

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, March 13, 2007

10:00 A.M.

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

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<b>SOC – CONTINUED HEARINGS</b>		
<b>4.</b>	<b>597-39-BZ</b>	<p>Walter T. Gorman, P.E., P.C. <b>84-04 Parsons Boulevard aka 152-16 84<sup>th</sup> Avenue, QUEENS</b> Amendment to a gasoline service station (<i>Exxon Mobil</i>) for the erection of a new steel canopy and to legalize the conversion from one pump island to two pump islands, conversion of a portion of the service building to a convenience store, installation of a car vacuum and public telephone on site, four curb cuts and wood planters in a C1-4/R5D zoning district. <b>COMMUNITY BOARD #8Q</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Closed, Decision – 4/10/07</b></p>
<b>5.</b>	<b>52-55-BZ</b>	<p>Carl A. Sulfaro, Esq. <b>1255 East Gun Hill Road, BRONX</b> Amendment (§11-412) to a previously approved automotive service station with accessory uses located in a C1-2/R5 zoning district. Application seeks to permit a one-story enlargement to an existing building to be used as an accessory convenience store. <b>COMMUNITY BOARD #12BX</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p style="color: red;"><b>Status: Continued Hearing – 5/15/07</b></p>
<b>6.</b>	<b>717-60-BZ III</b>	<p>Eric Palatnik, P.C. <b>2052 Victory Boulevard, STATEN ISLAND</b> Extension of term/waiver of the rules for a variance (§72-21) for an existing gasoline service station ((UG 16-Sunoco) in an R3-2/C1-1 zoning district which expired on June 1, 2006. <b>COMMUNITY BOARD#1SI</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Closed, Decision – 4/10/07</b></p>
<b>7.</b>	<b>244-01-BZ</b>	<p>Sheldon Lobel, P.C. <b>325 South 1<sup>st</sup> Street, a/k/a 398/404 Rodney Street, BROOKLYN</b> Extension of time to complete construction which expired on September 24, 2006 for the legalization of residential units in an existing building located in an M1-2/R6A zoning district <b>COMMUNITY BOARD #1BK</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Withdrawn – 3/13/07</b></p>

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

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

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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TUESDAY AFTERNOON, March 13, 2007

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>64-06-BZ</b>	<p>Greenberg Traurig LLP, Jay A. Segal  <b>363-371 Lafayette Street, MANHATTAN</b>                      Variance (§72-21) to allow a seven story multi-family residential building with ground floor retail containing fourteen dwelling units. The site is located within an M1-5B district; contrary to §42-10.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Granted – 3/13/07</b></p>
<b>2.</b>	<b>110-06-BZ</b>	<p>Moshe M. Friedman  <b>1473 East 21<sup>st</sup> Street, BROOKLYN</b>                      Special Permit (§73-622) for the enlargement of a single family residence, contrary to open space and floor area (§23-141), side yard (§23-461) and rear yard (§23-47) in an R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 3/13/07</b></p>
<b>3.</b>	<b>128-06-BZ</b>	<p>Juan D. Reyes III, Esq.  <b>415 Washington Street, MANHATTAN</b>                      Variance (§72-21) to allow a nine-story, 26-unit residential building with 26 parking spaces in an M1-5 district (Area B-2 of Special Tribeca Mixed Use District). The development would be contrary to use (§111-104(d) and 42-10), height and setback (§43-43), floor area ratio (§111-104(d) and 43-12), and parking regulations (§13-12).  <b>COMMUNITY BOARD #1M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Granted – 3/13/07</b></p>
<b>4.</b>	<b>138-06-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>3447 Bedford Avenue, BROOKLYN</b>                      Special Permit (§73-622) for the enlargement of a single family residence. This application seeks to vary open space and floor area (§23-141(a)) and rear yard (§23-47) in an R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 3/13/07</b></p>

