/8/08

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<i>BZ – CONTINUED HEARINGS</i>		
9.	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: Closed, Decision – 1/29/08
10.	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: Closed, Decision – 2/5/08
11.	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: Adjourned, Continued Hearing – 1/29/08
12.	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

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<i>BZ – CONTINUED HEARINGS</i>		
13.	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 – 2/12/08
14.	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 – 2/12/08
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: Closed, Decision – 2/5/08

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BZ – NEW CASES		
16.	160-06-BZ	Rothkrug Rothkrug & Spector, LLP 2199 (a/k/a 2175) Richmond Avenue, Staten Island Variance (§72-21) to permit proposed one-story and cellar drug store (<i>Walgreens</i>) with accessory parking for 24 cars. The proposal is contrary to §22-00. R3-1 district. Community Board #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 2/5/08
17.	293-06-BZ	Rothkrug Rothkrug & Spector, LLP 54-07 254th Street, Queens Variance (§72-21) for the proposed enlargement of an existing one-family dwelling which exceeds the permitted floor area and does not provide the required open space (§23-141) in an R1-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/29/08
18.	209-07-BZ	Raymond J. Irrera 187-30 Grand Parkway, Queens Variance (§72-21) to enlarge and maintain the use of existing school. The proposal is contrary to floor area (§24-11) and front yard regulations (§24-34 and §24-33). R1-2 district. Community Board #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 2/5/08
19.	235-07-BZ	Law Office of Fredrick A. Becker 1148 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary open space ratio 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 – 1/29/08

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<i>SOC – DECISIONS</i>		
1.	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: Granted – 1/15/08

<i>SOC – CONTINUED HEARINGS</i>		
2.	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 – 2/26/08
3.	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 #4BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/29/08

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4.	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: Closed, Decision – 1/29/08
5.	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 #2SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Postponed, Continued Hearing – 1/29/08
6.	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: Closed, Decision – 2/26/08
7.	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: Closed, Decision – 2/12/08

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SOC – NEW CASES		
8.	121-95-BZ	Francis R. Angelino, Esq. 37 West 46th Street, Manhattan Extension of Term /Waiver (expired February 6, 2006) for a special permit (§73-36) for a physical culture establishment (<i>Osaka Health Spa</i>) in a C6-4.5 zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/5/08
9.	6-04-BZ	The Law Office of Fredrick A. Becker 7118-7124 Third Avenue, Brooklyn Extension of Term of a variance to allow the operation of a physical culture establishment located in a C1-3/R6 zoning district. Community Board #12BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 2/5/08

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<i>APPEALS – DECISIONS</i>		
10.	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: Granted – 1/15/08

<i>APPEALS – CONTINUED HEARINGS</i>		
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 – 2/26/08
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: Closed, Decision – 2/12/08
13.	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: Granted – 1/15/08

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<i>APPEALS – NEW CASES</i>		
14.	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: Closed, Decision – 3/4/08
15.	270-07-A	Sheldon Lobel, P.C. 163-167 Washington Avenue, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R6/C1-3 zoning district. Community Board #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 3/4/08
16.	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: Off Calendar Without Date

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<i>BZ – DECISIONS</i>		
1.	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: Granted – 1/15/08
2.	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 – 2/26/08
3.	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: Granted – 1/15/08
4.	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: Granted – 1/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, January 15, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	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: Closed, Decision – 2/5/08
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: Adjourned, Continued Hearing – 2/12/08
7.	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: Adjourned, Continued Hearing – 2/26/08
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 – 2/26/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, January 15, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	121-07-BZ	<p>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</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 2/12/08
10.	122-07-BZ	<p>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</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 2/5/08
11.	124-07-BZ	<p>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</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 2/12/08
12.	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: Closed, Decision – 1/29/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, January 15, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	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: Adjourned, Continued Hearing – 2/26/08
14.	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: Closed, Decision – 1/29/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, January 15, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
15.	143-07-BZ	<p>Moshe M. Friedman 6404 Strickland Avenue, Brooklyn Variance (§72-21) to permit the construction of a three-story and cellar synagogue and religious pre-school. The proposal is contrary to §24-111 (a) and §23-141 (a) (floor area), §24-11 (open space and lot coverage), §24-521 (front wall and sky exposure plane), §24-34 (front yard), §24-35 (side yard), §25-31 (parking). R2 zoning district. Community Board #18BK</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 3/18/08
16.	193-07-BZ	<p>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</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/12/08
17.	217-07-BZ	<p>Eric Palatnik, P.C. 25 Beaumont Street, 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(a)); rear yard (§23-47) and side yards (§23-461) in an R3-1 zoning district. Community Board #15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/12/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, January 15, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
18.	236-07-BZ	Jay A. Segal, Esq. 53-65 Hope Street, Brooklyn Special Permit (§73-46) to allow a waiver of parking requirements for a residential conversion of an existing building. 46 spaces are required; 11 spaces are proposed. M1-2/R6A (MX-8) district. Community Board #1BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 2/12/08
19.	249-07-BZ	Harold Weinberg, P.E. 1865 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family residence. This application seeks to vary side yard requirement (§23-461) in an R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/5/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, January 29, 2008
10:00 A.M.

<i>SOC - DECISIONS</i>		
1.	170-47-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted - 1/29/08</p>
2.	146-59-BZ	<p>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 #4BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted - 1/29/08</p>
3.	390-61-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted - 1/29/08</p>
4.	222-03-BZ	<p>Alfonse Duarte 30-04 73rd Street, Queens Extension of Time to Complete Construction of a Variance for the enlargement of a single family home, in an R-4 zoning district, which expired on November 18, 2007. Community Board #3Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted - 1/29/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, January 29, 2008

10:00 A.M.

<i>SOC - CONTINUED HEARINGS</i>		
5.	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: Adjourned, Continued Hearing - 3/18/08
6.	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: Adjourned, Continued Hearing - 3/18/08
7.	673-81-BZ	David L. Businelli 2075 Richmond Avenue, Staten Island Extension of Term of variance granted pursuant to §72-21permitting, 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 #2SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision - 2/12/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, January 29, 2008
10:00 A.M.

<i>SOC - CONTINUED HEARINGS</i>		
8.	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: Closed, Decision - 2/12/08

<i>SOC - NEW CASES</i>		
9.	531-86-BZ	Spencer Groff, P.E. 787 Seventh Avenue, Manhattan Extension of Term (expired December 16, 2006)/Waiver for a physical culture establishment located in a portion of the concourse, mezzanine and sub-cellar levels of a 51-story office building in a C6-6/C6-6.5 MID zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision - 2/26/08
10.	190-03-BZ	Sheldon Lobel, P.C. 87-48 215th Place, Queens Extension of Time to Complete Construction and to obtain a Certificate of Occupancy for a previously granted Variance to permit the enlargement and legalization of a portion of a two-story building to a temple in an R2 zoning district which expired on January 13, 2008. Community Board #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision - 2/26/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, January 29, 2008
10:00 A.M.

<i>APPEALS - CONTINUED HEARINGS</i>		
11.	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: Adjourned, Continued Hearing - 3/11/08
12.	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: Adjourned, Continued Hearing - 4/8/08
13.	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: Closed, Decision - 3/11/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, January 29, 2008
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
14.	229-07-A	Gary Lenhart, RA 9 Gotham Walk, Queens Proposed reconstruction and enlargement of an existing single family dwelling not fronting on a mapped street contrary to General City Law Section 36 and the upgrade of an existing non - conforming private disposal system partially in the bed of a service road contrary to Buildings Department Policy. R4 Zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/29/08
15.	260-07-A	Gary Lenhart, RA 14 Devon Walk, Queens Reconstruction and enlargement of an existing one family home not fronting on mapped street, contrary to General City Law Section 36 and the proposed upgrade of the private disposal system in the bed of a service road contrary to Buildings Department Policy. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/29/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, January 29, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	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: Withdrawn – 1/29/08
2.	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: Withdrawn – 1/29/08
3.	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 – 3/4/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, January 29, 2008
1:30 P.M.

<i>BZ - DECISIONS</i>		
4.	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: Granted – 1/29/08
5.	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: Granted – 1/29/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, January 29, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
6.	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: Closed, Decision – 2/26/08
7.	293-06-BZ	Rothkrug Rothkrug & Spector, LLP 54-07 254th Street, Queens Variance (§72-21) for the proposed enlargement of an existing one-family dwelling which exceeds the permitted floor area and does not provide the required open space (§23-141) in an R1-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/4/08
8.	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 – 3/4/08
9.	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 C2-2/R3-2 zoning district. The prior grant (711-53-BZ) expired on July 24, 2001. Community Board #12Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 2/26/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, January 29, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
10.	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: Withdrawn – 1/29/08
11.	235-07-BZ	Law Office of Fredrick A. Becker 1148 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary open space ratio 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: Closed, Decision – 2/26/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, January 29, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
12.	280-06-BZ	Carl A. Sulfaro, Esq. 181-08 Horace Harding Expressway, Queens Special Permit (§73-211) for the reestablishment of an automotive service station with accessory uses, including an existing accessory convenience store which expired on December 20, 2002. C2-2/R3-2 zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 2/26/08
13.	119-07-BZ	Sheldon Lobel, P.C. 443 39th Street, Brooklyn Variance (§72-21) to allow a four-story community facility building contrary to regulations for use (§42-10), rear yard (§43-26) and parking (§44-21). M1-2 zoning district. Community Board #7BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 3/18/08
14.	233-07-BZ	Rothkrug, Rothkrug & Spector LLP 203 East 86th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment on the first floor, cellar, and sub-cellar levels in an existing 35-story mixed-use building. C2-8A zoning district. Community Board #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 2/12/08
15.	273-07-BZ	Moshe M. Friedman 1435 East 22nd 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)); side yards (§23-461) and rear yard (§23-45) in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/26/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, January 29, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
16.	205-07-BZ	Omnipoint Communications Inc. 53-20 72nd Place, Queens Special Permit (§73-30) to allow a non-accessory radio tower on the rooftop of an existing building. R4-1 zoning district. Community Board #5Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 4/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, February 5, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1038-80-BZ	Davidoff Malito & Hatcher, LLP 31-07/09/11 Downing Street, Queens Extension of Term (expires on January 6, 2008) of a Special Permit for the continued operation of a UG15 Amusement Arcade (<i>Smile Arcade</i>) in an M2-1 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/5/08
2.	121-95-BZ	Francis R. Angelino, Esq. 37 West 46th Street, Manhattan Extension of Term /Waiver (expired February 6, 2006) for a special permit (§73-36) for a physical culture establishment (<i>Osaka Health Spa</i>) in a C6-4.5 zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/5/08

<i>SOC – CONTINUED HEARINGS</i>		
3.	6-04-BZ	The Law Office of Fredrick A. Becker 7118-7124 Third Avenue, Brooklyn Extension of Term of a variance to allow the operation of a physical culture establishment located in a C1-3/R6 zoning district. Community Board #12BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 3/4/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, February 5, 2008
10:00 A.M.

SOC – NEW CASES		
4.	254-06-BZ	<p>New York City Board of Standards Applicant: Eric Palatnik 1327 East 21st Street, Brooklyn To consider dismissal for lack of prosecution – 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) in an R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Withdrawn – 2/5/08</p>
5.	35-07-A & 36-07-A	<p>New York City Board of Standards Applicant: Sheldon Lobel 3411 & 3413 Barker Avenue, Bronx To consider dismissal for lack of prosecution – An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R6 zoning district. R5A zoning district. Community Board #12BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Withdrawn – 2/5/08</p>
6.	62-07-A	<p>New York City Board of Standards Applicant: Sheldon Lobel 1582 East 17th Street, Brooklyn To consider dismissal for lack of prosecution – An appeal seeking a determination that the owner has acquired a vested right to continue development commenced under the prior R6 zoning district regulations. R4-1 zoning district. Community Board #14BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Dismissed – 2/5/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, February 5, 2008
10:00 A.M.

APPEALS – CONTINUED HEARINGS

7.	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: Withdrawn – 2/5/08

APPEALS – NEW CASES

8.	264-07-A	Rampulla Associates Architects
		76 Romer Road, Staten Island
		Proposed legalization of an existing single family home not fronting a mapped street, contrary to General City Law Section 36. R1-1(SNAD/SGMD) zoning district.
		Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 2/26/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, February 5, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	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> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 2/5/08</p>
2.	65-07-BZ	<p>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</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Denied – 2/5/08</p>
3.	122-07-BZ	<p>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</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 2/5/08</p>
4.	152-07-BZ	<p>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</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 2/5/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, February 5, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	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: Denied – 2/5/08
6.	249-07-BZ	Harold Weinberg, P.E. 1865 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family residence. This application seeks to vary side yard requirement (§23-461) in an R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/5/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, February 5, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	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 – 4/1/08
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 – 3/4/08
9.	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 – 4/15/08
10.	160-06-BZ	Rothkrug Rothkrug & Spector, LLP 2199 (a/k/a 2175) Richmond Avenue, Staten Island Variance (§72-21) to permit proposed one-story and cellar drug store (<i>Walgreens</i>) with accessory parking for 24 cars. The proposal is contrary to §22-00. R3-1 district. Community Board #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 3/4/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, February 5, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	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 – 3/4/08
12.	209-07-BZ	Raymond J. Irrera 187-30 Grand Parkway, Queens Variance (§72-21) to enlarge and maintain the use of existing school. The proposal is contrary to floor area (§24-11) and front yard regulations (§24-34 and §24-33). R1-2 zoning district. Community Board #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 3/4/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, February 5, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
13.	299-06-BZ	Marvin Mitzner, Blank & Rome 1976 Crotona Parkway, Bronx Variance (§72-21) to legalize a public parking facility, contrary to use regulations (§22-10). R7-1 zoning district. Community Board #6BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 3/18/08
14.	51-07-BZ	Gerald J. Caliendo, R.A. 70-44 to 58 Kissena Boulevard, Queens Variance (§72-21) to allow a one-story retail building (UG 6); contrary to use regulations (§22-00). R4 zoning district. COMMUNITY BOARD #8Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 4/15/08
15.	237-07-BZ	Sheldon Lobel, P.C. 718 Avenue S, Brooklyn Variance (§72-21) to permit the construction of a two-story community facility building, contrary to regulations for wall height and setback (§23-631) and minimum parking (§25-31). R5 zoning district/Ocean Parkway Special District. COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 3/4/08
16.	263-07-BZ	Law Office of Fredrick A. Becker 1169 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); side yard (§23-461(a)); and rear yard (§23-47) in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/4/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, February 12, 2008
10:00 A.M.

<i>SOC - DECISIONS</i>		
1.	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 #2SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted - 2/12/08
2.	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: Granted - 2/12/08
3.	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: Granted - 2/12/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, February 12, 2008
10:00 A.M.

<i>SOC - CONTINUED HEARINGS</i>		
4.	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: Closed, Decision - 2/26/08
5.	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: Closed, Decision - 3/4/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, February 12, 2008
10:00 A.M.

SOC – NEW CASES		
6.	710-55-BZ	Vincent L. Petraro, PLLC 246-02 South Conduit Avenue, Queens Extension of Term for a gasoline service station (<i>Emporium</i>) which expired on January 10, 2008 in an R3-2 zoning district. Community Board #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/18/08
7.	824-61-BZ	Vincent L. Petraro, PLLC 200-266 East 66th Street, Manhattan Extension of Term allowing the use of surplus parking spaces for transient parking within a multiple dwelling pursuant to Section 60(1d) of the Multiple Dwelling Law. C1-9/R8B zoning district. Community Board #
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 3/11/08
8.	50-92-BZ	Walter T. Gorman, P.E. 1282 Shakespeare Avenue, Bronx Extension of Term (§72-01 and §72-22) for a variance (§72-21) for a public parking lot (UG8) for a period of five years. Community Board #4BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 3/11/08
9.	120-01-BZ	Sheldon Lobel, P.C. 134-02 Cross Bay Boulevard, Queens Extension of Time (expired on May 14, 2006) and Waiver to obtain a Certificate of Occupancy for a variance (§72-21) to permit the commercial use (UG6) in an existing two-story building, R4 zoning district. Community Board #10Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/11/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, February 12, 2008
10:00 A.M.

APPEALS – DECISIONS		
10.	64-07-A	Stuart A. Klein, Esq. 1704 Avenue N, a/k/a 1702-04 – 1411-1421 East 17 th 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: Granted – 2/12/08

APPEALS - CONTINUED HEARINGS		
11.	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 §35. R2 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing - 3/18/08
12.	219-06-A thru 225-06-A	Rothkrug, Rothkrug and Spector LLP 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 (128 th 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: Granted - 2/12/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, February 12, 2008

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
13.	261-07-A	Krygztof Rostek 135 North 9 th Street, Brooklyn An appeal seeking a determination that property owner has acquired a common law vested right to continue development commenced under the prior R6/M1-2 zoning district. R6B Zoning District. Community Board #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 3/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, February 12, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	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: Granted – 2/12/08
2.	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: Granted – 2/12/08
3.	233-07-BZ	Rothkrug, Rothkrug & Spector LLP 203 East 86th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment on the first floor, cellar, and sub-cellar levels in an existing 35-story mixed-use building. C2-8A zoning district. Community Board #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 2/12/08
4.	236-07-BZ	Jay A. Segal, Esq. 53-65 Hope Street, Brooklyn Special Permit (§73-46) to allow a waiver of parking requirements for a residential conversion of an existing building. 46 spaces are required; 11 spaces are proposed. M1-2/R6A (MX-8) district. Community Board #1BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 2/12/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, February 12, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	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: Closed, Decision – 3/11/08
6.	74-07-BZ	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
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 4/15/08
7.	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 – 3/11/08
8.	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 – 3/4/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, February 12, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	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 – 3/18/08
10.	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: Closed, Decision – 3/11/08
11.	217-07-BZ	Eric Palatnik, P.C. 25 Beaumont Street, 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(a)); rear yard (§23-47) and side yards (§23-461) in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/4/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, February 12, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
12.	218-07-BZ	Sheldon Lobel, P.C. 110-11 Astoria Boulevard, Queens Variance (§72-21) to allow the conversion and enlargement of an existing building to office use, contrary to use regulations (§22-00). R3-2 district. Community Board #3Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 4/1/08
13.	221-07-BZ	Kramer Levin Naftalis & Frankel, LLP 165 Lenox Avenue, Manhattan Variance (§72-21) to permit a music rehearsal studio in an existing two-story building, contrary to use regulations (§32-10). C1-4/R7-2 zoning districts. Community Board #10M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 3/11/08
14.	281-07-BZ	Law Office of Fredrick A. Becker 1960 East 4th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family dwelling. This application seeks to vary floor area (§23-141); side yard (§23-461) and rear yard (§23-47) in an R2X (OP) zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/11/08
15.	286-07-BZ	Sheldon Lobel, P.C. 129-01 Merrick Boulevard, Queens Special Permit (§73-36) to allow the legalization of a Physical Culture Establishment in a one-story building. The proposal is contrary to §32-10. C8-1 district. Community Board #12Q
		E Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 3/11/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, February 26, 2008
10:00 A.M.

<i>SOC - DECISIONS</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: Granted - 2/26/08
2.	531-86-BZ	Spencer Groff, P.E. 787 Seventh Avenue, Manhattan Extension of Term (expired December 16, 2006)/Waiver for a physical culture establishment located in a portion of the concourse, mezzanine and sub-cellar levels of a 51-story office building in a C6-6/C6-6.5 MID zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 2/26/08
3.	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: Reopened, Continued Hearing - 4/1/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, February 26, 2008

10:00 A.M.

SOC - CONTINUED HEARINGS

4.	190-03-BZ	Sheldon Lobel, P.C. 87-48 215th Place, Queens Extension of Time to Complete Construction and to obtain a Certificate of Occupancy for a previously granted Variance to permit the enlargement and legalization of a portion of a two-story building to a temple in an R2 zoning district which expired on January 13, 2008. Community Board #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 2/26/08
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: Closed, Decision - 3/18/08

SOC - NEW CASES

6.	57-95-A thru 59-95-A	Mitchell S. Ross, Esq. 473, 474/75 Central Park West, Manhattan Extension of Term of a previously granted variance to permit the cellar occupancy in a multiple dwelling, which expired on November 14, 2005; Extension of Time to obtain a Certificate of Occupancy, which expired on November 21, 1996; an Amendment to the resolution to eliminate the condition of term limits and a waiver of the rules. R7-2 zoning district. Community Board #7M
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	Examiner: Toni Matias (212) 788-8752
	Status: Closed, Decision – 3/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, February 26, 2008
10:00 A.M.

SOC – NEW CASES		
7.	119-01-BZ	Edward H. Odesser, Esq. 8818 Fourth Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a previously granted variance to permit automotive repairs in a C4-2A (SBRD) zoning district. Community Board #10BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 3/18/08
8.	211-03-BZ	Eric Palatnik P.C. 529-535 48th Avenue, Queens Extension of Time to Complete Construction of a previously granted variance to permit the proposed expansion and the conversion of an existing warehouse to residential use in an M1-4/R7A (LIC) zoning district. Community Board #2Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 3/18/08
9.	42-06-BZ	Akerman Senterfitt/Stadtmauer Bailkin LLP 56-45 Main Street, Queens Amendment to previously granted variance to allow a two-story addition to previously approved five-story hospital building located on the campus of New York Hospital - Queens; contrary to regulations for height and setback (§24-522) and rear yard equivalent (§24-382). R6 district. Community Board #7Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 3/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, February 26, 2008
10:00 A.M.

SOC – NEW CASES		
10.	67-06-BZ	<p>Joseph P. Morsellino, Esq. 2270 Clove Road, Staten Island Amendment to previously granted variance which allowed accessory commercial parking in a residential zoning district. Amendment seeks to reduce the required 48 parking spaces to 42 spaces. C2-1/R2 zoning districts. Community Board #2SI</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 3/18/08</p>
11.	102-07-BZ	<p>NYC Board of Standards and Appeals Applicant: Eric Palatnik, PC 1268 Forest Avenue, Staten Island To consider dismissal for lack of prosecution. Application to legalize the operation of a physical culture establishment. The proposal is contrary to section 32-00. C2-1/R3-2 district. Community Board #2SI</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Withdrawn – 2/26/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, February 26, 2008
10:00 A.M.

<i>APPEALS - CONTINUED HEARINGS</i>		
12.	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 - 4/15/08
13.	264-07-A	Rampulla Associates Architects 76 Romer Road, Staten Island Proposed legalization of an existing single family home not fronting a mapped street, contrary to General City Law Section 36. R1-1(SNAD/SGMD) zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision - 3/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, February 26, 2008
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
14.	208-07-BZY	Law Office of Fredrick Becker 74 Grand Avenue (aka 72-96 Grand Avenue) Brooklyn Extension of Time (§11-331) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on July 25, 2007. Community Board #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/18/08
15.	231-07-BZY & 232-07-BZY	Sheldon Lobel, P.C. 87-85 & 87-87 144th Street, Queens Extension of time (§11-331) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on September 10, 2007. R6 zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/18/08
16.	287-07-A	Greenberg Traurig by Jay A. Segal, Esq. 697 West 247th Street, Bronx Proposed construction of an accessory tennis court located partially within the bed of a mapped street (West 248th Street) contrary to General City Law Section 35. R1-1 SNAD. Community Board #8BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, February 26, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	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 – 4/15/08
2.	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: Withdrawn – 2/26/08
3.	280-06-BZ	Carl A. Sulfaro, Esq. 181-08 Horace Harding Expressway, Queens Special Permit (§73-211) for the reestablishment of an automotive service station with accessory uses, including an existing accessory convenience store which expired on December 20, 2002. C2-2/R3-2 zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 2/26/08
4.	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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, February 26, 2008

1:30 P.M.

<i>BZ - DECISIONS</i>		
5.	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 C2-2/R3-2 zoning district. The prior grant (711-53-BZ) expired on July 24, 2001. Community Board #12Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted - 2/26/08
6.	235-07-BZ	Law Office of Fredrick A. Becker 1148 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary open space ratio 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: Granted - 2/26/08
7.	273-07-BZ	Moshe M. Friedman 1435 East 22nd 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)); side yards (§23-461) and rear yard (§23-45) in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 2/26/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, February 26, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	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 – 4/1/08
9.	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: Adjourned, Continued Hearing – 4/1/08
10.	200-07-BZ	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
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 4/8/08
11.	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: Adjourned, Continued Hearing – 5/20/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, February 26, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
12.	109-07-BZ	Jeffrey A. Chester, Esq. 33-57 59th Street, Queens Variance (§72-21) to allow a two-story, single family-residence, contrary to lot coverage (23-141); front yard (23-45) and side yard (23-461) regulations. R-5 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/1/08
13.	145-07-BZ	Akerman Senterfitt/Stadtmauer Bailkin LLP 1005 46th Street, Brooklyn Variance (§72-21) to allow the enlargement of an existing building for a proposed community facility (<i>Maimonides Medical Center</i>), contrary to lot coverage requirements (§24-11). R6 district. Community Board #12BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 4/1/08
14.	241-07-BZ	Eric Palatnik, P.C. 2525 Victory Boulevard, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store (UG 16) in a C2-1/R3-2 zoning district. Community Board #1SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 5/6/08
15.	10-08-BZ	Law Office of Fredrick A. Becker 66-68 Bradhurst Avenue, Manhattan Special Permit (§73-36) to allow the legalization of the existing Physical Culture Establishment on a portion of the cellar level and first floor in a nine-story mixed-use building, contrary to §32-10. C4-4D zoning district Community Board #10M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 3/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL HEARING

WEDNESDAY MORNING, February 27, 2008

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
1.	247-07-A	Stuart A. Klein 246 Spring Street, Manhattan Appeal seeking to revoke permits and approvals to construct a condominium hotel. Applicant argues that the proposed use of the premises violates the M1-6 zoning district regulations. Community Board #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/6/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 4, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	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: Granted – 3/4/08
2.	6-04-BZ	The Law Office of Fredrick A. Becker 7118-7124 Third Avenue, Brooklyn Extension of Term of a variance to allow the operation of a physical culture establishment located in a C1-3/R6 zoning district. Community Board #12BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 3/4/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 4, 2008
10:00 A.M.

<i>SOC – NEW CASES</i>		
3.	751-60-BZ	Law Office of Fredrick A. Becker 105 New Dorp Lane, Staten Island Extension of Term (expired on March 23, 2006) and amendment of a variance for the operation of a gasoline service station, and waiver of the rules. C2-1/R3-1and R3X zoning district. Community Board #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/1/08
4.	66-90-BZ, II	Walter T. Gorman, P.E., P.C. 43-07 Astoria Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy, which expired on November 14, 2002, for an automotive service station (<i>Mobil</i>) and a waiver of the rules. R5 zoning district. Community Board #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/1/08
5.	370-02-BZ, II & 373-02-BZ, II	Sheldon Lobel, P.C. 56-14 Main Street, Queens Extension of Time (expired on May 20, 2007) to obtain a Certificate of Occupancy for (UG4) Medical Offices, and a waiver of the rules. R5B zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/1/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 4, 2008
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
6.	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: Granted – 3/4/08
7.	270-07-A	Sheldon Lobel, P.C. 163-167 Washington Avenue, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R6/C1-3 zoning district. Community Board #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/4/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 4, 2008
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
8.	228-07-A & 234-07-A	Rothkrug, Rothkrug, & Spector LLP 29 Colon Avenue & 20 Lindenwood Road, Staten Island Proposed construction of two-, two-family dwellings located within the bed of a mapped street, contrary to General City Law §35. R3-2 Zoning District. Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/13/08
9.	279-07-A	Valentino Pompeo 34 Reid Avenue, Queens Proposed reconstruction and enlargement of an existing single family home not fronting on a legally mapped street contrary to General City Law §36. R4 Zoning District. Community Board #4Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/4/08
10.	292-07-A	Valentino Pompeo 41 Queens Walk, Queens Proposed reconstruction and enlargement of an existing single family home not fronting on a legally mapped street contrary to General City Law §36. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/4/08

DISCLAIMER

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 4, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	293-06-BZ	Rothkrug Rothkrug & Spector, LLP 54-07 254th Street, Queens Variance (§72-21) for the proposed enlargement of an existing one-family dwelling which exceeds the permitted floor area and does not provide the required open space (§23-141) in an R1-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/4/08
2.	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 – 3/18/08
3.	209-07-BZ	Raymond J. Irrera 187-30 Grand Parkway, Queens Variance (§72-21) to enlarge and maintain the use of existing school. The proposal is contrary to floor area (§24-11) and front yard regulations (§24-34 and §24-33). R1-2 zoning district. Community Board #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 3/4/08
4.	217-07-BZ	Eric Palatnik, P.C. 25 Beaumont Street, 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(a)); rear yard (§23-47) and side yards (§23-461) in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/4/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, March 4, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	237-07-BZ	Sheldon Lobel, P.C. 718 Avenue S, Brooklyn Variance (§72-21) to permit the construction of a two-story community facility building, contrary to regulations for wall height and setback (§23-631) and minimum parking (§25-31). R5 zoning district/Ocean Parkway Special District. Community Board #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 3/4/08
6.	263-07-BZ	Law Office of Fredrick A. Becker 1169 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); side yard (§23-461(a)); and rear yard (§23-47) in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/4/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, March 4, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	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: Closed, Decision – 3/18/08
8.	160-06-BZ	Rothkrug Rothkrug & Spector, LLP 2199 (a/k/a 2175) Richmond Avenue, Staten Island Variance (§72-21) to permit proposed one-story and cellar drug store (<i>Walgreens</i>) with accessory parking for 24 cars. The proposal is contrary to §22-00. R3-1 district. Community Board #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 3/18/08
9.	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 – 4/1/08
10.	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: Closed, Decision – 4/1/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, March 4, 2008
1:30 P.M.

<i>BZ - CONTINUED HEARINGS</i>		
11.	169-07-BZ	Jacqueline M. Cigliano 626 West 254 th 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 - 4/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 4, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
12.	278-07-BZ	Bryan Cave LLP, Margery Perlmutter 630 West 168th Street, Manhattan Variance (§72-21) to permit three, 30-foot high "pylon" signs to be located at major entrances to a medical center campus (<i>Columbia University/NY Presbyterian Hospital</i>), contrary to §22-342. R8 district. Community Board #12M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 4/1/08
13.	285-07-BZ	Sheldon Lobel, P.C. 312 Fifth Avenue, Manhattan Special Permit (§73-36) to allow the proposed Physical Culture Establishment on the second floor of a seven-story commercial building. The proposal is contrary to §32-10. C5-2 district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 4/1/08
14.	11-08-BZ	Law Office of Fredrick A. Becker 3573 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family dwelling. This application seeks to vary open space and floor area (§23-141); side yards (§23-461) and rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/1/08
15	16-08-BZ	Eric Palatnik, P.C. 2614 Avenue L, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family dwelling. This application seeks to vary open space and floor area (§23-141(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 – 4/1/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 11, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	824-61-BZ	Vincent L. Petraro, PLLC 200-266 East 66th Street, Manhattan Extension of Term allowing the use of surplus parking spaces for transient parking within a multiple dwelling pursuant to Section 60(1d) of the Multiple Dwelling Law. C1-9/R8B zoning district. Community Board #
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 3/11/08
2.	50-92-BZ	Walter T. Gorman, P.E. 1282 Shakespeare Avenue, Bronx Extension of Term (§72-01 and §72-22) for a variance (§72-21) for a public parking lot (UG8) for a period of five years. Community Board #4BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 3/11/08

<i>SOC – CONTINUED HEARINGS</i>		
3.	120-01-BZ	Sheldon Lobel, P.C. 134-02 Cross Bay Boulevard, Queens Extension of Time (expired on May 14, 2006) and Waiver to obtain a Certificate of Occupancy for a variance (§72-21) to permit the commercial use (UG6) in an existing two-story building, R4 zoning district. Community Board #10Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 11, 2008
10:00 A.M.

SOC – NEW CASES		
4.	739-76-BZ	Joseph P. Morsellino 212-95 26th Avenue, Queens Extension of Term of a Special Permit (73-03) which expired on April 10, 2007 to permit the continued operation of a (UG16) amusement arcade (<i>Peter Pan Games</i>) in a C4-1 zoning district for a term of one year and a waiver of the rules. Community Board #
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/1/08
5.	265-98-BZ	Sheldon Lobel, P.C. 950 Glenmore Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) November 29, 2007 to permit the operation of a contractor's yard for storage, sales and display of tiles with accessory parking (UG17) in an R5 zoning district; Extension of Time to obtain a Certificate of Occupancy which expired on June 22, 2000, and a waiver of rules. Community Board #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/8/08
6.	9-00-BZ	Harold Weinberg, P.E. 4420 15th Avenue, Brooklyn Extension of Time to complete construction and obtain a certificate of occupancy of a variance permitting the construction of one story above an existing four-story building for use of a girls Yeshiva (UG 3) and Synagogue (UG 4) located in R6 zoning district, and a waiver of the rules. Community Board #12BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 4/1/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 11, 2008
10:00 A.M.

