

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, February 28, 2006

10:00 A.M.

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

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

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

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APPEALS – DECISIONS

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

APPEALS – CONTINUED HEARINGS

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

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

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

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1:30 P.M.

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

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

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

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

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

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

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