
BULLETIN

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CALENDAR

AUGUST 23, 2005, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, August 23, 2005, 10:00 A.M., at 40 Rector Street, 6th Floor, New York, NY 10006, on the following matters:

SPECIAL ORDER CALENDAR

990-77-BZ

APPLICANT – Greenberg Traurig, LLP, for 260 West Broadway Condo, Assoc., owner.

SUBJECT – Application May 6, 2005 – reopening for an amendment to an existing variance within the Special Tribeca Mixed Use District that allowed in an M1-5 district, floors 3 through 11 of the Building to be converted to residential use.

The amendment seeks to allow a portion of the first floor to be converted to residential use and to legalize the conversion of the entire second floor to residential use.

PREMISES AFFECTED – 260 Broadway, property bounded by West Broadway, Beach Street and St. John’s Lane, Block 212, Lots 1001-1058 (7501), Borough of Manhattan.

COMMUNITY BOARD #1M

364-82-BZ

APPLICANT – Cozen O’Connor Attorneys, for Little Neck Commons, LLC, owners; Jack LaLanne Fitness Centers, Inc., lessee.

SUBJECT – Application January 14, 2005 -Extension of Term/Waiver for a physical culture establishment located in a C1-2(R3-2) zoning district.

PREMISES AFFECTED – 245-02/34 Horace Harding Expressway, Block 8276, Lot 100, Douglaston, Borough of Queens.

COMMUNITY BOARD #11Q

37-93-BZ

APPLICANT – Cozen O’Connor Attorneys, for Vornado Forest Plaza, LLC, owner; Jack Lalanne Fitness Centers, Inc., lessee.

SUBJECT – Application March 8, 2005 - Extension of Term of a Special Permit-Physical Culture Establishment which is not permitted as of right. The premise is located in a C8-1 zoning district.

PREMISES AFFECTED – 2040 Forest Avenue, south side 100’ west of Van Name Avenue, Block 1696, Lot 8, Borough of Staten Island

COMMUNITY BOARD #1SI

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, August 23, 2005, 10:00 A.M., at 40 Rector Street, 6th Floor, New York, NY 10006, on the following matters:

ZONING CALENDAR

289-04-BZ

APPLICANT – Sheldon Lobel, P.C., for Judo Associates, Inc., lessee.

SUBJECT – Application August 18, 2004 – under Z.R. §72-21 to permit the proposed construction of a seven story mixed-use building, to contain commercial use on the ground floor, and residential use above, located within an M1-5B zoning district, which does permit residential use, is contrary to Z.R. §42-00 and §42-14.

PREMISES AFFECTED – 341 Canal Street, southeast corner of Greene Street, Block 229, Lot 1, Borough of Manhattan.

COMMUNITY BOARD #2M

375-04-BZ

APPLICANT – Greenberg Traurig LLP, for Designs by FMC, owner.

SUBJECT – Application November 29, 2004 – under Z.R. §72-21 to permit the proposed expansion of an existing jewelry manufacturer and wholesaler establishment, located in an M1-1 zoning district, which does not comply with zoning requirements for floor area ratio, rear yard, street wall height and adequate parking, is contrary to Z.R. §43-12, §43-302, §43-302, §43-43 and §44-21.

PREMISES AFFECTED – 1527, 1529 and 1533 60th Street, north side, between 15th and 16th Avenue, Block 5509, Lots 64, 65 and 68, Borough of Brooklyn.

COMMUNITY BOARD #12BK

68-05-BZ

APPLICANT - Sheldon Lobel, P.C., for Congregation Bais Chaim Yoshu, owner.

SUBJECT - Application March 18, 2005 – under Z.R. §72-21 to permit the proposed enlargement of a three story plus attic building, currently housing a synagogue, with accessory residential on the second, third, and attic floors, which does comply with the zoning requirements for floor area ratio, side and front yards, is contrary to Z.R. §24-11, §24-162, §24-35, and §23-141.

PREMISES AFFECTED – 4911 17th Avenue, east side, between 49th and 50th Streets, Block 5455, Lot 5, Borough of Brooklyn.

COMMUNITY BOARD #12BK

AUGUST 23, 2005, 10:00 A.M.

CALENDAR

74-05-BZ

APPLICANT – Snyder & Snyder, LLP, for The Island Swim Club, Inc., owner; Omnipoint Communications, Inc., lessee.
SUBJECT - Application March 29, 2005 – under Z.R. §§73-30 & 22-21 to permit the proposed construction of a non-accessory radio tower for public utility wireless communications (disguised as a 90-foot tall flagpole), located in an R3-2 zoning district.

PREMISES AFFECTED – 1089 Rockland Avenue, northeast side, between Borman and Shirra Avenues, Block 2000, Lot 7, Borough of Staten Island.

COMMUNITY BOARD #2SI

75-05-BZ

APPLICANT – Snyder & Snyder, LLP, for Immanuel Lutheran Church, owner; Omnipoint Communications, Inc., lessee.

SUBJECT - Application March 29, 2005 – under Z.R. §§73-30 & 22-21 to permit the proposed construction of a non-accessory radio tower for public utility wireless communications (disguised as a 90-foot tall flagpole), located in an R3-2 zoning district.

PREMISES AFFECTED – 2018 Richmond Avenue, approximately 650' south of Amsterdam Place and Richmond Avenue, Block 2100, Lot 460, Borough of Staten Island.

COMMUNITY BOARD #2SI

77-05-BZ

APPLICANT – Greenberg Traurig, LLP by Deidre Carson, for Jack Ancona, owner.

SUBJECT – Application March 29, 2005 – 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.

PREMISES AFFECTED - 132 West 26th Street, south side, 364.5' west of Sixth Avenue, Block 801, Lot 60, Borough of Manhattan.

COMMUNITY BOARD #4M

Pasquale Pacifico, Executive Director

MINUTES

**REGULAR MEETING
TUESDAY MORNING, JULY 26, 2005
10:00 A.M.**

Present: Chair Srinivasan, Vice Chair Babbar, Commissioner Miele and Commissioner Chin.

The minutes of the regular meetings of the Board held on Tuesday morning and afternoon, April 12, 2005, were approved as printed in the Bulletin of April 21, 2005, Volume 90, No. 18.

SPECIAL ORDER CALENDAR

11-01-BZ

APPLICANT – Vassalotti Associate Architects, LLP, for Joseph Macchia, owner.