APPEALS – DECISIONS		
7.	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: Closed, Decision – 4/1/08

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: Closed, Decision – 4/1/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 11, 2008
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
9.	267-07-A	Gary D. Lenhart 49 W. Market Street, Queens Reconstruction and enlargement of existing single-family dwelling located in the bed of a mapped street, contrary to General City Law Section 35; the upgrade of an existing private disposal system located partially in the bed of a mapped street, contrary to General City Law Section 35 and Buildings Department Policy. R4 Zoning District. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/8/08
10.	290-07-A	Valentino Pompeo 10 Clinton Walk, Queens Proposed reconstruction and enlargement of an existing single family home located in the bed of a mapped street contrary to General City Law Section 35, not fronting on a legally mapped street, contrary to General City Law Section 36, and the proposed upgrade of an existing private disposal system located within the bed of a mapped street, contrary to Buildings Department Policy. R4 Zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 11, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	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: Withdrawn – 3/11/08
2.	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: Withdrawn – 3/11/08
3.	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: Granted – 3/11/08
4.	286-07-BZ	Sheldon Lobel, P.C. 129-01 Merrick Boulevard, Queens Special Permit (§73-36) to allow the legalization of a Physical Culture Establishment in a one-story building. The proposal is contrary to §32-10. C8-1 district. Community Board #12Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 3/11/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, March 11, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	221-07-BZ	Kramer Levin Naftalis & Frankel, LLP 165 Lenox Avenue, Manhattan Variance (§72-21) to permit a music rehearsal studio in an existing two-story building, contrary to use regulations (§32-10). C1-4/R7-2 zoning districts. Community Board #10M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 4/8/08
6.	281-07-BZ	Law Office of Fredrick A. Becker 1960 East 4th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family dwelling. This application seeks to vary floor area (§23-141); side yard (§23-461) and rear yard (§23-47) in an R2X (OP) zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, March 11, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
7.	227-07-BZ	Snyder & Snyder 1595 Canarsie Road, Brooklyn. Special Permit (§73-30) to allow a proposed 52-foot non-accessory radio tower and related equipment at grade. Community Board #18BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 5/13/08
8.	9-08-BZ	Rampulla Associates Architects 555 Foster Road, Staten Island Variance (§72-21) to construct a single family detached residence, contrary to minimum lot area (§107-42); side yard (§23-462) and front yard (§23-45) regulations in an R3-X (Special Richmond District/Special Growth Management District) zoning district. Community Board #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/13/08
9.	13-08-BZ	Bryan Cave LLP/Robert Davis 34-42 Charlton Street, Manhattan Variance (§72-21) to permit an addition to an existing high school (<i>Little Red School House</i>), contrary to (§24-11) lot coverage and (§24-36) rear yard. R6/M1-6 districts. Community Board # 2M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 4/8/08
10.	14-08-BZ	Sheldon Lobel, P.C. 1958 East 13th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to side yard (§23-46) and rear yard (§23-47) regulations in an R5 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 18, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	16-36-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 3/18/08</p>
2.	57-95-A thru 59-95-A	<p>Mitchell S. Ross, Esq. 473, 474/75 Central Park West, Manhattan Extension of Term of a previously granted variance to permit the cellar occupancy in a multiple dwelling, which expired on November 14, 2005; Extension of Time to obtain a Certificate of Occupancy, which expired on November 21, 1996; an Amendment to the resolution to eliminate the condition of term limits and a waiver of the rules. R7-2 zoning district. Community Board #7M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 3/18/08</p>
3.	119-01-BZ	<p>Edward H. Odesser, Esq. 8818 Fourth Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a previously granted variance to permit automotive repairs in a C4-2A (SBRD) zoning district. Community Board #10BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 3/18/08</p>
4.	211-03-BZ	<p>Eric Palatnik P.C. 529-535 48th Avenue, Queens Extension of Time to Complete Construction of a previously granted variance to permit the proposed expansion and the conversion of an existing warehouse to residential use in an M1-4/R7A (LIC) zoning district. Community Board #2Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 3/18/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 18, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	42-06-BZ	Akerman Senterfitt/Stadtmauer Bailkin LLP 56-45 Main Street, Queens Amendment to previously granted variance to allow a two-story addition to previously approved five-story hospital building located on the campus of New York Hospital - Queens; contrary to regulations for height & setback (§ 24-522) and rear yard equivalent (§24-382). R6 district. Community Board #7Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 3/18/08
6.	67-06-BZ	Joseph P. Morsellino, Esq. 2270 Clove Road, Staten Island Amendment to previously granted variance which allowed accessory commercial parking in a residential zoning district. Amendment seeks to reduce the required 48 parking spaces to 42 spaces. C2-1/R2 zoning districts. Community Board #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 3/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 18, 2008
10:00 A.M.

<i>SOC - CONTINUED HEARINGS</i>		
7.	710-55-BZ	<p>Vincent L. Petraro, PLLC 246-02 South Conduit Avenue, Queens Extension of Term for a gasoline service station (<i>Emporium</i>) which expired on January 10, 2008 in an R3-2 zoning district. Community Board #13Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision - 4/8/08</p>
8.	841-76-BZ	<p>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</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Adjourned, Continued Hearing - 5/13/08</p>
9.	78-79-BZ	<p>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</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Adjourned, Continued Hearing - 5/13/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 18, 2008
10:00 A.M.

SOC – NEW CASES		
10.	617-80-BZ	Eric Palatnik, P.C. 770/780 McDonald Avenue, Brooklyn Extension of Time to Complete Construction and to obtain a Certificate of Occupancy (expired on March 14, 2008) for an existing non-complying catering establishment (UG9) in an M1-1 zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/8/08
11.	141-96-BZ	Sheldon Lobel, P.C. 638-40 Utica Avenue, Brooklyn Extension of Term (expired May 20, 2007) permitting a motor vehicle repair shop (UG 16) in an R5/C2-2 zoning district; Amendment allowing minor changes to the layout and legalization of non-complying signage; and Waiver of the Rules. Community Board #9BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 4/5/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 18, 2008
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	261-07-A	Krygztof Rostek 135 North 9th Street, Brooklyn An appeal seeking a determination that property owner has acquired a common law vested right to continue development commenced under the prior R6/M1-2 zoning district. R6B Zoning District. Community Board #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/18/08
13.	264-07-A	Rampulla Associates Architects 76 Romer Road, Staten Island Proposed legalization of an existing single family home not fronting a mapped street, contrary to General City Law Section 36. R1-1(SNAD/SGMD) zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/18/08

DISCLAIMER

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
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10:00 A.M.

<i>APPEALS - CONTINUED HEARINGS</i>		
14.	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 §35. R2 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing - 5/6/08
15.	208-07-BZY	Law Office of Fredrick Becker 74 Grand Avenue (aka 72-96 Grand Avenue), Brooklyn Extension of Time (§11-331) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on July 25, 2007. Community Board #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing - 4/8/08
16.	231-07-BZY & 232-07-BZY	Sheldon Lobel, P.C. 87-85 & 87-87 144th Street, Queens Extension of time (§11-331) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on September 10, 2007. R6 zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision - 4/1/08
17.	287-07-A	Greenberg Traurig by Jay A. Segal, Esq. 697 West 247th Street, Bronx Proposed construction of an accessory tennis court located partially within the bed of a mapped street (West 248 th Street) contrary to General City Law Section 35. R1-1 SNAD. Community Board #8BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision - 4/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
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<i>APPEALS – NEW CASES</i>		
18.	163-07-A	Rothkrug, Rothkrug and Spector, LLP 11 Cliff Street, Staten Island Proposed accessory parking lot located within the bed of a mapped street (Cliff Street) contrary to General City Law Section 35. R3-2 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/6/08
19.	192-07-A	Rothkrug Rothkrug & Spector, LLP 3546 Decatur Avenue, Bronx Proposed four-story multiple dwelling located within the bed of mapped street (East 211 th Street), contrary to General City Law Section 35. R7-1 zoning district. Community Board #7BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 4/15/08
20.	246-07-A	Rothkrug Rothkrug & Spector, LLP 97 Victory Boulevard, Staten Island Proposed mixed-use building located within the bed of a mapped street, contrary to General City Law Section 35. C2-1 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/6/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, March 18, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	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: Granted – 3/18/08
2.	160-06-BZ	Rothkrug Rothkrug & Spector, LLP 2199 (a/k/a 2175) Richmond Avenue, Staten Island Variance (§72-21) to permit proposed one-story and cellar drug store (<i>Walgreens</i>) with accessory parking for 24 cars. The proposal is contrary to §22-00. R3-1 district. Community Board #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 3/18/08
3.	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 – 4/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, March 18, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	299-06-BZ	Marvin Mitzner, Blank & Rome 1976 Crotona Parkway, Bronx Variance (§72-21) to legalize a public parking facility, contrary to use regulations (§22-10). R7-1 zoning district. Community Board #6BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Adjourned, Continued Hearing – 5/6/08
5.	119-07-BZ	Sheldon Lobel, P.C. 443 39th Street, Brooklyn Variance (§72-21) to allow a four-story community facility building contrary to regulations for use (§42-10), rear yard (§43-26) and parking (§44-21). M1-2 zoning district. Community Board #7BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 5/6/08
6.	143-07-BZ	Moshe M. Friedman 6404 Strickland Avenue, Brooklyn Variance (§72-21) to permit the construction of a three-story and cellar synagogue and religious pre-school. The proposal is contrary to §24-111 (a) and §23-141 (a) (floor area), §24-11 (open space and lot coverage), §24-521 (front wall and sky exposure plane), §24-34 (front yard), §24-35 (side yard), §25-31 (parking). R2 zoning district. Community Board #18BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/20/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, March 18, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	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 – 5/6/08
8.	10-08-BZ	Law Office of Fredrick A. Becker 66-68 Bradhurst Avenue, Manhattan Special Permit (§73-36) to allow the legalization of the existing Physical Culture Establishment on a portion of the cellar level and first floor in a nine-story mixed-use building, contrary to §32-10. C4-4D zoning district. Community Board #10M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 4/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, March 18, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
9.	100-07-BZ	David L. Businelli 642 Barclay Avenue, Staten Island Variance (§72-21) to allow a one-story and cellar community facility building (medical offices/UG4), contrary to front yard (§24-34) and side yard (§107-464) requirements. R3X district (Special South Richmond District). Community Board #3SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 5/13/08
10.	219-07-BZ	Sheldon Lobel, P.C. 11 West 36th Street, Manhattan Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment on the second floor of an existing building, contrary to §42-13. M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/13/08
11.	248-07-BZ	Akeeb Shekoni 32-15 60th Street, Queens Variance (§72-21) for legalization of three-story, two-family home, in an R5 zoning district, contrary to minimum lot width (§23-33). Community Board #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Postponed Hearing – 5/6/08
12.	250-07-BZ	Rothkrug, Rothkrug & Spector, LLP 837 Belmont Avenue, Brooklyn Variance (§72-21) to allow a two-story, two-family home, contrary to front yard (§23-45) and side yard (§23-461(a)) requirements. R5 district. Community Board #5BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 4/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
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1:30 P.M.

<i>BZ – NEW CASES</i>		
13.	258-07-BZ	Carl A. Sulfaro, Esq. 105-55 Horace Harding Expressway, Queens Special Permit (§73-211) to permit in a C2-2/R6 zoning district, the reconstruction of an existing automotive service station with accessory uses. Community Board #4Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 5/6/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 1, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	751-60-BZ	Law Office of Fredrick A. Becker 105 New Dorp Lane, Staten Island Extension of Term (expired on March 23, 2006) and amendment of a variance for the operation of a gasoline service station, and waiver of the rules. C2-1/R3-1and R3X zoning district. Community Board #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/1/08
2.	739-76-BZ	Joseph P. Morsellino 212-95 26th Avenue, Queens Extension of Term of a Special Permit (§73-03) which expired on April 10, 2007 to permit the continued operation of a (UG16) amusement arcade (<i>Peter Pan Games</i>) in a C4-1 zoning district for a term of one year and a waiver of the rules. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/1/08
3.	9-00-BZ	Harold Weinberg, P.E. 4420 15th Avenue, Brooklyn Extension of Time to complete construction and obtain a certificate of occupancy of a variance permitting the construction of one story above an existing four-story building for use of a girls Yeshiva (UG 3) and Synagogue (UG 4) located in R6 zoning district, and a waiver of the rules. Community Board #12BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 4/1/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 1, 2008
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<i>SOC - CONTINUED HEARINGS</i>		
4.	66-90-BZ	Walter T. Gorman, P.E., P.C. 43-07 Astoria Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy, which expired on November 14, 2002, for an automotive service station (<i>Mobil</i>) and a waiver of the rules. R5 zoning district. Community Board #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision - 5/6/08
5.	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 (UG16) 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 - 6/17/08
6.	370-02-BZ & 373-02-BZ	Sheldon Lobel, P.C. 56-14 Main Street, Queens Extension of Time (expired on May 20, 2007) to obtain a Certificate of Occupancy for (UG4) Medical Offices, and a waiver of the rules. R5B zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision - 5/6/08

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SOC – NEW CASES		
7.	34-99-BZ	Rothkrug, Rothkrug & Spector, LLP 1189 East 29th Street, Brooklyn Extension of Time to Complete Construction of a (UG4) community use facility/Yeshiva in an R-2 zoning district which expired on February 27, 2005. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/8/08
8.	85-02-BZ	Mothiur Rahman 850 East 181st Street, Bronx Extension of Term of a previously granted variance for the operation of a (UG8) parking lot in an R-7 zoning district which expired on February 4, 2008. Community Board #6BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/6/08
9.	289-06-BZ	New York City Board of Standards and Appeals Applicant: Patrick E. Allen 4025 Laconia Avenue, Bronx To consider dismissal for lack of prosecution – variance to allow a two-family home, contrary to bulk regulations, in an R4 zoning district. Community Board #5BX
		Examiner: Roy Starrin (212) 788-8797
		Status: Dismissed – 4/1/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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<i>APPEALS – DECISIONS</i>		
11.	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: Granted – 4/1/08
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: Granted – 4/1/08
13.	231-07-BZY & 232-07-BZY	Sheldon Lobel, P.C. 87-85 & 87-87 144th Street, Queens Extension of time (§11-331) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on September 10, 2007. R6 zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/1/08

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REGULAR MEETING
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<i>APPEALS – NEW CASES</i>		
14.	15-08-A	Gerald J. Caliendo, R.A. 3229 North Chestnut Drive, Bronx Proposed construction of a two-story, two-family dwelling not fronting a legally mapped street, contrary to Article 3, General City Law Section 36. R4A zoning district. Community Board #12BX
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/1/08
15.	17-08-A	Zygmunt Staszewski 130 Reid Avenue, Queens Proposed reconstruction and enlargement of an existing single family dwelling not fronting on a mapped street, contrary to General City Law Section 36, and the upgrade of an existing private disposal system, contrary to the Department of Buildings policy. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/1/08
16.	18-08-A	Gary D. Lenhart 15 Jamaica Walk, Queens Proposed reconstruction and enlargement of an existing single family home not fronting a legally mapped street, contrary to General City Law Section 36, and the proposed upgrade of the existing disposal system partially in the bed of a service road, contrary to Department of Buildings Policy. R4 Zoning District. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/1/08

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1:30 P.M.

BZ - DECISIONS		
1.	145-07-BZ	Akerman Senterfitt/Stadtmauer Bailkin LLP 1005 46th Street, Brooklyn Variance (§72-21) to allow the enlargement of an existing building for a proposed community facility (<i>Maimonides Medical Center</i>), contrary to lot coverage requirements (§24-11). R6 district. Community Board #12BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted - 4/1/08
2.	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: Closed, Decision - 4/8/08
3.	278-07-BZ	Bryan Cave LLP, Margery Perlmutter 630 West 168th Street, Manhattan Variance (§72-21) to permit three, 30-foot high "pylon" signs to be located at major entrances to a medical center campus (<i>Columbia University/NY Presbyterian Hospital</i>), contrary to §22-342. R8 district. Community Board #12M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted - 4/1/08
4.	285-07-BZ	Sheldon Lobel, P.C. 312 Fifth Avenue, Manhattan Special Permit (§73-36) to allow the proposed Physical Culture Establishment on the second floor of a seven-story commercial building. The proposal is contrary to §32-10. C5-2 district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted - 4/1/08

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<i>BZ – CONTINUED HEARINGS</i>		
5.	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 – 5/6/08
6.	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: Closed, Decision – 5/6/08
7.	109-07-BZ	Jeffrey A. Chester, Esq. 33-57 59th Street, Queens Variance (§72-21) to allow a two-story, single family-residence, contrary to lot coverage (23-141); front yard (23-45) and side yard (23-461) regulations. R-5 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/6/08
8.	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: Closed, Decision – 5/20/08

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<i>BZ – CONTINUED HEARINGS</i>		
9.	218-07-BZ	Sheldon Lobel, P.C. 110-11 Astoria Boulevard, Queens Variance (§72-21) to allow the conversion and enlargement of an existing building to office use, contrary to use regulations (§22-00). R3-2 district. Community Board #3Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 5/6/08
10.	11-08-BZ	Law Office of Fredrick A. Becker 3573 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family dwelling. This application seeks to vary open space and floor area (§23-141); side yards (§23-461) and rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/6/08
11.	16-08-BZ	Eric Palatnik, P.C. 2614 Avenue L, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family dwelling. This application seeks to vary open space and floor area (§23-141(a)); side yards (§23-461) and rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, April 1, 2008
1:30 P.M.

BZ – NEW CASES		
12.	174-07-BZ	<p>Carl A. Sulfaro 1925 Coney Island Avenue, Brooklyn Special Permit (§73-211) proposed reconstruction of an existing Auto Service Station with new metal canopy, new fuel tanks, pumps, new accessory convenience store located in a C2-3/R7-A zoning district. Community Board #12BK</p>
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 5/20/08
13.	189-07-BZ	<p>Eric Palatnik, P.C. 40-55 College Point Boulevard, Queens Variance (§72-21) to allow ground floor retail use (UG 6) in a six-story residential building; contrary to use regulations (§22-00). R6 zoning district. Community Board #7Q</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 5/6/08
14.	271-07-BZ	<p>The Rizzo Group 213-219 West 23rd Street, Manhattan Special Permit (§73-36) to legalize a Physical Culture Establishment (<i>David Barton Gym</i>) and a variance to allow the facility within the R8A portion of the zoning lot, contrary to §§22-10 and 32-18. C2-7A and R8A zoning district. Community Board #4M</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/13/08
15.	21-08-BZ	<p>Law Office of Fredrick A. Becker 1601 Bronxdale Avenue, Bronx Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>NY Sports Club</i>) on the first floor of a two-story commercial building. The proposal is contrary to section 42-10. M1-1 zoning district. Community Board #11BX</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 5/6/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 8, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	710-55-BZ	Vincent L. Petraro, PLLC 246-02 South Conduit Avenue, Queens Extension of Term for a gasoline service station (<i>Emporium</i>) which expired on January 10, 2008 in an R3-2 zoning district. Community Board #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/8/08
2.	617-80-BZ	Eric Palatnik, P.C. 770/780 McDonald Avenue, Brooklyn Extension of Time to Complete Construction and to obtain a Certificate of Occupancy (expired on March 14, 2008) for an existing non-complying catering establishment (UG9) in an M1-1 zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/8/08
3.	34-99-BZ	Rothkrug, Rothkrug & Spector, LLP 1189 East 29th Street, Brooklyn Extension of Time to Complete Construction of a (UG4) community use facility/Yeshiva in an R-2 zoning district which expired on February 27, 2005. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 8, 2008
10:00 A.M.

<i>SOC - CONTINUED HEARINGS</i>		
4.	265-98-BZ	Sheldon Lobel, P.C. 950 Glenmore Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) November 29, 2007 to permit the operation of a contractor's yard for storage, sales and display of tiles with accessory parking (UG17) in an R5 zoning district; Extension of Time to obtain a Certificate of Occupancy which expired on June 22, 2000, and a waiver of rules. Community Board #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision - 5/6/08
5.	120-01-BZ	Sheldon Lobel, P.C. 134-02 Cross Bay Boulevard, Queens Extension of Time (expired on May 14, 2006) and Waiver to obtain a Certificate of Occupancy for a variance (§72-21) to permit the commercial use (UG6) in an existing two-story building, R4 zoning district. Community Board #10Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing - 5/6/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 8, 2008
10:00 A.M.

SOC – NEW CASES		
6.	774-55-BZ	Kramer Levin Naftalis & Frankel LLP 2155-2159 Newbold Avenue, Bronx Extension of Term/Waiver of the rules for a previously granted variance to permit the operation of a (UG8) parking lot for more than five cars for employees and customers of a bank (<i>Citibank</i>) on the adjoining lot which expired on January 31, 2003 in R-5 and C1-2 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/6/08
7.	127-05-BZ	Sheldon Lobel, P.C. 9216 Church Avenue, Brooklyn Extension of Term/Extension of Time to obtain Certificate of Occupancy for an accessory drive-thru facility (§73-243) at an existing eating and drinking establishment located in a C1-1/R5 zoning district. Community Board #17BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 5/13/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 8, 2008
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
8.	267-07-A	<p>Gary D. Lenhart 49 W. Market Street, Queens Reconstruction and enlargement of existing single-family dwelling located in the bed of a mapped street, contrary to General City Law Section 35; the upgrade of an existing private disposal system located partially in the bed of a mapped street, contrary to General City Law Section 35 and Buildings Department Policy. R4 Zoning District. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 4/8/08</p>
9.	287-07-A	<p>Greenberg Traurig by Jay A. Segal, Esq. 697 West 247th Street, Bronx Proposed construction of an accessory tennis court located partially within the bed of a mapped street (West 248th Street) contrary to General City Law Section 35. R1-1 SNAD. Community Board #8BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 4/8/08</p>
10.	290-07-A	<p>Valentino Pompeo 10 Clinton Walk, Queens Proposed reconstruction and enlargement of an existing single family home located in the bed of a mapped street contrary to General City Law Section 35, not fronting on a legally mapped street, contrary to General City Law Section 36, and the proposed upgrade of an existing private disposal system located within the bed of a mapped street, contrary to Buildings Department Policy. R4 Zoning district. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 4/8/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 8, 2008
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	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: Closed, Decision – 5/13/08
12.	208-07-BZY	Law Office of Fredrick Becker 74 Grand Avenue, (a/k/a 72-96 Grand Avenue), Brooklyn Extension of Time (§11-331) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on July 25, 2007. Community Board #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 8, 2008
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
13.	64-08-A	Law Office of Fredrick A. Becker 74 Grand Avenue, Brooklyn An Appeal seeking a determination that the property owner has acquired a common law vested right to continue construction commenced under the prior R6 Zoning District. R6B Zoning District. Community Board #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/15/08
14.	168-07-A	Law Office of Fredrick A. Becker 1479 Rosedale Avenue, Bronx Appeal seeking a determination that the owner of the premises has acquired a common law vested right to continue the development commenced under the prior R6 Zoning District. Community Board #9BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/20/08
15.	207-07-A	Agusta & Ross 48-20 57th Avenue, Queens Proposed construction of a four-story commercial warehouse located within the bed of mapped street (48 th Street) contrary to General City Law Section 35. M3-1 Zoning District. Community Board #5Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/15/08
16.	255-07-A	Eric Palatnik, P.C. 40-54 Francis Lewis Boulevard, Queens Proposed construction of a daycare center located within the bed of mapped street (Francis Lewis Boulevard) contrary to General City Law Section 35. R3-2 Zoning district. Community Board #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/13/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 8, 2008
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
17.	259-07-A	George N. Mihalios, Esq. 41-97 Parsons Boulevard, Queens Proposed construction of an eight-story mixed use building with community facility and parking on the ground floor located within the bed of mapped street (Ash Drive) contrary to General City Law Section 35. R6 Zoning District. Community Board #7Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/13/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 8, 2008
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: Granted – 4/8/08
2.	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: Granted – 4/8/08
3.	221-07-BZ	Kramer Levin Naftalis & Frankel, LLP 165 Lenox Avenue, Manhattan Variance (§72-21) to permit a music rehearsal studio in an existing two-story building, contrary to use regulations (§32-10). C1-4/R7-2 zoning districts. Community Board #10M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 4/8/08
4.	10-08-BZ	Law Office of Fredrick A. Becker 66-68 Bradhurst Avenue, Manhattan Special Permit (§73-36) to allow the legalization of the existing Physical Culture Establishment on a portion of the cellar level and first floor in a nine-story mixed-use building, contrary to (§32-10). C4-4D zoning district. Community Board #10M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 4/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 8, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	16-08-BZ	Eric Palatnik, P.C. 2614 Avenue L, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family dwelling. This application seeks to vary open space and floor area (§23-141(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 – 4/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, April 8, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
6.	200-07-BZ	Rampulla Associates Architects 3333 Hylan Boulevard, Staten Island Special Permit (§73-125) to allow an ambulatory diagnostic or treatment health care facility which exceeds 1,500 square feet. Proposal is contrary to section 22-14. R3-1 district within Special South Richmond District and Special Growth Management District. Community Board #3SI
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/20/08
7.	281-07-BZ	Law Office of Fredrick A. Becker 1960 East 4th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family dwelling. This application seeks to vary floor area (§23-141); side yard (§23-461) and rear yard (§23-47) in an R2X (OP) zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/6/08
8.	13-08-BZ	Bryan Cave LLP/Robert Davis 34-42 Charlton Street, Manhattan Variance (§72-21) to permit an addition to an existing high school (<i>Little Red School House</i>), contrary to (§24-11) lot coverage and (§24-36) rear yard. R6/M1-6 districts. Community Board # 2M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/6/08
9.	14-08-BZ	Sheldon Lobel, P.C. 1958 East 13th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to side yard (§23-46) and rear yard (§23-47) regulations in an R5 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/13/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, April 8, 2008
1:30 P.M.

BZ – NEW CASES		
10.	242-07-BZ	Sheldon Lobel, P.C. 1760 Gleason Avenue, Bronx Variance (§72-21) to construct a two-story, two-family detached residence, contrary to required front yard (§23-45) in an R5 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/13/08
11.	36-08-BZ	Lewis Garfinkel, R.A. 1177 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary regulations for open space and floor area (§23-141(a)); side yards (§23-461) and rear yard (§23-47) in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/13/08
12.	44-08-BZ	Law Office of Fredrick A. Becker 1015 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary regulations for 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 – 5/13/08
13.	238-07-BZ	Law Offices of Howard Goldman 5-11 47th Avenue, Queens Variance (§72-21) to allow a 13-story residential building (UG 2) contrary to regulations for FAR (§117-21 & §23-145), lot coverage (§117-21 & §23-145), minimum distance between windows (§117-21 & §23-711(b)) and height and setback (§117-21, §23-633 & §23-663). Student dormitory (UG 3) and faculty housing (UG 2) for CUNY Graduate Center is also proposed contrary to use regulations (§42-00). M1-4/R6A (LIC) and M1-4 districts. Community Board #2Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 5/20/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 6, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	546-70-BZ	Kramer Levin Naftalis & Frankel LLP 1377-1391 York Avenue, Manhattan Extension of Term to permit transient parking for unused and surplus parking spaces, not to exceed 50 cars, for a term of 15 years. R10 zoning district. Community Board #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 5/6/08
2.	590-70-BZ	Kramer Levin Naftalis & Frankel LLP 1596-1608 York Avenue, Manhattan Extension of Term to permit transient parking for unused and surplus spaces, not to exceed 23 cars, for a term of 15 years. R10 zoning district. Community Board #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 5/6/08
3.	66-90-BZ	Walter T. Gorman, P.E., P.C. 43-07 Astoria Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy, which expired on November 14, 2002, for an automotive service station (<i>Mobil</i>) and a waiver of the rules. R5 zoning district. Community Board #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/6/08
4.	141-96-BZ	Sheldon Lobel, P.C. 638-40 Utica Avenue, Brooklyn Extension of Term (expired May 20, 2007) permitting a motor vehicle repair shop (UG 16) in an R5/C2-2 zoning district; Amendment allowing minor changes to the layout and legalization of non-complying signage; and Waiver of the Rules. Community Board #9BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 5/6/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 6, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	265-98-BZ	Sheldon Lobel, P.C. 950 Glenmore Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) November 29, 2007 to permit the operation of a contractor's yard for storage, sales and display of tiles with accessory parking (UG17) in an R5 zoning district; Extension of Time to obtain a Certificate of Occupancy which expired on June 22, 2000, and a waiver of rules. Community Board #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/6/08
6.	370-02-BZ & 373-02-BZ	Sheldon Lobel, P.C. 56-14 Main Street, Queens Extension of Time (expired on May 20, 2007) to obtain a Certificate of Occupancy for (UG4) Medical Offices, and a waiver of the rules. R5B zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Deferred Decision – 6/17/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 6, 2008
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
7.	774-55-BZ	<p>Kramer Levin Naftalis & Frankel LLP 2155-2159 Newbold Avenue, Bronx Extension of Term/Waiver of the rules for a previously granted variance to permit the operation of a (UG8) parking lot for more than five cars for employees and customers of a bank (<i>Citibank</i>) on the adjoining lot which expired on January 31, 2003 in R-5 and C1-2 zoning district. Community Board #9BX</p> <p>Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 5/20/08</p>
8.	120-01-BZ	<p>Sheldon Lobel, P.C. 134-02 Cross Bay Boulevard, Queens Extension of Time (expired on May 14, 2006) and Waiver to obtain a Certificate of Occupancy for a variance (§72-21) to permit the commercial use (UG6) in an existing two-story building, R4 zoning district. Community Board #10Q</p> <p>Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 6/17/08</p>
9.	85-02-BZ	<p>Mothiur Rahman 850 East 181st Street, Bronx Extension of Term of a previously granted variance for the operation of a (UG8) parking lot in an R-7 zoning district which expired on February 4, 2008. Community Board #6BX</p> <p>Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 5/20/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 6, 2008
10:00 A.M.

SOC – NEW CASES		
10.	164-94-BZ	<p>Jeffrey A. Chester, Esq. 84 Hugh Grant Circle, Bronx Extension of Time to obtain a Certificate of Occupancy/waiver for a Physical Culture Establishment (Lucille Roberts), in a C1-2/R-6 zoning district, which expired on April 19, 2006. Community Board #9BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/3/08</p>
11.	184-94-BZ	<p>Renanim Manhattan, Incorporated 336 East 61st Street, Manhattan Extension of Term/Waiver to permit a (UG3) nursery school on the ground floor of a five-story and cellar mixed use building in a C8-4 zoning district which expired on June 13, 2005. Community Board #8M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/20/08</p>
12.	24-96-BZ	<p>Rothkrug, Rothkrug & Spector LLP 213 Madison Street, Manhattan Extension of Term (§§11-411 & 11-413) a variance, which expired on October 7, 2007, permitting commercial use in an R7-2 residential zoning district, and Amendment to a change the use from a retail store (UG 6) to an eating and drinking establishment (UG 6). Community Board #3M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 6/24/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 6, 2008
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
13.	247-07-A	Stuart A. Klein 246 Spring Street, Manhattan Appeal seeking to revoke permits and approvals to construct a condominium hotel. Applicant argues that the proposed use of the premises violates the M1-6 zoning district regulations. Community Board #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 5/6/08
14.	1-08-A thru 8-08-A	Rampulla Associates Architects 65 & 69, 73, 77, 83, 87, 91, 93 Giegerich Avenue, Staten Island Proposed construction of eight, one-family homes not fronting a legally mapped street, contrary to Section 36 of the General City Law. R1-2/SRD/SGMD. Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 5/6/08

<i>APPEALS – CONTINUED HEARINGS</i>		
15.	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 §35. R2 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/24/08
16.	163-07-A	Rothkrug, Rothkrug and Spector, LLP 11 Cliff Street, Staten Island Proposed accessory parking lot located within the bed of a mapped street (Cliff Street) contrary to General City Law Section 35. R3-2 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/24/08

DISCLAIMER

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 6, 2008
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
17.	246-07-A	Rothkrug Rothkrug & Spector, LLP 97 Victory Boulevard, Staten Island Proposed mixed-use building located within the bed of a mapped street, contrary to General City Law Section 35. C2-1 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/20/08

<i>APPEALS – NEW CASES</i>		
18.	306-05-BZY	Stuart A. Klein, Esq. 206A Beach 3rd Street, Queens Extension of Time to complete construction (§11-331) under the prior zoning district regulations. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/24/08
19.	265-07-A	Stuart A. Klein, Esq. 57 West 70th Street, Manhattan An appeal challenging the Department of Building's interpretation that the rear yard structure (porch) is a permitted obstruction that complies with §23-44. R8B zoning district. Community Board #7M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/20/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 6, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	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: Granted – 5/6/08
2.	218-07-BZ	Sheldon Lobel, P.C. 110-11 Astoria Boulevard, Queens Variance (§72-21) to allow the conversion and enlargement of an existing building to office use, contrary to use regulations (§22-00). R3-2 district. Community Board #3Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 5/6/08
3.	11-08-BZ	Law Office of Fredrick A. Becker 3573 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family dwelling. This application seeks to vary open space and floor area (§23-141); side yards (§23-461) and rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/6/08
4.	21-08-BZ	Law Office of Fredrick A. Becker 1601 Bronxdale Avenue, Bronx Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>NY Sports Club</i>) on the first floor of a two-story commercial building. The proposal is contrary to §42-10. M1-1 zoning district. Community Board #11BX
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 5/6/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 6, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	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 – 6/3/08
6.	299-06-BZ	Marvin Mitzner, Blank & Rome 1976 Crotona Parkway, Bronx Variance (§72-21) to legalize a public parking facility, contrary to use regulations (§22-10). R7-1 zoning district. Community Board #6BX
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 5/6/08
7.	109-07-BZ	Jeffrey A. Chester, Esq. 33-57 59th Street, Queens Variance (§72-21) to allow a two-story, single family-residence, contrary to lot coverage (§23-141); front yard (§23-45) and side yard (§23-461) regulations. R-5 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/3/08
8.	119-07-BZ	Sheldon Lobel, P.C. 443 39th Street, Brooklyn Variance (§72-21) to allow a four-story community facility building contrary to regulations for use (§42-10), rear yard (§43-26) and parking (§44-21). M1-2 zoning district. Community Board #7BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 6/17/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 6, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	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 – 6/3/08
10.	189-07-BZ	Eric Palatnik, P.C. 40-55 College Point Boulevard, Queens Variance (§72-21) to allow ground floor retail use (UG 6) in a six-story residential building; contrary to use regulations (§22-00). R6 zoning district. Community Board #7Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 6/3/08
11.	241-07-BZ	Eric Palatnik, P.C. 2525 Victory Boulevard, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store (UG 16) in a C2-1/R3-2 zoning district. Community Board #1SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Withdrawn – 5/6/08
12.	258-07-BZ	Carl A. Sulfaro, Esq. 105-55 Horace Harding Expressway, Queens Special Permit (§73-211) to permit in a C2-2/R6 zoning district, the reconstruction of an existing automotive service station with accessory uses. Community Board #4Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 6/3/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 6, 2008
1:30 P.M.

