

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 22, 2007
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	258-90-BZ, III	<p>Sheldon Lobel, P.C. 2337 Coney Island Avenue, BROOKLYN Extension of Time to obtain a certificate of occupancy for the operation of a restaurant and banquet hall (UG9) in an R5 zoning district which expired on December 7, 2006. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/22/07</p>
2.	118-95-BZ	<p>Windels Marx Lane & Mittendorf, LLP 89-03 57th Avenue, QUEENS Extension of Term of a Special Permit for an accessory drive-through facility, located in an C1-2/R7B zoning district, in conjunction with an eating and drinking establishment (UG6/<i>White Castle</i>) which expired on July 25, 2006; Extension of Time to obtain a Certificate of Occupancy which expired on June 11, 2002, and a waiver of the rules. COMMUNITY BOARD #4Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/22/07</p>
3.	201-02-BZ	<p>Eric Palatnik, P.C. 6778 Hylan Boulevard, STATEN ISLAND Extension of Time to complete construction and to obtain a Certificate of Occupancy for previously granted variance to permit construction of a new automotive service station with an accessory convenience store (UG16B) in an R3X/C1-1 zoning district, and a waiver of the rules. COMMUNITY BOARD #3SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/22/07</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 22, 2007
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	177-85-BZ	Rothkrug Rothkrug & Spector 2025 Richmond Avenue, STATEN ISLAND Extension of Term and Waiver of the rules for a variance granted on August 12, 1986 to permit in an R3-2 zoning district a two-story building for use as a retail establishment and business offices (UG6). COMMUNITY BOARD #2SI <hr/> Examiner: Henry Segovia (212) 788-8757 <hr/> Status: Continued Hearing – 7/10/07
5.	21-91-BZ	Kenwyn A. Sandy RA 2407-2417 Linden Boulevard, BROOKLYN Extension of Term/Waiver of the rules for an automobile glass and mirror establishment (UG7) with sales of used cars (UG16) and an extension of time to obtain a Certificate of Occupancy in an R-5 zoning district. COMMUNITY BOARD #5BK <hr/> Examiner: Henry Segovia (212) 788-8757 <hr/> Status: Continued Hearing – 6/19/07
6.	8-01-BZ	Rothkrug Rothkrug & Spector 352 Clifton Avenue, STATEN ISLAND Extension of Time to complete construction of a single family home pursuant to a previously granted variance (§72-21) on a lot with less than the required lot width; and an amendment to the off-street parking requirement to comply with provisions in an R32 (LDGM) zoning district. COMMUNITY BOARD #1SI <hr/> Examiner: Henry Segovia (212) 788-8757 <hr/> Status: Closed, Decision – 6/12/07
7.	20-02-BZ	The Law Office of Fredrick A. Becker 303 Park Avenue South, MANHATTAN Extension of Term and Amendment for a physical culture establishment and change in hours of operation, on portions of the cellar, first floor and second floor of existing five-story mixed use loft building. COMMUNITY BOARD #5M <hr/> Examiner: Carlo Costanza (212) 788-8739 <hr/> Status: Continued Hearing – 6/12/07