SUBJECT – Application May 19, 2005 – Extension of Time to obtain a Certificate of Occupancy, located in a C1-2(R5) zoning district.

PREMISES AFFECTED – 586/606 Conduit Boulevard, Block 4219, Lot 1, Borough of Brooklyn.

COMMUNITY BOARD #5BK

APPEARANCES – None.

ACTION OF THE BOARD – Application granted on condition.

THE VOTE TO GRANT:

Affirmative: Chair Srinivasan Vice-Chair Babbar, Commissioner Miele and Commissioner Chin.....4

Negative:.....0

THE RESOLUTION -

WHEREAS, this is an application for an extension of time to complete construction and obtain a certificate of occupancy; and

WHEREAS, a public hearing was held on this application on July 12, 2005, after due notice by publication in the *City Record*, and then to decision on July 26, 2005; and

WHEREAS, on August 7, 2001, under the subject calendar number, the Board granted an application to permit, within a C1-2(R5) zoning district, the reestablishment of a variance which had expired on May 23, 1991, for an existing gasoline service station with accessory uses, the conversion of the existing automotive repair facility and offices into a convenience store, and the erection of a canopy over five (5) new gasoline pump islands; in addition, the Board granted an extension of the term of the variance for a term of ten (10) years, expiring on August 7, 2011; and

WHEREAS, the resolution for said grant specified that a new certificate of occupancy be obtained within one (1) year of the date of the resolution; this period of time expired on August 7, 2002; and

WHEREAS, the applicant claims that the need for the extension of time is due to a number of factors, the primary

factor being difficulty obtaining sign-offs from the Metropolitan Transit Authority for the removal of twelve sealed-in-place 550 gallon tanks to be replaced with two 10,000 gallon gasoline tanks on a site located partially above a subway line running along Pitkin Avenue; and

WHEREAS, the applicant represents that the construction is currently in progress and 20% complete; and

WHEREAS, the applicant further represents that the owner of the property anticipates that construction will be complete and the required certificate of occupancy will be obtained within eight (8) to nine (9) months; and

WHEREAS, based upon the above, the Board has determined that the evidence in the record supports the grant of the requested waiver and extension.

Therefore it is Resolved that the Board of Standards and Appeals reopens and amends the resolution, said resolution having been adopted on August 7, 2001, so that as amended this portion of the resolution shall read: “to permit an extension of time to complete construction and obtain a certificate of occupancy, for an additional period of one (1) year from the date of this resolution, to expire on July 26, 2006; *on condition:*

THAT all conditions from prior resolutions not specifically waived by the Board remain in effect;

THAT this approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s) only; and

THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plan(s)/configuration(s) not related to the relief granted.”

(DOB Application No. 301092715)

Adopted by the Board of Standards and Appeals, July 26, 2005.

91-02-BZ

APPLICANT – Sheldon Lobel, P.C., for David Winiarski, owner.

SUBJECT – Application April 13, 2004 - reopening for an amendment to a previously granted variance under ZR §72-21 to allow minor modification of the approved plans.

PREMISES AFFECTED – 3032-3042 West 22nd Street, West 22nd Street, 180' north of Highland View Avenue, Block 7071, Lot 19 (a/k/a 19, 20, 22), Borough of Brooklyn.

COMMUNITY BOARD #13BK

APPEARANCES –

For Applicant: Jordan Most.

ACTION OF THE BOARD - Application granted on condition.

THE VOTE TO GRANT -

Affirmative: Chair Srinivasan Vice-Chair Babbar, Commissioner Miele and Commissioner Chin.....4

Negative:.....0

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THE RESOLUTION -

WHEREAS, this is an application for a reopening and an amendment to the previously approved plans; and

WHEREAS, a public hearing was held on this application on April 5, 2005 after due notice by publication in the *City Record*, with continued hearings on May 10, 2005, June 7, 2005, July 12, 2005, and then to closure and decision on July 26, 2005; and

WHEREAS, on June 24, 2003, the Board adopted a resolution under the subject calendar number, authorizing, within an R5 zoning district, the construction of a six-story building containing residential uses on the upper floors and community facility uses on the ground floor that included a bulk waiver for a higher floor area and floor area ratio than that permitted; the prior grant permitted 36 units and 23 parking spaces; and

WHEREAS, the applicant's initial proposal contemplated: (1) a bi-level parking area with 27 parking spaces; (2) an increase in dwelling units to 40; (3) a waiver to allow parking in the required open space; and (4) incorporate waivers for non-compliances related to permitted obstructions in required open space, height and setback, sky exposure plane, front yard requirements, and dwelling unit requirements that were not specified in the Board's previous approval but were present in the approved BSA plans; and

WHEREAS, at the hearing, the Board expressed concerns regarding the circulation and functionality of the parking garage as presented by the applicant; in response, the applicant made a submission explaining why the "straight" parking layout was preferable to an "angled" parking layout in terms of simplicity and safety; and

WHEREAS, in response to Board concerns, the applicant modified its proposal to provide roof top recreation for tenants in lieu of open space that would be used for parking, and reduced the number of cars from 42 to 28 to ensure proper circulation; and

WHEREAS, finally, the Board notes that the increase in the number of units from 36 to 40 is acceptable, given the applicant's representations that smaller studio and one-bedroom units are more marketable in the subject area; and

WHEREAS, with respect to the additional DOB objections, the Board has reviewed the plans it approved during the initial variance grant and finds that the non-compliances were approved by the Board initially as set forth in the Board-approved plans; and

WHEREAS, based upon the above, the Board has determined that the evidence in record supports the grant of the requested waiver and amendment, with conditions as reflected below.

Therefore it is Resolved that the Board of Standards and Appeals waives the Rules of Practice and Procedure, and reopens and amends the resolution, said resolution having been adopted on June 24, 2003, so that as amended this portion of the resolution shall read: "to permit an increase in the amount of dwelling units and parking spaces, to allow a rooftop recreation space, and to modify the Board's prior resolution to reflect

additional bulk waivers with respect to permitted obstructions in required open space, height and setback, sky exposure plane, front yard requirements, and dwelling unit requirements; *on condition* that all work shall substantially conform to drawings as filed with this application, marked 'Received July 25, 2005' - (16) sheets; and *on further condition*:

THAT the bulk parameters of the proposed building shall be as follows: a residential F.A.R. of 2.3; a community facility F.A.R. of 0.31; a total F.A.R. of 2.61; a perimeter wall height of 62 ft., 10 inches; a total height of 62 ft., 10 inches; front yards of 5 ft. and 10 ft.; and no setback at 30 ft.; and

THAT there shall be a maximum of 40 residential units;

THAT there shall be a maximum of 27 parking spaces on-site;

THAT a roof-top recreation space shall be provided, as illustrated on the BSA-approved plans;

THAT all conditions from prior resolutions not specifically waived by the Board remain in effect;

THAT this approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s) only; and

THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plan(s)/configuration(s) not related to the relief granted."