BZ – CONTINUED HEARINGS		
13.	281-07-BZ	Law Office of Fredrick A. Becker 1960 East 4th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family dwelling. This application seeks to vary floor area (§23-141); side yard (§23-461) and rear yard (§23-47) in an R2X (OP) zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/20/08
14.	13-08-BZ	Bryan Cave LLP/Robert Davis 34-42 Charlton Street, Manhattan Variance (§72-21) to permit an addition to an existing high school (<i>Little Red School House</i>), contrary to (§24-11) lot coverage and (§24-36) rear yard. R6/M1-6 districts. Community Board #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 5/13/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 6, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
15.	248-07-BZ	Eric Palatnik, P.C. 32-15 60th Street, Queens Variance (§72-21) for legalization of three-story, two-family home, in an R5 zoning district, which was built on an undersized lot contrary to minimum lot width (§23-33). Community Board #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/17/08
16.	257-07-BZ	Gordon J. Davis c/o Dewey & LeBoeuf 3 East 101st Street, Manhattan Variance (§72-21) to permit the construction of an 11-story, 269,000 square foot Center for Science and Medicine at the <i>Mount Sinai Medical Center</i> . The proposal is contrary to height, setbacks, and sky exposure plane for community facility use (§24-522), community facility lot coverage (§24-11), and community facility tower coverage (§24-54). R9 zoning district. Community Board #11M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/3/08
17.	12-08-BZ	Sheldon Lobel, P.C. 317 Lenox Avenue, a/k/a 105 W. 125th Street, Manhattan Special Permit (§73-36) to allow the operation of a Physical Culture Establishment on a portion of the cellar and ground floor of a ten-story commercial building. The proposal is contrary to §32-10. C4-7 zoning district. Community Board #10M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/17/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 6, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
18.	25-08-BZ	Eric Palatnik, P.C. 444 Beach 6th Street, Queens Variance (§72-21) to permit the enlargement of an existing school (<i>Torah Academy</i>). The proposal is contrary to §24-11 (lot coverage), §24-34 (minimum front yard), §24-382 (minimum rear yard), and §24-521 (height, setback and sky exposure plane). R4-1 district. Community Board #14Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 5/20/08
19.	52-08-BZ	Dennis D. Dell' Angelo 3935 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and lot coverage (§23-141); side yards (§23-461) and rear yard requirement (§23-47) in an R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/3/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 15, 2008
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	141-96-BZ	Sheldon Lobel, P.C. 638-40 Utica Avenue, Brooklyn Extension of Term (expired May 20, 2007) permitting a motor vehicle repair shop (UG 16) in an R5/C2-2 zoning district; Amendment allowing minor changes to the layout and legalization of non-complying signage; and Waiver of the Rules. Community Board #9BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 5/6/08

<i>SOC – NEW CASES</i>		
2.	546-70-BZ	Kramer Levin Naftalis & Frankel LLP 1377-1391 York Avenue, Manhattan Extension of Term to permit transient parking for unused and surplus parking spaces, not to exceed 50 cars, for a term of 15 years. R10 zoning district. Community Board #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 5/6/08
3.	590-70-BZ	Kramer Levin Naftalis & Frankel LLP 1596-1608 York Avenue, Manhattan Extension of Term to permit transient parking for unused and surplus spaces, not to exceed 23 cars, for a term of 15 years. R10 zoning district. Community Board #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 5/6/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 15, 2008
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
4.	207-07-A	Agusta & Ross 48-20 57th Avenue, Queens Proposed construction of a four-story commercial warehouse located within the bed of mapped street (48 th Street) contrary to General City Law Section 35. M3-1 Zoning District. Community Board #5Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/15/08
5.	208-07-BZY	Law Office of Fredrick Becker 74 Grand Avenue (aka 72-96 Grand Avenue), Brooklyn Extension of Time (§11-331) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on July 25, 2007. Community Board #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Withdrawn – 4/15/08
6.	64-08-A	Law Office of Fredrick A. Becker 74 Grand Avenue, Brooklyn An Appeal seeking a determination that the property owner has acquired a common law vested right to continue construction commenced under the prior R6 Zoning District. R6B Zoning District. COMMUNITY BOARD #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 15, 2008
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
7.	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 – 6/24/08
8.	192-07-A	Rothkrug Rothkrug & Spector, LLP 3546 Decatur Avenue, Bronx Proposed four-story multiple dwelling located within the bed of mapped street (East 211th Street), contrary to General City Law Section 35. R7-1 zoning district. Community Board #7BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/20/08

<i>APPEALS – NEW CASES</i>		
9.	288-07-BZY & 289-07-BZY	Anthony J. Tucci, Esq. 421 and 425 Burgher Avenue, Staten Island Extension of time (11-332) to complete construction of a minor development commenced prior to the amendment of zoning district regulations on December, 2005. R3-X zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/13/08
10.	1-08-A thru 8-08-A	Rampulla Associates Architects 65 & 69, 73, 77, 83, 87, 91, 93 Giegerich Avenue, Staten Island Proposed construction of eight, one-family homes not fronting a legally mapped street, contrary to Section 36 of the General City Law. R1-2/SRD/SGMD. Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/6/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 15, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	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 – 6/24/08

<i>BZ – CONTINUED HEARINGS</i>		
2.	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 – 6/17/08
3.	51-07-BZ	Gerald J. Caliendo, R.A. 70-44 to 58 Kissena Boulevard, Queens Variance (§72-21) to allow a one-story retail building (UG 6); contrary to use regulations (§22-00). R4 zoning district. COMMUNITY BOARD #8Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 8/19/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, April 15, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	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>
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 6/24/08
5.	114-07-BZ	<p>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</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 5/20/08
6.	169-07-BZ	<p>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</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 6/3/08
7.	205-07-BZ	<p>Omnipoint Communications Inc. 53-20 72nd Place, Queens Special Permit (§73-30) to allow a non-accessory radio tower on the rooftop of an existing building. R4-1 zoning district. Community Board #5Q</p>
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 6/17/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, April 15, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	250-07-BZ	Rothkrug, Rothkrug & Spector, LLP 837 Belmont Avenue, Brooklyn Variance (§72-21) to allow a two-story, two-family home, contrary to front yard (§23-45) and side yard (§23-461(a)) requirements. R5 district. Community Board #5BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 5/13/08

<i>BZ – NEW CASES</i>		
9.	171-07-BZ	Sheldon Lobel, P.C. 167 Norfolk Street, Brooklyn Special Permit (§73-622) to allow legalization of an enlargement to a single-family residence which exceeds allowable floor area, lot coverage and less than the minimum open space (§23-141); less than the minimum required rear yard (§23-47) and side yards (§23-461) in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/17/08
10.	269-07-BZ	Rothkrug, Rothkrug & Spector, LLP 378 Seaview Avenue, Staten Island Special Permit (§73-125) to allow a cellar and two-story ambulatory diagnostic/treatment care facility (UG4). R3-1 district. Community Board #2SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 5/20/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, April 15, 2008
1:30 P.M.

BZ – NEW CASES		
11.	272-07-BZ	Wachtel & Masyr, LLP 344 Amsterdam Avenue, aka 205 West 76th Street, Manhattan Special Permit (§73-36) to allow proposed Physical Culture Establishment (Crunch Fitness) on the cellar, ground, and second floors in a mixed-use building under construction. The proposal is contrary to §32-10. C2-7A and C4-6A districts. Community Board #7M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 5/13/08
12.	23-08-BZ	Sheldon Lobel, P.C 182-69 80th Road, Queens Variance (§72-21) to permit the construction of a UG4 community facility building (<i>Bokharian Communities Center</i>). The proposal is contrary to §§24-10 and 25-30. R1-2 district. Community Board #7M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/20/08
13.	54-08-BZ	Law Office of Fredrick A. Becker 3199 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary floor area and open space (§23-141); rear yard (§23-47) and side yard (§23-461). R-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/20/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 13, 2008
10:00 A.M.

<i>SOC - CONTINUED HEARINGS</i>		
1.	841-76-BZ	<p>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</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision - 7/15/08</p>
2.	78-79-BZ	<p>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</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision - 7/15/08</p>
3.	127-05-BZ	<p>Sheldon Lobel, P.C. 9216 Church Avenue, Brooklyn Extension of Term/Extension of Time to obtain Certificate of Occupancy for an accessory drive-thru facility (§73-243) at an existing eating and drinking establishment located in a C1-1/R5 zoning district. Community Board #17BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision - 6/3/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 13, 2008
10:00 A.M.

SOC – NEW CASES		
4.	718-56-BZ	Walter T. Gorman 741 Forest Avenue, Staten Island Extension of Term/Waiver for the continued use of a gasoline service station (<i>Mobil</i>) which expired on July 2, 2002; an Extension of Time to obtain a Certificate of Occupancy which expired on July 27, 2000; and an Amendment to legalize the conversion of a restroom to office space and office/sales area to an accessory convenience store. C2-1/R3-2 zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/17/08
5.	1334-66-BZ	Sheldon Lobel, P.C. 150 West End Avenue, Manhattan Extension of term for a variance, which was originally granted under Section 60(3) of the Multiple Dwelling Law, which permits the operation of a transient parking garage in the cellar and sub-cellar of a building. R8 zoning district. Community Board #7M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 6/17/08
6.	1098-83-BZ	Walter T. Gorman, P.E. 147-10 Northern Boulevard, Queens Extension of Term/Waiver for the continued use of a gasoline service station (<i>Mobil</i>) which expired on April 3, 2004 and an Amendment to legalize the conversion of the sales area to an accessory convenience store, installation of planters, public telephone, fencing and the elimination of bollards. C1-2/R5 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/17/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 13, 2008
10:00 A.M.

SOC – NEW CASES		
7.	340-03-BZ	Davidoff Malito & Hutcher, LLP 408 Greenwich Street, aka 22-24 Hubert Street, Manhattan Amendment to variance to allow in a mixed use building the change of the use on the fifth floor from commercial use (UG6) to residential use (UG2). M1-5 zoning district/Tribeca Mixed Use District. Community Board #1M
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 6/24/08
8.	80-07-BZ	NYC Board of Standards and Appeals 319 West 94th Street, Manhattan Review pursuant to Sec 1-10(f) of Board Rules and 666(8) of the Charter of a previously-granted variance that allows a nine-story and cellar not-for-profit institution with sleeping accommodations and accessory supportive social service space, contrary to regulations for 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 – 7/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 13, 2008
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	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: Withdrawn – 5/13/08
10.	288-07-BZY & 289-07-BZY	Anthony J. Tucci, Esq. 421 and 425 Burgher Avenue, Staten Island Extension of time (11-332) to complete construction of a minor development commenced prior to the amendment of zoning district regulations on December, 2005. R3-X zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 5/13/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 13, 2008
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	228-07-A & 234-07-A	Rothkrug, Rothkrug, & Spector LLP 29 Colon Avenue & 20 Lindenwood Road, Staten Island Proposed construction of two-, two-family dwellings located within the bed of a mapped street, contrary to General City Law §35. R3-2 Zoning District. Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/20/08
12.	255-07-A	Eric Palatnik, P.C. 40-54 Francis Lewis Boulevard, Queens Proposed construction of a daycare center located within the bed of mapped street (Francis Lewis Boulevard) contrary to General City Law Section 35. R3-2 Zoning district. Community Board #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/17/08
13.	259-07-A	George N. Mihalios, Esq. 41-97 Parsons Boulevard, Queens Proposed construction of an eight-story mixed use building with community facility and parking on the ground floor located within the bed of mapped street (Ash Drive) contrary to General City Law Section 35. R6 Zoning District. Community Board #7Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/17/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 13, 2008
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
14.	194-07-A	Rothkrug Rothkrug & Spector, LLP 1447 Rosedale Avenue, Bronx Appeal seeking 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. R5 Zoning District. Community Board #9BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/17/08
15.	230-07-BZY	Rothkrug, Rothkrug & Spector, LLP 90-22 176th Street, Queens Extension of time (§11-331) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on September 10, 2007. R4-1 zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/24/08
16.	28-08-A	Gary D. Lenhart 11 Devon Walk, Queens Reconstruction and enlargement of an existing single family home not fronting on a legally mapped street, contrary to General City Law Section 36, and the upgrade of an existing non-conforming private disposal system partially in the bed of the service road, contrary to Department of Buildings Policy. R4 Zoning District. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 5/13/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 13, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	250-07-BZ	Rothkrug, Rothkrug & Spector, LLP 837 Belmont Avenue, Brooklyn Variance (§72-21) to allow a two-story, two-family home, contrary to front yard (§23-45) and side yard (§23-461(a)) requirements. R5 district. Community Board #5BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 5/13/08
2.	272-07-BZ	Wachtel & Masyr, LLP 344 Amsterdam Avenue, aka 205 West 76th Street, Manhattan Special Permit (§73-36) to allow proposed Physical Culture Establishment (Equinox) on the cellar, ground, and second floors in a mixed-use building under construction. The proposal is contrary to §32-10. C2-7A and C4-6A districts. Community Board #7M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 5/13/08
3.	13-08-BZ	Bryan Cave LLP/Robert Davis 34-42 Charlton Street, Manhattan Variance (§72-21) to permit an addition to an existing high school (<i>Little Red School House</i>), contrary to (§24-11) lot coverage and (§24-36) rear yard. R6/M1-6 districts. Community Board #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 5/13/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 13, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	100-07-BZ	David L. Businelli 642 Barclay Avenue, Staten Island Variance (§72-21) to allow a one-story and cellar community facility building (medical offices/UG4), contrary to front yard (§24-34) and side yard (§107-464) requirements. R3X district (Special South Richmond District). Community Board #3SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Adjourned, Continued Hearing – 6/24/08
5.	219-07-BZ	Sheldon Lobel, P.C. 11 West 36th Street, Manhattan Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment on the second floor of an existing building, contrary to §42-13. M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/3/08
6.	227-07-BZ	Snyder & Snyder 1595 Canarsie Road, Brooklyn Special Permit (§73-30) to allow a proposed 52-foot non-accessory radio tower and related equipment at grade. Community Board #18BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 6/3/08
7.	242-07-BZ	Sheldon Lobel, P.C. 1760 Gleason Avenue, Bronx Variance (§72-21) to construct a two-story, two-family detached residence, contrary to required front yard (§23-45) in an R5 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/17/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 13, 2008
1:30 P.M.

BZ – CONTINUED HEARINGS		
8.	271-07-BZ	<p>The Rizzo Group 213-219 West 23rd Street, Manhattan Special Permit (§73-36) to legalize a Physical Culture Establishment (<i>David Barton Gym</i>) and a variance to allow the facility within the R8A portion of the zoning lot, contrary to §§22-10 and 32-18. C2-7A and R8A zoning district. Community Board #4M</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/24/08
9.	9-08-BZ	<p>Rampulla Associates Architects 555 Foster Road, Staten Island Variance (§72-21) to construct a single family detached residence, contrary to minimum lot area (§107-42); side yard (§23-462) and front yard (§23-45) regulations in an R3-X (Special Richmond District/Special Growth Management District) zoning district. Community Board #3SI</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 6/17/08
10.	14-08-BZ	<p>Sheldon Lobel, P.C. 1958 East 13th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to side yard (§23-46) and rear yard (§23-47) regulations in an R5 zoning district. Community Board #15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/3/08
11.	36-08-BZ	<p>Lewis Garfinkel, R.A. 1177 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary regulations for open space and floor area (§23-141(a)); side yards (§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 – 6/24/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 13, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	44-08-BZ	Law Office of Fredrick A. Becker 1015 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary regulations for 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 – 6/3/08

<i>BZ – NEW CASES</i>		
13.	268-07-BZ	Eric Palatnik, P.C. 1644 48th Street, Brooklyn Variance (§72-21) to permit the development of a synagogue (UG4) with two accessory apartments. The proposal is contrary to §§ 24-11 (Total Floor Area and Lot Coverage), 24-35 (Side Yard), 24-36 (Rear Yard), 24-551 (Setback), and 25-31 (Community facility parking). R5 district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 7/22/08
14.	274-07-BZ	Sheldon Lobel, P.C. 1157 83rd Street, Brooklyn Special Permit (§73-522) for the enlargement of an existing single family residence. This application seeks to vary floor area, lot coverage and open space (§23-141) and side yards (§23-461) in an R3X zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/17/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 13, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
15.	24-08-BZ	Snyder & Snyder 230-262 Arden Avenue, Staten Island Special Permit (§73-30) for a 90-foot non-accessory radio tower and related equipment at grade. C1-3/R3-2/SRD district. Community Board #3SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 6/17/08
16.	31-08-BZ	Slater & Beckerman, LLP 2043 Richmond Avenue, Staten Island Special Permit (§73-30) for a 110-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. R3-2 zoning district. Community Board #2SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 6/3/08
17.	456-85-BZ	Slater & Beckerman, LLP 2043 Richmond Avenue, Staten Island Amendment to previously-granted variance for commercial office use to allow a non-accessory radio tower, pursuant to §73-30 (filed under BSA 31-08-BZ). R3-2 district Community Board #2SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 6/3/08
18.	37-08-BZ	Slater & Beckerman, LLP 100 Merrill Avenue, Staten Island Special Permit (§73-30) to allow an extension to an existing non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. R3X zoning district. Community Board #2SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 6/24/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 13, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
19.	38-08-BZ	Jay A. Segal, Greenberg Traurig, LLP 40 Broad Street (a/k/a 34-40 New Street) Manhattan Special Permit (§73-36) to allow the operation of a Physical Culture Establishment on the second and third floors of an existing 25-story commercial building. The proposal is contrary to §32-10. C5-5/ Special Lower Manhattan District. Community Board #1M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/17/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 20, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	184-94-BZ	Law Office of Fredrick A. Becker 336 East 61st Street, Manhattan Extension of Term/Waiver to permit a (UG3) nursery school on the ground floor of a five-story and cellar mixed use building in a C8-4 zoning district which expired on June 13, 2005. Community Board #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/20/08
2.	85-02-BZ	Mothiur Rahman 850 East 181st Street, Bronx Extension of Term of a previously granted variance for the operation of a (UG8) parking lot in an R-7 zoning district which expired on February 4, 2008. Community Board #6BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/20/08

<i>SOC – CONTINUED HEARINGS</i>		
3.	774-55-BZ	Kramer Levin Naftalis & Frankel LLP 2155-2159 Newbold Avenue, Bronx Extension of Term/Waiver of the rules for a previously granted variance to permit the operation of a (UG8) parking lot for more than five cars for employees and customers of a bank (<i>Citibank</i>) on the adjoining lot which expired on January 31, 2003 in R-5 and C1-2 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/24/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 20, 2008
10:00 A.M.

SOC – NEW CASES		
4.	206-61-BZ	Carl A. Sulfaro, Esq. 30 East 39th Street, Manhattan Extension of Term/Waiver filed pursuant to §11-411 for an existing six-story office building located in an R8-B zoning district. The term of the variance expired on July 11, 2006. Community Board #6M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 6/3/08
5.	18-78-BZII	Slater & Beckerman, LLP 111-113 East 38th Street, Manhattan Extension of Term for a variance (§72-21) to allow UG6 commercial use in the basement of a residential building, in an R8B zoning district, which expires on May 23, 2008. Community Board #6M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/3/08
6.	788-89-BZ	Dominick Salvati & Son Architects 187-17 Jamaica Avenue, Queens Extension of Term/Waiver for a UG16 automobile repair shop and automobile sales which expired on November 19, 2006 in a C2-2 zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/24/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 20, 2008
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
7.	228-07-A & 234-07-A	Rothkrug, Rothkrug, & Spector LLP 29 Colon Avenue & 20 Lindenwood Road, Staten Island Proposed construction of two-, two-family dwellings located within the bed of a mapped street, contrary to General City Law §35. R3-2 Zoning District. Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 5/20/08

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	168-07-A	Law Office of Fredrick A. Becker 1479 Rosedale Avenue, Bronx Appeal seeking a determination that the owner of the premises has acquired a common law vested right to continue the development commenced under the prior R6 Zoning District. Community Board #9BX
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 6/3/08
9.	192-07-A	Rothkrug Rothkrug & Spector, LLP 3546 Decatur Avenue, Bronx Proposed four-story multiple dwelling located within the bed of mapped street (East 211th Street), contrary to General City Law Section 35. R7-1 zoning district. Community Board #7BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/3/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 20, 2008
10:00 A.M.

<i>APPEALS - CONTINUED HEARINGS</i>		
10.	246-07-A	Rothkrug Rothkrug & Spector, LLP 97 Victory Boulevard, Staten Island Proposed mixed-use building located within the bed of a mapped street, contrary to General City Law Section 35. C2-1 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted - 5/20/08
11.	265-07-A	Stuart A. Klein 57 West 70th Street, Manhattan An appeal challenging the Department of Building's interpretation that the rear yard structure (porch) is a permitted obstruction that complies with §23-44. R8B zoning district. Community Board #7M
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing - 6/24/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 20, 2008
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
12.	266-07-A	Stuart A. Klein 1610 Avenue S, 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 district regulations. R4-1 Zoning District. Community Board #15BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 7/29/08
13.	33-08-A	Yury Menzak 67 Brighton 1st Lane, Brooklyn Proposed construction of a six story multi-family home not fronting a legally mapped street, contrary to General City Law Section 36. R6/Ocean Parkway Zoning District. Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 7/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 20, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	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: Closed, Decision – 6/3/08
2.	281-07-BZ	Law Office of Fredrick A. Becker 1960 East 4th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family dwelling. This application seeks to vary floor area (§23-141); side yard (§23-461) and rear yard (§23-47) in an R2X (OP) zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/20/08
3.	25-08-BZ	Eric Palatnik, P.C. 444 Beach 6th Street, Queens Variance (§72-21) to permit the enlargement of an existing school (<i>Torah Academy</i>). The proposal is contrary to §24-11 (lot coverage), §24-34 (minimum front yard), §24-382 (minimum rear yard), and §24-521 (height, setback and sky exposure plane). R4-1 district. Community Board #14Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 5/20/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 20, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	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: Closed, Decision – 6/24/08
5.	143-07-BZ	Moshe M. Friedman 6404 Strickland Avenue, Brooklyn Variance (§72-21) to permit the construction of a three-story and cellar synagogue and religious pre-school. The proposal is contrary to §24-111 (a) and §23-141 (a) (floor area), §24-11 (open space and lot coverage), §24-521 (front wall and sky exposure plane), §24-34 (front yard), §24-35 (side yard), §25-31 (parking). R2 zoning district. Community Board #18BK
		Examiner: Rory Levy (212) 788-8749
		Status: Adjourned, Continued Hearing – 7/1/08
6.	174-07-BZ	Carl A. Sulfaro 1925 Coney Island Avenue, Brooklyn Special Permit (§73-211) proposed reconstruction of an existing Auto Service Station with new metal canopy, new fuel tanks, pumps, new accessory convenience store located in a C2-3/R7-A zoning district. Community Board #12BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 6/17/08
7.	200-07-BZ	Rampulla Associates Architects 3333 Hylan Boulevard, Staten Island Special Permit (§73-125) to allow an ambulatory diagnostic or treatment health care facility which exceeds 1,500 square feet. Proposal is contrary to §22-14. R3-1 district within Special South Richmond District and Special Growth Management District. Community Board #3SI
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/3/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 20, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	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: Closed, Decision – 7/29/08
9.	238-07-BZ	Law Offices of Howard Goldman 5-11 47th Avenue, Queens Variance (§72-21) to allow a 13-story residential building (UG 2) contrary to regulations for FAR (§117-21 & §23-145), lot coverage (§117-21 & §23-145), minimum distance between windows (§117-21 & §23-711(b)) and height and setback (§117-21, §23-633 & §23-663). Student dormitory (UG 3) and faculty housing (UG 2) for CUNY Graduate Center is also proposed contrary to use regulations (§42-00). M1-4/R6A (LIC) and M1-4 districts. Community Board #2Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 7/1/08
10.	269-07-BZ	Rothkrug, Rothkrug & Spector, LLP 378 Seaview Avenue, Staten Island Special Permit (§73-125) to allow a cellar and two-story ambulatory diagnostic/treatment care facility (UG4). R3-1 district. Community Board #2SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 6/3/08
11.	23-08-BZ	Sheldon Lobel, P.C. 182-69 80th Road, Queens Variance (§72-21) to permit the construction of a UG4 community facility building (<i>Bokharian Communities Center</i>). The proposal is contrary to §§24-10 and 25-30. R1-2 district. Community Board #7M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/24/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 20, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	54-08-BZ	Law Office of Fredrick A. Becker 3199 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary floor area and open space (§23-141); rear yard (§23-47) and side yard (§23-461). R-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/3/08

<i>BZ – NEW CASES</i>		
13.	282-07-BZ & 283-07-BZ	Sheldon Lobel, P.C. 774 Schenck Avenue & 825 Hendrix Street, Brooklyn Variance (§72-21) to allow two, two-family, two-story detached homes; contrary to front yard requirements (§23-45). R5 district. Community Board #5BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 6/24/08
14.	27-08-BZ	Slater & Beckerman, LLP 4845 Hylan Boulevard, Staten Island Special Permit (§73-30) to permit in an R3X district, a 50-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. Community Board #3SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 6/17/08
15.	29-08-BZ	Slater & Beckerman, LLP 422 Clarke Avenue, Staten Island Special Permit (§73-30) to permit a 50-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless. R3-2 zoning district. Community Board #3SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 6/17/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 20, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
16.	30-08-BZ	Slater & Beckerman, LLP 4360 Hylan Boulevard, Staten Island Special Permit (§73-30) to permit in an R3-1 district a 50-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. Community Board #3SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 6/24/08
17.	457-65-BZ	Slater & Beckerman, LLP 4360 Hylan Boulevard, Staten Island Amendment to reopen for minor change to the site to include a non-accessory radio tower pursuant to ZR §73-30 and file under separate BSA application (30-08-BZ). Community Board #3SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 6/24/08
18.	58-08-BZ	Fried, Frank Harris, Shriver & Jacobson LLP 614-632 West 58th Street, Manhattan Special Permit (§73-19) to allow the development of a six-story school (UG 3). The proposal is contrary to §42-12. M1-5 and C4-7 districts. Community Board #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/24/08
19.	66-08-BZ	Sheldon Lobel, P.C. 1497 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 less than the required rear yard (§23-47) in an R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/1/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 3, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	206-61-BZ	Carl A. Sulfaro, Esq. 30 East 39th Street, Manhattan Extension of Term/Waiver filed pursuant to §11-411 for an existing six-story office building located in an R8-B zoning district. The term of the variance expired on July 11, 2006. Community Board #6M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 6/3/08
2.	18-78-BZ	Slater & Beckerman, LLP 111-113 East 38th Street, Manhattan Extension of Term for a variance (§72-21) to allow UG6 commercial use in the basement of a residential building, in an R8B zoning district, which expires on May 23, 2008. Community Board #6M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/3/08
3.	127-05-BZ	Sheldon Lobel, P.C. 9216 Church Avenue, Brooklyn Extension of Term/Extension of Time to obtain Certificate of Occupancy for an accessory drive-thru facility (§73-243) at an existing eating and drinking establishment located in a C1-1/R5 zoning district. Community Board #17BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 6/3/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 3, 2008
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	164-94-BZ	Jeffrey A. Chester, Esq. 84 Hugh Grant Circle, Bronx Extension of Time to obtain a Certificate of Occupancy/waiver for a Physical Culture Establishment (Lucille Roberts), in a C1-2/R-6 zoning district, which expired on April 19, 2006. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/24/08

<i>SOC – NEW CASES</i>		
5.	467-58-BZ	Walter T. Gorman, P.E., 172-11 Northern Boulevard, Queens Extension of Term/Waiver for the continued use of a gasoline service station (<i>Exxon Mobil</i>) which expired on May 21, 1999 in an R3-2 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/15/08
6.	546-82-BZ	Pasquale Carpentiere 148-15 89th Avenue, Queens Extension of Term for a UG8 parking lot which expires on June 14, 2008 in an R7A/DJ zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/15/08
7.	151-90-BZ	Mitchell S. Ross 115-49 118th Street, 115-70 Lefferts Boulevard, Queens Amendment to allow legalization of existing office use to replace approved governmental office use. R3-2 zoning district. Community Board #10Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 7/1/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 3, 2008
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
8.	192-07-A	Rothkrug Rothkrug & Spector, LLP 3546 Decatur Avenue, Bronx Proposed four-story multiple dwelling located within the bed of mapped street (East 211th Street), contrary to General City Law Section 35. R7-1 zoning district. Community Board #7BX
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/3/08

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	168-07-A	Law Office of Fredrick A. Becker 1479 Rosedale Avenue, Bronx Appeal seeking a determination that the owner of the premises has acquired a common law vested right to continue the development commenced under the prior R6 Zoning District. Community Board #9BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 7/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 3, 2008
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
10.	26-08-A	Walter T. Gorman, P.E. 35 Bedford Avenue, Queens Reconstruction and enlargement not fronting on a legally mapped street, contrary to General City Law Section 36. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/3/08
11.	47-08-A	Rothkrug, Rothkrug & Spector, LLP 7228 Thursby Avenue, Queens Construction of a two-family dwelling located partially within the bed of a mapped street, contrary to General City Law Section 35. R3-2 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/24/08
12.	48-08-A	Joseph A. Sherry 126 Oceanside Avenue, Queens Reconstruction and enlargement of an existing single family dwelling not fronting on a legally mapped street, contrary to General City Law Section 36 and partially located within the bed of a mapped street, contrary to GCL Section 35. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 7/1/08
13.	49-08-A	Joseph A. Sherry 305 Hillside Avenue, Queens Proposed reconstruction and enlargement of an existing single family home not fronting on a legally mapped street, contrary to General City Law Section 36 and located within mapped street, contrary to General City Law Section 35. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 7/1/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 3, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	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: Denied – 6/3/08
2.	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: Deferred Decision – 7/1/08
3.	200-07-BZ	Rampulla Associates Architects 3333 Hylan Boulevard, Staten Island Special Permit (§73-125) to allow an ambulatory diagnostic or treatment health care facility which exceeds 1,500 square feet. Proposal is contrary to §22-14. R3-1 district within Special South Richmond District and Special Growth Management District. Community Board #3SI
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 6/3/08
4.	219-07-BZ	Sheldon Lobel, P.C. 11 West 36th Street, Manhattan Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment on the second floor of an existing building, contrary to §42-13. M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 6/3/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, June 3, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	227-07-BZ	Snyder & Snyder 1595 Canarsie Road, Brooklyn Special Permit (§73-30) to allow a proposed 52-foot non-accessory radio tower and related equipment at grade. Community Board #18BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 6/3/08
6.	269-07-BZ	Rothkrug, Rothkrug & Spector, LLP 378 Seaview Avenue, Staten Island Special Permit (§73-125) to allow a cellar and two-story ambulatory diagnostic/treatment care facility (UG4). R3-1 district. Community Board #2SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 6/3/08
7.	14-08-BZ	Sheldon Lobel, P.C. 1958 East 13th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to side yard (§23-46) and rear yard (§23-47) regulations in an R5 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/3/08
8.	31-08-BZ	Slater & Beckerman, LLP 2043 Richmond Avenue, Staten Island Special Permit (§73-30) for a 110-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. R3-2 zoning district. Community Board #2SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 6/3/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, June 3, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
9.	456-85-BZ	Slater & Beckerman, LLP 2043 Richmond Avenue, Staten Island Amendment to previously-granted variance for commercial office use to allow a non-accessory radio tower, pursuant to §73-30 (filed under BSA 31-08-BZ). R3-2 district Community Board #2SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 6/3/08
10.	54-08-BZ	Law Office of Fredrick A. Becker 3199 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary floor area and open space (§23-141); rear yard (§23-47) and side yard (§23-461). R-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/3/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, June 3, 2008
1:30 P.M.

BZ – CONTINUED HEARINGS		
11.	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: Closed, Decision – 7/1/08
12.	109-07-BZ	Jeffrey A. Chester, Esq. 33-57 59th Street, Queens Variance (§72-21) to allow a two-story, single family-residence, contrary to lot coverage (§23-141); front yard (§23-45) and side yard (§23-461) regulations. R-5 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/1/08
13.	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: Closed, Decision – 7/1/08
14.	189-07-BZ	Eric Palatnik, P.C. 40-55 College Point Boulevard, Queens Variance (§72-21) to allow ground floor retail use (UG 6) in a six-story residential building; contrary to use regulations (§22-00). R6 zoning district. Community Board #7Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 7/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, June 3, 2008
1:30 P.M.

BZ – CONTINUED HEARINGS		
15.	257-07-BZ	Gordon J. Davis c/o Dewey & LeBoeuf 3 East 101st Street, Manhattan Variance (§72-21) to permit the construction of an 11-story, 269,000 square foot Center for Science and Medicine at the <i>Mount Sinai Medical Center</i> . The proposal is contrary to height, setbacks, and sky exposure plane for community facility use (§24-522), community facility lot coverage (§24-11), and community facility tower coverage (§24-54). R9 zoning district. Community Board #11M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 7/1/08
16.	258-07-BZ	Carl A. Sulfaro, Esq. 105-55 Horace Harding Expressway, Queens Special Permit (§73-211) to permit in a C2-2/R6 zoning district, the reconstruction of an existing automotive service station with accessory uses. Community Board #4Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 7/1/08
17.	44-08-BZ	Law Office of Fredrick A. Becker 1015 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary regulations for 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 – 7/1/08
18.	52-08-BZ	Dennis D. Dell' Angelo 3935 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and lot coverage (§23-141); side yards (§23-461) and rear yard requirement (§23-47) in an R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/1/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, June 3, 2008

1:30 P.M.

