

MINUTES

93-99-A/95-99-A/97-99-A/99-99-A/101-99-A & 103-99-A
APPLICANT - Sheldon Lobel, P.C., for Walden Terrace
Inc. , owner.

SUBJECT - Application May 7, 1999 - under Z.R. §60(3)
of the MDL, to permit the continuation of the existing use
of an accessory garage in a multiple dwelling, located in an
R7-1 district for transient parking, which is contrary to Z.R.
§25-412.

PREMISES AFFECTED - 98-09 64th Road a.k.a. 98-10
64th Avenue, 64th Road & 98th Street, Block 2101, Lot 1,
Borough of Queens.

PREMISES AFFECTED - 98-25 64th Road a.k.a. 98-26
64th Avenue, 64th Road & 99th Street, Block 2101, Lot 16,
Borough of Queens.

PREMISES AFFECTED - 98-41 64th Road a.k.a. 98-40
64th Avenue, 64th Road & 99th Street, Block 2101, Lot 24,
Borough of Queens.

PREMISES AFFECTED - 98-51 64th Ave./98-50 63rd
Drive, 64th Ave. & 99th Street, Block 2100, Lot 29,
Borough of Queens.

PREMISES AFFECTED - 98-33 64th Ave./98-34 63rd
Drive, 64th Avenue & 99th Street, Block 2100, Lot 21,
Borough of Queens.

PREMISES AFFECTED - 98-19 64th Ave./98-22 63rd
Drive, 64th Road and 98th Street, Block 2100, Lot 15,
Borough of Queens.

COMMUNITY BOARD #6

APPEARANCES -

For Applicant: Eric Palatnik.

For Administration: Lt. Arthur Haven, Fire Department.

ACTION OF THE BOARD - Applications granted on
condition.

THE VOTE TO GRANT -

Affirmative: Chairman Chin, Vice-Chair Bonfilio,
Commissioner Korbey and Commissioner Caliendo.....4

Negative:0

THE RESOLUTION

WHEREAS, the decision of the Borough
Commissioner, dated April 8, 1999 acting on Applic.
No.908/907/906/903/904/905, reads:

"2.Existing use of accessory garage in a multiple
dwelling for transient parking is contrary to
section 60, subd. 1 b M.D.L. and BSA Calendar
#724-67-A."; and

WHEREAS, a public hearing was held on this
application on April 11, 2000, after due notice by
publication in the *Bulletin*, and laid over to May 9, 2000,
and then to May 30, 2000 for decision; and

WHEREAS, the premises and surrounding area had a
site and neighborhood examination by a committee of the
Board consisting of Chairman James Chin, Vice Chair Paul
Bonfilio, R.A., Commissioner Mitchell Korbey and
Commissioner Peter Caliendo; and

WHEREAS, this is an appeal under Multiple Dwelling

Law ("MDL") § 60 (3). to permit within an R7-1 zoning
district the continued use of portions of the accessory
garage, located in the cellar of the subject premises, for
transient parking, which is contrary to MDL §60(1)(b); and

WHEREAS, the subject zoning lot has a total lot area
of approximately 35,233.33 square feet, a frontage of
approximately 162.00' feet on both 64th Avenue and 64th
Road, and a depth of approximately 200.00' ; and

WHEREAS, the subject zoning lot is presently
improved with an eight story structure occupied by
residential uses, with the cellar portion of the building being
utilized for transient parking; and

WHEREAS, in 1967 under Calendar numbers 723-67-
BZ and 724-67-A the Board permitted a portion of the
cellar of the subject premises to be utilized for transient
parking; and

WHEREAS, pursuant to MDL § 60 (3) the BSA may
grant variances of the applicable sections if in the opinion
of the Board such variance will best promote the health,
safety, welfare and carries out the permissive intent of this
section; and

WHEREAS, evidence in the record indicates that the
subject parking has operated for over 30 years with no
adverse effects and in fact has provided residents and their
guests with convenient and well maintained parking; and

WHEREAS, the Board has determined that the
evidence in the record supports the findings required to be
made under MDL §60(3).

Resolved, that the decision of the Borough
Commissioner, dated April 8, 1999 acting on Applic. #
908, is modified; limited to the decision noted, *on condition*:

THAT the all the requirements of the resolution
adopted by the Board this day under Calednar # 92-99-BZ
shall be complied with.

Adopted by the Board of Standards and Appeals, May
30, 2000.

130-99-BZ

APPLICANT - Sheldon Lobel, P.C., for Benjamin & Eileen
Seiden, owner.

SUBJECT - Application June 8, 1999 - under Z.R. §11-411,
to permit the reestablishment of expired variance number
381-60-BZ, allowing the use of the subject premises as an
automotive service station, in an R7-2 zoning district, which
is contrary to Z.R. §22-00.

PREMISES AFFECTED - 253 East 2nd Street a.k.a. 350-
356 East Houston Street, East Houston and Avenue C,
Block 384, Lot 33, Borough of Manhattan.

COMMUNITY BOARD #3M

APPEARANCES -

For Applicant: Eric Palatnik.

For Administration: Lt. Arthur Haven, Fire Department.