(DOB Application No. 301111384)

adopted by the Board of Standards and Appeals, July 26, 2005.

523-58-BZ

APPLICANT -Walter T.Gorman, P.E., for Yehuea, LLC, owner; Farmers Mini Mart Inc., lessee.

SUBJECT - Application March 25, 2005 - Extension of Term/Waiver for a gasoline service station with accessory uses. The premise is located an C1-2/R3-2 and R3-2 zoning district.

PREMISES AFFECTED - 117-30/48 Farmers Boulevard, southwest corner of Baisley Boulevard, Block 12448, Lot 31, Borough of Queens.

COMMUNITY BOARD #12Q

APPEARANCES -

For Applicant: John Ronan.

ACTION OF THE BOARD - Laid over to September 27, 2005, at 10 A.M., for continued hearing.

328-82-BZ

APPLICANT - Agusta & Ross, for Parkhouse Hotel, Inc., owner.

SUBJECT - Application February 4, 2005 - Extension of Term/Waiver of a variance to permit a transient hotel (UG 5) which expired on January 18, 2003. The premise is located in

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an R-6 zoning district.

PREMISES AFFECTED - 1206 48th Street, southwest corner of 48th Street and 12th Avenue, Block 5634, Lot 6, Borough of Brooklyn.

COMMUNITY BOARD #12BK

APPEARANCES –

For Applicant: Mitchell Ross.

THE VOTE TO CLOSE HEARING -

Affirmative: Chair Srinivasan, Vice-Chair Babbar, Commissioner Miele, and Commissioner Chin.....4

Negative:.....0

ACTION OF THE BOARD - Laid over to August 9, 2005, at 10 A.M., for decision, hearing closed.

199-97-BZ

APPLICANT - Sheldon Lobel. P.C., for Corey Marcus, owner.

SUBJECT - Extension of Time to Complete Construction and Obtain a Certificate of Occupancy, for a variance, granted on May 27, 1998, allowing an enclosed florist shop in an R3-2 zoning district. A previous extension of time to obtain a Certificate of Occupancy was granted on October 1, 2002.

PREMISES AFFECTED - 130-38 Horace Harding Expressway, south side of Horace Harding Expressway, west of the intersection with Lawrence Avenue, Block 6451, Lots 12 & 16, Borough of Queens.

COMMUNITY BOARD #7Q

APPEARANCES –

For Applicant: Jordan Most.

THE VOTE TO CLOSE HEARING -

Affirmative: Chair Srinivasan, Vice-Chair Babbar, Commissioner Miele, and Commissioner Chin.....4

Negative:.....0

ACTION OF THE BOARD - Laid over to August 16, 2005, at 10 A.M., for decision, hearing closed.

186-00-BZ

APPLICANT - Law Office of Fredrick A. Becker, for Stacey Dana and Murray Dana, owners.

SUBJECT - Application April 14, 2005 - reopening for an extension of time which expired April 17, 2005.

PREMISES AFFECTED - 2301 Avenue L, northeast corner of Avenue L and East 23rd Street, Block 7623, Lot 7, Borough of Brooklyn.

COMMUNITY BOARD #14BK

APPEARANCES –

For Applicant: Lyra Altman.

THE VOTE TO CLOSE HEARING -

Affirmative: Chair Srinivasan, Vice-Chair Babbar, Commissioner Miele, and Commissioner Chin.....4

Negative:.....0

ACTION OF THE BOARD - Laid over to August 9, 2005, at 10 A.M., for decision, hearing closed.

36-05-A

APPLICANT -Zygmunt Staszewski, P.E., for Breezy Point Cooperative, Inc., owner; William Mullay, lessee.

SUBJECT - Application February 24, 2005 -Proposed alteration to an existing one family dwelling, located within the bed of a mapped Street, also a proposal to upgrade the existing septic system, is contrary to Section 35, Article 3 of the General City Law and Department of Buildings Policy. PREMISES AFFECTED -35 Janet Lane, east side, 577.98' north of Beach 203rd Street and Breezy Point Boulevard, Block 16350, Lot 400, Borough of Queens.

COMMUNITY BOARD #14Q

APPEARANCES –

For Applicant: Magdalys Gonzalez.

ACTION OF THE BOARD - Application granted on condition.

THE VOTE TO GRANT -

Affirmative: Chair Srinivasan Vice-Chair Babbar, Commissioner Miele and Commissioner Chin.....4

Negative:.....0

THE RESOLUTION -

WHEREAS, the decision of the Queens Borough Commissioner, dated January 26, 2005, acting on Department of Buildings Application No. 402009660, reads:

- “A1. The building and lot proposed to be altered is lying in the bed of mapped street as per Article 3 Section 35 of the General City Law
- A2. The upgrade of the existing non complying private disposal system;” and

WHEREAS, a public hearing was held on this application on July 26, 2005 after due notice by publication in the *City Record*, and then to decision; and

WHEREAS, by letter dated March 28, 2005, the Fire Department states that it has reviewed the above project and has no objections; and

WHEREAS, by letter dated April 27, 2005 the Department of Environmental Protection has reviewed the above project and has no objections; and

WHEREAS, by letter dated June 2, 2005, the Department of Transportation has reviewed the above project and has no objections; and

WHEREAS, the applicant has submitted adequate evidence to warrant this approval under certain conditions.

Therefore it is Resolved that the decision of the Queens Borough Commissioner, dated January 26, 2005, acting on Department of Buildings Application No. 402009660 is modified under the power vested in the Board by Section 35 of the General City Law, and that this appeal is granted, limited to the decision noted above; *on condition* that construction shall substantially conform to the drawing filed with the application marked “Received July 26, 2005” – one (1) sheet; that the proposal shall comply with all applicable zoning district requirements; and that all other applicable laws, rules, and

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regulations shall be complied with; and *on further condition:*

THAT this approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s) only;

THAT the approved plans shall be considered approved only for the portions related to the specific relief granted; and

THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plan(s)/configuration(s) not related to the relief granted.

