

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, September 16, 2008  
10:00 A.M.

<i>SOC - CONTINUED HEARINGS</i>		
1.	217-03-BZ	Sheldon Lobel, P.C. <b>142 Pennsylvania Avenue, Brooklyn</b> Extension of Time to Complete Construction of a previously granted variance for the proposed expansion of a one story and cellar building in an R-5 zoning district. <b>Community Board #5BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing - 10/28/08</b>

<i>SOC - NEW CASES</i>		
2.	182-85-BZ	Dominick Salvati & Son Architects <b>209-11 20<sup>th</sup> Street, Brooklyn</b> Extension of Term/Waiver of a previously granted Variance (§72-21) for a one story building for the storage of commercial vehicles for a (UG16) contractor's establishment, in an R6B zoning district, which expired on September 9, 2006. <b>Community Board #7BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing - 10/7/08</b>
3.	183-85-BZ	Dominick Salvati & Son Architects <b>206-08 20<sup>th</sup> Street, Brooklyn</b> Extension of Term/Waiver of a previously granted Variance (§72-21) for the operation of a (UG16) open storage yard for building materials and accessory parking for four cars with an accessory office and showroom building, in an R6B zoning district, which expired on November 18, 2006. <b>Community Board #7BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing - 10/7/08</b>

\*\*\*DISCLAIMER\*\*\*

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<i>SOC - NEW CASES</i>		
4.	605-86-BZ	Anthony M. Salvati, Architects 7606 7 <sup>th</sup> Avenue, Brooklyn Extension of Term of a Variance (§72-21) previously granted for a (UG4) two story medical office building in an R5B(BR) zoning district which expired on March 31, 2007; an Extension of Time to obtain a Certificate of Occupancy which expired on June 10, 1998 and a Waiver. <b>Community Board #10BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision - 10/7/08</b>

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<i>APPEALS - DECISIONS</i>		
5.	47-08-A	Rothkrug, Rothkrug & Spector, LLP <b>7228 Thursday Avenue, Queens</b> Construction of a two-family dwelling located partially within the bed of a mapped street, contrary to General City Law Section 35. R3-2 zoning district. <b>Community Board #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted - 9/16/08</b>

<i>APPEALS - CONTINUED HEARINGS</i>		
6.	33-08-A	Yury Menzak <b>67 Brighton 1<sup>st</sup> Lane, Brooklyn</b> Proposed construction of a six story multi-family home not fronting a legally mapped street, contrary to General City Law Section 36. R6/Ocean Parkway Zoning District. <b>Community Board #13BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing - 10/28/08</b>

<i>APPEALS - NEW CASES</i>		
7.	176-08-A	Gary D. Lenhart, R.A. <b>105 Beach 217<sup>th</sup> Street, Queens</b> Proposed reconstruction and enlargement of an existing single family dwelling not fronting on a mapped street, contrary to General City Law Section 36. R4 zoning district. <b>Community Board #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted - 9/16/08</b>

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1:30 P.M.

<i><b>BZ - DECISIONS</b></i>		
<b>1.</b>	<b>201-07-BZ</b>	Cozen O'Connor <b>2317 Ralph Avenue, Brooklyn</b> Variance (§72-21) to permit a new one-story bank. The proposal is contrary to §22-00. R3-2 district. <b>Community Board #18BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted - 9/16/08</b>
<b>2.</b>	<b>248-07-BZ</b>	Eric Palatnik, P.C. <b>32-15 60<sup>th</sup> Street, Queens</b> Variance (§72-21) for legalization of three-story, two-family home, in an R5 zoning district, which was built on an undersized lot contrary to minimum lot width (§23-33). <b>Community Board #1Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Withdrawn - 9/16/08</b>
<b>3.</b>	<b>271-07-BZ</b>	The Rizzo Group <b>213-219 West 23<sup>rd</sup> Street, Manhattan</b> Special Permit (§73-36) to legalize a Physical Culture Establishment ( <i>David Barton Gym</i> ) and a variance to allow the facility within the R8A portion of the zoning lot, contrary to §§22-10 and 32-18. C2-7A and R8A zoning district. <b>Community Board #4M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted - 9/16/08</b>
<b>4.</b>	<b>41-08-BZ</b>	Omnipoint Communications Inc. <b>64-35 223<sup>rd</sup> Place, Queens</b> Special Permit (§73-30) to permit a proposed 65 foot non-accessory radio tower and related equipment at grade. Re-2 district. <b>Community Board #11Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted - 9/16/08</b>

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TUESDAY AFTERNOON, September 16, 2008

1:30 P.M.