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 22, 2007
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	135-67-BZ	<p>Vassalotti Associates Architects, LLP 2063/91 Ralph Avenue, BROOKLYN Extension of Term for a gasoline service station with minor auto repairs (<i>Exxon</i>) for 10 years which will expire on October 11, 2007 in an R3-2 zoning district. COMMUNITY BOARD #18BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/5/07</p>
9.	90-95-BZ	<p>Barbara Hair, Esq., Cozen O’Connor 641 6th Avenue, MANHATTAN Extension of Term and Waiver of the rules for a Special Permit (ZR 73-36) to allow a Physical Cultural Establishment (<i>Bally’s</i>) in a C6-3A/C6-2A zoning district which expired on December 5, 2005. COMMUNITY BOARD #4M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 6/5/07</p>
10.	189-96-BZ	<p>John C. Chen 85-12 Roosevelt Avenue, QUEENS Extension of Term for a Special Permit (73-244) for a UG12 eating and drinking establishment with entertainment and dancing (<i>Flamingos</i>) which will expire on May 19, 2007; and to increase the number of occupancy from 190 to 200. C2-3/R-6 zoning district. COMMUNITY BOARD #4Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/19/07</p>
11.	199-00-BZ III	<p>John C. Chen 76-19 Roosevelt Avenue, QUEENS Extension of Term of a Special Permit (73-244) for a UG12 eating and drinking establishment (Club Atlantis) in a C2-3/R-6 zoning district which expired March 13, 2007. COMMUNITY BOARD #3Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/19/07</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 22, 2007
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	276-06-A	<p>Rothkrug Rothkrug and Spector 8 and 12 Reynolds Street, STATEN ISLAND Appeal challenging the Department of Buildings determination that development fails to comply with §23-711 (Minimum Distance between buildings) and §23-88 (Minimum Distance between Lot lines and Building Walls within in Lower Density Growth Management Areas). R3A zoning district. COMMUNITY BOARD#1SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 5/22/07</p>
13.	317-06-A	<p>John Dydland 180th Street and 106th Road, QUEENS Proposed construction of a Groundwater Remediation System (Station 24) for the NYC Department of Environmental Protection which is located in the bed of mapped street (109th Avenue), contrary to General City Law, Section 35. R3X Zoning District. COMMUNITY BOARD #12Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 5/22/07</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
14.	45-07-A	<p>Eric Palatnik, P.C. 1472 East 19th Street, BROOKLYN For 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. COMMUNITY BOARD #14BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 7/10/07</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, May 22, 2007
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
15.	142-06-A thru 148-06-A	<p>Sheldon Lobel, P.C. 3225 & 3215 Tiemann Avenue, 1671, 1665, 1661, 1655 & 1651 Burke Avenue, THE BRONX Proposed construction of four, two-family homes and three, three-family homes located partially within the bed of an unnamed mapped street which is contrary to General City Law §35 . R5 Zoning District. COMMUNITY BOARD #12BX</p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Continued Hearing – 6/19/07</p>
16.	326-06-A	<p>David L. Businelli, R.A. 1523 Richmond Road, STATEN ISLAND An appeal seeking a determination that the owner of said premises has acquired a common law vested right to continue development commenced under the R1-2 district regulations in effect prior to the zoning text change on September 9, 2004. COMMUNITY BOARD #2SI</p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Continued Hearing – 7/10/07</p>
17.	81-07-A	<p>Gary Lenhart, R.A. 10 Courtney Lane, QUEENS Enlargement of an existing single-family dwelling and the upgrade of an existing non-conforming private disposal system not fronting on a mapped street which is contrary to Article 3, §36 of the General City Law. R4 zoning district. COMMUNITY BOARD #14Q</p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Granted – 5/22/07</p>
18.	83-07-A	<p>Gary Lenhart, R.A. 134 Ocean Avenue, QUEENS Enlargement of an existing single-family home not fronting on a mapped street is contrary to Article 3, §36 of the General City Law. R4 Zoning District. COMMUNITY BOARD #14Q</p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Granted – 5/22/07</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 22, 2007
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	87-05-BZ	<p>Eric Palatnik, P.C. 216 26th Street, BROOKLYN Variance (§72-21) to allow a four-story residential building containing 17 dwelling units in an M1-1D district. Proposal is contrary to use regulations (§42-10). COMMUNITY BOARD #7BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Withdrawn – 5/22/07</p>
2.	253-06-BZ	<p>Law Office of Fredrick A. Becker 2243 Homecrest Avenue, BROOKLYN Special Permit (§73-622) for the enlargement of a single family residence, contrary to side yard (§23-461) and rear yard (§23-47) regulations, in an R4 zoning district. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/22/07</p>
3.	279-06-BZ	<p>Gerald J. Caliendo, R.A. 144-29 South Road, QUEENS Variance (§72-21) to construct a two-story, two-family residential building on a corner lot that does not comply with front yard (§23-45) and side yard (§23-461(b)) requirements in an R4 zoning district. COMMUNITY BOARD #12Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/22/07</p>
4.	318-06-BZ	<p>Eric Palatnik, P.C. 49-05 Astoria Boulevard, QUEENS Special Permit (§11-411) seeking to re-instate a previous BSA approval issued to the premises permitting the continued use as an automotive service station (use group 16) located in a R-4 zoning district. COMMUNITY BOARD #1Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 5/22/07</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 22, 2007
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	159-05-BZ	<p>Vito J. Fossella, P.E. 880 Anadale Road, STATEN ISLAND Variance (§72-21) to allow a three story mixed-use building containing residential use on the upper floors and retail use (UG 6) on the ground and cellar levels on a site zoned R3X/C2-1; contrary to §22-00. COMMUNITY BOARD #3SI</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Withdrawn – 5/22/07</p>
6.	31-06-BZ	<p>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</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 7/10/07</p>
7.	65-06-BZ	<p>Eric Palatnik, P.C. 72-45 43rd Avenue, QUEENS Variance (§72-21) to allow a proposed three-unit residential building, contrary to front yard (§23-45(a)) and side yard requirements (§23-462(a)). R5 district. COMMUNITY BOARD #4Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Granted – 5/22/07</p>
8.	103-06-BZ	<p>Eric Palatnik, P.C. 1324 East 23rd Street, BROOKLYN 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. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 7/10/07</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 22, 2007
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	119-06-BZ	<p>Harold Weinberg, P.E. 444 Avenue W, BROOKLYN Special Permit (§73-622) for the enlargement of an existing two-family home. This application seeks to vary open space, lot coverage and floor area (§23-141) and side yard (§23-461) in an R4(Ocean Parkway) zoning district. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 6/5/07</p>
10.	161-06-BZ	<p>Eric Palatnik, P.C 3349 and 3365 Webster Avenue, BRONX Variance (§72-21) on behalf of the Doe Fund to permit the creation of two (2), eight (8)-story structures at the Premises located in a C8-2 zoning district. The proposal is contrary to §32-10. COMMUNITY BOARD #7BX</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 7/10/07</p>
11.	216-06-BZ	<p>Sheldon Lobel, P.C. 35-17 Junction Boulevard, QUEENS Special Permit (§11-411 & §11-412) for the re-establishment and extension of term for an existing automotive service station, which has been in continuous operation since 1961 and legalization of certain minor amendments to previously approved plans. C1-4/R6-A zoning district. COMMUNITY BOARD #4Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 6/5/07</p>
12.	265-06-BZ	<p>Sheldon Lobel, P.C. 141-48 33rd Avenue, QUEENS Variance (§72-21) to allow accessory use to UG 2 multiple dwellings on an R2 portion of a zoning lot split by district boundaries (R2 and R6); R6 portion of the lot will be developed with an as-of-right multiple dwelling and house of worship; contrary to use regulations (§22-00 and §22-12). COMMUNITY BOARD #7Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision – 6/5/07</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, May 22, 2007
1:30 P.M.