Adopted by the Board of Standards and Appeals, July 26, 2005.

49-05-A

APPLICANT – Gary Lenhart, R.A., for The Breezy Point Cooperative, owner; Joan & Fred Tierney lessees.

SUBJECT – Application March 4, 2005 – Proposed reconstruction and enlargement of an existing one family dwelling, also a proposal to upgrade the non-comply private disposal system, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law and Department of Buildings’ Policy.

PREMISES AFFECTED – 8 Atlantic Walk, east side, 38.15’ south of Oceanside Avenue, Block 16350, Lot 400, Borough of Queens.

COMMUNITY BOARD #14Q

APPEARANCES –

For Applicant: Gary Lenhart.

THE VOTE TO CLOSE HEARING -

Affirmative: Chair Srinivasan, Vice-Chair Babbar, Commissioner Miele, and Commissioner Chin.....4

Negative:.....0

ACTION OF THE BOARD - Application granted on condition.

THE VOTE TO GRANT -

Affirmative: Chair Srinivasan Vice-Chair Babbar, Commissioner Miele and Commissioner Chin.....4

Negative:.....0

THE RESOLUTION -

WHEREAS, the decision of the Queens Borough Commissioner, dated February 23, 2005, acting on Department of Buildings Application No. 402002275, which reads:

- “A1. The existing building to be altered lies within in the bed of mapped street contrary to Article 3 Section 35 of the General City Law
 - A2. The proposed upgraded private disposal system is in the bed of a mapped street is contrary to Department of Buildings Policy;”
- and

WHEREAS, a public hearing was held on this application on July 26, 2005 after due notice by publication in the *City Record*, and then to decision; and

WHEREAS, by letter dated March 10, 2005, the Fire Department states that it has reviewed the above project and has

no objections; and

WHEREAS, by letter dated May 2, 2005, the Department of Environmental Protection has reviewed the above project and has no objections; and

WHEREAS, by letter dated June 2, 2005, the Department of Transportation has reviewed the above project and has no objections; and

WHEREAS, the applicant has submitted adequate evidence to warrant this approval under certain conditions.

Therefore it is Resolved that the decision of the Queens Borough Commissioner, dated February 23, 2005, acting on Department of Buildings Application No. 402002275 is modified under the power vested in the Board by Section 35 of the General City Law, and that this appeal is granted, limited to the decision noted above; *on condition* that construction shall substantially conform to the drawing filed with the application marked “Received July 26, 2005”– one (1) sheet; that the proposal shall comply with all applicable zoning district requirements; and that all other applicable laws, rules, and regulations shall be complied with; and *on further condition:*

THAT this approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s) only;

THAT the approved plans shall be considered approved only for the portions related to the specific relief granted; and

THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plan(s)/configuration(s) not related to the relief granted.

Adopted by the Board of Standards and Appeals, July 26, 2005.

50-05-A

APPLICANT – Gary Lenhart, R.A., for The Breezy Point Cooperative, Inc., owner; Elsa & Vincent Lehner, lessees.

SUBJECT – Application March 4, 2005 – Proposed reconstruction enlargement of an existing one family dwelling also a proposal to upgrade the non-complying private disposal system, located within the bed of a mapped street and not fronting on a legally mapped street, is contrary to Section 35 and 36, Article 3 of the General City Law and Department of Buildings’ Policy.

PREMISES AFFECTED – 412 Seabreeze Avenue, east side, 40.7” north of Beach 183rd Street, Block 16340, Lot 50, Borough of Queens.

COMMUNITY BOARD #14Q

APPEARANCES –

For Applicant: Gary Lenhart.

ACTION OF THE BOARD - Application granted on condition.

THE VOTE TO GRANT -

Affirmative: Chair Srinivasan, Vice-Chair Babbar, Commissioner Miele and Commissioner Chin.....4

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Negative:.....0

THE RESOLUTION -

WHEREAS, the decision of the Queens Borough Commissioner, dated February 23, 2005, acting on Department of Buildings Application No. 402013806 which reads:

- “A1. The existing building to be altered lies within in the bed of mapped street contrary to Article 3 Section 35 of the General City Law
- A2. The street giving access to the existing building to be altered is not duly placed on the official map of the City of New York, therefore:
 - a) A Certificate of occupancy may not be issued as per Article 3 Section 36 of the General City Law
 - b) Existing Dwelling to be altered does not have at least 8% of total perimeter of the building fronting directly upon a legally mapped street or frontage space is contrary to Section 27-291 of the Administrative Code
- A3. The proposed upgraded private disposal system is in the bed of a mapped street and or service lane is contrary to Department of Buildings Policy;” and

WHEREAS, a public hearing was held on this application on July 26, 2005 after due notice by publication in the *City Record*, and then to decision, and

WHEREAS, by letter dated March 10, 2005, the Fire Department states that it has reviewed the above project and has no objections; and

WHEREAS, by letter dated April 27, 2005 the Department of Environmental Protection has reviewed the above project and has no objections; and

WHEREAS, by letter dated June 2, 2005, the Department of Transportation has reviewed the above project and has no objections; and

WHEREAS, the applicant has submitted adequate evidence to warrant this approval under certain conditions.

Therefore it is Resolved that the decision of the Queens Borough Commissioner, dated February 23, 2005, acting on Department of Buildings Application No. 402013806 is modified under the power vested in the Board by Sections 35 and 36 of the General City Law, and that this appeal is granted, limited to the decision noted above; *on condition* that construction shall substantially conform to the drawing filed with the application marked “Received March 4, 2005”—one (1) sheet; that the proposal shall comply with all applicable zoning district requirements; and that all other applicable laws, rules, and regulations shall be complied with; and *on further condition*:

THAT this approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s) only;

THAT the approved plans shall be considered approved only for the portions related to the specific relief granted; and

THAT the Department of Buildings must ensure

compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plan(s)/configuration(s) not related to the relief granted.

Adopted by the Board of Standards and Appeals, July 26, 2005.

86-05-A

APPLICANT -Gary Lenhart, R.A., for The Breezy Point Cooperative, Inc., owner; George & Christine Donley, lessee. SUBJECT - Application April 8, 2005 - Proposed enlargement of an existing single family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law.

PREMISES AFFECTED - 103 Oceanside Avenue, east side of Beach 204th Street and north side of Oceanside Avenue, Block 16350, Lot 400, Borough of Queens.

COMMUNITY BOARD #14Q

APPEARANCES -

For Applicant: Gary Lenhart.