<i>BZ – NEW CASES</i>		
19.	243-07-BZ & 244-07-A	<p>Rothkrug, Rothkrug & Spector LLP 120 John Street, Staten Island Variance (§72-21) to construct a three-story, one-family residence, contrary to floor area and open space (§23-141), minimum front yards (§23-45) and parking (§23-622). R3-2/LDGM zoning district. Proposed construction is located within the bed of mapped street, contrary to General City Law Section 35. Community Board #1SI</p>
		Examiner: Henry Segovia 788-8757 / Toni Matias 788-8752
		Status: Continued Hearing – 7/15/08
20.	291-07-BZ	<p>Eric Palatnik, P.C. 1912 New York Avenue, Brooklyn Variance (§72-21) to permit the alteration of existing residential structure for a UG 4 synagogue with accessory rabbi's quarters. The proposal is contrary to sections §24-35 (side yards), §24-391 (rear yard), §24-34 (front yard), and §24-521 (front wall height). R4 district. Community Board #18BK</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 7/15/08
21.	32-08-BZ	<p>Slater & Beckerman, LLP 1126 Richmond Avenue, Staten Island Special Permit (§73-30) to permit, a 90-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. R3-2 zoning district. Community Board #1SI</p>
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 7/1/08
22.	50-08-BZ	<p>Slater & Beckerman, LLP 265 McKinley Avenue, Brooklyn Special Permit (§73-30) to permit, a 90-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. Community Board #5BK</p>
		Examiner: Roy Starrin (212) 788-8797

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	Status: Closed, Decision – 7/1/08
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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 3, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
23.	53-08-BZ & 731-68-BZ	Slater & Beckerman, LLP 300 Soundview Avenue, Bronx Special Permit (§73-30), to permit a 90 foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. R3-2 zoning district. Community Board #9BX
		Examiner: Roy Starrin 788-8797 / Carlo Costanza 788-8739
		Status: Closed, Decision – 7/1/08
24.	55-08-BZ	Walter T. Gorman, P.E. 350/58 East Houston Street, Manhattan Special Permit (§§11-411 & 73-01(d)) to reinstate a variance (381-60-BZ) which expired on November 1, 1995 to allow the operation of an Automotive Service Station with accessory uses in a R7-2 zoning district. Community Board #3M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 7/1/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 17, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1334-66-BZ	Sheldon Lobel, PC 150 West End Avenue, Manhattan Extension of term for a variance, which was originally granted under Section 60(3) of the Multiple Dwelling Law, which permits the operation of a transient parking garage in the cellar and sub-cellar of a building. R8 zoning district. Community Board #7M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/17/08
2.	120-01-BZ	Sheldon Lobel, P.C. 134-02 Cross Bay Boulevard, Queens Extension of Time (expired on May 14, 2006) and Waiver to obtain a Certificate of Occupancy for a variance (§72-21) to permit the commercial use (UG6) in an existing two-story building, R4 zoning district. Community Board #10Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/17/08
3.	370-02-BZ & 373-02-BZ	Sheldon Lobel, P.C. 56-14 & 56-44 Main Street, Queens Extension of Time (expired on May 20, 2007) to obtain a Certificate of Occupancy for (UG4) Medical Offices, and a waiver of the rules. R5B zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/17/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 17, 2008
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	718-56-BZ	Walter T. Gorman 741 Forest Avenue, Staten Island Extension of Term/Waiver for the continued use of a gasoline service station (<i>Mobil</i>) which expired on July 2, 2002; an Extension of Time to obtain a Certificate of Occupancy which expired on July 27, 2000; and an Amendment to legalize the conversion of a restroom to office space and office/sales area to an accessory convenience store. C2-1/R3-2 zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/15/08
5.	1098-83-BZ	Walter T. Gorman, P.E. 147-10 Northern Boulevard, Queens Extension of Term/Waiver for the continued use of a gasoline service station (<i>Mobil</i>) which expired on April 3, 2004 and an Amendment to legalize the conversion of the sales area to an accessory convenience store, installation of planters, public telephone, fencing and the elimination of bollards. C1-2/R5 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/15/08
6.	16-92-BZ	Sheldon Lobel, P.C. 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 (UG16) 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 – 7/22/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 17, 2008
10:00 A.M.

SOC – NEW CASES		
7.	1149-62-BZ	<p>Bryan Cave LLP 24-40 West 16th Street & 31-35 West 15th Street, Manhattan</p> <p>Amendment to a previously approved variance for a UG3 parochial school (<i>Xavier High School</i>). Amendment would permit an increase in zoning lot size. C6-2 zoning district.</p> <p>Community Board #5M</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/24/08
8.	84-91-BZ	<p>Eric Palatnik, P.C. 2344 Eastchester Road, Bronx</p> <p>Extension of Term/Waiver of a previously granted variance for the continued UG6 use (professional offices) in a residential building in an R4A zoning district, and an Amendment to allow storage use in the attic.</p> <p>Community Board #11BX</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/15/08
9.	200-00-BZ	<p>Eric Palatnik, P.C. 107-24 37th Avenue aka 37-16 108th Street, Queens</p> <p>Extension of Time to Obtain a Certificate of Occupancy for a Physical Culture Establishment (Squash Total Fitness), which expired on May 21, 2008, in a C1-4 (R6B) zoning district.</p> <p>Community Board #3Q</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/15/08
10.	33-06-BZ	<p>Rampulla Associates Architects 1457 Richmond Road, Staten Island</p> <p>Amendment to a previously approved variance to allow the relocation of the approved commercial building to a different location on the zoning lot. R1-2 district.</p> <p>Community Board #2SI</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 7/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 17, 2008
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
11.	259-07-A	George N. Mihalios, Esq. 41-97 Parsons Boulevard, Queens Proposed construction of an eight-story mixed use building with community facility and parking on the ground floor located within the bed of mapped street (Ash Drive) contrary to General City Law Section 35. R6 Zoning District. Community Board #7Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/17/08

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	194-07-A	Rothkrug Rothkrug & Spector, LLP 1447 Rosedale Avenue, Bronx Appeal seeking 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. R5 Zoning District. Community Board #9BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/15/08
13.	255-07-A	Eric Palatnik, P.C. 40-54 Francis Lewis Boulevard, Queens Proposed construction of a daycare center located within the bed of mapped street (Francis Lewis Boulevard) contrary to General City Law Section 35. R3-2 Zoning district. Community Board #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/1/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 17, 2008
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
14.	141-07-A	Hakime Altine 129-48 Hookcreek Boulevard, Queens Proposed construction of a two-story, one-family residential building in the bed of mapped street (Hook Creek Boulevard) contrary to General City Law Section 35. R2 Zoning. Community Board #13Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 7/15/08
15.	68-08-A	Sheldon Lobel, P.C. 135-23 82nd Avenue, Queens An appeal seeking a determination that the property owner has acquired a common law vested right to continue construction commenced under the prior R6A zoning. R5D Zoning District. Community Board #8Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 7/22/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 17, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	174-07-BZ	Carl A. Sulfaro 1925 Coney Island Avenue, Brooklyn Special Permit (§73-211) proposed reconstruction of an existing Auto Service Station with new metal canopy, new fuel tanks, pumps, new accessory convenience store located in a C2-3/R7-A zoning district. Community Board #12BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 6/17/08
2.	242-07-BZ	Sheldon Lobel, P.C. 1760 Gleason Avenue, Bronx Variance (§72-21) to construct a two-story, two-family detached residence, contrary to required front yard (§23-45) in an R5 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/17/08
3.	24-08-BZ	Snyder & Snyder 230-262 Arden Avenue, Staten Island Special Permit (§73-30) for a 90-foot non-accessory radio tower and related equipment at grade. C1-3/R3-2/SRD district. Community Board #3SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 6/17/08
4.	27-08-BZ	Slater & Beckerman, LLP 4845 Hylan Boulevard, Staten Island Special Permit (§73-30) to permit in an R3X district, a 50-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. Community Board #3SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 6/17/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, June 17, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	29-08-BZ	Slater & Beckerman, LLP 422 Clarke Avenue, Staten Island Special Permit (§73-30) to permit a 50-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless. R3-2 zoning district. Community Board #3SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 6/17/08
6.	38-08-BZ	Jay A. Segal, Greenberg Traurig, LLP 40 Broad Street (a/k/a 34-40 New Street) Manhattan Special Permit (§73-36) to allow the operation of a Physical Culture Establishment on the second and third floors of an existing 25-story commercial building. The proposal is contrary to §32-10. C5-5/ Special Lower Manhattan District. Community Board #1M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 6/17/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, June 17, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	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: Closed, Decision – 7/29/08
8.	119-07-BZ	Sheldon Lobel, P.C. 443 39th Street, Brooklyn Variance (§72-21) to allow a four-story community facility building contrary to regulations for use (§42-10), rear yard (§43-26) and parking (§44-21). M1-2 zoning district. Community Board #7BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 8/19/08
9.	171-07-BZ	Sheldon Lobel, P.C. 167 Norfolk Street, Brooklyn Special Permit (§73-622) to allow legalization of an enlargement to a single-family residence which exceeds allowable floor area, lot coverage and less than the minimum open space (§23-141); less than the minimum required rear yard (§23-47) and side yards (§23-461) in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/19/08
10.	205-07-BZ	Omnipoint Communications Inc. 53-20 72nd Place, Queens Special Permit (§73-30) to allow a non-accessory radio tower on the rooftop of an existing building. R4-1 zoning district. Community Board #5Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Adjourned, Continued Hearing – 8/19/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, June 17, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	248-07-BZ	Eric Palatnik, P.C. 32-15 60th Street, Queens Variance (§72-21) for legalization of three-story, two-family home, in an R5 zoning district, which was built on an undersized lot contrary to minimum lot width (§23-33). Community Board #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 7/29/08
12.	274-07-BZ	Sheldon Lobel, P.C. 1157 83rd Street, Brooklyn Special Permit (§73-522) for the enlargement of an existing single family residence. This application seeks to vary floor area, lot coverage and open space (§23-141) and side yards (§23-461) in an R3X zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/15/08
13.	9-08-BZ	Rampulla Associates Architects 555 Foster Road, Staten Island Variance (§72-21) to construct a single family detached residence, contrary to minimum lot area (§107-42); side yard (§23-462) and front yard (§23-45) regulations in an R3-X (Special Richmond District/Special Growth Management District) zoning district. Community Board #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/29/08
14.	12-08-BZ	Sheldon Lobel, P.C. 317 Lenox Avenue, a/k/a 105 W. 125th Street, Manhattan Special Permit (§73-36) to allow the operation of a Physical Culture Establishment on a portion of the cellar and ground floor of a ten-story commercial building. The proposal is contrary to §32-10. C4-7 zoning district. Community Board #10M
		Examiner: Rory Levy (212) 788-8749
		Status: Adjourned, Continued Hearing – 7/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, June 17, 2008
1:30 P.M.

BZ – NEW CASES		
15.	245-07-BZ	Law Offices of Howard Goldman, LLC 220 Water Street, Brooklyn Variance (§72-21) to allow the residential conversion of an existing five-story industrial building. Proposed project will contain 147 dwelling units, ground floor retail space and 59 accessory parking spaces. Proposal is contrary to use regulations (§42-00). M1-2 district. Community Board #2BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 7/29/08
16.	39-08-BZ	Eric Palatnik, P.C. 77 Richmond Hill Road, Staten Island Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>Synergy Fitness</i>) on the first floor of the subject building. The proposal is contrary to §32-10. C2-1 district. Community Board #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 7/29/08
17.	65-08-BZ	Slater & Beckerman, LLP 120-50 Springfield Boulevard, Queens Special Permit (§73-30) to permit, a 90 foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications (“DoITT”) New York City Wireless Network (“NYCWiN”). R3A zoning district. Community Board #12Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 7/15/08
18.	69-08-BZ	Slater & Beckerman, LLP 61-40 Mt. Olivet Crescent, Queens Special Permit (§73-30) to permit in an R4 district, a 90 foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications (“DoITT”) New York City Wireless Network (“NYCWiN”). R4 zoning district. Community Board #5Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 7/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 17, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
19.	85-08-BZ	Slater & Beckerman, LLP 222-89 Braddock Avenue, Queens Special Permit (§73-30) to permit, a non-accessory radio facility as part of the NYC Department of Information Technology and Telecommunications (“DoITT”) New York City Wireless Network (“NYCWIn”). R4 zoning district. Community Board #13Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 7/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 24, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	774-55-BZ	Kramer Levin Naftalis & Frankel LLP 2155-2159 Newbold Avenue, Bronx Extension of Term/Waiver of the rules for a previously granted variance to permit the operation of a (UG8) parking lot for more than five cars for employees and customers of a bank (<i>Citibank</i>) on the adjoining lot which expired on January 31, 2003 in R-5 and C1-2 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/24/08
2.	1149-62-BZ	Bryan Cave LLP 24-40 West 16th Street & 31-35 West 15th Street, Manhattan Amendment to a previously approved variance for a UG3 parochial school (<i>Xavier High School</i>). Amendment would permit an increase in zoning lot size. C6-2 zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/24/08
3.	164-94-BZ	Jeffrey A. Chester, Esq. 84 Hugh Grant Circle, Bronx Extension of Time to obtain a Certificate of Occupancy/waiver for a Physical Culture Establishment (Lucille Roberts), in a C1-2/R-6 zoning district, which expired on April 19, 2006. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/24/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 24, 2008
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	788-89-BZ	Dominick Salvati & Son Architects 187-17 Jamaica Avenue, Queens Extension of Term/Waiver for a UG16 automobile repair shop and automobile sales which expired on November 19, 2006 in a C2-2 zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/29/08
5.	24-96-BZ	Rothkrug, Rothkrug & Spector LLP 213 Madison Street, Manhattan Extension of Term (§§11-411 & 11-413) a variance, which expired on October 7, 2007, permitting commercial use in an R7-2 residential zoning district, and Amendment to a change the use from a retail store (UG 6) to an eating and drinking establishment (UG 6). Community Board #3M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Adjourned, Continued Hearing – 7/29/08
6.	340-03-BZ	Davidoff Malito & Hutter, LLP 408 Greenwich Street, a/k/a 22-24 Hubert Street, Manhattan Amendment to variance to allow in a mixed use building the change of the use on the fifth floor from commercial use (UG6) to residential use (UG2). M1-5 zoning district/Tribeca Mixed Use District. Community Board #1M
		Examiner: Roy Starrin (212) 788-8797
		Status: Adjourned, Continued Hearing – 7/22/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 24, 2008
10:00 A.M.

SOC – NEW CASES		
7.	709-55-BZIII	Walter T. Gorman, P.E. 2000 Rockaway Parkway, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a gasoline service station (<i>Mobil</i>) which expired on January 9, 2003; waiver of the rules and an Amendment to legalize existing condition contrary to previous approved plans. C1-2/R4 zoning district Community Board #18BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/29/08
8.	615-57-BZII	Sheldon Lobel, P.C. 154-11 Horace Harding Expressway, Queens Extension of Time to obtain a Certificate of Occupancy and waiver of the rules for a Gasoline Service Station (<i>Exxon</i>) which expired on October 9, 2007. C1-3/R5B zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/22/08
9.	286-86-BZ	Sheldon Lobel, P.C. 100 7th Avenue, Brooklyn Extension of Term to allow the continued use of a Physical Cultural Establishment previously granted pursuant to §72-21 of the zoning resolution. R6A/C1-3 zoning district. Community Board #6BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 7/22/08
10.	826-86-BZII thru 828-86-BZII	Eric Palatnik, P.C. 269-10, 270-10, 271-10 Grand Central Parkway, Queens Extension of Term for a Special Permit (§73-11) to permit non-accessory radio towers and transmitting equipment on the roof of an existing 23-story multiple dwelling; Extension of Time to obtain a Certificate of Occupancy; waiver of the rules and an Amendment to legalize additional transmitting equipment on the roof and to eliminate the condition that a new Certificate of Occupancy be obtained. R3-2 zoning district Community Board #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/19/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 24, 2008
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	306-05-BZY	Stuart A. Klein, Esq. 206A Beach 3rd Street, Queens Extension of Time to complete construction (§11-331) under the prior zoning district regulations. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 8/26/08
12.	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 §35. R2 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/1/08
13.	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 – 8/19/08
14.	163-07-A	Rothkrug, Rothkrug and Spector, LLP 11 Cliff Street, Staten Island Proposed accessory parking lot located within the bed of a mapped street (Cliff Street) contrary to General City Law Section 35. R3-2 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/24/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 24, 2008
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
15.	230-07-BZY	Rothkrug, Rothkrug & Spector, LLP 90-22 176th Street, Queens Extension of time (§11-331) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on September 10, 2007. R4-1 zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 8/19/08
16.	265-07-A	Stuart A. Klein 57 West 70th Street, Manhattan An appeal challenging the Department of Building's interpretation that the rear yard structure (porch) is a permitted obstruction that complies with §23-44. R8B zoning district. Community Board #7M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 8/19/08
17.	47-08-A	Rothkrug, Rothkrug & Spector, LLP 7228 Thursby Avenue, Queens Construction of a two-family dwelling located partially within the bed of a mapped street, contrary to General City Law Section 35. R3-2 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 7/29/08

<i>APPEALS – NEW CASES</i>		
18.	143-08-A	Zygmunt Staszewski 43 Beach 221st Street, Queens Reconstruction and enlargement of an existing single family home not fronting a legally mapped street contrary to General City Law Section 36 and the proposed upgrade of the private disposal system contrary to DOB policy. R4 Zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 7/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 24, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	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 – 8/26/08
2.	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: Deferred Decision – 7/29/08
3.	23-08-BZ	Sheldon Lobel, P.C. 182-69 80th Road, Queens Variance (§72-21) to permit the construction of a UG4 community facility building (<i>Bokharian Communities Center</i>). The proposal is contrary to §§24-10 and 25-30. R1-2 district. Community Board #7M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/15/08
4.	30-08-BZ	Slater & Beckerman, LLP 4360 Hylan Boulevard, Staten Island Special Permit (§73-30) to permit in an R3-1 district a 50-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. Community Board #3SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 6/24/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, June 24, 2008
1:30 P.M.

<i>BZ - DECISIONS</i>		
5.	457-65-BZ	Slater & Beckerman, LLP 4360 Hylan Boulevard, Staten Island Amendment to reopen for minor change to the site to include a non-accessory radio tower pursuant to ZR §73-30 and file under separate BSA application (30-08-BZ). Community Board #3SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted - 6/24/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, June 24, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
6.	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>
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 8/26/08
7.	100-07-BZ	<p>David L. Businelli 642 Barclay Avenue, Staten Island Variance (§72-21) to allow a one-story and cellar community facility building (medical offices/UG4), contrary to front yard (§24-34) and side yard (§107-464) requirements. R3X district (Special South Richmond District). Community Board #3SI</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 6/24/08
8.	271-07-BZ	<p>The Rizzo Group 213-219 West 23rd Street, Manhattan Special Permit (§73-36) to legalize a Physical Culture Establishment (<i>David Barton Gym</i>) and a variance to allow the facility within the R8A portion of the zoning lot, contrary to §§22-10 and 32-18. C2-7A and R8A zoning district. Community Board #4M</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Adjourned, Continued Hearing – 7/22/08
9.	282-07-BZ thru 283-07-BZ	<p>Sheldon Lobel, P.C. 774 Schenck Avenue & 825 Hendrix Street, Brooklyn Variance (§72-21) to allow two, two-family, two-story detached homes; contrary to front yard requirements (§23-45). R5 district. Community Board #5BK</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 7/22/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, June 24, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
10.	36-08-BZ	Lewis Garfinkel, R.A. 1177 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary regulations for open space and floor area (§23-141(a)); side yards (§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 – 7/22/08
11.	37-08-BZ	Slater & Beckerman, LLP 100 Merrill Avenue, Staten Island Special Permit (§73-30) to allow an extension to an existing non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. R3X zoning district. Community Board #2SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Adjourned, Continued Hearing – 8/19/08
12.	58-08-BZ	Fried, Frank Harris, Shriver & Jacobson LLP 614-632 West 58th Street, Manhattan Special Permit (§73-19) to allow the development of a six-story school (UG 3). The proposal is contrary to §42-12. M1-5 and C4-7 districts. Community Board #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/29/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 24, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
13.	281-06-BZ & 282-06-A	Eric Palatnik, P.C. 232 Beaumont Street, Brooklyn BZ: Special Permit (§73-622) for the legalization of existing floor area which exceeds the district requirement (§23-141) in an R3-1 zoning district. A: Appeal of Department of Buildings determination that portions of the building exceed permitted obstruction regulations under §27-335(A)(2). Community Board #15BK
		Examiner: Henry Segovia 788-8757 / Toni Matias 788-8752
		Status: Continued Hearing – 8/19/08
14.	80-08-BZ	Dennis D. Dell’Angelo 1073 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary the open space ratio and floor area (§23-141); side yards (§23-46) and rear yard requirement (§23-47) in an R-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/22/08
15.	86-08-BZ	Slater & Beckerman, LLP 111-26 Corona Avenue, Queens Special Permit (§73-30) to permit a non-accessory radio facility as part of the NYC Department of Information Technology and Telecommunications NYC Wireless Network. R6 zoning district. Community Board #4Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 7/15/08
16.	90-08-BZ	Slater & Beckerman, LLP 104-36 196th Street, Queens Special Permit (§73-30) to permit a non-accessory radio facility as part of the NYC Department of Information Technology and Telecommunications NYC Wireless Network. R3X zoning district. Community Board #12Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 7/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, June 24, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
17.	91-08-BZ	Slater & Becker, LLP 37-68 97th Street, Queens Special Permit (§73-30) to permit a non-accessory radio facility as part of the NYC Department of Information Technology and Telecommunications NYC Wireless Network. R6A zoning district. Community Board #3Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 7/15/08
18.	102-08-BZ	Rothkrug, Rothkrug & Spector, LLP 103 Beachview Avenue, Staten Island Variance (§72-21) for the construction of a one-family residence on a vacant undersized lot that does not provide sufficient side yards (§23-461) and required parking spaces (§25-22) within a R3-1/Low Density Growth Management district. Community Board #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/19/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 1, 2008
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	151-90-BZ	<p>Mitchell S. Ross 115-49 118th Street, 115-70 Lefferts Boulevard, Queens Amendment to allow legalization of existing office use to replace approved governmental office use. R3-2 zoning district. Community Board #10Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 7/22/08</p>

<i>SOC – NEW CASES</i>		
2.	853-53-BZ	<p>Walter T. Gorman, P.E. 2402/16 Knapp Street, Brooklyn Extension of Term/waiver to permit the continued operation of a gasoline service station (<i>Mobil</i>) which expired on October 23, 1999 and an Extension of Time to obtain a Certificate of Occupancy which expired on April 1, 1996 in R3-2/C2-2 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Postponed Hearing – 7/15/08</p>
3.	713-55-BZ	<p>Walter T. Gorman, P.E. 181-05 Horace Harding Expressway, Queens Extension of Time to obtain a Certificate of Occupancy/waiver for a gasoline service station (<i>Mobil</i>), in a C2-2/R3-2 zoning district, which expired on May 22, 2003. Community Board #11Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Postponed Hearing – 7/22/08</p>
4.	268-06-BZ	<p>Slater & Beckerman, LLP 80-35 Pitkin Avenue, Queens Reopening for an Amendment to previously approved Special Permit (§73-30) to permit a 90-foot non-accessory radio tower as part of the New York City Department of Information Technology and Telecommunications (“DoITT”) New York City Wireless Network (“NYCWiN”). Community Board #10Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Closed, Decision – 7/22/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 1, 2008
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
5.	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 §35. R2 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/1/08
6.	255-07-A	Eric Palatnik, P.C. 40-54 Francis Lewis Boulevard, Queens Proposed construction of a daycare center located within the bed of mapped street (Francis Lewis Boulevard) contrary to General City Law Section 35. R3-2 Zoning district. Community Board #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/1/08

<i>APPEALS – CONTINUED HEARINGS</i>		
7.	48-08-A	Joseph A. Sherry 126 Oceanside Avenue, Queens Reconstruction and enlargement of an existing single family dwelling not fronting on a legally mapped street, contrary to General City Law Section 36 and partially located within the bed of a mapped street, contrary to GCL Section 35. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 7/29/08
8.	49-08-A	Joseph A. Sherry 305 Hillside Avenue, Queens Proposed reconstruction and enlargement of an existing single family home not fronting on a legally mapped street, contrary to General City Law Section 36 and located within mapped street, contrary to General City Law Section 35. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 7/29/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 1, 2008
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
9.	146-08-A	Fire Department of the City of New York 1618-1620 Broadway, Brooklyn Application seeking to modify Certificate of Occupancy to require an automatic wet sprinkler system for the entire building under the authority under §27-4265. C8-2 zoning district. Community Board #16BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 1, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	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: Granted – 7/1/08
2.	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: Withdrawn – 7/1/08
3.	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: Granted – 7/1/08
4.	258-07-BZ	Carl A. Sulfaro, Esq. 105-55 Horace Harding Expressway, Queens Special Permit (§73-211) to permit in a C2-2/R6 zoning district, the reconstruction of an existing automotive service station with accessory uses. Community Board #4Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 7/1/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 1, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	32-08-BZ	Slater & Beckerman, LLP 1126 Richmond Avenue, Staten Island Special Permit (§73-30) to permit, a 90-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. R3-2 zoning district. Community Board #1SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 7/15/08
6.	50-08-BZ	Slater & Beckerman, LLP 265McKinley Avenue, Brooklyn Special Permit (§73-30) to permit, a 90-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. Community Board #5BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 7/1/08
7.	52-08-BZ	Dennis D. Dell' Angelo 3935 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and lot coverage (§23-141); side yards (§23-461) and rear yard requirement (§23-47) in an R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/1/08
8.	53-08-BZ & 731-68-BZ	Slater & Beckerman, LLP 300 Soundview Avenue, Bronx Special Permit (§73-30), to permit a 90 foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. R3-2 zoning district. Community Board #9BX
		Examiner: Roy Starrin 788-8797 / Carlo Costanza 788-8739
		Status: Granted – 7/1/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 1, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
9.	55-08-BZ	Walter T. Gorman, P.E. 350/58 East Houston Street, Manhattan Special Permit (§§11-411 & 73-01(d)) to reinstate a variance (381-60-BZ) which expired on November 1, 1995 to allow the operation of an Automotive Service Station with accessory uses in a R7-2 zoning district. Community Board #3M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 7/1/08

<i>BZ – CONTINUED HEARINGS</i>		
10.	109-07-BZ	Jeffrey A. Chester, Esq. 33-57 59th Street, Queens Variance (§72-21) to allow a two-story, single family-residence, contrary to lot coverage (§23-141); front yard (§23-45) and side yard (§23-461) regulations. R-5 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/29/08
11.	143-07-BZ	Moshe M. Friedman 6404 Strickland Avenue, Brooklyn Variance (§72-21) to permit the construction of a three-story and cellar synagogue and religious pre-school. The proposal is contrary to §24-111 (a) and §23-141 (a) (floor area), §24-11 (open space and lot coverage), §24-521 (front wall and sky exposure plane), §24-34 (front yard), §24-35 (side yard), §25-31 (parking). R2 zoning district. Community Board #18BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/22/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 1, 2008
1:30 P.M.

BZ – CONTINUED HEARINGS		
12.	238-07-BZ	Law Offices of Howard Goldman 5-11 47th Avenue, Queens Variance (§72-21) to allow a 13-story residential building (UG 2) contrary to regulations for FAR (§117-21 & §23-145), lot coverage (§117-21 & §23-145), minimum distance between windows (§117-21 & §23-711(b)) and height and setback (§117-21, §23-633 & §23-663). Student dormitory (UG 3) and faculty housing (UG 2) for CUNY Graduate Center is also proposed contrary to use regulations (§42-00). M1-4/R6A (LIC) and M1-4 districts. Community Board #2Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 8/19/08
13.	257-07-BZ	Gordon J. Davis c/o Dewey & LeBoeuf 3 East 101st Street, Manhattan Variance (§72-21) to permit the construction of an 11-story, 269,000 square foot Center for Science and Medicine at the <i>Mount Sinai Medical Center</i> . The proposal is contrary to height, setbacks, and sky exposure plane for community facility use (§24-522), community facility lot coverage (§24-11), and community facility tower coverage (§24-54). R9 zoning district. Community Board #11M
		Examiner: Rory Levy (212) 788-8749
		Status: Adjourned, Continued Hearing – 7/15/08
14.	44-08-BZ	Law Office of Fredrick A. Becker 1015 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary regulations for 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 – 7/22/08

DISCLAIMER

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 1, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	66-08-BZ	Sheldon Lobel, P.C. 1497 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 less than the required rear yard (§23-47) in an R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/22/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 1, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
16.	35-08-BZ	Lewis E. Garfinkel, R.A. 1856 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, open space and lot coverage (§34-141(b)); side yards (§23-461) and rear yard (§23-47) in an R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/29/08
17.	78-08-BZ	Flora Edwards, Esq. 611-617 East 133rd Street, Bronx Variance (§72-21) to permit a new community facility building (<i>South Bronx Charter School</i>). The proposal is contrary to §123-62 (Maximum floor area ratio for community facilities), §24-11 (Maximum floor area ratio and percentage of lot coverage) and §123-662 (b)(4) (street wall height in Special Mixed-Use Districts). MX-1 (M1-2/R6A). Community Board #1BX
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 8/19/08
18.	144-08-BZ	Rizzo Group 225 5th Avenue, Manhattan Special Permit (§73-36) for proposed Physical Culture Establishment on portions of the first and cellar floors. The proposal is contrary to ZR §32-10. C5-2 district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/22/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 15, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	718-56-BZ	<p>Walter T. Gorman 741 Forest Avenue, Staten Island Extension of Term/Waiver for the continued use of a gasoline service station (<i>Mobil</i>) which expired on July 2, 2002; an Extension of Time to obtain a Certificate of Occupancy which expired on July 27, 2000; and an Amendment to legalize the conversion of a restroom to office space and office/sales area to an accessory convenience store. C2-1/R3-2 zoning district. Community Board #1SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 7/15/08</p>
2.	841-76-BZ	<p>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</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Withdrawn – 7/15/08</p>
3.	78-79-BZ	<p>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</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Withdrawn – 7/15/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 15, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
4.	1098-83-BZ	<p>Walter T. Gorman, P.E. 147-10 Northern Boulevard, Queens Extension of Term/Waiver for the continued use of a gasoline service station (<i>Mobil</i>) which expired on April 3, 2004 and an Amendment to legalize the conversion of the sales area to an accessory convenience store, installation of planters, public telephone, fencing and the elimination of bollards. C1-2/R5 zoning district Community Board #7Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 7/15/08</p>
5.	84-91-BZ	<p>Eric Palatnik, P.C. 2344 Eastchester Road, Bronx Extension of Term/Waiver of a previously granted variance for the continued UG6 use (professional offices) in a residential building in an R4A zoning district, and an Amendment to allow storage use in the attic. Community Board #11BX Examiner: Henry Segovia (212) 788-8757 Status: Granted – 7/15/08</p>
6.	80-07-BZ	<p>NYC Board of Standards and Appeals 319 West 94th Street, Manhattan Review pursuant to Sec 1-10(f) of Board Rules and 666(8) of the Charter of a previously-granted variance that allows a nine-story and cellar not-for-profit institution with sleeping accommodations and accessory supportive social service space, contrary to regulations for 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 – 7/15/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 15, 2008
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
7.	467-58-BZ	Walter T. Gorman, P.E., 172-11 Northern Boulevard, Queens Extension of Term/Waiver for the continued use of a gasoline service station (<i>Exxon Mobil</i>) which expired on May 21, 1999 in an R3-2 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/19/08
8.	546-82-BZ	Pasquale Carpentiere 148-15 89th Avenue, Queens Extension of Term for a UG8 parking lot which expires on June 14, 2008 in an R7A/DJ zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 7/22/08
9.	200-00-BZ	Eric Palatnik, P.C. 107-24 37th Avenue aka 37-16 108th Street, Queens Extension of Time to Obtain a Certificate of Occupancy for a Physical Culture Establishment (Squash Total Fitness), which expired on May 21, 2008, in a C1-4 (R6B) zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/19/08
10.	33-06-BZ	Rampulla Associates Architects 1457 Richmond Road, Staten Island Amendment to a previously approved variance to allow the relocation of the approved commercial building to a different location on the zoning lot. R1-2 district. Community Board #2SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 8/19/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 15, 2008
10:00 A.M.

SOC – NEW CASES		
11.	853-53-BZ	Walter T. Gorman, P.E. 2402/16 Knapp Street, Brooklyn Extension of Term/waiver to permit the continued operation of a gasoline service station (<i>Mobil</i>) which expired on October 23, 1999 and an Extension of Time to obtain a Certificate of Occupancy which expired on April 1, 1996 in R3-2/C2-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/22/08
12.	579-68-BZ	Sheldon Lobel, P.C. 152-160 East 88th Street, Manhattan Extension of Term to permit the operation of a transient parking garage in the cellar of a building originally granted under Section 60(3) of the Multiple Dwelling Law. C1-8X zoning district. Community Board #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 7/22/08
13.	406-82-BZ	Joseph P. Morsellino, Esq. 2411 86th Street, Brooklyn Extension of Term/waiver for a Special Permit (§73-243) eating and drinking establishment (<i>McDonald's</i>) with accessory drive-thru which expired on January 18, 2008; and an Extension of Time to obtain a Certificate of Occupancy which expired on January 1, 2006 in an C1-3/R05 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/22/08
14.	302-06-BZ	Harold Weinberg, P.E. 1791 Ocean Parkway, Brooklyn Amendment to variance to permit a yeshiva; amendment would correct floor area calculation errors and permit a minor increase in floor area. Community Board #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/22/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 15, 2008
10:00 A.M.