<i>BZ – NEW CASES</i>		
13.	254-06-BZ	Eric Palatnik, P.C. 1327 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 side yard (§23-461) regulations in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/10/07
14.	314-06-BZ	Eric Palatnik, P.C. 2565 East 17th Street, BROOKLYN Special Permit (§73-36) to permit the proposed physical culture establishment at the cellar level of the proposed structure. COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/19/07
15.	321-06-BZ	The Law Office of Fredrick A. Becker 315 West 57th Street, MANHATTAN Special Permit (§73-36) to allow the operation of a physical culture establishment in a portion of the first floor of a multi-story mixed use building. COMMUNITY BOARD #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/5/07

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, May 22, 2007

1:30 P.M.

<i>BZ – NEW CASES</i>		
16.	43-07-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 346-360 West 17th Street, MANHATTAN Variance (§72-21) to allow the conversion and enlargement of an existing thru-block community facility building to contain 74 apartment hotel rooms (UG 2), 270 transient hotel rooms (UG 5), and retail use (UG 6) and/or a physical culture establishment use, contrary to use regulations (§22-00), maximum number of dwelling units (§ 3-22) recreation requirements of the Quality Housing Program (§28-32), floor area (§23-145), lot coverage (§23-145), rear yard (§23-47) and (§23-533), and height and setback (§23-633). R8B zoning district. COMMUNITY BOARD #4M</p> <hr/> <p>Examiner: Jed Weiss (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 7/10/07</p>
17.	57-07-BZ	<p>Omnipoint Communications, Inc. 636 Howard Avenue, STATEN ISLAND Special Permit (§73-30) for a non-accessory radio tower, which is a public utility wireless communications facility and will consist of a 80-foot tower, together with antennas (and stadium flood-lights), in an R3-1 zoning district. COMMUNITY BOARD # 1SI</p> <hr/> <p>Examiner: Roy Starrin (212) 788-8797</p> <hr/> <p>Status: Closed, Decision – 6/19/07</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.