ACTION OF THE BOARD - Application granted on condition.

THE VOTE TO GRANT -

Affirmative: Chair Srinivasan, Vice-Chair Babbar, Commissioner Miele, and Commissioner Chin.....4

Negative:.....0

THE RESOLUTION -

WHEREAS, the decision of the Queens Borough Commissioner, dated March 25, 2005, acting on Department of Buildings Application No.402067767, which reads:

- “A1. The existing building to be altered is lies within in the bed of mapped street contrary to Article 3 Section 35 of the General City Law;” and

WHEREAS, a public hearing was held on this application on July 26, 2005 after due notice by publication in the *City Record*, and then to decision, and

WHEREAS, by letter dated April 25, 2005, the Fire Department states that it has reviewed the above project and has no objections; and

WHEREAS, by letter dated May 20, 2005 the Department of Environmental Protection has reviewed the above project and has no objections; and

WHEREAS, by letter dated June 2, 2005, the Department of Transportation has reviewed the above project and has no objections; and

WHEREAS, the applicant has submitted adequate evidence to warrant this approval under certain conditions.

Therefore it is Resolved that the decision of the Queens Borough Commissioner, dated February 23, 2005, acting on Department of Buildings Application No 402067767 is modified under the power vested in the Board by Section 35 of the General City Law, and that this appeal is granted, limited to the decision noted above; *on condition* that construction shall

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substantially conform to the drawing filed with the application marked "Received July 26, 2005"– one (1) sheet; that the proposal shall comply with all applicable zoning district requirements; and that all other applicable laws, rules, and regulations shall be complied with; and *on further condition*:

THAT this approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objection(s) only;

THAT the approved plans shall be considered approved only for the portions related to the specific relief granted; and

THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plan(s)/configuration(s) not related to the relief granted.

Adopted by the Board of Standards and Appeals, July 26, 2005.

Pasquale Pacifico, Executive Director.

Adjourned: 10:27 A.M

**REGULAR MEETING
TUESDAY AFTERNOON, JULY 26, 2005
1:30 P.M.**

Present: Chair Srinivasan, Vice Chair Babbar, Commissioner Miele and Commissioner Chin.

ZONING CALENDAR

267-04-BZ

APPLICANT - Fischbein Badillo Wagner Harding, for Kermit Square, LLC, owner.

SUBJECT - Application July 30, 2004 - under Z.R. §72-21, to permit the proposed thirty-two unit multiple dwelling, Use Group 2, located in a C8-2 zoning district, is contrary to Z.R.

§32-00.

PREMISES AFFECTED - 362/64 Coney Island Avenue, northwest corner of Kermit Place, Block 5322, Lot 73, Borough of Brooklyn.

COMMUNITY BOARD #7BK

APPEARANCES –

For Applicant: Peter Geis.

ACTION OF THE BOARD – Application withdrawn.

THE VOTE TO WITHDRAW

Affirmative: Chair Srinivasan, Vice-Chair Babbar, Commissioner Miele, and Commissioner Chin.....4

Negative:.....0

Adopted by the Board of Standards and Appeals, July 26, 2005.

392-04-BZ

APPLICANT – Harold Weinberg, P.E., for Ephraim Nierenberg, owner.

SUBJECT – Application December 14, 2005 – under Z.R. §73-622 to permit a proposed rear enlargement to a single family residence which is contrary to Z.R. §23-141(a) for floor area and open space, Z.R. §23-461 for side yards and Z.R. §23-47 for rear yard. Then premises is located in an R2 zoning district.

PREMISES AFFECTED – 966 East 23rd Street, west side, 220.0' north of Avenue "J", between Avenues "I" and "J", Block 7586, Lot 75, Borough of Brooklyn.

COMMUNITY BOARD #14BK

APPEARANCES –

For Applicant: Harold Weinberg.

ACTION OF THE BOARD - Application granted on condition.

THE VOTE TO GRANT -

Affirmative: Chair Srinivasan Vice-Chair Babbar, Commissioner Miele and Commissioner Chin.....4

Negative:.....0

THE RESOLUTION -

WHEREAS, the decision of the Brooklyn Borough Commissioner, dated November 29, 2004, acting on Department of Buildings Application No. 301760912, reads:

"The proposed enlargement of the existing one family residence in an R2 zoning district:

1. Increases the degree of non-compliance with respect to floor area ratio exceeding the allowable floor area ratio and is contrary to sections 23-141 & 54-31 of the Zoning Resolution.
2. Increases the degree of non-compliance with respect to the open space ratio and is contrary to sections 23-141 & 54-31 of the Zoning Resolution.
3. Reduces the rear yard below 30' and is contrary to section 23-47 of the Zoning Resolution.

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4. Increases the degree of non-compliance with respect to side yards and is contrary to sections 23-461 & 54-31 of the Zoning Resolution.”; and

WHEREAS, a public hearing was held on this application on July 12, 2005 after due notice by publication in *The City Record*, and then to decision on July 26, 2005; and

WHEREAS, the premises and surrounding area had a site and neighborhood examination by a committee of the Board; and

WHEREAS, Community Board No. 14, Brooklyn, recommends approval of this application; and

WHEREAS, this is an application under Z.R. § 73-622, to permit, in an R2 zoning district, the proposed two-story rear enlargement of an existing one-family dwelling, which does not comply with the zoning requirements for floor area, open space ratio, and side and rear yards, contrary to Z.R. §§ 23-141, 23-461, 23-47 and 54-31; and

WHEREAS, the subject lot is located on 23rd Street, 220 feet north of Avenue J, between Avenues I and J; and

WHEREAS, the subject lot has a total lot area of approximately 4,000 sq. ft.; and

WHEREAS, the premises is within the boundaries of a designated area in which the subject special permit is available; and

WHEREAS, the applicant states that the subject premises is improved upon with an existing one-family home consisting of two stories and a cellar; and

WHEREAS, the applicant seeks an increase in the floor area from 2,161.6 sq. ft. (0.54 Floor Area Ratio or “FAR”) to 2,479.8 sq. ft. (0.69 FAR); the maximum floor area permitted is 2,000 sq. ft. (0.50 FAR); and

WHEREAS, the proposed enlargement will reduce the open space ratio (“OSR”) from 132% to 72.2%; the minimum OSR required is 150%; and

WHEREAS, the proposed enlargement will maintain one existing non-complying side yard of 4’-0”, which does not comply with the 5’ minimum side yard requirement; and