SOC – NEW CASES		
15.	561-87-BZ	<p>Board of Standards and Appeals Applicant: The Agusta Group 2700 Jerome Avenue, Bronx To consider dismissal for lack of prosecution – Extension of Term/Amendment/Waiver to permit eating and drinking establishment with dancing, legalize interior layout change, parking reduction from 53 to 50 and permit an increase in the hours of operation. Community Board #7BX</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Dismissed – 7/15/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 15, 2008
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
16.	194-07-A	Rothkrug Rothkrug & Spector, LLP 1447 Rosedale Avenue, Bronx Appeal seeking 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. R5 Zoning District. Community Board #9BX
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/15/08
17.	146-08-A	Fire Department of the City of New York 1618-1620 Broadway, Brooklyn Application seeking to modify Certificate of Occupancy to require an automatic wet sprinkler system for the entire building under the authority under §27-4265. C8-2 zoning district. Community Board #16BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 15, 2008
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
18.	141-07-A	Hakime Altine 129-48 Hookcreek Boulevard, Queens Proposed construction of a two-story, one-family residential building in the bed of mapped street (Hook Creek Boulevard) contrary to General City Law Section 35. R2 Zoning. Community Board #13Q
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 9/9/08
19.	168-07-A	Law Office of Fredrick A. Becker 1479 Rosedale Avenue, Bronx Appeal seeking a determination that the owner of the premises has acquired a common law vested right to continue the development commenced under the prior R6 Zoning District. Community Board #9BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/23/08
20.	33-08-A	Yury Menzak 67 Brighton 1st Lane, Brooklyn Proposed construction of a six story multi-family home not fronting a legally mapped street, contrary to General City Law Section 36. R6/Ocean Parkway Zoning District. Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 9/16/08
21.	143-08-A	Zygmunt Staszewski 43 Beach 221st Street, Queens Reconstruction and enlargement of an existing single family home not fronting a legally mapped street contrary to General City Law Section 36 and the proposed upgrade of the private disposal system contrary to DOB policy. R4 Zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 15, 2008
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
22.	104-08-BZY thru 119-08-BZY	Anthony J. Tucci 15/589Carmela Court/Mill Road, Staten Island Extension of time (§11-332) to complete construction and obtain a Certificate of Occupancy under the prior district regulations. R3X zoning district Series cases 104-08-BZY thru 119-08-BZY. Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/29/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 15, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	274-07-BZ	Sheldon Lobel, P.C. 1157 83rd Street, Brooklyn Special Permit (§73-522) for the enlargement of an existing single family residence. This application seeks to vary floor area, lot coverage and open space (§23-141) and side yards (§23-461) in an R3X zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/15/08
2.	23-08-BZ	Sheldon Lobel, P.C. 182-69 80th Road, Queens Variance (§72-21) to permit the construction of a UG4 community facility building (<i>Bokharian Communities Center</i>). The proposal is contrary to §§24-10 and 25-30. R1-2 district. Community Board #7M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/15/08
3.	32-08-BZ	Slater & Beckerman, LLP 1126 Richmond Avenue, Staten Island Special Permit (§73-30) to permit, a 90-foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. R3-2 zoning district. Community Board #1SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 7/15/08
4.	65-08-BZ	Slater & Beckerman, LLP 120-50 Springfield Boulevard, Queens Special Permit (§73-30) to permit, a 90 foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications (“DoITT”) New York City Wireless Network (“NYCWiN”). R3A zoning district. Community Board #12Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 7/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 15, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	69-08-BZ	Slater & Beckerman, LLP 61-40 Mt. Olivet Crescent, Queens Special Permit (§73-30) to permit in an R4 district, a 90 foot non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications (“DoITT”) New York City Wireless Network (“NYCWIn”). R4 zoning district. Community Board #5Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 7/15/08
6.	85-08-BZ	Slater & Beckerman, LLP 222-89 Braddock Avenue, Queens Special Permit (§73-30) to permit, a non-accessory radio facility as part of the NYC Department of Information Technology and Telecommunications (“DoITT”) New York City Wireless Network (“NYCWIn”). R4 zoning district. Community Board #13Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 7/15/08
7.	86-08-BZ	Slater & Beckerman, LLP 111-26 Corona Avenue, Queens Special Permit (§73-30) to permit a non-accessory radio facility as part of the NYC Department of Information Technology and Telecommunications NYC Wireless Network. R6 zoning district. Community Board #4Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 7/15/08
8.	90-08-BZ	Slater & Beckerman, LLP 104-36 196th Street, Queens Special Permit (§73-30) to permit a non-accessory radio facility as part of the NYC Department of Information Technology and Telecommunications NYC Wireless Network. R3X zoning district. Community Board #12Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 7/15/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 15, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
9.	91-08-BZ	<p>Slater & Becker, LLP 37-68 97th Street, Queens Special Permit (§73-30) to permit a non-accessory radio facility as part of the NYC Department of Information Technology and Telecommunications NYC Wireless Network. R6A zoning district. Community Board #3Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Granted – 7/15/08</p>

<i>BZ – CONTINUED HEARINGS</i>		
10.	189-07-BZ	<p>Eric Palatnik, P.C. 40-55 College Point Boulevard, Queens Variance (§72-21) to allow ground floor retail use (UG 6) in a six-story residential building; contrary to use regulations (§22-00). R6 zoning district. Community Board #7Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision – 8/19/08</p>
11.	243-07-BZ & 244-07-A	<p>Rothkrug, Rothkrug & Spector LLP 120 John Street, Staten Island Variance (§72-21) to construct a three-story, one-family residence, contrary to floor area and open space (§23-141), minimum front yards (§23-45) and parking (§23-622). R3-2/LDGM zoning district. Proposed construction is located within the bed of mapped street, contrary to General City Law Section 35. Community Board #1SI</p> <p>Examiner: Henry Segovia 788-8757 / Toni Matias 788-8752</p> <p>Status: Continued Hearing – 8/26/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 15, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	257-07-BZ	Gordon J. Davis c/o Dewey & LeBoeuf 3 East 101st Street, Manhattan Variance (§72-21) to permit the construction of an 11-story, 269,000 square foot Center for Science and Medicine at the <i>Mount Sinai Medical Center</i> . The proposal is contrary to height, setbacks, and sky exposure plane for community facility use (§24-522), community facility lot coverage (§24-11), and community facility tower coverage (§24-54). R9 zoning district. Community Board #11M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 8/19/08
13.	291-07-BZ	Eric Palatnik, P.C. 1912 New York Avenue, Brooklyn Variance (§72-21) to permit the alteration of existing residential structure for a UG 4 synagogue with accessory rabbi's quarters. The proposal is contrary to sections §24-35 (side yards), §24-391 (rear yard), §24-34 (front yard), and §24-521 (front wall height). R4 district. Community Board #18BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/19/08
14.	12-08-BZ	Sheldon Lobel, P.C. 317 Lenox Avenue, a/k/a 105 W. 125th Street, Manhattan Special Permit (§73-36) to allow the operation of a Physical Culture Establishment on a portion of the cellar and ground floor of a ten-story commercial building. The proposal is contrary to §32-10. C4-7 zoning district. Community Board #10M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 8/19/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 15, 2008
1:30 P.M.

BZ – NEW CASES		
15.	127-07-BZ	Gerald J. Caliendo, R.A. 19-03 75th Street, Queens Variance (§72-21) to allow the enlargement of a legal, non-conforming warehouse and office building (UG16); proposal increases the degree of non-conformance (contrary to §52-31) and non-compliance (contrary to §54-31) and is therefore contrary to regulations for use (§22-00), front yard (§23-45), side yard (§23-466), rear yard (§23-47), FAR (§23-141) and wall height (§23-631). R4 district. Community Board #1Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 7/15/08
16.	220-07-BZ	Moshe M. Friedman, P.E. 847 Kent Avenue, Brooklyn Variance (§72-21) to allow the erection of a new four-story residential building containing four dwelling units, contrary to use regulations (§42-10). M1-1 district. Community Board #3BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 9/16/08
17.	89-08-BZ	Eric Palatnik, P.C. 1101 Victory Boulevard, Staten Island Special Permit (§73-125) to allow a medical office (UG 4) in an existing one-story commercial office building, allowed by prior variance. R3X (HS) district. Community Board #1SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 9/23/08
18.	156-08-BZ	Friedman & Gotbaum, LLP 102 West 57th Street, Manhattan Special Permit (§73-36) to allow the proposed Physical Culture Establishment on a portion of the ground floor of a new hotel. C5-3 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 8/19/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 22, 2008
10:00 A.M.

<i>SOC - DECISIONS</i>		
1.	853-53-BZ	Walter T. Gorman, P.E. 2402/16 Knapp Street, Brooklyn Extension of Term/waiver to permit the continued operation of a gasoline service station (<i>Mobil</i>) which expired on October 23, 1999 and an Extension of Time to obtain a Certificate of Occupancy which expired on April 1, 1996 in R3-2/C2-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/22/08
2.	615-57-BZ	Sheldon Lobel, P.C. 154-11 Horace Harding Expressway, Queens Extension of Time to obtain a Certificate of Occupancy and waiver of the rules for a Gasoline Service Station (<i>Exxon</i>) which expired on October 9, 2007. C1-3/R5B zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/22/08
3.	579-68-BZ	Sheldon Lobel, P.C. 152-160 East 88th Street, Manhattan Extension of Term to permit the operation of a transient parking garage in the cellar of a building originally granted under Section 60(3) of the Multiple Dwelling Law. C1-8X zoning district. Community Board #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 7/22/08
4.	406-82-BZ	Joseph P. Morsellino, Esq. 2411 86th Street, Brooklyn Extension of Term/waiver for a Special Permit (§73-243) eating and drinking establishment (<i>McDonald's</i>) with accessory drive-thru which expired on January 18, 2008; and an Extension of Time to obtain a Certificate of Occupancy which expired on January 1, 2006 in an C1-3/R05 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/22/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 22, 2008
10:00 A.M.

<i>SOC - DECISIONS</i>		
5.	286-86-BZ	Sheldon Lobel, P.C. 100 7th Avenue, Brooklyn Extension of Term to allow the continued use of a Physical Cultural Establishment previously granted pursuant to §72-21 of the zoning resolution. R6A/C1-3 zoning district. Community Board #6BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 7/22/08
6.	151-90-BZ	Mitchell S. Ross 115-49 118th Street, 115-70 Lefferts Boulevard, Queens Amendment to allow legalization of existing office use to replace approved governmental office use. R3-2 zoning district. Community Board #10Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 7/22/08
7.	268-06-BZ	Slater & Beckerman, LLP 80-35 Pitkin Avenue, Queens Reopening for an Amendment to previously approved Special Permit (§73-30) to permit a 90-foot non-accessory radio tower as part of the New York City Department of Information Technology and Telecommunications (“DoITT”) New York City Wireless Network (“NYCWIN”). Community Board #10Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 7/22/08
8.	302-06-BZ	Harold Weinberg, P.E. 1791 Ocean Parkway, Brooklyn Amendment to variance to permit a yeshiva; amendment would correct floor area calculation errors and permit a minor increase in floor area. Community Board #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/22/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 22, 2008
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
9.	546-82-BZ	Pasquale Carpentiere 148-15 89th Avenue, Queens Extension of Term for a UG8 parking lot which expires on June 14, 2008 in an R7A/DJ zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/26/08
10.	16-92-BZ	Sheldon Lobel, P.C. 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 (UG16), a woodworking and metal working company (UG16) and a 2,420 square foot mezzanine addition. R5/C1-1 zoning district. Community Board #6BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 8/26/08
11.	340-03-BZ	Davidoff Malito & Hutcher, LLP 408 Greenwich Street, a/k/a 22-24 Hubert Street, Manhattan Amendment to variance to allow in a mixed use building the change of the use on the fifth floor from commercial use (UG6) to residential use (UG2). M1-5 zoning district/Tribeca Mixed Use District. Community Board #1M
		Examiner: Roy Starrin (212) 788-8797
		Status: Adjourned, Continued Hearing – 8/26/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 22, 2008
10:00 A.M.

SOC – NEW CASES		
12.	728-29-BZ	Walter T. Gorman, P.E. 154-04 Horace Harding Expressway, Queens Extension of Time to obtain a Certificate of Occupancy and Waiver of the rules for a UG16 Gasoline Service Station (<i>Mobil</i>), in an R-4 zoning district, which expired on May 15, 2003. Community Board #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/29/08
13.	713-55-BZ	Walter T. Gorman, P.E. 181-05 Horace Harding Expressway, Queens Extension of Time to obtain a Certificate of Occupancy/waiver for a gasoline service station (<i>Mobil</i>), in a C2-2/R3-2 zoning district, which expired on May 22, 2003. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/29/08
14.	7-04-BZ	Lawrence Whiteside 2208 Boller Avenue, Bronx Extension of Time to Complete Construction of a UG4 Church/Community Outreach Center (<i>Co-Op City Baptist Church</i>), in an R3A zoning district, which expired on June 8, 2008. Community Board #10BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/19/08
15.	180-07-BZ	Sheldon Lobel, P.C. 47 West 13th Street, Manhattan Extension of Time to obtain a Certificate of Occupancy for a previously granted physical culture establishment (<i>Silk Day Spa</i>), in a C6-2/C6-2M zoning district, which expired on May 20, 2008. Community Board #2M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/19/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 22, 2008
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
16.	68-08-A	Sheldon Lobel, P.C. 135-23 82nd Avenue, Queens An appeal seeking a determination that the property owner has acquired a common law vested right to continue construction commenced under the prior R6A zoning. R5D Zoning District. Community Board #8Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 8/19/08

<i>APPEALS – NEW CASES</i>		
17.	251-07-A thru 254-07-A	Eric Palatnik, P.C. 63 & 65 Houston Street, 104 & 106 Willowbrook Road, Staten Island Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R3A zoning district. R3X zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/9/08
18.	34-08-A	Kevin Christopher Shea 144 North 8th Street, Brooklyn Appeal seeking to revoke permit and approvals for construction of a 16-story building, under contention that the building is in violation of ZR §23-142 and ZR §12-10. Community Board #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Postponed Hearing – 7/29/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 22, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	143-07-BZ	<p>Moshe M. Friedman 6404 Strickland Avenue, Brooklyn Variance (§72-21) to permit the construction of a three-story and cellar synagogue and religious pre-school. The proposal is contrary to §24-111 (a) and §23-141 (a) (floor area), §24-11 (open space and lot coverage), §24-521 (front wall and sky exposure plane), §24-34 (front yard), §24-35 (side yard), §25-31 (parking). R2 zoning district. Community Board #18BK</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/22/08
2.	282-07-BZ & 283-07-BZ	<p>Sheldon Lobel, P.C. 774 Schenck Avenue & 825 Hendrix Street, Brooklyn Variance (§72-21) to allow two, two-family, two-story detached homes; contrary to front yard requirements (§23-45). R5 district. Community Board #5BK</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 7/22/08
3.	36-08-BZ	<p>Lewis Garfinkel, R.A. 1177 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary regulations for open space and floor area (§23-141(a)); side yards (§23-461) and rear yard (§23-47) in an R-2 zoning district. Community Board #14BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/22/08
4.	80-08-BZ	<p>Dennis D. Dell'Angelo 1073 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary the open space ratio and floor area (§23-141); side yards (§23-46) and rear yard requirement (§23-47) in an R-2 zoning district. Community Board #15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/22/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 22, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	144-08-BZ	Rizzo Group 225 5th Avenue, Manhattan Special Permit (§73-36) for proposed Physical Culture Establishment (<i>24 Hour Fitness</i>) on portions of the first and cellar floors. The proposal is contrary to ZR §32-10. C5-2 district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/22/08

<i>BZ – CONTINUED HEARINGS</i>		
6.	268-07-BZ	Eric Palatnik, P.C. 1644 48th Street, Brooklyn Variance (§72-21) to permit the development of a synagogue (<i>Congregation Adath Jacob</i>) (UG4) with two accessory apartments. The proposal is contrary to §24-11 (Total Floor Area and Lot Coverage), §24-35 (Side Yard), §24-36 (Rear Yard), §24-551 (Setback), and §25-31 (Community facility parking). R5 district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Adjourned, Continued Hearing – 9/16/08
7.	271-07-BZ	The Rizzo Group 213-219 West 23rd Street, Manhattan Special Permit (§73-36) to legalize a Physical Culture Establishment (<i>David Barton Gym</i>) and a variance to allow the facility within the R8A portion of the zoning lot, contrary to §§22-10 and 32-18. C2-7A and R8A zoning district. Community Board #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/26/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 22, 2008
1:30 P.M.

BZ – CONTINUED HEARINGS		
8.	44-08-BZ	Law Office of Fredrick A. Becker 1015 East 23 rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary regulations for 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 – 8/26/08
9.	66-08-BZ	Sheldon Lobel, P.C. 1497 East 21 st 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 less than the required rear yard (§23-47) in an R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/26/08

BZ – NEW CASES		
10.	42-08-BZ	Eric Palatnik, P.C. 182 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family residence and conversion to a single family residence. This application seeks to vary floor area, lot coverage, open space (§23-141(b)) and rear yard (§23-47) in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/9/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 22, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
11.	59-08-BZ	Sheldon Lobel, P.C. 591 Forest Avenue, Staten Island Special Permit (§73-36) to allow the operation of a Physical Culture Establishment (<i>Planet Fitness</i>) on the first and second floors of an existing building. The proposal is contrary to §32-10. C2-1 within R3X district. Community Board #1SI
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/26/08
12.	84-08-BZ	Walter T. Gorman, P.E. 67-24 Main Street, a/k/a 68-12 Main Street, Queens Special Permit filed pursuant to §§11-411, 11-412 & 73-01 (d) to reinstate and amend the variance granted under Cal# 410-48-BZ for an automotive service station with accessory uses located in a C1-2/R4 zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 8/26/08
13.	165-08-BZ	Ellen Hay, Wachtel & Masyr, LLP 11 Penn Plaza, a/k/a 166 West 32nd Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Bally Sports Club</i>) on four levels in an existing 26-story building. The proposal is contrary to ZR §32-10. C6-6 & C6-4.5 MiD districts. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Postponed Hearing – 9/23/08
14.	167-08-BZ	Sheldon Lobel, P.C. 253 5th Avenue, Manhattan Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Garden Retreat & Spa</i>) on the second floor of an existing seven-story building. The proposal is contrary to ZR §32-10. C5-2 district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/26/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 29, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	728-29-BZ	Walter T. Gorman, P.E. 154-04 Horace Harding Expressway, Queens Extension of Time to obtain a Certificate of Occupancy and Waiver of the rules for a UG16 Gasoline Service Station (<i>Mobil</i>), in an R-4 zoning district, which expired on May 15, 2003. Community Board #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/29/08
2.	713-55-BZ	Walter T. Gorman, P.E. 181-05 Horace Harding Expressway, Queens Extension of Time to obtain a Certificate of Occupancy/waiver for a gasoline service station (<i>Mobil</i>), in a C2-2/R3-2 zoning district, which expired on May 22, 2003. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/29/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 29, 2008
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	709-55-BZIII	Walter T. Gorman, P.E. 2000 Rockaway Parkway, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a gasoline service station (<i>Mobil</i>) which expired on January 9, 2003; waiver of the rules and an Amendment to legalize existing condition contrary to previous approved plans. C1-2/R4 zoning district Community Board #18BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/9/08
4.	788-89-BZ	Dominick Salvati & Son Architects 187-17 Jamaica Avenue, Queens Extension of Term/Waiver for a UG16 automobile repair shop and automobile sales which expired on November 19, 2006 in a C2-2 zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/9/08
5.	24-96-BZ	Rothkrug, Rothkrug & Spector LLP 213 Madison Street, Manhattan Extension of Term (§§11-411 & 11-413) a variance, which expired on October 7, 2007, permitting commercial use in an R7-2 residential zoning district, and Amendment to a change the use from a retail store (UG 6) to an eating and drinking establishment (UG 6). Community Board #3M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Adjourned, Continued Hearing – 9/23/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 29, 2008
10:00 A.M.

SOC – NEW CASES		
6.	360-01-BZ	Carl A. Sulfaro, Esq. 2228 Gerritsen Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy/waiver for an existing gasoline service station (<i>Mobil</i>), in a C2-2/R-4 zoning district, which expired on December 17, 2004. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Postponed Hearing – 8/19/08

APPEALS – DECISIONS		
7.	104-08-BZY thru 119-08-BZY	Anthony J. Tucci 15/589 Carmela Court/Mill Road, Staten Island Extension of time (§11-332) to complete construction and obtain a Certificate of Occupancy under the prior district regulations. R3X zoning district Series cases 104-08-BZY thru 119-08-BZY Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/29/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 29, 2008
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	266-07-A	Stuart A. Klein 1610 Avenue S, 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 district regulations. R4-1 Zoning District. Community Board #15BK
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 9/9/08
9.	47-08-A	Rothkrug, Rothkrug & Spector, LLP 7228 Thursby Avenue, Queens Construction of a two-family dwelling located partially within the bed of a mapped street, contrary to General City Law Section 35. R3-2 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 8/26/08
10.	48-08-A	Joseph A. Sherry 126 Oceanside Avenue, Queens Reconstruction and enlargement of an existing single family dwelling not fronting on a legally mapped street, contrary to General City Law Section 36 and partially located within the bed of a mapped street, contrary to GCL Section 35. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/29/08
11.	49-08-A	Joseph A. Sherry 305 Hillside Avenue, Queens Proposed reconstruction and enlargement of an existing single family home not fronting on a legally mapped street, contrary to General City Law Section 36 and located within mapped street, contrary to General City Law Section 35. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/29/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 29, 2008
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
12.	34-08-A	Kevin Christopher Shea 144 North 8th Street, Brooklyn Appeal seeking to revoke permit and approvals for construction of a 16-story building, under contention that the building is in violation of ZR §23-142 and ZR §12-10. Community Board #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 10/7/08
13.	95-08-A	Blank Rome LLP by Marvin Mitzner 6701 Bay Parkway, Brooklyn An appeal seeking a determination that the property owner has acquired common law vested right to continue development under the prior C4-3 zoning district regulations. C4-2A zoning district. Community Board #10BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/9/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 29, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	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: Closed, Decision – 9/9/08
2.	109-07-BZ	Jeffrey A. Chester, Esq. 33-57 59th Street, Queens Variance (§72-21) to allow a two-story, single family-residence, contrary to lot coverage (§23-141); front yard (§23-45) and side yard (§23-461) regulations. R-5 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/29/08
3.	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: Granted – 7/29/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, July 29, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
4.	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: Deferred Decision – 9/16/08
5.	58-08-BZ	Fried, Frank Harris, Shriver & Jacobson LLP 614-632 West 58th Street, Manhattan Special Permit (§73-19) to allow the development of a six-story school (<i>Nations Academy</i>) (UG 3). The proposal is contrary to §42-12. M1-5 and C4-7 districts. Community Board #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/29/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 29, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
6.	245-07-BZ	Law Offices of Howard Goldman, LLC 220 Water Street, Brooklyn Variance (§72-21) to allow the residential conversion of an existing five-story industrial building. Proposed project will contain 147 dwelling units, ground floor retail space and 59 accessory parking spaces. Proposal is contrary to use regulations (§42-00). M1-2 district. Community Board #2BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 9/9/08
7.	248-07-BZ	Eric Palatnik, P.C. 32-15 60th Street, Queens Variance (§72-21) for legalization of three-story, two-family home, in an R5 zoning district, which was built on an undersized lot contrary to minimum lot width (§23-33). Community Board #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/16/08
8.	9-08-BZ	Rampulla Associates Architects 555 Foster Road, Staten Island Variance (§72-21) to construct a single family detached residence, contrary to minimum lot area (§107-42); side yard (§23-462) and front yard (§23-45) regulations in an R3-X (Special Richmond District/Special Growth Management District) zoning district. Community Board #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/16/08
9.	35-08-BZ	Lewis E. Garfinkel, R.A. 1856 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, open space and lot coverage (§34-141(b)); side yards (§23-461) and rear yard (§23-47) in an R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/9/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 29, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
10.	39-08-BZ	Eric Palatnik, P.C. 77 Richmond Hill Road, Staten Island Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>Synergy Fitness</i>) on the first floor of the subject building. The proposal is contrary to §32-10. C2-1 district. Community Board #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 9/9/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, July 29, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
11.	51-08-BZ	Francis R. Angelino, Esq. 511 Avenue R, Brooklyn Variance (§72-21) to permit the development of a new six-story & mezzanine synagogue, contrary to §24-11 (lot coverage, FAR, and open space), §24-382 (rear yard), §24-522 and §23-633 (building height and front setback) R6A/Ocean Parkway Special Zoning District. Community Board #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/9/08
12.	61-08-BZ	The Law Office of Fredrick A. Becker 439 86th Street, Brooklyn Special Permit (§73-36) to allow the operation of a Physical Culture Establishment on the second and third floors of an existing building. The proposal is contrary to ZR §32-10. C4-2A (BR) district. Community Board #10BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/9/08
13.	67-08-BZ	Sheldon Lobel, P.C. 3842 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary open space, lot coverage and floor area (§23-141); minimum 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 – 9/16/08
14.	93-08-BZ	Rothkrug Rothkrug & Spector, LLP 112-12, 112-18, 112-24 Astoria Boulevard, Queens Variance (§72-21) to allow a six-story transient hotel (UG 5), contrary to use regulations (§22-00). R6 district. Community Board #3Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 9/23/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 19, 2008

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	467-58-BZ	<p>Walter T. Gorman, P.E., 172-11 Northern Boulevard, Queens Extension of Term/Waiver for the continued use of a gasoline service station (<i>Exxon Mobil</i>) which expired on May 21, 1999 in an R3-2 zoning district. Community Board #7Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 8/19/08</p>
2.	200-00-BZ	<p>Eric Palatnik, P.C. 107-24 37th Avenue, a/k/a 37-16 108th Street, Queens Extension of Time to Obtain a Certificate of Occupancy for a Physical Culture Establishment (Squash Total Fitness), which expired on May 21, 2008, in a C1-4 (R6B) zoning district. Community Board #3Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 8/19/08</p>
3.	7-04-BZ	<p>Lawrence Whiteside 2208 Boller Avenue, Bronx Extension of Time to Complete Construction of a UG4 Church/Community Outreach Center (<i>Co-Op City Baptist Church</i>), in an R3A zoning district, which expired on June 8, 2008. Community Board #10BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 8/19/08</p>
4.	33-06-BZ	<p>Rampulla Associates Architects 1457 Richmond Road, Staten Island Amendment to a previously approved variance to allow the relocation of the approved commercial building to a different location on the zoning lot. R1-2 district. Community Board #2SI</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Granted – 8/19/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, August 19, 2008
10:00 A.M.

<i>SOC - DECISIONS</i>		
5.	180-07-BZ	Sheldon Lobel, P.C. 47 West 13th Street, Manhattan Extension of Time to obtain a Certificate of Occupancy for a previously granted physical culture establishment (<i>Silk Day Spa</i>), in a C6-2/C6-2M zoning district, which expired on May 20, 2008. Community Board #2M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted - 8/19/08

<i>SOC - CONTINUED HEARINGS</i>		
6.	826-86-BZII thru 828-86-BZII	Eric Palatnik, P.C. 269-10, 270-10, 271-10 Grand Central Parkway, Queens Extension of Term for a Special Permit (§73-11) to permit non-accessory radio towers and transmitting equipment on the roof of an existing 23-story multiple dwelling; Extension of Time to obtain a Certificate of Occupancy; waiver of the rules and an Amendment to legalize additional transmitting equipment on the roof and to eliminate the condition that a new Certificate of Occupancy be obtained. R3-2 zoning district. Community Board #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Dismissed - 8/19/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, August 19, 2008
10:00 A.M.

SOC - NEW CASES		
7.	360-01-BZ	<p>Carl A. Sulfaro, Esq. 2228 Gerritsen Avenue, Brooklyn</p> <p>Extension of Time to obtain a Certificate of Occupancy/waiver for an existing gasoline service station (<i>Mobil</i>), in a C2-2/R-4 zoning district, which expired on December 17, 2004.</p> <p>Community Board #15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing - 10/7/08
8.	217-03-BZ	<p>Sheldon Lobel, P.C. 142 Pennsylvania Avenue, Brooklyn</p> <p>Extension of Time to Complete Construction of a previously granted variance for the proposed expansion of a one story and cellar building in an R-5 zoning district.</p> <p>Community Board #5BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing - 9/16/08
9.	257-04-BZ	<p>Cozen O'Connor 252/260 Atlantic Avenue, Brooklyn</p> <p>Amendment to previously granted variance to modify streetwall and elevator bulkhead. R6, R6A, C2-3 & C2-4 districts.</p> <p>Community Board #2BK</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing - 10/7/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, August 19, 2008
10:00 A.M.

<i>APPEALS - DECISIONS</i>		
10.	265-07-A	Stuart A. Klein 57 West 70th Street, Manhattan An appeal challenging the Department of Building's interpretation that the rear yard structure (porch) is a permitted obstruction that complies with §23-44. R8B zoning district. Community Board #7M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted - 8/19/08
11.	68-08-A	Sheldon Lobel, P.C. 135-23 82nd Avenue, Queens An appeal seeking a determination that the property owner has acquired a common law vested right to continue construction commenced under the prior R6A zoning. R5D Zoning District. Community Board #8Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted - 8/19/08

<i>APPEALS - CONTINUED HEARINGS</i>		
12.	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 - 10/7/08
13.	230-07-BZY	Rothkrug, Rothkrug & Spector, LLP 90-22 176th Street, Queens Extension of time (§11-331) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on September 10, 2007. R4-1 zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision - 10/7/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, August 19, 2008
10:00 A.M.

<i>APPEALS - NEW CASES</i>		
14.	168-08-A	Cozen O'Connor 63 Brighton 2nd Place, Brooklyn Legalization of an existing building not fronting on a legally mapped street, contrary to General City Law Section 36. R6(OP) zoning district. Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned - 10/7/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, August 19, 2008
1:30 P.M.

<i>BZ - DECISIONS</i>		
1.	189-07-BZ	Eric Palatnik, P.C. 40-55 College Point Boulevard, Queens Variance (§72-21) to allow ground floor retail use (UG 6) in a six-story residential building; contrary to use regulations (§22-00). R6 zoning district. Community Board #7Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 8/19/08
2.	257-07-BZ	Gordon J. Davis c/o Dewey & LeBoeuf 3 East 101st Street, Manhattan Variance (§72-21) to permit the construction of an 11-story, 269,000 square foot Center for Science and Medicine at the <i>Mount Sinai Medical Center</i> . The proposal is contrary to height, setbacks, and sky exposure plane for community facility use (§24-522), community facility lot coverage (§24-11), and community facility tower coverage (§24-54). R9 zoning district. Community Board #11M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 9/9/08
3.	12-08-BZ	Sheldon Lobel, P.C. 317 Lenox Avenue, a/k/a 105 W. 125th Street, Manhattan Special Permit (§73-36) to allow the operation of a Physical Culture Establishment (<i>Planet Fitness</i>) on a portion of the cellar and ground floor of a ten-story commercial building. The proposal is contrary to §32-10. C4-7 zoning district. Community Board #10M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 8/19/08
4.	78-08-BZ	Flora Edwards, Esq. 611-617 East 133rd Street, Bronx Variance (§72-21) to permit a new community facility building (<i>South Bronx Charter School</i>). The proposal is contrary to §123-62 (Maximum floor area ratio for community facilities), §24-11 (Maximum floor area ratio and percentage of lot coverage) and §123-662 (b)(4) (street wall height in Special Mixed-Use Districts). MX-1 (M1-2/R6A). Community Board #1BX
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/26/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, August 19, 2008
1:30 P.M.

<i>BZ - DECISIONS</i>		
5.	156-08-BZ	Friedman & Gotbaum, LLP 102 West 57th Street, Manhattan Special Permit (§73-36) to allow the proposed Physical Culture Establishment (<i>Spa Chakra</i>) on a portion of the ground floor of a new hotel. C5-3 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 8/19/08

<i>BZ - CONTINUED HEARINGS</i>		
6.	281-06-BZ & 282-06-A	Eric Palatnik, P.C. 232 Beaumont Street, Brooklyn BZ: Special Permit (§73-622) for the legalization of existing floor area which exceeds the district requirement (§23-141) in an R3-1 zoning district. A: Appeal of Department of Buildings determination that portions of the building exceed permitted obstruction regulations under §27-335(A)(2). Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Withdrawn – 8/19/08
7.	51-07-BZ	Gerald J. Caliendo, R.A. 70-44 to 58 Kissena Boulevard, Queens Variance (§72-21) to allow a one-story retail building (UG 6); contrary to use regulations (§22-00). R4 zoning district. Community Board #8Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 10/07/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, August 19, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	119-07-BZ	Sheldon Lobel, P.C. 443 39th Street, Brooklyn Variance (§72-21) to allow a four-story community facility building contrary to regulations for use (§42-10), rear yard (§43-26) and parking (§44-21). M1-2 zoning district. Community Board #7BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 10/28/08
9.	171-07-BZ	Sheldon Lobel, P.C. 167 Norfolk Street, Brooklyn Special Permit (§73-622) to allow legalization of an enlargement to a single-family residence which exceeds allowable floor area, lot coverage and less than the minimum open space (§23-141); less than the minimum required rear yard (§23-47) and side yards (§23-461) in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/28/08
10.	205-07-BZ	Omnipoint Communications Inc. 53-20 72nd Place, Queens Special Permit (§73-30) to allow a non-accessory radio tower on the rooftop of an existing building. R4-1 zoning district. Community Board #5Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 11/18/08
11.	238-07-BZ	Law Offices of Howard Goldman 5-11 47th Avenue, Queens Variance (§72-21) to allow a 13-story residential building (UG 2) contrary to regulations for FAR (§117-21 & §23-145), lot coverage (§117-21 & §23-145), minimum distance between windows (§117-21 & §23-711(b)) and height and setback (§117-21, §23-633 & §23-663). Student dormitory (UG 3) and faculty housing (UG 2) for CUNY Graduate Center is also proposed contrary to use regulations (§42-00). M1-4/R6A (LIC) and M1-4 districts. Community Board #2Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 9/23/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, August 19, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	291-07-BZ	Eric Palatnik, P.C. 1912 New York Avenue, Brooklyn Variance (§72-21) to permit the alteration of existing residential structure for a UG 4 synagogue (<i>Congregation Tifereth Toma Eliezer</i>) with accessory rabbi's quarters. The proposal is contrary to sections §24-35 (side yards), §24-391 (rear yard), §24-34 (front yard), and §24-521 (front wall height). R4 district. Community Board #18BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/23/08
13.	37-08-BZ	Slater & Beckerman, LLP 100 Merrill Avenue, Staten Island Special Permit (§73-30) to allow an extension to an existing non-accessory radio tower as part of the NYC Department of Information Technology and Telecommunications/Wireless Network. R3X zoning district. Community Board #2SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Withdrawn – 8/19/08
14.	102-08-BZ	Rothkrug, Rothkrug & Spector, LLP 103 Beachview Avenue, Staten Island Variance (§72-21) for the construction of a one-family residence on a vacant undersized lot that does not provide sufficient side yards (§23-461) and required parking spaces (§25-22) within a R3-1/Low Density Growth Management district. Community Board #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/16/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, August 19, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
15.	41-08-BZ	Omnipoint Communications Inc. 64-35 223rd Place, Queens Special Permit (§73-30) to permit a proposed 65 foot non-accessory radio tower and related equipment at grade. Re-2 district. Community Board #11Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 9/16/08
16.	76-08-BZ	Eric Palatnik, P.C. 621 Beach 9th Street, Queens Variance (§72-21) to permit the legalization of a UG4 not-for-profit ambulance/emergency garage (<i>Hatzolah</i>), dispatch and training facility, contrary to rear yard §24-36 regulations. R5 district. Community Board #14Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/23/08
17.	79-08-BZ	Law Office of Fredrick A. Becker 117-23 132nd Street, Queens Variance (§72-21) for the construction of a single family residence, contrary to lot width and lot area (§23-32); and side yards (§23-461, §21-15). R3-2 zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/23/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 26, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	16-92-BZ	Sheldon Lobel, P.C. 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 (UG16), a woodworking and metal working company (UG16) and a 2,420 square foot mezzanine addition. R5/C1-1 zoning district. Community Board #6BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 8/26/08

<i>SOC – CONTINUED HEARINGS</i>		
2.	546-82-BZ	Pasquale Carpentiere 148-15 89th Avenue, Queens Extension of Term for a UG8 parking lot which expires on June 14, 2008 in an R7A/DJ zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/9/08
3.	340-03-BZ	Davidoff Malito & Hatcher, LLP 408 Greenwich Street, a/k/a 22-24 Hubert Street, Manhattan Amendment to variance to allow in a mixed use building the change of the use on the fifth floor from commercial use (UG6) to residential use (UG2). M1-5 zoning district/Tribeca Mixed Use District. Community Board #1M
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 9/23/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 26, 2008
10:00 A.M.