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<b><i>BZ – DECISIONS</i></b>		
<b>5.</b>	<b>237-06-BZ</b>	<p>Moshe M. Friedman  <b>1462 East 26<sup>th</sup> Street, BROOKLYN</b>                      Special Permit (§73-622) for the enlargement of a single family semi-detached residence. This application seeks to vary open space and floor area (23-141(a)), side yard (23-461) and rear yard (23-47) regulations in an R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Granted – 3/13/07</b></p>
<b>6.</b>	<b>272-06-BZ</b>	<p>Joseph P. Morsellino, Esq.  <b>37-11 35<sup>th</sup> Avenue, QUEENS</b>                      Special permit (§73-36) to legalize a physical culture establishment on the second floor in a three-story building. The proposal is contrary to Section 42-31. M1-5 zoning district  <b>COMMUNITY BOARD #1Q</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Granted – 3/13/07</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>425-05-BZ</b>	<p>Stadtmauer &amp; Bailkin  <b>2409 Avenue Z, BROOKLYN</b>                      Variance (§72-21) to allow a proposed three-story, five-unit residential building with ground floor community facility and three parking spaces in an R4 zoning district. Proposal is contrary to requirements for floor area and FAR (§23-141c and §24-162), front yard (§24-34), side yards (§24-35), lot coverage (§23-141 and §24-111) and minimum distance between legally required windows and lot lines (§23-86(a)).  <b>COMMUNITY BOARD D# 15BK</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Continued Hearing – 4/10/07</b></p>
<b>8.</b>	<b>73-06-BZ</b>	<p>Eric Palatnik, P.C.  <b>111 Union Street, BROOKLYN</b>                      Special Permit (§73-36) to allow the legalization of a physical culture establishment in a portion of the cellar and first floor of a three-story building in a C2-3/R6 zoning district.  <b>COMMUNITY BOARD #6BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 4/24/07</b></p>
<b>9.</b>	<b>79-06-BZ</b>	<p>Patrick W. Jones, P.C.  <b>887 Bergen Street, BROOKLYN</b>                      Variance (§72-21) to permit the construction of a five-story residential building on a vacant site located in an M1-1 zoning district. The proposal is contrary to §42-00.  <b>COMMUNITY BOARD #8BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 4/10/07</b></p>
<b>10.</b>	<b>103-06-BZ</b>	<p>Eric Palatnik, P.C.  <b>1324 East 23<sup>rd</sup> Street, BROOKLYN</b>                      Special Permit (73-622) for the enlargement of a single family residence. This application seeks to vary open space and floor area (23-141(a)) and rear yard (23-47) in R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 4/24/07</b></p>

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<b>11.</b>	<b>111-06-BZ</b>	<p>Sheldon Lobel, P.C.  <b>136 Norfolk Street, BROOKLYN</b>                      Special Permit (§73-622) for the in-part legalization of an enlargement to a single family residence. This application seeks to vary open space and floor area (§23-141); side yard (§23-48) and perimeter wall height (§23-631) regulations. R3-1 zoning district.  <b>COMMUNITY BOARD #15BK</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Closed, Decision – 4/24/07</b></p>
<b>12.</b>	<b>141-06-BZ</b>	<p>Eric Palatnik, P.C.  <b>2084 60<sup>th</sup> Street, BROOKLYN</b>                      Variance (§72-21) to permit proposed three-story synagogue, located in an R5 zoning district. The proposal is contrary to floor area and lot coverage (§24-11); front yards (§24-34); side yard (§24-35); wall height and sky exposure plane (§24-521); and parking (§25-31).  <b>COMMUNITY BOARD #12BK</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Continued Hearing – 4/17/07</b></p>
<b>13.</b>	<b>175-06-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector  <b>1653/9 Richmond Road, STATEN ISLAND</b>                      Special Permits (§§73-243 and 73-44) to allow the development of an eating and drinking establishment (UG 6) with an accessory drive-through facility, and to permit a reduction in the amount of required off-street parking for UG 6 parking category B-1 uses. C1-1/R1-2 (NA-1) zoning district.  <b>COMMUNITY BOARD #2SI</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Withdrawn – 3/13/07</b></p>

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

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

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

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