WHEREAS, the proposed enlargement will also maintain the other existing non-complying side yard of 7’-7”, which, when aggregated with the other side yard dimension, does not comply with the 13’ total side yard requirement; and

WHEREAS, the enlargement into the side yard does not result in a decrease in the existing minimum width of open area between the building and the side lot line; and

WHEREAS, the proposed enlargement will reduce the rear yard from 26’-4 1/4” to 20’-0”; the minimum rear yard required is 30’-0”; and

WHEREAS, the enlargement of the building into the rear yard is not located within 20’ of the rear lot line; and

WHEREAS, the applicant states that the perimeter wall of the proposed structure will comply with the 25’ height above the base plane requirement; the perimeter wall also complies with the height of the perimeter walls of the adjacent buildings; and

WHEREAS, the applicant represents that the proposed enlargement will not reduce the light, air or ventilation of the

dwellings to the north or south of the subject residence; and
WHEREAS, the applicant further represents that as of the time of this application, every site within a 200’ radius of the subject site has been developed; and

WHEREAS, the Board finds that the proposed enlargement will neither alter the essential character of the surrounding neighborhood, nor impair the future use and development of the surrounding area; and

WHEREAS, the proposed project will not interfere with any pending public improvement project; and

WHEREAS, the Board finds that, under the conditions and safeguards imposed, any hazard or disadvantage to the community at large due to the proposed special permit use is outweighed by the advantages to be derived by the community; and

WHEREAS, therefore, the Board has determined that the evidence in the record supports the findings required to be made under Z.R. § 73-622.

Therefore it is resolved, that the Board of Standards and Appeals issues a Type II determination under 6 N.Y.C.R.R. Part 617.5 and 617.3 and §§ 5-02(a), 5-02(b)(2) and 6-15 of the Rules of Procedure for City Environmental Quality Review and makes the required findings under Z.R. § 73-622, to permit, in an R2 zoning district, the proposed two-story rear enlargement of an existing one-family dwelling, which does not comply with the zoning requirements for floor area, open space ratio, and side and rear yards, contrary to Z.R. §§ 23-141, 23-461, 23-47 and 54-31; *on condition* that all work shall substantially conform to drawings as they apply to the objection above-noted, filed with this application and marked “Received July 18, 2005”-(10) sheets; and *on further condition*:

THAT there shall be no habitable room in the cellar;

THAT there shall be no habitable room in the attic;

THAT the total FAR on the premises, including the attic, shall not exceed 0.69;

THAT the above conditions shall be set forth in the certificate of occupancy;

THAT the use and layout of the cellar shall be as approved by the Department of Buildings;

THAT this approval is limited to the relief granted by the Board in response to specifically cited and filed DOB/other jurisdiction objections(s) only; no approval has been given by the Board as to the use and layout of the cellar;

THAT the approved plans shall be considered approved only for the portions related to the specific relief granted; and

THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of the plan(s)/configuration(s) not related to the relief granted.

Adopted by the Board of Standards and Appeals, July 26, 2005.

156-03-BZ

APPLICANT - Law Offices of Howard Goldman, PLLC, for

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RKO Plaza LLC & Farrington Street Developers, LLC, owner.

SUBJECT - Application May 20, 2003 - under Z.R. §72-21 – Proposed construction of a eighteen story mixed use building, Use Groups 2, 4 and 6, containing retail, community facility, 200 dwelling units and 200 parking spaces, located in an R6 within a C2-2 overlay zoning district, is contrary to Z.R. §§35-00 and 36-00.

PREMISES AFFECTED - 135-35 Northern Boulevard, northside of Main Street, Block 4958, Lots 48 and 38, Borough of Queens.

COMMUNITY BOARD #7Q

APPEARANCES –

For Applicant: Howard Goldman, Raymond Pepe, Jay Valgora, Jack Friedman and Scott Milsom.

ACTION OF THE BOARD – Laid over to September 27, 2005, at 1:30 P.M., for continued hearing.

13, 2005, at 1:30 P.M., for continued hearing.

36-04-BZ

APPLICANT - Petraro & Jones, LLP, for Jack Randazzo, owner.

SUBJECT - Application February 12, 1004 - under Z.R. §72-21 – to permit the proposed construction of an eight family dwelling, on a vacant lot, located in an M1-2 zoning district, is contrary to Z.R. §42-00.

PREMISES AFFECTED - 30 Carlton Avenue, west side, 240' south of Flushing Avenue, Block 2030, Lot 40, Borough of Brooklyn.

COMMUNITY BOARD #2BK

APPEARANCES –

For Applicant: Patrick Jones and Vito Rendazzo.

ACTION OF THE BOARD – Laid over to October 18, 2005, at 1:30 P.M., for continued hearing.

397-03-BZ thru 405-03-BZ

APPLICANT – Sheldon Lobel, P.C., for G & G Associates, owner.

SUBJECT – Application December 29, 2003 – under Z.R. §72-21 – to permit the proposed three story (3) plus attic building, to contain three residential units, located in an M1-1 zoning district, is contrary to Z.R. §42-00.

PREMISES AFFECTED –

1255 60th Street, between 12th and 13th Avenues, Block 5711, Lot 155, Borough of Brooklyn.

1257 60th Street, between 12th and 13th Avenues, Block 5711, Lot 154, Borough of Brooklyn.

1259 60th Street, between 12th and 13th Avenues, Block 5711, Lot 153, Borough of Brooklyn.

1261 60th Street, between 12th and 13th Avenues, Block 5711, Lot 152, Borough of Brooklyn.

1263 60th Street, between 12th and 13th Avenues, Block 5711, Lot 151, Borough of Brooklyn.

1265 60th Street, between 12th and 13th Avenues, Block 5711, Lot 150, Borough of Brooklyn.

1267 60th Street, between 12th and 13th Avenues, Block 5711, Lot 149, Borough of Brooklyn.

1269 60th Street, between 12th and 13th Avenues, Block 5711, Lot 148, Borough of Brooklyn.

1271 60th Street, between 12th and 13th Avenues, Block 5711, Lot 147, Borough of Brooklyn.

COMMUNITY BOARD #12BK

APPEARANCES -

For Applicant: Jordon Most.

ACTION OF THE BOARD – Laid over to September

37-04-BZ

APPLICANT – Petraro & Jones, LLP, for Jack Randazzo, owner.