SOC – NEW CASES		
4.	218-58-BZ	Vassalotti Associates Architects, LLP 77-40 Hewlett Street, Queens. Extension of Term for an existing gasoline service station (<i>Exxon</i>), in a C1-2/R-2 zoning district, which expired on July 29, 2008. Community Board #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/9/08
5.	705-68-BZ	Rothkrug, Rothkrug & Spector, LLP 88-14/22 182nd Street, Queens. Extension of Term/waiver for a (UG8) parking lot in an R4-1 zoning district which expired on April 27, 2007. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/23/08
6.	164-99-BZ	Gerald J. Caliendo, R.A., AIA 79-03 Roosevelt Avenue, Queens. Extension of Term/waiver for a (UG12) eating and drinking establishment without restrictions on entertainment, in a C2-3/R-6 zoning district, which expired on August 15, 2006; Amendment to the seating layout, relocation of the bar and addition of storage rooms. Community Board #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/9/08

DISCLAIMER

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 26, 2008
10:00 A.M.

APPEALS - CONTINUED HEARINGS

7.	306-05-BZY	Stuart A. Klein, Esq. 206A Beach 3rd Street, Queens Extension of Time to complete construction (§11-331) under the prior zoning district regulations. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing - 10/28/08
8.	47-08-A	Rothkrug, Rothkrug & Spector, LLP 7228 Thursby Avenue, Queens Construction of a two-family dwelling located partially within the bed of a mapped street, contrary to General City Law Section 35. R3-2 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision - 9/16/08

APPEALS - NEW CASES

9.	96-08-A	Gary D. Lenhart, R.A. 208 Oceanside Avenue, Queens Proposed reconstruction and enlargement of an existing single family home located, within the bed of a mapped street, contrary to General City Law Section 35. R4 Zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted - 8/26/08
10.	150-08-A	Gary D. Lenhart, R.A. 331 Hillside Avenue, Queens. Proposed reconstruction and enlargement of an existing single family home and the upgrade of an existing non-conforming private disposal system, within the bed of a mapped street, 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 - 8/26/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 26, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	39-06-BZ	<p>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</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Deferred decision – 10/28/08
2.	74-07-BZ	<p>Friedman & Gotbaum, LLP 6-10 West 70th Street, Manhattan Congregation Shearith Israel 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>
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 8/26/08
3.	44-08-BZ	<p>Law Office of Fredrick A. Becker 1015 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary regulations for open space and floor area (§23-141(a)), and rear yard (§23-47) in an R-2 zoning district. Community Board #14BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/26/08
4.	66-08-BZ	<p>Sheldon Lobel, P.C. 1497 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 less than the required rear yard (§23-47) in an R2 zoning district. Community Board #14BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/26/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, August 26, 2008
1:30 P.M.

<i>BZ - DECISIONS</i>		
5.	78-08-BZ	Flora Edwards, Esq. 611-617 East 133rd Street, Bronx Variance (§72-21) to permit a new community facility building (<i>South Bronx Charter School</i>). The proposal is contrary to §123-62 (Maximum floor area ratio for community facilities), §24-11 (Maximum floor area ratio and percentage of lot coverage) and §123-662 (b)(4) (street wall height in Special Mixed-Use Districts). MX-1 (M1-2/R6A). Community Board #1BX
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 8/26/08

<i>BZ - CONTINUED HEARINGS</i>		
6.	243-07-BZ& 244-07-A	Rothkrug, Rothkrug & Spector LLP 120 John Street, Staten Island Variance (§72-21) to construct a three-story, one-family residence, contrary to floor area and open space (§23-141), minimum front yards (§23-45) and parking (§23-622). R3-2/LDGM zoning district. Proposed construction is located within the bed of mapped street, contrary to General City Law Section 35. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757&Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/23/08
7.	271-07-BZ	The Rizzo Group 213-219 West 23rd Street, Manhattan Special Permit (§73-36) to legalize a Physical Culture Establishment (<i>David Barton Gym</i>) and a variance to allow the facility within the R8A portion of the zoning lot, contrary to §§22-10 and 32-18. C2-7A and R8A zoning district. Community Board #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 9/16/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 26, 2008

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	59-08-BZ	Sheldon Lobel, P.C. 591 Forest Avenue, Staten Island Special Permit (§73-36) to allow the operation of a Physical Culture Establishment (<i>Planet Fitness</i>) on the first and second floors of an existing building. The proposal is contrary to §32-10. C2-1 within R3X district. Community Board#1SI
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/23/08
9.	84-08-BZ	Walter T. Gorman, P.E. 67-24 Main Street, a/k/a 68-12 Main Street, Queens Special Permit filed pursuant to §§11-411, 11-412 & 73-01 (d) to reinstate and amend the variance granted under Cal# 410-48-BZ for an automotive service station with accessory uses located in a C1-2/R4 zoning district. Community Board # 8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 9/23/08
10.	167-08-BZ	Sheldon Lobel, P.C. 253 5th Avenue, Manhattan Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Garden Retreat & Spa</i>) on the second floor of an existing seven-story building. The proposal is contrary to ZR §32-10. C5-2 district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 9/16/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, August 26, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
11.	94-08-BZ	Law Offices of Howard Goldman, LLC 1501 Pitkin Avenue, Brooklyn Variance (§72-21) to waive all required accessory parking (23 spaces) for the residential portion of a mixed-use redevelopment of an existing theatre building; contrary to § 25-00. C4-3 district. Community Board #16BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 9/23/08
12.	145-08-BZ	Law Office of Fredrick A. Becker 1121 East 28th Street, 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); less than the minimum side yards (§23-461) and less than the required rear yard (§23-47) in an R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/23/08
13.	148-08-BZ	Dennis D Dell'Angelo 1383 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary floor area and open space (§23-141); required side yards (§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 – 9/23/08
14.	155-08-BZ	Eric Palatnik, P.C. 282 Beaumont Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a one family home. This application seeks to vary floor area, open space and lot coverage (§23-141(a)); and required rear yard (§23-47) in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/23/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<i>SOC – DECISIONS</i>		
1.	218-58-BZ	Vassalotti Associates Architects, LLP 77-40 Hewlett Street, Queens Extension of Term for an existing gasoline service station (<i>Exxon</i>), in a C1-2/R-2 zoning district, which expired on July 29, 2008. Community Board #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/9/08
2.	546-82-BZ	Pasquale Carpentiere 148-15 89th Avenue, Queens Extension of Term for a UG8 parking lot which expires on June 14, 2008 in an R7A/DJ zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/9/08
3.	788-89-BZ	Dominick Salvati & Son Architects 187-17 Jamaica Avenue, Queens Extension of Term/Waiver for a UG16 automobile repair shop and automobile sales which expired on November 19, 2006 in a C2-2 zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/9/08
4.	164-99-BZ	Gerald J. Caliendo, R.A., AIA 79-03 Roosevelt Avenue, Queens Extension of Term/waiver for a (UG12) eating and drinking establishment without restrictions on entertainment, in a C2-3/R-6 zoning district, which expired on August 15, 2006. Community Board #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/9/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

SOC - CONTINUED HEARINGS

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

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

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

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	141-07-A	Hakime Altine 129-48 Hookcreek Boulevard, Queens Proposed construction of a two-story, one-family residential building in the bed of mapped street (Hook Creek Boulevard) contrary to General City Law Section 35. R2 Zoning. Community Board #13Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 10/28/08
11.	251-07-A thru 254-07-A	Eric Palatnik, P.C. 63 & 65 Houston Street, 104 & 106 Willowbrook Road, Staten Island Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R3A zoning district. R3X zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 10/7/08
12.	266-07-A	Stuart A. Klein 1610 Avenue S, 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 district regulations. R4-1 Zoning District. Community Board #15BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 10/28/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 9, 2008
1:30 P.M.

BZ – DECISIONS		
1.	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: Granted – 9/9/08
2.	245-07-BZ	Law Offices of Howard Goldman, LLC 220 Water Street, Brooklyn Variance (§72-21) to allow the residential conversion of an existing five-story industrial building. Proposed project will contain 147 dwelling units, ground floor retail space and 59 accessory parking spaces. Proposal is contrary to use regulations (§42-00). M1-2 district. Community Board #2BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Deferred Decision – 9/23/08
3.	257-07-BZ	Gordon J. Davis c/o Dewey & LeBoeuf 3 East 101st Street, Manhattan Variance (§72-21) to permit the construction of an 11-story, 269,000 square foot Center for Science and Medicine at the <i>Mount Sinai Medical Center</i> . The proposal is contrary to height, setbacks, and sky exposure plane for community facility use (§24-522), community facility lot coverage (§24-11), and community facility tower coverage (§24-54). R9 zoning district. Community Board #11M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 9/23/08
4.	39-08-BZ	Eric Palatnik, P.C. 77 Richmond Hill Road, Staten Island Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>Synergy Fitness</i>) on the first floor of the subject building. The proposal is contrary to §32-10. C2-1 district. Community Board #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/9/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, September 9, 2008
1:30 P.M.

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, September 9, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
9.	11-07-BZ	<p>Law Office of Fredrick A. Becker 3573 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family dwelling. This application seeks to vary open space and floor area (§23-141); side yards (§23-461) and rear yard (§23-47) in an R-2 zoning district. Community Board #14BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 11/18/08</p>
10.	158-08-BZ	<p>Law Office of Fredrick A. Becker 1814 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, lot coverage and open space (§23-141); perimeter wall height (§23-631); less than the minimum side yards (§23-461) and less than the minimum rear yard (§23-47) in an R3-2 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 10/7/08</p>
11.	179-08-BZ	<p>Rizzo Group 600 Broadway, Manhattan Special Permit (§73-36) to allow a Physical Culture Establishment on the fourth, fifth, and sixth floors in a six-story building. The proposal is contrary to §42-10. M1-5 district. Community Board #2M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 10/7/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 16, 2008
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	217-03-BZ	Sheldon Lobel, P.C. 142 Pennsylvania Avenue, Brooklyn Extension of Time to Complete Construction of a previously granted variance for the proposed expansion of a one story and cellar building in an R-5 zoning district. Community Board #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/28/08

<i>SOC – NEW CASES</i>		
2.	182-85-BZ	Dominick Salvati & Son Architects 209-11 20th Street, Brooklyn Extension of Term/Waiver of a previously granted Variance (§72-21) for a one story building for the storage of commercial vehicles for a (UG16) contractor's establishment, in an R6B zoning district, which expired on September 9, 2006. Community Board #7BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/7/08
3.	183-85-BZ	Dominick Salvati & Son Architects 206-08 20th Street, Brooklyn Extension of Term/Waiver of a previously granted Variance (§72-21) for the operation of a (UG16) open storage yard for building materials and accessory parking for four cars with an accessory office and showroom building, in an R6B zoning district, which expired on November 18, 2006. Community Board #7BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/7/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 16, 2008
10:00 A.M.

SOC – NEW CASES		
4.	605-86-BZ	<p>Anthony M. Salvati, Architects 7606 7th Avenue, Brooklyn</p> <p>Extension of Term of a Variance (§72-21) previously granted for a (UG4) two story medical office building in an R5B(BR) zoning district which expired on March 31, 2007; an Extension of Time to obtain a Certificate of Occupancy which expired on June 10, 1998 and a Waiver.</p> <p>Community Board #10BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 10/7/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 16, 2008
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
5.	47-08-A	Rothkrug, Rothkrug & Spector, LLP 7228 Thursby Avenue, Queens Construction of a two-family dwelling located partially within the bed of a mapped street, contrary to General City Law Section 35. R3-2 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/16/08

<i>APPEALS – CONTINUED HEARINGS</i>		
6.	33-08-A	Yury Menzak 67 Brighton 1st Lane, Brooklyn Proposed construction of a six story multi-family home not fronting a legally mapped street, contrary to General City Law Section 36. R6/Ocean Parkway Zoning District. Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 10/28/08

<i>APPEALS – NEW CASES</i>		
7.	176-08-A	Gary D. Lenhart, R.A. 105 Beach 217th Street, Queens Proposed reconstruction and enlargement of an existing single family dwelling not fronting on a mapped street, contrary to General City Law Section 36. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/16/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 16, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	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: Granted – 9/16/08
2.	248-07-BZ	Eric Palatnik, P.C. 32-15 60th Street, Queens Variance (§72-21) for legalization of three-story, two-family home, in an R5 zoning district, which was built on an undersized lot contrary to minimum lot width (§23-33). Community Board #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Withdrawn – 9/16/08
3.	271-07-BZ	The Rizzo Group 213-219 West 23rd Street, Manhattan Special Permit (§73-36) to legalize a Physical Culture Establishment (<i>David Barton Gym</i>) and a variance to allow the facility within the R8A portion of the zoning lot, contrary to §§22-10 and 32-18. C2-7A and R8A zoning district. Community Board #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/16/08
4.	41-08-BZ	Omnipoint Communications Inc. 64-35 223rd Place, Queens Special Permit (§73-30) to permit a proposed 65 foot non-accessory radio tower and related equipment at grade. Re-2 district. Community Board #11Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 9/16/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 16, 2008

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	67-08-BZ	Sheldon Lobel, P.C. 3842 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary open space, lot coverage and floor area (§23-141); minimum 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 – 9/16/08
6.	102-08-BZ	Rothkrug, Rothkrug & Spector, LLP 103 Beachview Avenue, Staten Island Variance (§72-21) for the construction of a one-family residence on a vacant undersized lot that does not provide sufficient side yards (§23-461) and required parking spaces (§25-22) within a R3-1/Low Density Growth Management district. Community Board #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/16/08
7.	167-08-BZ	Sheldon Lobel, P.C. 253 5th Avenue, Manhattan Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Garden Retreat & Spa</i>) on the second floor of an existing seven-story building. The proposal is contrary to ZR §32-10. C5-2 district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/16/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, September 16, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	220-07-BZ	Moshe M. Friedman, P.E. 847 Kent Avenue, Brooklyn Variance (§72-21) to allow the erection of a new four-story residential building containing four dwelling units, contrary to use regulations (§42-10). M1-1 district. Community Board #3BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Adjourned, Continued Hearing – 11/25/08
9.	268-07-BZ	Eric Palatnik, P.C. 1644 48th Street, Brooklyn Variance (§72-21) to permit the development of a synagogue (<i>Congregation Adath Jacob</i>) (UG4) with two accessory apartments. The proposal is contrary to §24-11 (Total Floor Area and Lot Coverage), §24-35 (Side Yard), §24-36 (Rear Yard), §24-551 (Setback), and §25-31 (Community facility parking). R5 district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 10/7/08
10.	9-08-BZ	Rampulla Associates Architects 555 Foster Road, Staten Island Variance (§72-21) to construct a single family detached residence, contrary to minimum lot area (§107-42); side yard (§23-462) and front yard (§23-45) regulations in an R3-X (Special Richmond District/Special Growth Management District) zoning district. Community Board #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/7/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 16, 2008

1:30 P.M.

BZ – NEW CASES		
11.	178-07-BZ	<p>Dominick Salvati and Son Architects 2261-2289 Bragg Street, Brooklyn Variance (§72-21) to permit proposed seven-story residential building above existing three-story community facility building, contrary to residential floor area, FAR and lot coverage (§23-141(b)), number of dwelling units (§23-222), rear yard (§23-47 & §24-36), sky exposure plane and setback, (§23-631(d)), required residential and community facility parking (§25-23 & §25-31). R5 district. Community Board #15BK</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 11/25/08
12.	135-08-BZ	<p>Sheldon Lobel, P.C. 71-52 172nd Street, Queens Variance (§72-21) to permit a one-story and mezzanine synagogue (<i>Fresh Meadows Bukharian Synagogue</i>), contrary to ZR §24-34 (minimum front yard) and §25-31 (minimum parking requirements). R2 district. Community Board #8Q</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 10/28/08
13.	157-08-BZ	<p>Sheldon Lobel, P.C. 365 Bay Street, Staten Island Special Permit (§73-36) to allow the proposed physical culture establishment (<i>Roman Spa & Sauna</i>) in the cellar and first floor of the two-story and cellar building currently under construction on the subject site. The proposal is contrary to ZR §42-10. M1-1 district. Community Board #1SI</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 10/28/08
14.	208-08-BZ	<p>Law Office of Fredrick A. Becker 2117-2123 Avenue M, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space ratio (§23-141) and less than the minimum side yard (§23-461) in an R-2 zoning district. Community Board #14BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/7/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 23, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	709-55-BZ	Walter T. Gorman, P.E. 2000 Rockaway Parkway, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a gasoline service station (<i>Mobil</i>) which expired on January 9, 2003; waiver of the rules and an Amendment to legalize existing condition contrary to previous approved plans. C1-2/R4 zoning district Community Board #18BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/23/08

<i>SOC – CONTINUED HEARINGS</i>		
2.	705-68-BZ	Rothkrug, Rothkrug & Spector, LLP 88-14/22 182nd Street, Queens Extension of Term/waiver for a (UG8) parking lot in an R4-1 zoning district which expired on April 27, 2007. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/28/08
3.	24-96-BZ	Rothkrug, Rothkrug & Spector LLP 213 Madison Street, Manhattan Extension of Term (§§11-411 & 11-413) a variance, which expired on October 7, 2007, permitting commercial use in an R7-2 residential zoning district, and Amendment to a change the use from a retail store (UG 6) to an eating and drinking establishment (UG 6). Community Board #3M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 10/28/08
4.	340-03-BZ	Davidoff Malito & Hatcher, LLP 408 Greenwich Street, a/k/a 22-24 Hubert Street, Manhattan Amendment to variance to allow in a mixed use building the change of the use on the fifth floor from commercial use (UG6) to residential use (UG2). M1-5 zoning district/Tribeca Mixed Use District. Community Board #1M
		Examiner: Roy Starrin (212) 788-8797
		Status: Adjourned, Continued Hearing – 10/7/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 23, 2008
10:00 A.M.

SOC – NEW CASES		
5.	681-68-BZ	Gerald J. Caliendo, R.A. 137-42 Guy Brewer Boulevard, Queens Amendment to a previously granted Variance (§72-21) for the change of use in a one-story building from offices (UG6) and air-freight storage (UG16) to retail stores (UG6), in an R3-1 zoning district, with accessory storage in the cellar and accessory parking for patrons to remain. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/28/08
6.	389-85-BZ	Walter T. Gorman, P.E. 2090 Bronxdale Avenue, Bronx Extension of Time to Obtain a Certificate of Occupancy for a UG16 automotive service station (<i>Mobil</i>), in a C2-3/R7-1 zoning district, which expired on October 26, 2000 and an Amendment to legalize the conversion of the service bays to a convenience store. Community Board #11BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/28/08
7.	222-90-BZ	Cozen O'Connor 80-02 Kew Gardens Road, Queens Extension of Term/Waiver for the continued operation of a previously granted Physical Culture Establishment (<i>Bally Total Fitness</i>), in a C4-4 zoning district, which expired on August 13, 2006; Extension of Time to obtain a Certificate of Occupancy which expired on September 23, 1998. Community Board #9Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/7/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 23, 2008
10:00 A.M.

SOC – NEW CASES		
8.	68-94-BZ	Cozen O'Connor 2100 Bartow Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy for a previously granted special permit for the operation of a Physical Culture Establishment (<i>Bally Total Fitness</i>) on the first and second floors of the Co-Op City Bay Plaza shopping center, which expired on March 12, 2008, in a C4-3 zoning district. Community Board #10BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/7/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 23, 2008
10:00 A.M.

APPEALS – CONTINUED HEARINGS

9.	168-07-A	Law Office of Fredrick A. Becker 1479 Rosedale Avenue, Bronx Appeal seeking a determination that the owner of the premises has acquired a common law vested right to continue the development commenced under the prior R6 Zoning District. Community Board #9BX Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 11/18/08
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APPEALS – NEW CASES

10.	151-08-BZY	Law Office of Howard Goldman 5-15 West 125th Street, Manhattan Extension of time to complete construction (11-331) under the prior zoning district regulations C4-4. C4-4A zoning district. Community Board #10M (Applicant submitted a withdrawal letter on 9/8/08) Examiner: Toni Matias (212) 788-8752 Status: Withdrawn – 9/23/08
11.	152-08-A	Quinn McCabe LLP 515 W 23rd Street, Manhattan Appeals seeking to vacate a Stop Work Order issued by the Department of Buildings for failure to obtain the authorization of adjacent property owner. C6-3A, Special West Chelsea District. Community Board #4M Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 10/8/08
12.	177-08-A	Quinn McCabe LLP 515 W 23rd Street, Manhattan Appeal seeking to vacate a Partial Stop Work Order issued by the Department of Buildings for failure to obtain the authorization of the adjacent property owner. C6-3A, Special West Chelsea District. Community Board #4M Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 10/8/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 23, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	238-07-BZ	Law Offices of Howard Goldman 5-11 47th Avenue, Queens Variance (§72-21) to allow a 13-story residential building (UG 2) contrary to regulations for FAR (§117-21 & §23-145), lot coverage (§117-21 & §23-145), minimum distance between windows (§117-21 & §23-711(b)) and height and setback (§117-21, §23-633 & §23-663). Student dormitory (UG 3) and faculty housing (UG 2) for CUNY Graduate Center is also proposed contrary to use regulations (§42-00). M1-4/R6A (LIC) and M1-4 districts. Community Board #2Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 9/23/08
2.	245-07-BZ	Law Offices of Howard Goldman, LLC 220 Water Street, Brooklyn Variance (§72-21) to allow the residential conversion of an existing five-story industrial building. Proposed project will contain 147 dwelling units, ground floor retail space and 59 accessory parking spaces. Proposal is contrary to use regulations (§42-00). M1-2 district. Community Board #2BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 9/23/08
3.	257-07-BZ	Gordon J. Davis c/o Dewey & LeBoeuf 3 East 101st Street, Manhattan Variance (§72-21) to permit the construction of an 11-story, 269,000 square foot Center for Science and Medicine at the <i>Mount Sinai Medical Center</i> . The proposal is contrary to height, setbacks, and sky exposure plane for community facility use (§24-522), community facility lot coverage (§24-11), and community facility tower coverage (§24-54). R9 zoning district. Community Board #11M
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 10/7/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 23, 2008

1:30 P.M.

<i>BZ – DECISIONS</i>		
4.	94-08-BZ	Law Offices of Howard Goldman 1501 Pitkin Avenue, Brooklyn Variance (§72-21) to waive all required accessory parking (23 spaces) for the residential portion of a mixed-use redevelopment of an existing theatre building; contrary to §25-00. C4-3 district. Community Board #16BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 9/23/08
5.	145-08-BZ	Law Office of Fredrick A. Becker 1121 East 28th Street, 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); less than the minimum side yards (§23-461) and less than the required rear yard (§23-47) in an R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/23/08
6.	148-08-BZ	Dennis D Dell’Angelo 1383 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary floor area and open space (§23-141); required side yards (§23-461) and rear yard (§23-47) in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/23/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 23, 2008

1:30 P.M.

BZ – CONTINUED HEARINGS		
7.	243-07-BZ & 244-07-A	Rothkrug, Rothkrug & Spector LLP 120 John Street, Staten Island Variance (§72-21) to construct a three-story, one-family residence, contrary to floor area and open space (§23-141), minimum front yards (§23-45) and parking (§23-622). R3-2/LDGM zoning district. Proposed construction is located within the bed of mapped street, contrary to General City Law Section 35. Community Board #1SI
		Examiner: H. Segovia 212-788-8757/T. Matias 212-788-8752
		Status: Closed, Decision – 10/28/08
8.	291-07-BZ	Eric Palatnik, P.C. 1912 New York Avenue, Brooklyn Variance (§72-21) to permit the alteration of existing residential structure for a UG 4 synagogue (<i>Congregation Tifereth Toma Eliezer</i>) with accessory rabbi's quarters. The proposal is contrary to sections §24-35 (side yards), §24-391 (rear yard), §24-34 (front yard), and §24-521 (front wall height). R4 district. Community Board #18BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/7/08
9.	59-08-BZ	Sheldon Lobel, P.C. 591 Forest Avenue, Staten Island Special Permit (§73-36) to allow the operation of a Physical Culture Establishment (<i>Planet Fitness</i>) on the first and second floors of an existing building. The proposal is contrary to §32-10. C2-1 within R3X district. Community Board #1SI
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/28/08
10.	76-08-BZ	Eric Palatnik, P.C. 621 Beach 9th Street, Queens Variance (§72-21) to permit the legalization of a UG4 not-for-profit ambulance/emergency garage (<i>Hatzolah</i>), dispatch and training facility, contrary to rear yard §24-36 regulations. R5 district. Community Board #14Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/28/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 23, 2008

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	79-08-BZ	Law Office of Fredrick A. Becker 117-23 132nd Street, Queens Variance (§72-21) for the construction of a single family residence, contrary to lot width and lot area (§23-32); and side yards (§23-461, §21-15). R3-2 zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/28/08
12.	84-08-BZ	Walter T. Gorman, P.E. 67-24 Main Street, a/k/a 68-12 Main Street, Queens Special Permit filed pursuant to §§11-411, 11-412 & 73-01 (d) to reinstate and amend the variance granted under Cal. #410-48-BZ for an automotive service station with accessory uses located in a C1-2/R4 zoning district. Community Board # 8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 10/28/08
13.	89-08-BZ	Eric Palatnik, P.C. 1101 Victory Boulevard, Staten Island Special Permit (§73-125) to allow a medical office (UG 4) in an existing one-story commercial office building, allowed by prior variance. R3X (HS) district. Community Board #1SI
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 10/28/08
14.	93-08-BZ	Rothkrug Rothkrug & Spector, LLP 112-12, 112-18, 112-24 Astoria Boulevard, Queens Variance (§72-21) to allow a six-story transient hotel (UG 5), contrary to use regulations (§22-00). R6 district. Community Board #3Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 10/28/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 23, 2008

1:30 P.M.

BZ – NEW CASES		
15.	159-08-BZ	Greenberg Traurig, LLP 68-70 Spring Street, Manhattan Variance (§72-21) to allow a new seven-story residential building (UG 2) containing 12 dwelling units and ground floor retail (UG 6); contrary to use regulations (§42-10 & §42-14 D(2)(b)). M1-5B district. Community Board #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 10/28/08
16.	165-08-BZ	Wachtel & Masyr, LLP Penn Plaza, a/k/a 166 West 32nd Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment on four levels in an existing 26-story building. The proposal is contrary to ZR §32-10. C6-6 & C6-4.5 MiD districts. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Withdrawn – 9/23/08
17.	178-08-BZ	Eric Palatnik, P.C. 153 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, lot coverage and open space (§23-141(b)) and less than the minimum side yards (§23-461) in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/28/08
18.	185-08-BZ	Slater & Beckerman, LLP 170 Claremont Avenue, Manhattan Variance (§72-21) to allow the enlargement of a six-story building and installation of an elevator, contrary to bulk regulations. Community Board #9M
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 11/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, September 23, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
19.	194-08-BZ	The Law Office of Fredrick A. Becker 432 Lafayette Street, Manhattan Special Permit (§73-19) to allow a school (UG3) on the first floor of an existing four-story mixed-use building. The proposal is contrary to ZR §42-10. M1-5B district. Community Board #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/7/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL HEARING

WEDNESDAY MORNING, September 24, 2008

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
1.	136-08-A	John Beckmann 846 70th Street, Brooklyn An appeal seeking to revoke a permit. Application contends that permit violates Section 25-621 (Location of Parking Spaces in Certain Districts). R4-1 Zoning District. Community Board #10BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 10/28/08
2.	202-08-BZY	Greenberg Traurig 131 Second Place, Brooklyn Extension of time (§11-331) to complete construction of a minor development commenced prior to a text amendment on July 23, 2008. R6 Zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 10/28/08
3.	212-08-A	Greenberg Traurig 131 Second Place, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior zoning district regulations. R6 zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 10/28/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 7, 2008
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	605-86-BZ	<p>Anthony M. Salvati, Architects 7606 7th Avenue, Brooklyn Extension of Term of a Variance (§72-21) previously granted for a (UG4) two story medical office building in an R5B(BR) zoning district which expired on March 31, 2007; an Extension of Time to obtain a Certificate of Occupancy which expired on June 10, 1998 and a Waiver. Community Board #10BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/7/08</p>
2.	222-90-BZ	<p>Cozen O'Connor 80-02 Kew Gardens Road, Queens Extension of Term/Waiver for the continued operation of a previously granted Physical Culture Establishment (<i>Bally Total Fitness</i>), in a C4-4 zoning district, which expired on August 13, 2006; Extension of Time to obtain a Certificate of Occupancy which expired on September 23, 1998. Community Board #9Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/7/08</p>
3.	68-94-BZ	<p>Cozen O'Connor 2100 Bartow Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy for a previously granted special permit for the operation of a Physical Culture Establishment (<i>Bally Total Fitness</i>) on the first and second floors of the Co-Op City Bay Plaza shopping center, which expired on March 12, 2008, in a C4-3 zoning district. Community Board #10BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/7/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 7, 2008
10:00 A.M.

<i>SOC - CONTINUED HEARINGS</i>		
4.	182-85-BZ	Dominick Salvati & Son Architects 209-11 20th Street, Brooklyn Extension of Term/Waiver of a previously granted Variance (§72-21) for a one story building for the storage of commercial vehicles for a (UG16) contractor's establishment, in an R6B zoning district, which expired on September 9, 2006. Community Board #7BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision - 10/28/08
5.	183-85-BZ	Dominick Salvati & Son Architects 206-08 20th Street, Brooklyn Extension of Term/Waiver of a previously granted Variance (§72-21) for the operation of a (UG16) open storage yard for building materials and accessory parking for four cars with an accessory office and showroom building, in an R6B zoning district, which expired on November 18, 2006. Community Board #7BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision - 10/28/08
6.	360-01-BZ	Carl A. Sulfaro, Esq. 2228 Gerritsen Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy/waiver for an existing gasoline service station (<i>Mobil</i>), in a C2-2/R-4 zoning district, which expired on December 17, 2004. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision - 10/28/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 7, 2008
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
7.	340-03-BZ	Davidoff Malito & Hatcher, LLP 408 Greenwich Street, a/k/a 22-24 Hubert Street, Manhattan Amendment to variance to allow in a mixed use building the change of the use on the fifth floor from commercial use (UG6) to residential use (UG2). M1-5 zoning district/Tribeca Mixed Use District. Community Board #1M
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 11/18/08
8.	257-04-BZ	Cozen O'Connor 252/260 Atlantic Avenue, Brooklyn Amendment to previously granted variance to modify streetwall and elevator bulkhead. R6, R6A, C2-3 & C2-4 districts. Community Board #2BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/28/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 7, 2008
10:00 A.M.

SOC – NEW CASES		
9.	736-45-BZ	<p>Walter T. Gorman, P.E. 3740 Broadway, Manhattan Extension of Term/waiver for a previously granted variance for the operation of a gasoline service station (<i>Mobil</i>), in a C2-4/R8 zoning district, which expired on March 17, 1999, and an Extension of Time to obtain a Certificate of Occupancy which expired on May 8, 2000. Community Board #12M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 11/18/08</p>
10.	94-58-BZ	<p>Walter T. Gorman, P.E. 22-55/25-75 Brooklyn Queens Expressway, Queens Extension of Term/waiver for the continued operation of a gasoline service station (<i>Mobil</i>), in an R-4 zoning district, which expired on September 30, 2003. Community Board #3Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 10/28/08</p>
11.	141-58-BZ	<p>Kenneth H. Koons 201-203 East 202nd Street, Bronx Extension of Term of a UG7 Funeral Home in an R8C/Special Grand Concourse Preservation zoning district which expired on July 15, 2008. Community Board #7BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 11/18/08</p>
12.	198-66-BZ	<p>Eric Palatnik, P.C. 300 East 74th Street, Manhattan Extension of Time to Complete Construction of an existing plaza for a residential high rise building, in a C1-9 zoning district, which expired on June 19, 2008, and an Extension of Time to obtain a Certificate of Occupancy, which expires on June 19, 2009. Community Board #8M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 10/28/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 7, 2008
10:00 A.M.

SOC – NEW CASES		
13.	170-96-BZ	Martyn & Don Weston 8501 Flatlands Avenue, Brooklyn Extension of Term/Amendment/Waiver (§72-01 & §72-22) to reopen the term of 10 years for an automobile repair facility located in an R5 zoning district. Community Board#18BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 11/18/08
14.	20-02-BZ	The Law Office of Fredrick A. Becker 303 Park Avenue South, Manhattan Extension of Term/Amendment for a Physical Culture Establishment (<i>NY Sports Club</i>) and change in hour of operation. Community Board#5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 11/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 7, 2008
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
15.	230-07-BZY	Rothkrug, Rothkrug & Spector, LLP 90-22 176th Street, Queens Extension of time (§11-331) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on September 10, 2007. R4-1 zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 10/7/08

<i>APPEALS – CONTINUED HEARINGS</i>		
16.	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 – 11/18/08
17.	251-07-A thru 254-07-A	Eric Palatnik, P.C. 63 & 65 Houston Street, 104 & 106 Willowbrook Road, Staten Island Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R3A zoning district. R3X zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 10/28/08
18.	34-08-A	Kevin Christopher Shea 144 North 8th Street, Brooklyn Appeal seeking to revoke permit and approvals for construction of a 16-story building, under contention that the building is in violation of ZR §23-142 and ZR §12-10. Community Board #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 7, 2008
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
19.	70-08-A & 72-08-A	Eric Palatnik, P.C. 215C, 215B, 215A Van Name Avenue, Staten Island An appeal seeking a determination that the property owner has acquired a common law vested right to continue construction commenced under the prior zoning district regulations. R3A Zoning District. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/18/08
20.	73-08-A & 75-08-A	Eric Palatnik, P.C. 345 Van Name, Staten Island An appeal seeking a determination that the property owner has acquired a common law vested right to continue construction under the prior zoning district regulations. R3A zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/18/08
21.	81-08-A	Harvey Epstein, Esq. 514-516 East 6th Street, Manhattan Appeal seeking to revoke permit and approvals for a vertical enlargement of a tenement building. Appellant's position is that permit fails to comply with the applicable provisions of the MDL regarding fire safety standards. R7-2 zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 11/25/08
22.	82-08-A	Harvey Epstein, Esq. 515 East 5th Street, Manhattan Appeal seeking to revoke permit and approvals for a vertical enlargement of a tenement building. Appellant's position is that permit fails to comply with the applicable provisions of the MDL regarding fire safety standards. R7-2 zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 11/25/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 7, 2008
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
23.	168-08-A	Cozen O'Connor 63 Brighton 2nd Place, Brooklyn Legalization of an existing building not fronting on a legally mapped street contrary to General City Law Section 36. R6(OP) zoning district. Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 7, 2008
1:30 P.M.