SUBJECT – Application February 12, 2004 – under Z.R. §72-21 – to permit the proposed construction of an eight family dwelling, on a vacant lot, located in an M1-2 zoning district, is contrary to Z.R. §42-00.

PREMISES AFFECTED – 32 Carlton Avenue, west side, 264' south of Flushing Avenue, Block 2030, Lot 41, Borough of Brooklyn.

COMMUNITY BOARD #2BK

APPEARANCES –

For Applicant: Patrick Jones and Vito Rendazzo.

ACTION OF THE BOARD – Laid over to October 18, 2005, at 1:30 P.M., for continued hearing.

245-04-BZ

APPLICANT – Augusta & Ross, for Mark Stern, owner.

SUBJECT – Application July 6, 2004 – under Z.R. §72-21 – to permit the proposed five-story, nine unit multiple dwelling, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-10.

PREMISES AFFECTED – 102/04 Franklin Avenue, west side, 182' south of Park Avenue, Block 1898, Lots 45 and 46, Borough of Brooklyn.

COMMUNITY BOARD #3BK

APPEARANCES – None.

ACTION OF THE BOARD – Laid over to August 16, 2005, at 1:30 P.M., for continued hearing.

MINUTES

321-04-BZ

APPLICANT - Moshe M. Friedman, P.E., for Blake Lefferts Co., owner; The Montgomery Academy, lessee.

SUBJECT - Application September 23, 2004 - under Z.R.§73-19 to allow the conversion of an existing commercial building (Use Group 6) to School (Use Group 3) which is contrary to section 32-00, located in a C8-2 zoning district.

PREMISES AFFECTED - 842 Lefferts Avenue, south side, 262'-1/2" west of Utica Avenue, Block 1430, Lot 22, Borough of Brooklyn.

COMMUNITY BOARD #9BK

APPEARANCES –

For Applicant: Moshe Friedman and Miram Rothkrug.

THE VOTE TO CLOSE HEARING -

Affirmative: Chair Srinivasan, Vice-Chair Babbar, Commissioner Miele, and Commissioner Chin.....4

Negative:.....0

ACTION OF THE BOARD - Laid over to August 16, 2005, at 1:30 P.M., for decision, hearing closed.

326-04-BZ

APPLICANT - The Law Office of Fredrick A. Becker, for Sephardic Center of Mill Basin, owner.

SUBJECT - Application- under Z.R.§72-21 – to request a bulk variance to allow the construction of a new synagogue in place of an existing synagogue. The application seeks waivers regarding Floor area ratio (sections 24-111 and 23-141), perimeter wall height (section 24-521), sky exposure plane(section 24-521) and parking (sections 25-18 and 25-31), located in a R2 zoning district.

PREMISES AFFECTED - 6208/16 Strickland Avenue, northeast corner of Mill Avenue, Block 8656, Lot 19, Borough of Brooklyn.

COMMUNITY BOARD #18BK

APPEARANCES –

For Applicant: Lyra J. Altman, Fredrick A. Becker, Gary Blond, Frank Nunez and Hiram Rothkrug.

For Opposition: Mel Levy, Carole Hinkelman and Virginia Daidone.

ACTION OF THE BOARD – Laid over to September 13, 2005, at 1:30 P.M., for continued hearing.

352-04-BZ

APPLICANT - Eric Palatnik, P.C., for R. Randy Lee, owner.

SUBJECT - Application November 4, 2004 - Under Z.R.§72-21 – to modify the previous approval by the BSA (118-01-BZ) by altering the configuration of the subject building and to permit a change in use from Use Group 6 office use to Use Group 6 retail use, within an R3-1 Zoning District and to vary Section 22-00 of the Resolution.

PREMISES AFFECTED - 1845 Richmond Avenue, East side

of Richmond Avenue, 500 feet south of Eaton Place, Block 2030, Lot 57, Borough of Staten Island.

COMMUNITY BOARD #2SI

APPEARANCES – None.

THE VOTE TO CLOSE HEARING -

Affirmative: Chair Srinivasan, Vice-Chair Babbar, Commissioner Miele, and Commissioner Chin.....4

Negative:.....0

ACTION OF THE BOARD - Laid over to August 16, 2005, at 1:30 P.M., for decision, hearing closed.

353-04-BZ

APPLICANT – Rothkrug Rothkrug Weinberg & Spector, for Medident Corp., owner.

SUBJECT – Application November 4, 2004 – under Z.R. §11-411 and §11-412 – to permit the reestablishment of an expired approval, previously granted under Cal. No. 612-59-BZ for a professional office building in a residential district, also the legalization of minor changes in the interior layout of the building, in addition the proposed installation of a circular staircase within the existing structure, is contrary to Z.R. §11-411 and §11-412.

PREMISES AFFECTED – 18-15 Francis Lewis Boulevard, a/k/a 157-68/72 18th Avenue and 18-02/8 160th Street, corner of Francis Lewis Boulevard, 18th Avenue and 160th Street Block 4748, Lot 35, Borough of Queens.

COMMUNITY BOARD #7Q

APPEARANCES –

For Applicant: Adam Rothkrug.

THE VOTE TO CLOSE HEARING -

Affirmative: Chair Srinivasan, Vice-Chair Babbar, Commissioner Miele, and Commissioner Chin.....4

Negative:.....0

ACTION OF THE BOARD - Laid over to August 23, 2005, at 1:30 P.M., for decision, hearing closed.

394-04-BZ/30-05-A

APPLICANT - Deirdre A. Carson/Greenberg Traurig, LLP, for 33 Mercer Street, LLC, owner.

SUBJECT - Application December 20, 2004 - under Z.R.§72-21 – to permit the proposed construction of a seven-story mixed-use building, containing residential and retail uses, whereas such uses are not permitted as right, located within an M1-5B zoning district, is contrary to Z.R. §42-10 and §42-14(D)(2)(B).

PREMISES AFFECTED - 44 Mercer Street, aka 471 Broadway, east side, 107.1/2" north of the intersection of Grand and Mercer Streets, Block 474, Lot 49, Borough of Manhattan.

COMMUNITY BOARD #2M

APPEARANCES –

For Applicant: Deirdre A. Carson.

For Opposition: Richard W. Kates and Stuart Klein.

THE VOTE TO CLOSE HEARING -

MINUTES

Affirmative: Chair Srinivasan, Vice-Chair Babbar, Commissioner Miele, and Commissioner Chin.....4
Negative:.....0

ACTION OF THE BOARD - Laid over to September 13, 2005, at 1:30 P.M., for decision, hearing closed.