BZ - DECISIONS		
1.	257-07-BZ	Gordon J. Davis c/o Dewey & LeBoeuf 3 East 101st Street, Manhattan Variance (§72-21) to permit the construction of an 11-story, 269,000 square foot Center for Science and Medicine at the <i>Mount Sinai Medical Center</i> . The proposal is contrary to height, setbacks, and sky exposure plane for community facility use (§24-522), community facility lot coverage (§24-11), and community facility tower coverage (§24-54). R9 zoning district. Community Board #11M
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 10/28/08
2.	291-07-BZ	Eric Palatnik, P.C. 1912 New York Avenue, Brooklyn Variance (§72-21) to permit the alteration of existing residential structure for a UG 4 synagogue (<i>Congregation Tifereth Toma Eliezer</i>) with accessory rabbi's quarters. The proposal is contrary to sections §24-35 (side yards), §24-391 (rear yard), §24-34 (front yard), and §24-521 (front wall height). R4 district. Community Board #18BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/7/08
3.	9-08-BZ	Rampulla Associates Architects 555 Foster Road, Staten Island Variance (§72-21) to construct a single family detached residence, contrary to minimum lot area (§107-42); side yard (§23-462) and front yard (§23-45) regulations in an R3-X (Special Richmond District/Special Growth Management District) zoning district. Community Board #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/7/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 7, 2008
1:30 P.M.

<i>BZ – DECISIONS</i>		
4.	89-08-BZ	Eric Palatnik, P.C. 1101 Victory Boulevard, Staten Island Special Permit (§73-125) to allow a medical office (UG 4) in an existing one-story commercial office building, allowed by prior variance. R3X (HS) district. Community Board #1SI
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 10/7/08
5.	194-08-BZ	The Law Office of Fredrick A. Becker 432 Lafayette Street, Manhattan Special Permit (§73-19) to allow a school (UG3) on the first floor of an existing four-story mixed-use building. The proposal is contrary to ZR §42-10. M1-5B district. Community Board #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/7/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, October 7, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
6.	51-07-BZ	Sheldon Lobel, P.C. 70-44 to 58 Kissena Boulevard, Queens Variance (§72-21) to allow a one-story retail building (UG 6); contrary to use regulations (§22-00). R4 zoning district. Community Board #8Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 11/18/08
7.	268-07-BZ	Eric Palatnik, P.C. 1644 48th Street, Brooklyn Variance (§72-21) to permit the development of a synagogue (<i>Congregation Adath Jacob</i>) (UG4) with two accessory apartments. The proposal is contrary to §24-11 (Total Floor Area and Lot Coverage), §24-35 (Side Yard), §24-36 (Rear Yard), §24-551 (Setback), and §25-31 (Community facility parking). R5 district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/28/08
8.	35-08-BZ	Lewis E. Garfinkel, R.A. 1856 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, open space and lot coverage (§34-141(b)); side yards (§23-461) and rear yard (§23-47) in an R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/28/08
9.	61-08-BZ	The Law Office of Fredrick A. Becker 439 86th Street, Brooklyn Special Permit (§73-36) to allow the operation of a Physical Culture Establishment on the second and third floors of an existing building. The proposal is contrary to ZR §32-10. C4-2A (BR) district. Community Board #10BK
		Examiner: Rory Levy (212) 788-8749
		Status: Adjourned, Continued Hearing – 11/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, October 7, 2008
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
10.	155-08-BZ	Eric Palatnik, P.C. 282 Beaumont Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a one family home. This application seeks to vary floor area, open space and lot coverage (§23-141(a)); and required rear yard (§23-47) in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/18/08
11.	158-08-BZ	Law Office of Fredrick A. Becker 1814 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, lot coverage and open space (§23-141); perimeter wall height (§23-631); less than the minimum side yards (§23-461) and less than the minimum rear yard (§23-47) in an R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/18/08
12.	179-08-BZ	Rizzo Group 600 Broadway, Manhattan Special Permit (§73-36) to allow a Physical Culture Establishment (24 Hour Fitness) on the fourth, fifth, and sixth floors in a six-story building. The proposal is contrary to §42-10. M1-5 district. Community Board #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/28/08
13.	208-08-BZ	Law Office of Fredrick A. Becker 2117-2123 Avenue M, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space ratio (§23-141) and less than the minimum side yard (§23-461) in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/28/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, October 7, 2008
1:30 P.M.

BZ – NEW CASES		
14.	46-08-BZ	Law Office of Fredrick A. Becker 491 Bedford Avenue, 142 Clymer Street, Brooklyn Variance (§72-21) to permit the construction of a community facility building (<i>Congregation Adas Yereim</i>), contrary to §24-11 (Floor area ratio and lot coverage) and §24-522 (front wall height, setback, sky exposure plane and number of stories). R6 district. Community Board #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 11/18/08
15.	175-08-BZ	Eric Palatnik, P.C. 141 Allen Street, Manhattan Special Permit (§73-36) to allow a Physical Culture Establishment (<i>Mama Spa</i>) at the cellar, first and second floors of an existing five-story building, contrary to §32-10. C6-1 district. Community Board #3M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 11/25/08
16.	189-08-BZ	The Law Office of Fredrick A. Becker 232 Mercer Street, Manhattan Special Permit (§73-36) to allow the legalization of a Physical Culture Establishment (<i>New York Sports Club</i>) in the cellar, first and second floors in the six-story mixed-use building, contrary to §32-10. C6-2 district. Community Board #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 11/18/08
17.	190-08-BZ	Kramer Levin Naftalis & Frankel 41-43 Bond Street, Manhattan Variance (§72-21) to allow a nine-story residential building (UG 2) containing eight dwelling units; contrary to use regulations (§42-10). M1-5B district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 11/25/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 7, 2008
1:30 P.M.

<i>BZ – NEW CASES</i>		
18.	203-08-BZ	Sheldon Lobel, P.C. 1245 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family residence to be converted to a single family residence. This application seeks to vary open space and floor area (§23-141); side yards (§23-461) and less than the minimum rear yard (§23-47) in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/28/08
19.	214-08-BZ	Harold Weinberg, P.E. 1855 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing family residence. This application seeks to vary floor area, lot coverage and open space (§23-141); less than the minimum side yard (§23-461) and less than minimum required rear yard (§23-47) in an R3-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL HEARING

WEDNESDAY MORNING, October 8, 2008

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
1.	152-08-A	Quinn McCabe LLP 515 W 23rd Street, Manhattan Appeals seeking to vacate a Stop Work Order issued by the Department of Buildings for failure to obtain the authorization of adjacent property owner. C6-3A, Special West Chelsea District. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 10/8/08
2.	177-08-A	Quinn McCabe LLP 515 W 23rd Street, Manhattan Appeal seeking to vacate a Partial Stop Work Order issued by the Department of Buildings for failure to obtain the authorization of the adjacent property owner. C6-3A, Special West Chelsea District. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 10/8/08

<i>APPEALS – NEW CASES</i>		
3.	229-06-A	Sheldon Lobel, P.C. 607 Bayside Drive, Queens Appeal seeking to revoke Department of Building's permits and approvals for an existing one-family home. Appellant argues that the proposal creates new zoning non-compliances, increases the degree of existing zoning 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 – 11/18/08
4.	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 based on non-compliance with front yard regulations (Sec 23-45). R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 28, 2008

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 an existing plaza for a residential high rise building, in a C1-9 zoning district, which expired on June 19, 2008, and an Extension of Time to obtain a Certificate of Occupancy, which expires on June 19, 2009. Community Board #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/28/08
2.	705-68-BZ	Rothkrug, Rothkrug & Spector, LLP 88-14/22 182nd Street, Queens Extension of Term/waiver for a (UG8) parking lot in an R4-1 zoning district which expired on April 27, 2007. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/28/08
3.	182-85-BZ	Dominick Salvati & Son Architects 209-11 20th Street, Brooklyn Extension of Term/Waiver of a previously granted Variance (§72-21) for a one story building for the storage of commercial vehicles for a (UG16) contractor's establishment, in an R6B zoning district, which expired on September 9, 2006. Community Board #7BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/28/08
4.	183-85-BZ	Dominick Salvati & Son Architects 206-08 20th Street, Brooklyn Extension of Term/Waiver of a previously granted Variance (§72-21) for the operation of a (UG16) open storage yard for building materials and accessory parking for four cars with an accessory office and showroom building, in an R6B zoning district, which expired on November 18, 2006. Community Board #7BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/28/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 28, 2008

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	360-01-BZ	Carl A. Sulfaro, Esq. 2228 Gerritsen Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy/waiver for an existing gasoline service station (<i>Mobil</i>), in a C2-2/R-4 zoning district, which expired on December 17, 2004. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/28/08
6.	257-04-BZ	Cozen O'Connor 252/260 Atlantic Avenue, Brooklyn Amendment to previously granted variance to modify streetwall and elevator bulkhead. R6, R6A, C2-3 & C2-4 districts. Community Board #2BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/28/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 28, 2008

10:00 A.M.

SOC – CONTINUED HEARINGS

7.	719-56-BZ	Walter T. Gorman, P.E. 2525 Victory Boulevard, Staten Island Extension of Term/waiver for a gasoline service station (<i>Mobil</i>) in a C2-1/R3-2 zoning district which expired on April 27, 2007 and Extension of Time to obtain a Certificate of Occupancy which expired on October 26, 2000. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 12/16/08
8.	94-58-BZ	Walter T. Gorman, P.E. 22-55/25-75 Brooklyn Queens Expressway, Queens Extension of Term/waiver for the continued operation of a gasoline service station (<i>Mobil</i>), in an R-4 zoning district, which expired on September 30, 2003. Community Board #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/18/08
9.	681-68-BZ	Gerald J. Caliendo, R.A. 137-42 Guy Brewer Boulevard, Queens Amendment to a previously granted Variance (§72-21) for the change of use in a one-story building from offices (UG6) and air-freight storage (UG16) to retail stores (UG6), in an R3-1 zoning district, with accessory storage in the cellar and accessory parking for patrons to remain. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/25/08
10.	389-85-BZ	Walter T. Gorman, P.E. 2090 Bronxdale Avenue, Bronx Extension of Time to Obtain a Certificate of Occupancy for a UG16 automotive service station (<i>Mobil</i>), in a C2-3/R7-1 zoning district, which expired on October 26, 2000 and an Amendment to legalize the conversion of the service bays to a convenience store. Community Board #11BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/25/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 28, 2008

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
11.	115-94-BZ	Martyn & Don Weston 2470-2480 Bedford Avenue, Brooklyn Extension of Term/Waiver for an Automotive Repair Shop located in an R6 zoning district which expired on July 30, 2006. Community Board #14BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 11/18/08
12.	24-96-BZ	Rothkrug, Rothkrug & Spector LLP 213 Madison Street, Manhattan Extension of Term (§§11-411 & 11-413) a variance, which expired on October 7, 2007, permitting commercial use in an R7-2 residential zoning district, and Amendment to a change the use from a retail store (UG 6) to an eating and drinking establishment (UG 6). Community Board #3M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 11/18/08
13.	217-03-BZ	Sheldon Lobel, P.C. 142 Pennsylvania Avenue, Brooklyn Extension of Time to Complete Construction of a previously granted variance for the proposed expansion of a one story and cellar building in an R-5 zoning district. Community Board #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 12/9/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 28, 2008

10:00 A.M.

<i>SOC – NEW CASES</i>		
14.	739-76-BZ	Joseph P. Morsellino, Esq. 212-95 26th Avenue, Queens Extension of Term & Extension Time to obtain a Certificate of Occupancy for a (UG15) Amusement Arcade, in a C4-1 zoning district, which will expire on April 10, 2009. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/18/08
15.	117-97-BZ	Vito J. Fossella, P.E. (LPEC) 1112 Forest Avenue, Staten Island Extension of Term of a previously-granted Variance (72-21) for the continued operation of a legal non-conforming (UG6) eating and drinking establishment (<i>Basille's</i>) in an R3-2 zoning district which expired on September 15, 2008. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/18/08
16.	197-00-BZ	Rothkrug, Rothkrug & Spector LLP 420 Lexington Avenue, Manhattan Application to amend a previously-granted special permit to allow, in a C5-3 (MiD) zoning district, an extension of an existing physical culture establishment (<i>Equinox Fitness</i>) within an existing commercial building. Community Board #5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 11/25/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 28, 2008

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
17.	266-07-A	Stuart A. Klein 1610 Avenue S, 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 district regulations. R4-1 Zoning District. Community Board #15BK
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 11/18/08
18.	191-08-BZY	Stuart A. Klein 1610 Avenue S, Brooklyn Extension of time to complete construction (§11-331) of a minor development commenced prior to the amendment of the zoning district regulations. R4-1 Zoning District. Community Board #15BK
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 11/18/08
19.	136-08-A	John Beckmann 846 70th Street, Brooklyn An appeal seeking to revoke a permit. Application contends that permit violates Section 25-621 (Location of Parking Spaces in Certain Districts). R4-1 Zoning District. Community Board #10BK
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 10/28/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 28, 2008
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
20.	306-05-BZY	Stuart A. Klein, Esq. 206A Beach 3rd Street, Queens Extension of Time to complete construction (§11-331) under the prior zoning district regulations. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 11/25/08
21.	141-07-A	Hakime Altine 129-48 Hookcreek Boulevard, Queens Proposed construction of a two-story, one-family residential building in the bed of mapped street (Hook Creek Boulevard) contrary to General City Law Section 35. R2 Zoning. Community Board #13Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/25/08
22.	251-07-A thru 254-07-A	Eric Palatnik, P.C. 63 & 65 Houston Street, 104 & 106 Willowbrook Road, Staten Island Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R3A zoning district. R3X zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/18/08
23.	33-08-A	Yury Menzak 67 Brighton 1st Lane, Brooklyn Proposed construction of a six story multi-family home not fronting a legally mapped street, contrary to General City Law Section 36. R6/Ocean Parkway Zoning District. Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/25/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 28, 2008

10:00 A.M.

APPEALS – CONTINUED HEARINGS

24.	202-08-BZY	Greenberg Traurig 131 Second Place, Brooklyn Extension of time (§11-331) to complete construction of a minor development commenced prior to a text amendment on July 23, 2008. R6 Zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 11/25/08
25.	212-08-A	Greenberg Traurig 131 Second Place, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior zoning district regulations. R6 zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 11/25/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 28, 2008

10:00 A.M.

APPEALS – NEW CASES		
26.	149-08-A	Jack Lester 808 Columbus Avenue, Manhattan Appeal seeking to revoke Department of Building permits and approvals for a 30-story mixed use building on the grounds that zoning regulations for open space, parking, curb cuts and use group classification have been violated. R7-2 /C1-5 zoning districts. Community Board #7M
		Examiner: Toni Matias (212) 788-8752
		Status: Postponed Hearing – 11/18/08
27.	217-08-BZY	Bryan Cave LLP 126 First Place, Brooklyn Extension of time to complete construction (§11-332) of an enlargement to an existing building commenced prior to the text amendment on July 23, 2008. R6 zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 11/25/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 28, 2008

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	39-06-BZ	<p>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</p>
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 10/28/08
2.	243-07-BZ & 244-07-A	<p>Rothkrug, Rothkrug & Spector LLP 120 John Street, Staten Island Variance (§72-21) to construct a three-story, one-family residence, contrary to floor area and open space (§23-141), minimum front yards (§23-45) and parking (§23-622). R3-2/LDGM zoning district. Proposed construction is located within the bed of mapped street, contrary to General City Law Section 35. Community Board #1SI</p>
		Examiner: Henry Segovia 788-8757 / Toni Matias 788-8752
		Status: Granted – 10/28/08
3.	257-07-BZ	<p>Gordon J. Davis c/o Dewey & LeBoeuf 3 East 101st Street, Manhattan Variance (§72-21) to permit the construction of an 11-story, 269,000 square foot Center for Science and Medicine at the <i>Mount Sinai Medical Center</i>. The proposal is contrary to height, setbacks, and sky exposure plane for community facility use (§24-522), community facility lot coverage (§24-11), and community facility tower coverage (§24-54). R9 zoning district. Community Board #11M</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/28/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 28, 2008

1:30 P.M.

<i>BZ – DECISIONS</i>		
4.	268-07-BZ	Eric Palatnik, P.C. 1644 48th Street, Brooklyn Variance (§72-21) to permit the development of a synagogue (<i>Congregation Adath Jacob</i>) (UG4) with two accessory apartments. The proposal is contrary to §24-11 (Total Floor Area and Lot Coverage), §24-35 (Side Yard), §24-36 (Rear Yard), §24-551 (Setback), and §25-31 (Community facility parking). R5 district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/28/08
5.	51-08-BZ	Francis R. Angelino, Esq. 511 Avenue R, Brooklyn Variance (§72-21) to permit the development of a new six-story & mezzanine synagogue (<i>Sephardic Institute</i>), contrary to §24-11 (lot coverage, FAR, and open space), §24-382 (rear yard), §24-522 and §23-633 (building height and front setback). R6A/Ocean Parkway Special Zoning District. Community Board #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 12/16/08
6.	59-08-BZ	Sheldon Lobel, P.C. 591 Forest Avenue, Staten Island Special Permit (§73-36) to allow the operation of a Physical Culture Establishment (<i>Planet Fitness</i>) on the first and second floors of an existing building. The proposal is contrary to §32-10. C2-1 within R3X district. Community Board #1SI
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/28/08
7.	76-08-BZ	Eric Palatnik, P.C. 621 Beach 9th Street, Queens Variance (§72-21) to permit the legalization of a UG4 not-for-profit ambulance/emergency garage (<i>Hatzolah</i>), dispatch and training facility, contrary to rear yard §24-36 regulations. R5 district. Community Board #14Q
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 11/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 28, 2008

1:30 P.M.

<i>BZ – DECISIONS</i>		
8.	79-08-BZ	Law Office of Fredrick A. Becker 117-23 132nd Street, Queens Variance (§72-21) for the construction of a single family residence, contrary to lot width and lot area (§23-32); and side yards (§23-461, §21-15). R3-2 zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/28/08
9.	84-08-BZ	Walter T. Gorman, P.E. 67-24 Main Street, a/k/a 68-12 Main Street, Queens Special Permit filed pursuant to §§11-411, 11-412 & 73-01 (d) to reinstate and amend the variance granted under Cal. #410-48-BZ for an automotive service station with accessory uses located in a C1-2/R4 zoning district. Community Board # 8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 10/28/08
10.	179-08-BZ	Rizzo Group 600 Broadway, Manhattan Special Permit (§73-36) to allow a Physical Culture Establishment (<i>24 Hour Fitness</i>) on the fourth, fifth, and sixth floors in a six-story building. The proposal is contrary to §42-10. M1-5 district. Community Board #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/28/08
11.	208-08-BZ	Law Office of Fredrick A. Becker 2117-2123 Avenue M, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space ratio (§23-141) and less than the minimum side yard (§23-461) in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/28/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 28, 2008

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	119-07-BZ	Sheldon Lobel, P.C. 443 39th Street, Brooklyn Variance (§72-21) to allow a four-story community facility building contrary to regulations for use (§42-10), rear yard (§43-26) and parking (§44-21). M1-2 zoning district. Community Board #7BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 12/9/08
13.	171-07-BZ	Sheldon Lobel, P.C. 167 Norfolk Street, Brooklyn Special Permit (§73-622) to allow legalization of an enlargement to a single-family residence which exceeds allowable floor area, lot coverage and less than the minimum open space (§23-141); less than the minimum required rear yard (§23-47) and side yards (§23-461) in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/18/08
14.	35-08-BZ	Lewis E. Garfinkel, R.A. 1856 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, open space and lot coverage (§34-141(b)); side yards (§23-461) and rear yard (§23-47) in an R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/28/08
15.	42-08-BZ	Eric Palatnik, P.C. 182 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family residence and conversion to a single family residence. This application seeks to vary floor area, lot coverage, open space (§23-141(b)) and rear yard (§23-47) in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/25/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 28, 2008

1:30 P.M.

BZ – CONTINUED HEARINGS		
16.	93-08-BZ	Rothkrug Rothkrug & Spector, LLP 112-12, 112-18, 112-24 Astoria Boulevard, Queens Variance (§72-21) to allow a six-story transient hotel (UG 5), contrary to use regulations (§22-00). R6 district. Community Board #3Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 11/25/08
17.	135-08-BZ	Sheldon Lobel, P.C. 71-52 172nd Street, Queens Variance (§72-21) to permit a one-story and mezzanine synagogue (<i>Fresh Meadows Bukharian Synagogue</i>), contrary to ZR §24-34 (minimum front yard) and §25-31 (minimum parking requirements). R2 district. Community Board #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Adjourned, Continued Hearing – 12/9/08
18.	157-08-BZ	Sheldon Lobel, P.C. 365 Bay Street, Staten Island Special Permit (§73-36) to allow the proposed physical culture establishment (<i>Roman Spa & Sauna</i>) in the cellar and first floor of the two-story and cellar building currently under construction on the subject site. The proposal is contrary to ZR §42-10. M1-1 district. Community Board #1SI
		Examiner: Rory Levy (212) 788-8749
		Status: Off-Calendar Without Date
19.	159-08-BZ	Greenberg Traurig, LLP 68-70 Spring Street, Manhattan Variance (§72-21) to allow a new seven-story residential building (UG 2) containing 12 dwelling units and ground floor retail (UG 6); contrary to use regulations (§42-10 & §42-14 D(2)(b)). M1-5B district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 11/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 28, 2008

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	178-08-BZ	Eric Palatnik, P.C. 153 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, lot coverage and open space (§23-141(b)) and less than the minimum side yards (§23-461) in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/25/08
21.	203-08-BZ	Sheldon Lobel, P.C. 1245 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family residence to be converted to a single family residence. This application seeks to vary open space and floor area (§23-141); side yards (§23-461) and less than the minimum rear yard (§23-47) in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/25/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 28, 2008

1:30 P.M.

BZ – NEW CASES		
22.	203-07-BZ	Sheldon Lobel, P.C. 137-35 Elder Avenue, Queens Variance (§72-21) to allow a new 13-story mixed-use building containing 20 dwelling units, ground floor retail and community facility (medical) uses; contrary to bulk and parking regulations (§35-311 & §36-21). R6/C2-2 zoning district. Community Board #7Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 12/16/08
23.	134-08-BZ	Eric Palatnik, P.C. 34 Lawrence Avenue, Brooklyn Variance (§72-21) to construct a third floor to an existing two-story, two-family semi-detached residence, located in an R-5 and M1-1 zoning districts. Community Board #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 12/9/08
24.	170-08-BZ	Kramer Levin Naftalis & Frankel LLP 411-431 East 69th Street, Manhattan Variance (§72-21) to permit the construction of a research building (<i>Weill Cornell Medical College</i>) with 16 occupied stories and two mechanical floors. The proposal is contrary to ZR §24-11 (Floor area and lot coverage), §24-36 (Rear yard), §24-522 (Height and setback), and §24-552 (Rear yard setback). R8 zoning district. Community Board #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 12/9/08
25.	195-08-BZ	Sheldon Lobel, P.C. 1350 East 27th 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); rear yard (§23-47) and side yard (§23-461) regulations in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/25/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 28, 2008

1:30 P.M.

<i>BZ – NEW CASES</i>		
26.	196-08-BZ	<p>DID Architects 792 Tenth Avenue, Manhattan Special Permit (§§11-411 & 73-03) to reinstate of a variance, originally granted under BSA No. 346-47-BZ, to permit the continued operation of a public parking garage. C6-2 zoning district/Clinton Special District Preservation area. Community Board #4M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 11/25/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 18, 2008

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	94-58-BZ	Walter T. Gorman, P.E. 22-55/25-75 Brooklyn Queens Expressway, Queens Extension of Term/waiver for the continued operation of a gasoline service station (<i>Mobil</i>), in an R-4 zoning district, which expired on September 30, 2003. Community Board #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/18/08
2.	141-58-BZ	Kenneth H. Koons 201-203 East 202nd Street, Bronx Extension of Term of a UG7 Funeral Home in an R8C/Special Grand Concourse Preservation zoning district which expired on July 15, 2008. Community Board #7BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/18/08
3.	739-76-BZ	Joseph P. Morsellino, Esq. 212-95 26th Avenue, Queens Extension of Term & Extension Time to obtain a Certificate of Occupancy for a (UG15) Amusement Arcade, in a C4-1 zoning district, which will expire on April 10, 2009. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/18/08
4.	115-94-BZ	Martyn & Don Weston 2470-2480 Bedford Avenue, Brooklyn Extension of Term/Waiver for an Automotive Repair Shop located in an R6 zoning district which expired on July 30, 2006. Community Board #14BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 11/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 18, 2008

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	24-96-BZ	Rothkrug, Rothkrug & Spector LLP 213 Madison Street, Manhattan Extension of Term (§11-411 & §11-413) a variance, which expired on October 7, 2007, permitting commercial use in an R7-2 residential zoning district, and Amendment to a change the use from a retail store (UG6) to an eating and drinking establishment (UG6). Community Board #3M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 11/18/08
6.	170-96-BZ	Martyn & Don Weston 8501 Flatlands Avenue, Brooklyn Extension of Term/Amendment/Waiver (§72-01 & §72-22) to reopen the term of 10 years for an automobile repair facility located in an R5 zoning district. Community Board #18BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 11/18/08
7.	20-02-BZ	The Law Office of Fredrick A. Becker 303 Park Avenue South, Manhattan Extension of Term/Amendment for a Physical Culture Establishment (<i>NY Sports Club</i>) and change in hour of operation. Community Board #5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 11/18/08
8.	340-03-BZ	Davidoff Malito & Hutcher, LLP 408 Greenwich Street, a/k/a 22-24 Hubert Street, Manhattan Amendment to variance to allow in a mixed use building the change of the use on the fifth floor from commercial use (UG6) to residential use (UG2). M1-5 zoning district/Tribeca Mixed Use District. Community Board #1M
		Examiner: Roy Starrin (212) 788-8797
		Status: Withdrawn – 11/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 18, 2008

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
9.	736-45-BZ	Walter T. Gorman, P.E. 3740 Broadway, Manhattan Extension of Term/waiver for a previously granted variance for the operation of a gasoline service station (<i>Mobil</i>), in a C2-4/R8 zoning district, which expired on March 17, 1999, and an Extension of Time to obtain a Certificate of Occupancy which expired on May 8, 2000. Community Board #12M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/16/08
10.	117-97-BZ	Vito J. Fossella, P.E. (LPEC) 1112 Forest Avenue, Staten Island Extension of Term of a previously-granted Variance (§72-21) for the continued operation of a legal non-conforming (UG6) eating and drinking establishment (<i>Basille's</i>) in an R3-2 zoning district which expired on September 15, 2008. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/9/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 18, 2008

10:00 A.M.

<i>SOC – NEW CASES</i>		
11.	863-48-BZ	Alfonso Duarte 259-16 Union Turnpike, Queens Extension of Term of a previously granted variance for a (UG16A) auto repair establishment, in an R-2 zoning district, which will expire on November 25, 2008. Community Board #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 12/16/08
12.	297-99-BZ	Walter T. Gorman, P.E. 45-05 Bell Boulevard, Queens Extension of Time to Obtain a Certificate of Occupancy for a (UG16) Gasoline Service Station (<i>Mobil</i>), in a C2-2/R6B zoning district, which will expire on February 12, 2009. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/9/08
13.	159-07-BZ	Eric Palatnik, P.C. 2402 86th Street, Brooklyn Extension of Time to complete construction for the legalization of a physical culture establishment on the second floor of a two-story commercial building (<i>Stillwell Sports Center</i>) and an Extension of Time to Obtain a Certificate of Occupancy, in a C8-2 zoning district, which expired on May 27, 2008. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/9/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 18, 2008

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
14.	168-07-A	Law Office of Fredrick A. Becker 1479 Rosedale Avenue, Bronx Appeal seeking a determination that the owner of the premises has acquired a common law vested right to continue the development commenced under the prior R6 Zoning District. Community Board #9BX
		Examiner: Toni Matias (212) 788-8752
		Status: Withdrawn – 11/18/08
15.	266-07-A	Stuart A. Klein 1610 Avenue S, 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 district regulations. R4-1 Zoning District. Community Board #15BK
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 12/9/08
16.	191-08-BZY	Stuart A. Klein 1610 Avenue S, Brooklyn Extension of time to complete construction (§11-331) of a minor development commenced prior to the amendment of the zoning district regulations. R4-1 Zoning District. Community Board #15BK
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 12/9/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 18, 2008

10:00 A.M.

APPEALS – CONTINUED HEARINGS

17.	229-06-A	<p>Sheldon Lobel, P.C. 607 Bayside Drive, Queens Appeal seeking to revoke Department of Building's permits and approvals for an existing one-family home. Appellant argues that the proposal creates new zoning non-compliances, increases the degree of existing zoning 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: Closed, Decision – 1/13/09</p>
18.	140-07-A	<p>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 based on non-compliance with front yard regulations (§23-45). R4 zoning district. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 1/13/09</p>
19.	39-07-A & 40-07-A	<p>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: Closed, Decision – 12/9/08</p>
20.	251-07-A thru 254-07-A	<p>Eric Palatnik, P.C. 63 & 65 Houston Street, 104 & 106 Willowbrook Road, Staten Island Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R3A zoning district. R3X zoning district. Community Board #1SI Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 12/16/08</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 18, 2008

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
21.	34-08-A	Kevin Christopher Shea 144 North 8th Street, Brooklyn Appeal seeking to revoke permit and approvals for construction of a 16-story building, under contention that the building is in violation of ZR §23-142 and ZR §12-10. Community Board #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/9/08
22.	70-08-A & 72-08-A	Eric Palatnik, P.C. 215C, 215B, 215A Van Name Avenue, Staten Island An appeal seeking a determination that the property owner has acquired a common law vested right to continue construction commenced under the prior zoning district regulations. R3A Zoning District. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/16/08
23.	73-08-A & 75-08-A	Eric Palatnik, P.C. 345A, 345B, 345C Van Name, Staten Island An appeal seeking a determination that the property owner has acquired a common law vested right to continue construction under the prior zoning district regulations. R3A zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/16/08
24.	168-08-A	Cozen O'Connor 63 Brighton 2nd Place, Brooklyn Legalization of an existing building not fronting on a legally mapped street contrary to General City Law Section 36. R6 (OP) zoning district. Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/16/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 18, 2008

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
25.	60-08-A	Eric Palatnik, P.C. 101-20 39th Avenue (formerly 101-20, 101-22 & 101-24 103rd Street, Queens Proposed construction of a four-story community facility located within the bed of a mapped street (102nd Street) contrary to General City Law, Section 35. R6B (C1-4) zoning district. Community Board #3Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/13/09
26.	121-08-A thru 132-08-A	Philip L. Rampulla 80, 70, 60, 59, 79, 15, 25, 39, 55, 50, 40, 30, Gallant Loop, Staten Island Proposed construction of 12 homes not fronting a legally mapped street contrary to General City Law, Section 36. R3x (SSRD). Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/18/08
27.	149-08-A	Jack Lester 808 Columbus Avenue, Manhattan Appeal seeking to revoke Department of Building permits and approvals for a 30-story mixed use building on the grounds that zoning regulations for open space, parking, curb cuts and use group classification have been violated. R7-2/C1-5 zoning districts. Community Board #7M
		Examiner: Toni Matias (212) 788-8752
		Status: Postponed Hearing – 12/16/08
28.	231-08-A	Gerard E. Meyer 118 Beach 221st Street, Queens Reconstruction and enlargement of an existing single family home not fronting on a legally mapped street contrary to General City Law, Section 36. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Postponed Hearing – 12/9/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 18, 2008

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	51-07-BZ	Sheldon Lobel, P.C. 70-44 to 58 Kissena Boulevard, Queens Variance (§72-21) to allow a one-story retail building (UG 6); contrary to use regulations (§22-00). R4 zoning district. Community Board #8Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 11/18/08
2.	171-07-BZ	Sheldon Lobel, P.C. 167 Norfolk Street, Brooklyn Special Permit (§73-622) to allow legalization of an enlargement to a single-family residence which exceeds allowable floor area, lot coverage and less than the minimum open space (§23-141); less than the minimum required rear yard (§23-47) and side yards (§23-461) in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Withdrawn – 11/18/08
3.	76-08-BZ	Eric Palatnik, P.C. 621 Beach 9th Street, Queens Variance (§72-21) to permit the legalization of a UG4 not-for-profit ambulance/emergency garage (<i>Hatzolah</i>), dispatch and training facility, contrary to rear yard §24-36 regulations. R5 district. Community Board #14Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 11/18/08
4.	158-08-BZ	Law Office of Fredrick A. Becker 1814 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, lot coverage and open space (§23-141); perimeter wall height (§23-631); less than the minimum side yards (§23-461) and less than the minimum rear yard (§23-47) in an R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 18, 2008

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	189-08-BZ	The Law Office of Fredrick A. Becker 232 Mercer Street, Manhattan Special Permit (§73-36) to allow the legalization of a Physical Culture Establishment (<i>New York Sports Club</i>) in the cellar, first and second floors in the six-story mixed-use building, contrary to §32-10. C6-2 district. Community Board #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 11/18/08
6.	214-08-BZ	Harold Weinberg, P.E. 1855 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing family residence. This application seeks to vary floor area, lot coverage and open space (§23-141); less than the minimum side yard (§23-461) and less than minimum required rear yard (§23-47) in an R3-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 18, 2008

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	11-07-BZ	Dominick Salvati and Son Architects 41-06 Junction Boulevard, Queens Variance (§72-21) to allow a five (5) story office building with ground floor retail, contrary to use regulations (§22-00). R6B district. Community Board #4Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 1/13/09
8.	205-07-BZ	Omnipoint Communications Inc. 53-20 72nd Place, Queens Special Permit (§73-30) to allow a non-accessory radio tower on the rooftop of an existing building. R4-1 district. Community Board #5Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 12/16/08
9.	46-08-BZ	Law Office of Fredrick A. Becker 491 Bedford Avenue, 142 Clymer Street, Brooklyn Variance (§72-21) to permit the construction of a community facility building (<i>Congregation Adas Yereim</i>), contrary to §24-11 (Floor area ratio and lot coverage) and §24-522 (front wall height, setback, sky exposure plane and number of stories). R6 district. Community Board #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 12/16/08
10.	61-08-BZ	The Law Office of Fredrick A. Becker 439 86th Street, Brooklyn Special Permit (§73-36) to allow the operation of a Physical Culture Establishment on the second and third floors of an existing building. The proposal is contrary to ZR §32-10. C4-2A (BR) district. Community Board #10BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 1/13/09

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 18, 2008

1:30 P.M.

BZ – CONTINUED HEARINGS

11.	155-08-BZ	Eric Palatnik, P.C. 282 Beaumont Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a one family home. This application seeks to vary floor area, open space and lot coverage (§23-141(a)); and required rear yard (§23-47) in an R3-1 district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 12/16/08
12.	159-08-BZ	Greenberg Traurig, LLP 68-70 Spring Street, Manhattan Variance (§72-21) to allow a new seven-story residential building (UG 2) containing 12 dwelling units and ground floor retail (UG 6); contrary to use regulations (§42-10 & §42-14 D(2)(b)). M1-5B district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 12/16/08
13.	185-08-BZ	Slater & Beckerman, LLP 170 Claremont Avenue, Manhattan Variance (§72-21) to allow the enlargement of a six-story building and installation of an elevator, contrary to bulk regulations. R8 district Community Board #9M
		Examiner: Roy Starrin (212) 788-8797
		Status: Withdrawn – 11/18/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 18, 2008

1:30 P.M.

BZ – NEW CASES		
14.	172-08-BZ	Herrick Feinstein 40-20 47 th Avenue, a/k/a 4702-4710 41 st Street, Queens Variance (§72-21) to permit the conversion of an existing two-story residential building to a house of worship (<i>Sunnyside Jewish Center</i>). The proposal is contrary to ZR §24-35(a) (Side yards). R5 district. Community Board #2Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/13/09
15.	188-08-BZ	Rizzo Group, LLP 35 East 76 th Street, (975-983 Madison; 981 Madison; 35-53 East 76 th Street), Manhattan Special Permit (§73-36) and Variance (§72-21) to allow the legalization of a Physical Culture Establishment and to extend this use into an R8B district for an existing hotel (<i>Carlyle</i>) in the C5-1MP and R8B zoning districts. The proposal is contrary to ZR §32-10. Community Board #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Postponed Hearing – 1/13/09
16.	199-08-BZ	Rizzo Group, LLP 400 East Fordham Road (a/k/a 2506-2526 Webster Avenue/4747-4763 Park Avenue), Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>24 Hour Fitness</i>) on the third floor in an existing 14-story mixed-use building. The proposal is contrary to ZR §32-10. C4-4 district. Community Board #6BX
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 12/9/08
17.	224-08-BZ	Omnipoint Communications 47-10 Laurel Hill Boulevard, Queens Special Permit (§73-30) to allow an extension to an existing non-accessory radio tower, to mount nine small panel antennas and related equipment cabinets on the rooftop. R4 district. Community Board #2Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 12/9/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 18, 2008

1:30 P.M.

<i>BZ – NEW CASES</i>		
18.	225-08-BZ	Lewis E. Garfinkel, R.A. 1155 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a single family residence. This application seeks to vary open space and floor area (§23-141(a)); side yards (§23-461) and less than the required rear yard (§23-47) in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/16/08
19.	230-08-BZ	Law Office of Fredrick A. Becker 1019 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space (§23-141); and less than minimum rear yard requirement (§23-47) in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 12/16/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 25, 2008

10:00 A.M.

SOC – DECISIONS

1.	681-68-BZ	Gerald J. Caliendo, R.A. 137-42 Guy Brewer Boulevard, Queens Amendment to a previously granted Variance (§72-21) for the change of use in a one-story building from offices (UG6) and air-freight storage (UG16) to retail stores (UG 6), in an R3-1 zoning district, with accessory storage in the cellar and accessory parking for patrons to remain. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/25/08
2.	197-00-BZ	Rothkrug, Rothkrug & Spector LLP 420 Lexington Avenue, Manhattan Application to amend a previously-granted special permit to allow, in a C5-3 (MiD) zoning district, an extension of an existing physical culture establishment (<i>Equinox Fitness</i>) within an existing commercial building. Community Board #5M
		Examiner: Carlo Costanza (212) 7888739
		Status: Granted – 11/25/08

SOC – CONTINUED HEARINGS

3.	389-85-BZ	Walter T. Gorman, P.E. 2090 Bronxdale Avenue, Bronx Extension of Time to Obtain a Certificate of Occupancy for a UG16 automotive service station (<i>Mobil</i>), in a C2-3/R7-1 zoning district, which expired on October 26, 2000 and an Amendment to legalize the conversion of the service bays to a convenience store. Community Board #11BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/9/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 25, 2008

10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	395-60-BZ	Sheldon Lobel, P.C. 2557-2577 Linden Boulevard, Brooklyn Pursuant to ZR §11-411 and §11-413, Extension of Term (expired on December 9, 2005), waiver and Amendment for change of use from a (UG16) gasoline service station to (UG16) automotive repair establishment; to reduce the size of the subject lot and to request a UG6 designation for the convenience store, and an Extension of Time to obtain a Certificate of Occupancy which expired on January 19, 2000. R-5 zoning district Community Board #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/13/09
5.	239-97-BZ	Kenneth H. Koons 1499 Bruckner Boulevard, Bronx Extension of Term for a UG16 automotive service station and UG8 parking lot, in an R-6 zoning district, which expires on July 13, 2009. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 12/16/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 25, 2008

10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	306-05-BZY	Stuart A. Klein, Esq. 206A Beach 3rd Street, Queens Extension of Time to complete construction (§11-331) under the prior zoning district regulations. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 11/25/08
7.	81-08-A	Harvey Epstein, Esq. 514-516 East 6th Street, Manhattan Appeal seeking to revoke permit and approvals for a vertical enlargement of a tenement building. Appellant's position is that permit fails to comply with the applicable provisions of the MDL regarding fire safety standards. R7-2 zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/25/08
8.	82-08-A	Harvey Epstein, Esq. 515 East 5th Street, Manhattan Appeal seeking to revoke permit and approvals for a vertical enlargement of a tenement building. Appellant's position is that permit fails to comply with the applicable provisions of the MDL regarding fire safety standards. R7-2 zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/25/08
9.	202-08-BZY	Greenberg Traurig 131 Second Place, Brooklyn Extension of time (§11-331) to complete construction of a minor development commenced prior to a text amendment on July 23, 2008. R6 Zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/25/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 25, 2008

10:00 A.M.

APPEALS – DECISIONS

10.	212-08-A	Greenberg Traurig 131 Second Place, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior zoning district regulations. R6 zoning district. Community Board #6BK Examiner: Toni Matias (212) 788-8752 Status: Granted – 11/25/08
11.	217-08-BZY	Bryan Cave LLP 126 First Place, Brooklyn Extension of time to complete construction (§11-332) of an enlargement to an existing building commenced prior to the text amendment on July 23, 2008. R6 zoning district. Community Board #6BK Examiner: Toni Matias (212) 788-8752 Status: Granted – 11/25/08

APPEALS – CONTINUED HEARINGS

12.	141-07-A	Hakime Altine 129-48 Hookcreek Boulevard, Queens Proposed construction of a two-story, one-family residential building in the bed of mapped street (Hook Creek Boulevard) contrary to General City Law Section 35. R2 Zoning. Community Board #13Q Examiner: Toni Matias (212) 788-8752 Status: Adjourned, Continued Hearing – 1/13/09
13.	33-08-A	Yury Menzak 67 Brighton 1st Lane, Brooklyn Proposed construction of a six story multi-family home not fronting a legally mapped street, contrary to General City Law Section 36. R6/Ocean Parkway Zoning District. Community Board #13BK Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 1/13/09

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 25, 2008

10:00 A.M.

APPEALS – NEW CASES		
14.	103-08-BZY	Law Office of Fredrick A. Becker 208 Grand Street, Brooklyn Extension of time (§11-331) to complete construction of a minor development commenced prior to the amendment of the zoning district. C2-4/R6B zoning. Community Board #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/16/08
15.	120-08-A	Law Office of Fredrick A. Becker 186 Grand Street, Brooklyn Appeal seeking the determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district. C2-4/R6B zoning. Community Board #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/16/08
16.	164-08-A	Gary D. Lenhart, RA 26-1/2 State Road, Queens Proposed reconstruction and enlargement of an existing single family dwelling in the bed of a mapped street contrary to General City Law Section 35. R4 Zoning District. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/25/08
17.	174-08-A	Gary D. Lenhart, RA 617 Bayside Drive, Queens Proposed reconstruction and enlargement of an existing single family home located partially in the bed of a mapped street contrary to General City Law Section 35. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/25/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 25, 2008

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
18.	192-08-A	Zygmunt Staszewski 772 Bayside, Queens Reconstruction and enlargement of an existing single family home located within the bed of a mapped street contrary to General City Law Section 35 and not fronting a mapped street contrary to General City Law Section 36. R4 Zoning District. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/25/08
19.	239-08-A	Gary D. Lenhart, RA 23 Hudson Walk, Queens Proposed reconstruction and enlargement of an existing single family home not fronting on a legally mapped street contrary to General City Law Section 36 and the upgrade of an existing non-conforming private disposal system partially in the bed of a service road contrary to DOB policy. R4 Zoning District. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/25/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 25, 2008

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	190-08-BZ	Kramer Levin Naftalis & Frankel 41-43 Bond Street, Manhattan Variance (§72-21) to allow a nine-story residential building (UG 2) containing eight dwelling units; contrary to use regulations (§42-10). M1-5B district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 2/24/09
2.	203-08-BZ	Sheldon Lobel, P.C. 1245 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family residence to be converted to a single family residence. This application seeks to vary open space and floor area (§23-141); side yards (§23-461) and less than the minimum rear yard (§23-47) in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/25/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 25, 2008

1:30 P.M.

BZ – CONTINUED HEARINGS

3.	178-07-BZ	<p>Dominick Salvati and Son Architects 2261-2289 Bragg Street, Brooklyn Variance (§72-21) to permit proposed seven-story residential building above existing three-story community facility building, contrary to residential floor area, FAR and lot coverage (§23-141(b)), number of dwelling units (§23-222), rear yard (§23-47 & §24-36), sky exposure plane and setback, (§23-631(d)), required residential and community facility parking (§25-23 & §25-31). R5 district. Community Board #15BK Examiner: Rory Levy (212) 788-8749 Status: Adjourned, Continued Hearing – 1/27/09</p>
4.	220-07-BZ	<p>Moshe M. Friedman, P.E. 847 Kent Avenue, Brooklyn Variance (§72-21) to allow the erection of a new four-story residential building containing four dwelling units, contrary to use regulations (§42-10). M1-1 district. Community Board #3BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 1/27/09</p>
5.	42-08-BZ	<p>Eric Palatnik, P.C. 182 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family residence and conversion to a single family residence. This application seeks to vary floor area, lot coverage, open space (§23-141(b)) and rear yard (§23-47) in an R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/27/09</p>
6.	93-08-BZ	<p>Rothkrug Rothkrug & Spector, LLP 112-12, 112-18, 112-24 Astoria Boulevard, Queens Variance (§72-21) to allow a six-story transient hotel (UG 5), contrary to use regulations (§22-00). R6 district. Community Board #3Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 1/13/09</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 25, 2008

1:30 P.M.

BZ – CONTINUED HEARINGS

7.	175-08-BZ	<p>Eric Palatnik, P.C. 141 Allen Street, Manhattan Special Permit (§73-36) to allow a Physical Culture Establishment (<i>Mama Spa</i>) at the cellar, first and second floors of an existing five-story building, contrary to §32-10. C6-1 district. Community Board #3M Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 12/16/08</p>
8.	178-08-BZ	<p>Eric Palatnik, P.C. 153 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, lot coverage and open space (§23-141(b)) and less than the minimum side yards (§23-461) in an R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 12/9/08</p>
9.	195-08-BZ	<p>Sheldon Lobel, P.C. 1350 East 27th 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); rear yard (§23-47) and side yard (§23-461) regulations in an R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 12/16/08</p>
10.	196-08-BZ	<p>DID Architects 792 Tenth Avenue, Manhattan Special Permit (§§11-411 & 73-03) to reinstate of a variance, originally granted under BSA No. 346-47-BZ, to permit the continued operation of a public parking garage. C6-2 zoning district/Clinton Special District Preservation area. Community Board #4M Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 1/13/09</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 25, 2008

1:30 P.M.

BZ – NEW CASES		
11.	20-08-BZ	Law Office of Fredrick A. Becker 53-55 Beach Street, Manhattan Special Permit (§75-53) to permit a 2,900 square foot vertical enlargement to an existing warehouse (UG 17); M1-5 District/Special Tribeca Mixed Use District. Community Board #1M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 12/16/08
12.	40-08-BZ	Rothkrug, Rothkrug & Spector, LLP 3957 Laconia Avenue, Bronx Special Permit (§11-411 & §11-413) to allow the re-instatement and extension of term, and amend to change the use from Automotive Service Station (UG 16) to a Automotive Repair Facility (UG 16), and subdivision the zoning lot. C1-2/R5 zoning district. Community Board #12BX
		Examiner: Carlo Costanza (212) 7888739
		Status: Continued Hearing – 1/27/09
13.	163-08-BZ	Sheldon Lobel, P.C. 2022 Avenue M, Brooklyn Variance (§72-21) to permit the construction of a two-story and attic community facility building (<i>Congregation Kol Torah</i>). The proposal is contrary to ZR §24-11 (floor area, FAR ad lot coverage), §24-34 (front yard), §24-35 (side yards), and §25-30 (minimum parking requirements. R2 district. Community Board #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 1/13/09
14.	216-08-BZ	Eric Palatnik, P.C. 1624 Shore Boulevard, Brooklyn Special Permit (§73-622) for the in-part legalization and enlargement of a single family home. This application seeks to vary floor area, open space and lot coverage (§23-141) and side yard (§23-461) in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/13/09

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 25, 2008

1:30 P.M.

<i>BZ – NEW CASES</i>		
15.	236-08-BZ	Sheldon Lobel, P.C. 1986 East 3rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area (§23-141) and the permitted perimeter wall height (§23-631) in an R2X (OPSD) zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/13/09

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 9, 2008

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	389-85-BZ	Walter T. Gorman, P.E. 2090 Bronxdale Avenue, Bronx Extension of Time to Obtain a Certificate of Occupancy for a UG16 automotive service station (<i>Mobil</i>), in a C2-3/R7-1 zoning district, which expired on October 26, 2000 and an Amendment to legalize the conversion of the service bays to a convenience store. Community Board #11BX
		Examiner: Henry Segovia (212) 788-8797
		Status: Granted – 12/9/08
2.	117-97-BZ	Vito J. Fossella, P.E. (LPEC) 1112 Forest Avenue, Staten Island Extension of Term of a previously-granted Variance (§72-21) for the continued operation of a legal non-conforming (UG6) eating and drinking establishment (<i>Basille's</i>) in an R3-2 zoning district which expired on September 15, 2008. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8797
		Status: Granted – 12/9/08
3.	297-99-BZ	Walter T. Gorman, P.E. 45-05 Bell Boulevard, Queens Extension of Time to Obtain a Certificate of Occupancy for a (UG16) Gasoline Service Station (<i>Mobil</i>), in a C2-2/R6B zoning district, which will expire on February 12, 2009. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8797
		Status: Granted – 12/9/08
4.	159-07-BZ	Eric Palatnik, P.C. 2402 86th Street, Brooklyn Extension of Time to complete construction for the legalization of a physical culture establishment on the second floor of a two-story commercial building (<i>Stillwell Sports Center</i>) and an Extension of Time to Obtain a Certificate of Occupancy, in a C8-2 zoning district, which expired on May 27, 2008. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8797
		Status: Granted – 12/9/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 9, 2008

10:00 A.M.

SOC – CONTINUED HEARINGS

5.	217-03-BZ	Sheldon Lobel, P.C. 142 Pennsylvania Avenue, Brooklyn Extension of Time to Complete Construction of a previously granted variance for the proposed expansion of a one story and cellar building in an R-5 zoning district. Community Board #5BK
		Examiner: Henry Segovia (212) 788-8797
		Status: Adjourned, Continued Hearing – 1/27/09

SOC – NEW CASES

6.	26-02-BZ	Walter T. Gorman, P.E. 1680 Richmond Avenue, Staten Island Extension of Time/waiver to obtain a Certificate of Occupancy which expired on December 10, 2006 for an existing gasoline service station (<i>Mobil</i>), in a C1-2/R3X zoning district. Community Board #2SI
		Examiner: Henry Segovia (212) 788-8797
		Status: Closed, Decision – 1/13/09
7.	242-03-BZ	Moshe M. Friedman, P.E. 1858 East 26th Street, Brooklyn Extension of Time/waiver to obtain a Certificate of Occupancy which expired on January 13, 2008 and an Amendment to legalize the as-built condition of a previously granted Special Permit (§73-622) in an R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8797
		Status: Closed, Decision – 1/13/09

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 9, 2008

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
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: Granted – 12/9/08
9.	266-07-A	Stuart A. Klein 1610 Avenue S, 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 district regulations. R4-1 Zoning District. Community Board #15BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/9/08
10.	191-08-BZY	Stuart A. Klein 1610 Avenue S, Brooklyn Extension of time to complete construction (§11-331) of a minor development commenced prior to the amendment of the zoning district regulations. R4-1 Zoning District. Community Board #15BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/9/08
11.	34-08-A	Kevin Christopher Shea 144 North 8th Street, Brooklyn Appeal seeking to revoke permit and approvals for construction of a 16-story building, under contention that the building is in violation of ZR §23-142 and ZR §12-10. Community Board #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 12/9/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 9, 2008

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
12.	115-07-A/ 116-07-A & 56-08-A/ 57-08-A	Rampulla Associates Architects 310, 316, 322 & 328 Ramona Avenue, Staten Island Proposed construction of four one-family homes located within the bed of a mapped street contrary to Section 35 of the General City Law. R3-X/SSRD Zoning District. Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/16/08
13.	211-08-A	Gary D. Lenhart 434 Oceanside Avenue, Queens Proposed reconstruction and enlargement of existing single family dwelling located partially in the bed of a mapped street, contrary to Article 3, Section 35 of the General City Law, and the proposed upgrade of an existing legal non conforming private disposal system located in the bed of the mapped street and Service road. R4 Zoning District. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/9/08
14.	231-08-A	Gerard E. Meyer 118 Beach 221st Street, Queens Reconstruction and enlargement of an existing single family home not fronting on a legally mapped street contrary to General City Law, Section 36. R4 Zoning District. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/9/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 9, 2008

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	178-08-BZ	Eric Palatnik, P.C. 153 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, lot coverage and open space (§23-141(b)) and less than the minimum side yards (§23-461) in an R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/9/08
2.	199-08-BZ	Rizzo Group, LLP 400 East Fordham Road (a/k/a 2506-2526 Webster Avenue / 4747-4763 Park Avenue) Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>24 Hour Fitness</i>) on the third floor in an existing 14-story mixed-use building. The proposal is contrary to ZR §32-10. C4-4 district. Community Board #6BX
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 12/9/08

DISCLAIMER

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 9, 2008

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
3.	119-07-BZ	Sheldon Lobel, P.C. 443 39th Street, Brooklyn Variance (§72-21) to allow a four-story community facility building contrary to regulations for use (§42-10), rear yard (§43-26) and parking (§44-21). M1-2 zoning district. Community Board #7BK
		Examiner: Ron Rizzotti (212) 788-8781
		Status: Closed, Decision – 1/27/09
4.	134-08-BZ	Eric Palatnik, P.C. 34 Lawrence Avenue, Brooklyn Variance (§72-21) to construct a third floor to an existing two-story, two-family semi-detached residence, located in an R-5 and M1-1 zoning districts. Community Board #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 1/13/09
5.	135-08-BZ	Sheldon Lobel, P.C. 71-52 172nd Street, Queens Variance (§72-21) to permit a one-story and mezzanine synagogue (<i>Fresh Meadows Bukharian Synagogue</i>), contrary to ZR §24-34 (minimum front yard) and §25-31 (minimum parking requirements). R2 district. Community Board #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/13/09
6.	170-08-BZ	Kramer Levin Naftalis & Frankel, LLP 411-431 East 69th Street, Manhattan Variance (§72-21) to permit the construction of a research building (<i>Weill Cornell Medical College</i>) with 16 occupied stories and two mechanical floors. The proposal is contrary to ZR §24-11 (Floor area and lot coverage), §24-36 (Rear yard), §24-522 (Height and setback), and §24-552 (Rear yard setback). R8 zoning district. Community Board #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/13/09

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 9, 2008

1:30 P.M.

BZ – CONTINUED HEARINGS

7.	224-08-BZ	Omnipoint Communications 47-10 Laurel Hill Boulevard, Queens Special Permit (§73-30) to allow an extension to an existing non-accessory radio tower, to mount nine small panel antennas and related equipment cabinets on the rooftop. R4 district. Community Board #2Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 1/13/09

BZ – NEW CASES

8.	45-08-BZ	Rampulla Associates 55 Androvette Street, Staten Island Variance (§72-21) to construct a four-story, 108-unit age restricted residential building contrary to use regulations (§42-00, §107-49). M1-1 District/Special South Richmond Development District. Community Board #3SI
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 2/3/09
9.	201-08-BZ	Rothkrug, Rothkrug & Spector, LLP 40-38 216th Street, Queens Variance (§ 72-21) to allow a one-story warehouse/ commercial vehicle storage building (UG16); contrary to use regulations (§22-00). R3X district. Community Board #11Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 2/3/09
10.	223-08-BZ	Rothkrug Rothkrug & Spector, LLP 4553 Arthur Kill Road, Staten Island Variance (§72-21) to permit a commercial development (UG 6) in an R3-2/SSRD zoning district. Community Board #3SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 1/27/09

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 9, 2008

1:30 P.M.

BZ – NEW CASES		
11.	234-08-BZ	<p>Eric Palatnik, P.C. 1702 Avenue Z, Brooklyn Special Permit (§73-36) to allow proposed Physical Culture Establishment at the cellar and a portion of the first and second floors in a seven-story mixed-use building, contrary to §32-10. C4-2 district. Community Board #15BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 1/27/09</p>
12.	244-08-BZ	<p>Rizzo Group 139-153 East 53rd Street; 140-16 East 54th Street; 601-635 Lexington Avenue; 884-892 3rd Avenue, Manhattan Special Permit (§73-36) to allow the proposed Physical Culture Establishment (<i>24Hour Fitness</i>) at the cellar level and first floor of a 59-story building, contrary to ZR §32-10. C6-6 district. Community Board #6M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 1/13/09</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 16, 2008

10:00 A.M.

SOC – DECISIONS

1.	736-45-BZ	Walter T. Gorman, P.E. 3740 Broadway, Manhattan Extension of Term/waiver for a previously granted variance for the operation of a gasoline service station (<i>Mobil</i>), in a C2-4/R8 zoning district, which expired on March 17, 1999, and an Extension of Time to obtain a Certificate of Occupancy which expired on May 8, 2000. Community Board #12M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 12/16/08
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SOC – CONTINUED HEARINGS

2.	863-48-BZ	Alfonso Duarte 259-16 Union Turnpike, Queens Extension of Term of a previously granted variance for a (UG16A) auto repair establishment, in an R-2 zoning district, which will expire on November 25, 2008. Community Board #13Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Hearing – 1/13/09
3.	719-56-BZ	Walter T. Gorman, P.E. 2525 Victory Boulevard, Staten Island Extension of Term/waiver for a gasoline service station (<i>Mobil</i>) in a C2-1/R3-2 zoning district which expired on April 27, 2007 and Extension of Time to obtain a Certificate of Occupancy which expired on October 26, 2000. Community Board #1SI Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 1/27/09
4.	239-97-BZ	Kenneth H. Koons 1499 Bruckner Boulevard, Bronx Extension of Term for a UG16 automotive service station and UG8 parking lot, in an R-6 zoning district, which expires on July 13, 2009. Community Board #9BX Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/27/09

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 16, 2008

10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	337-90-BZ	Sheldon Lobel, P.C. 1415/17 East 92nd Street, Brooklyn Extension of Term/waiver (expired on June 2, 2002) for the continued operation of a one-story (UG16) Automotive Repair Shop and a two-story (UG6) business and (UG2) dwelling unit in a C1-2/R4 zoning district, and an Extension of Time/waiver to obtain a Certificate of Occupancy (expired on March 29, 1987). Community Board #18BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/13/09

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, December 16, 2008
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
6.	115-07-A/ 116-07-A & 56-08-A/ 57-08-A	Rampulla Associates Architects 310, 316, 322 & 328 Ramona Avenue, Staten Island Proposed construction of four one-family homes located within the bed of a mapped street contrary to Section 35 of the General City Law. R3-X/SSRD Zoning District. Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/16/08
7.	251-07-A thru 254-07-A	Eric Palatnik, P.C. 63 & 65 Houston Street, 104 & 106 Willowbrook Road, Staten Island Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R3A zoning district. R3X zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/16/08

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	70-08-A thru 72-08-A	Eric Palatnik, P.C. 215C, 215B, 215A Van Name Avenue, Staten Island An appeal seeking a determination that the property owner has acquired a common law vested right to continue construction commenced under the prior zoning district regulations. R3A Zoning District. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/13/09
9.	73-08-A thru 75-08-A	Eric Palatnik, P.C. 345A, 345B, 345C Van Name, Staten Island An appeal seeking a determination that the property owner has acquired a common law vested right to continue construction under the prior zoning district regulations. R3A zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/13/09

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 16, 2008

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	103-08-BZY	Law Office of Fredrick A. Becker 208 Grand Street, Brooklyn Extension of time (§11-331) to complete construction of a minor development commenced prior to the amendment of the zoning district. C2-4/R6B zoning. Community Board #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/13/09
11.	120-08-A	Law Office of Fredrick A. Becker 186 Grand Street, Brooklyn Appeal seeking the determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district. C2-4/R6B zoning. Community Board #1BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/13/09
12.	168-08-A	Cozen O'Connor 63 Brighton 2nd Place, Brooklyn Legalization of an existing building not fronting on a legally mapped street contrary to General City Law Section 36. R6 (OP) zoning district. Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/27/09

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 16, 2008

10:00 A.M.

APPEALS – NEW CASES		
13.	149-08-A	<p>Jack Lester 808 Columbus Avenue, Manhattan Appeal seeking to revoke permits and approvals for a 30-story mixed use building that allow violations of the zoning regulations on open space, parking, curb cuts and proper use group classification. R7-2/C1-5 zoning district. Community Board #7M</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 2/3/09
14.	200-08-A	<p>Gary D. Lenhart 171 Bayside Drive, Queens Reconstruction and enlargement of an existing single family home located partially within the bed of a mapped street and the upgrade of an existing non conforming private disposal system located in the bed of a mapped street, contrary to General City Law Section 35. Community Board #14Q</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/16/08
15.	204-08-A	<p>Gary D. Lenhart 26 Roosevelt Walk, Queens Reconstruction and enlargement of an existing single family home located within the bed of mapped street, contrary to General City Law Section 35. R4 Zoning District. Community Board #14Q</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/16/08
16.	205-08-A	<p>Valentino Pompeo 32 Tioga Walk, Queens Reconstruction and enlargement of an existing single family home located partially within the bed of mapped street, contrary to General City Law Section 35 and not fronting on a legally mapped street, contrary to General City Law Section 36. R4 Zoning District. Community Board #14Q</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/16/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, December 16, 2008
10:00 A.M.

APPEALS – NEW CASES		
17.	232-08-A	<p>Gary D. Lenhart 50 Tioga Walk, Queens Reconstruction and enlargement of an existing single family home located partially in the bed of a mapped street, contrary to General City Law Section 35. R4 zoning district. Community Board #14Q</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/16/08
18.	233-08-A	<p>Gary D. Lenhart 56 Hillside Avenue, Queens Reconstruction and enlargement of an existing single family home located within the bed of a mapped street, contrary to General City Law Section 35 and the upgrade of an existing private disposal system located within the bed of a mapped street, contrary to General City Law 35 and the Department of Buildings policy. R4 Zoning District. Community Board #14Q</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/16/08
19.	240-08-A	<p>Gary D. Lenhart 167 Bayside Drive, Queens Reconstruction and enlargement of an existing single family home located within the bed of a mapped street and the upgrade of an existing private disposal system in the bed of the mapped street, contrary to General City Law Section 35 and the Department of Buildings Policy. R4 Zoning District. Community Board #14Q</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/16/08
20.	261-08-BZY	<p>Eric Palatnik, P.C. 140-75 Ash Avenue, Queens Extension of time to complete construction (§11-331) of a minor development commenced prior to the amendment of the zoning district regulations. R7B/C1-3 zoning districts. Community Board #7Q</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/13/09

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 16, 2008

10:00 A.M.

APPEALS – NEW CASES		
21.	262-08-A	Eric Palatnik, P.C. 140-75 Ash Avenue, Queens An appeal seeking a determination that the owner of the premises has acquired a common law vested right to continue the development commenced under the prior zoning district regulations. R7B/C1-3 zoning districts. Community Board #7Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/13/09
22.	263-08-BZY	Slater & Beckerman, LLP 29-23 40th Road and 30-02 40th Avenue, Queens Extension of time to complete construction (§11-331) of a minor development commenced prior to the amendment of the zoning district regulations. M1-3 /R7X zoning districts. Community Board #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/13/09
23.	264-08-A	Slater & Beckerman, LLP 29-23 40th Road and 30-02 40th 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 zoning districts. M1-3/R7X zoning districts. Community Board #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/13/09

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 16, 2008

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	205-07-BZ	Omnipoint Communications Inc. 53-20 72nd Place, Queens Special Permit (§73-30) to allow a non-accessory radio tower on the rooftop of an existing building. R4-1 district. Community Board #5Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 12/16/08
2.	51-08-BZ	Francis R. Angelino, Esq. 511 Avenue R, Brooklyn Variance (§72-21) to permit the development of a new six-story & mezzanine synagogue (<i>Sephardic Institute</i>), contrary to §24-11 (lot coverage, FAR, and open space), §24-382 (rear yard), §24-522 and §23-633 (building height and front setback). R6A/Ocean Parkway Special Zoning District. Community Board #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 12/16/08
3.	159-08-BZ	Greenberg Traurig, LLP 68-70 Spring Street, Manhattan Variance (§72-21) to allow a new seven-story residential building (UG 2) containing 12 dwelling units and ground floor retail (UG 6); contrary to use regulations (§42-10 & §42-14 D(2)(b)). M1-5B district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 1/27/09
4.	175-08-BZ	Eric Palatnik, P.C. 141 Allen Street, Manhattan Special Permit (§73-36) to allow a Physical Culture Establishment (<i>Mama Spa</i>) at the cellar, first and second floors of an existing five-story building, contrary to §32-10. C6-1 district. Community Board #3M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 12/16/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 16, 2008

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	195-08-BZ	Sheldon Lobel, P.C. 1350 East 27th 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); rear yard (§23-47) and side yard (§23-461) regulations in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/16/08
6.	225-08-BZ	Lewis E. Garfinkel, R.A. 1155 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a single family residence. This application seeks to vary open space and floor area (§23-141(a)); side yards (§23-461) and less than the required rear yard (§23-47) in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/16/08

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 16, 2008

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	203-07-BZ	Sheldon Lobel, P.C. 137-35 Elder Avenue, Queens Variance (§72-21) to allow a new 13-story mixed-use building containing 20 dwelling units, ground floor retail and community facility (medical) uses; contrary to bulk and parking regulations (§35-311 & §36-21). R6/C2-2 zoning district. Community Board #7Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 1/27/09
8.	20-08-BZ	Law Office of Fredrick A. Becker 53-55 Beach Street, Manhattan Special Permit (§75-53) to permit a 2,900 square foot vertical enlargement to an existing warehouse (UG 17); M1-5 District/Special Tribeca Mixed Use District. Community Board #1M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 1/13/09
9.	46-08-BZ	Law Office of Fredrick A. Becker 491 Bedford Avenue, 142 Clymer Street, Brooklyn Variance (§72-21) to permit the construction of a community facility building (<i>Congregation Adas Yereim</i>), contrary to §24-11 (Floor area ratio and lot coverage) and §24-522 (front wall height, setback, sky exposure plane and number of stories). R6 district. Community Board #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/13/09
10.	155-08-BZ	Eric Palatnik, P.C. 282 Beaumont Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a one family home. This application seeks to vary floor area, open space and lot coverage (§23-141(a)); and required rear yard (§23-47) in an R3-1 district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/13/09

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 16, 2008

1:30 P.M.

BZ – CONTINUED HEARINGS

11.	230-08-BZ	Law Office of Fredrick A. Becker 1019 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space (§23-141); and less than minimum rear yard requirement (§23-47) in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 1/27/09

BZ – NEW CASES

12.	162-08-BZ	The Law Office of Fredrick A. Becker 150 East 93rd Street, Manhattan Special Permit (§73-621) to allow for the enlargement of an existing building contrary to floor area and lot coverage regulations §23-145 and §35-31; C1-8X District. Community Board #8M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 1/27/09
13.	198-08-BZ	Mitchell S. Ross, Esq. 268 Park Avenue South, Manhattan Special Permit (§73-36) to allow the proposed physical culture establishment (<i>New York Health & Racquet Club</i>) in a 12-story and penthouse mixed-use building, contrary to ZR §32-10. C6-4A district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 1/13/09

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 16, 2008

1:30 P.M.

BZ – NEW CASES		
14.	206-08-BZ	Eric Palatnik, P.C. 737 Elvira Avenue, Queens Variance (§72-21) to permit the expansion of an existing three-story UG 3 yeshiva (<i>Yeshiva B'nei Torah</i>) which includes sleeping accommodations, contrary to ZR §§24-111 (maximum floor area), 24-35 (side yard), 24-551 (side yard setback), and parking (25-31). R2X zoning district. Community Board #14Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 1/27/09
15.	226-08-BZ	Law Office of Fredrick A. Becker 172 Empire Boulevard, Brooklyn Special Permit (§73-50) to legalize the vertical enlargement of an existing commercial building within the 30-foot rear yard required along a residential district boundary line that is coincident with a rear lot line. C8-2 zoning district. Community Board #9BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 1/27/09
16.	250-08-BZ	Law Office of Fredrick A. Becker 1925 East 5th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area (§23-141) and less than the required rear yard (§23-47) in an R2X/Special Ocean Parkway District. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/27/09
17.	251-08-BZ	Law Office of Fredrick A. Becker 2153 Ocean Parkway, Brooklyn Special Permit (§73-622) for the enlargement of an existing one family residence. This application seeks to vary side yards (§23-48) and less than the required rear yard (§23-47) in an R5 (OP) Special Ocean Parkway District. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/27/09

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