399-04-BZ

APPLICANT – Greenberg Traurg LLP, by Jay A. Segal, for Hip-Hin Realty Corp., owner.

SUBJECT – Application December 23, 2004 – under Z.R. §§72-21 and 73-36 – Proposed use of the subcellar for accessory parking, first floor and cellar for retail, and the construction of partial sixth and seventh stories for residential use, also a special permit to allow a physical culture establishment on the cellar level, of the subject premises, located in an M1-5B zoning district, is contrary to Z.R. §42-14(D), §13-12(a) and §73-36.

PREMISES AFFECTED – 425/27 Broome Street, southeast corner of Crosby Street, Block 473, Lot 33, Borough of Manhattan.

COMMUNITY BOARD #2M

APPEARANCES –

For Applicant: Jay Segal, Paul Gugliotta, Alex DeMarinis, Anthony Rin, George Richards and Peter Fabry.

ACTION OF THE BOARD – Laid over to September 13, 2005, at 1:30 P.M., for continued hearing.

5-05-BZ

APPLICANT - Sheldon Lobel, P.C., for S & J Real Estate, LLC, owner.

SUBJECT - Application January 14, 2005 - under Z.R. §73-53 – to permit the enlargement of an existing non-conforming manufacturing building located within a district designated for residential use (R3-2). The application seeks to enlarge the subject contractor's establishment (Use Group 16) by 2,499.2 square feet.

PREMISES AFFECTED - 59-25 Fresh Meadow Lane, east side, between Horace Harding Expressway and 59th Avenue, Block 6887, Lot 24, Borough of Queens.

COMMUNITY BOARD #11Q

APPEARANCES –

For Applicant: Janice Cahalane.

For Opposition: Mary Halikiopoulos and Lambros Halikiopoulos.

ACTION OF THE BOARD - Laid over to September 20, 2005, at 1:30 P.M., for continued hearing.

6-05-BZ

APPLICANT – Eric Palatnik, P.C., for Isaac and Renee Sasson, owners.

SUBJECT – Application January 14, 2005 – under Z.R. §73-622 an enlargement to a single family home to vary sections

Z.R. §23-141 for open space and floor area, Z.R. §23-46 for side yards and Z.R. §23-47 for rear yard. The premise is located in an R-2 zoning district.

PREMISES AFFECTED – 3046 Bedford Avenue, between Avenues “I and J”, Block 7588, Lot 52, Borough of Brooklyn.

COMMUNITY BOARD #14BK

APPEARANCES –

For Applicant: Eric Palatnik.

THE VOTE TO CLOSE HEARING -

Affirmative: Chair Srinivasan, Vice-Chair Babbar, Commissioner Miele, and Commissioner Chin.....4

Negative:.....0

ACTION OF THE BOARD - Laid over to August 16, 2005, at 1:30 P.M., for decision, hearing closed.

12-05-BZ

APPLICANT – Eric Palatnik, P.C., for Dina Horowitz, owner.

SUBJECT – Application January 21, 2005 – under Z.R. §73-622 for an enlargement to a single family home to vary sections Z.R. §23-141 for floor area, Z.R. §23-461 for side yards and Z.R. §23-47 for rear yard. The premise is located in an R3-2 zoning district.

PREMISES AFFECTED – 1662 East 28th Street, between Quentin Road and Avenue “P”, Block 6790, Lot 21, Borough of Brooklyn.

COMMUNITY BOARD #15BK

APPEARANCES –

For Applicant: Eric Palatnik.

THE VOTE TO CLOSE HEARING -

Affirmative: Chair Srinivasan, Vice-Chair Babbar, Commissioner Miele, and Commissioner Chin.....4

Negative:.....0

ACTION OF THE BOARD - Laid over to August 9, 2005, at 1:30 P.M., for decision, hearing closed.

13-05-BZ

APPLICANT – Stuart Klein for GIM Management & Sheepshead Bay Spa Center, lessee.

SUBJECT – Application January 25, 2005 – under Z.R. §§73-03 and 73-36 – approval sought for a proposed physical cultural establishments to be located on the first and second of a three story commercial building. The proposed PCEs use will contain 39,505 gross square feet. The site is located in a C8-02(OP) Special District.

PREMISES AFFECTED – 614-626 Sheepshead Bay Road, bound by West 8th and West 6th Street, Block 7279, Lot 6, Borough of Brooklyn.

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COMMUNITY BOARD #6BK

APPEARANCES –

For Applicant: Stuart Klein.

THE VOTE TO CLOSE HEARING -

Affirmative: Chair Srinivasan, Vice-Chair Babbar,
Commissioner Miele, and Commissioner Chin.....4

Negative:.....0

ACTION OF THE BOARD - Laid over to August 16,
2005, at 1:30 P.M., for decision, hearing closed.

44-05-BZ

APPLICANT - Rothkrug Rothkrug Weinberg & Spector, for
David Murray & Adrienne Berman, owners.

SUBJECT - Application February 25, 2005 - under
Z.R.§73-243, to permit an Accessory Drive Through Facility,
contrary to Section 32-15, accessory to a proposed as-of-right
Eating and Drinking Establishment (Use Group 6) located in
a C1-2/R5 zoning district.

PREMISES AFFECTED - 49-01 Beach Channel Drive,
between Beach 49th and Beach 50th Streets, Block 15841,
Lot 19 (Tentative 50), Borough of Queens.

COMMUNITY BOARD #14Q

APPEARANCES –

For Applicant: Adam Rothkrug.

ACTION OF THE BOARD – Laid over to September
13, 2005, at 1:30 P.M., for continued hearing.

69-05-BZ

APPLICANT - Moshe M. Friedman, P.E., for Renee Devor,
owner.

SUBJECT - Application March 22, 2005 - under
Z.R.§73-622 to permit the enlargement to a single family
home to vary sections ZR23-141(b) for FAR, lot coverage,
open space and ZR23-47 for rear yard. The premise is located
in an R3-2 zoning district.

PREMISES AFFECTED - 1557 East 27th Street, 527.8' north
of Avenue "P", Block 7688, Lot 19, Borough of Brooklyn.

COMMUNITY BOARD #15BK

APPEARANCES –

For Applicant: Moshe M. Friedman.

ACTION OF THE BOARD – Laid over to August 16,
2005, at 1:30 P.M., for continued hearing.

Pasquale Pacifico, Executive Director.

Adjourned: 5:55 P.M