<i>BZ - DECISIONS</i>		
5.	67-08-BZ	Sheldon Lobel, P.C. <b>3842 Bedford Avenue, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary open space, lot coverage and floor area (§23-141); minimum side yards (§23-461) and rear yard (§23-47) in an R3-2 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted - 9/16/08</b>
6.	102-08-BZ	Rothkrug, Rothkrug & Spector, LLP <b>103 Beachview Avenue, Staten Island</b> Variance (§72-21) for the construction of a one-family residence on a vacant undersized lot that does not provide sufficient side yards (§23-461) and required parking spaces (§25-22) within a R3-1/Low Density Growth Management district. <b>Community Board #2SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted - 9/16/08</b>
7.	167-08-BZ	Sheldon Lobel, P.C. <b>253 5<sup>th</sup> Avenue, Manhattan</b> Special Permit (§73-36) to allow the legalization of a physical culture establishment ( <i>Garden Retreat &amp; Spa</i> ) on the second floor of an existing seven-story building. The proposal is contrary to ZR §32-10. C5-2 district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted - 9/16/08</b>

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<i><b>BZ - CONTINUED HEARINGS</b></i>		
<b>8.</b>	<b>220-07-BZ</b>	<p>Moshe M. Friedman, P.E.  <b>847 Kent Avenue, Brooklyn</b>                      Variance (§72-21) to allow the erection of a new four-story residential building containing four dwelling units, contrary to use regulations (§42-10). M1-1 district.  <b>Community Board #3BK</b></p> <hr style="border: 0.5px solid black;"/> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <hr style="border: 0.5px solid black;"/> <p><b>Status: Adjourned, Continued Hearing - 11/25/08</b></p>
<b>9.</b>	<b>268-07-BZ</b>	<p>Eric Palatnik, P.C.  <b>1644 48<sup>th</sup> Street, Brooklyn</b>                      Variance (§72-21) to permit the development of a synagogue (<i>Congregation Adath Jacob</i>) (UG4) with two accessory apartments. The proposal is contrary to §24-11 (Total Floor Area and Lot Coverage), §24-35 (Side Yard), §24-36 (Rear Yard), §24-551 (Setback), and §25-31 (Community facility parking). R5 district.  <b>Community Board #12BK</b></p> <hr style="border: 0.5px solid black;"/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr style="border: 0.5px solid black;"/> <p><b>Status: Continued Hearing - 10/7/08</b></p>
<b>10.</b>	<b>9-08-BZ</b>	<p>Rampulla Associates Architects  <b>555 Foster Road, Staten Island</b>                      Variance (§72-21) to construct a single family detached residence, contrary to minimum lot area (§107-42); side yard (§23-462) and front yard (§23-45) regulations in an R3-X (Special Richmond District/Special Growth Management District) zoning district.  <b>Community Board #3SI</b></p> <hr style="border: 0.5px solid black;"/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr style="border: 0.5px solid black;"/> <p><b>Status: Closed, Decision - 10/7/08</b></p>

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<i><b>BZ – NEW CASES</b></i>		
<b>11.</b>	<b>178-07-BZ</b>	<p>Dominick Salvati and Son Architects  <b>2261-2289 Bragg Street, Brooklyn</b>                      Variance (§72-21) to permit proposed seven-story residential building above existing three-story community facility building, contrary to residential floor area, FAR and lot coverage (§23-141(b)), number of dwelling units (§23-222), rear yard (§23-47 &amp; §24-36), sky exposure plane and setback, (§23-631(d)), required residential and community facility parking (§25-23 &amp; §25-31). R5 district.  <b>Community Board #15BK</b></p> <p style="margin-left: 20px;"><b>Examiner: Rory Levy (212) 788-8749</b></p> <p style="margin-left: 20px;"><b>Status: Continued Hearing – 11/25/08</b></p>
<b>12.</b>	<b>135-08-BZ</b>	<p>Sheldon Lobel, P.C.  <b>71-52 172<sup>nd</sup> Street, Queens</b>                      Variance (§72-21) to permit a one-story and mezzanine synagogue (<i>Fresh Meadows Bukharian Synagogue</i>), contrary to ZR §24-34 (minimum front yard) and §25-31 (minimum parking requirements). R2 district.  <b>Community Board #8Q</b></p> <p style="margin-left: 20px;"><b>Examiner: Rory Levy (212) 788-8749</b></p> <p style="margin-left: 20px;"><b>Status: Continued Hearing – 10/28/08</b></p>
<b>13.</b>	<b>157-08-BZ</b>	<p>Sheldon Lobel, P.C.  <b>365 Bay Street, Staten Island</b>                      Special Permit (§73-36) to allow the proposed physical culture establishment (<i>Roman Spa &amp; Sauna</i>) in the cellar and first floor of the two-story and cellar building currently under construction on the subject site. The proposal is contrary to ZR §42-10. M1-1 district.  <b>Community Board #1SI</b></p> <p style="margin-left: 20px;"><b>Examiner: Rory Levy (212) 788-8749</b></p> <p style="margin-left: 20px;"><b>Status: Continued Hearing – 10/28/08</b></p>
<b>14.</b>	<b>208-08-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>2117-2123 Avenue M, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space ratio (§23-141) and less than the minimum side yard (§23-461) in an R-2 zoning district.  <b>Community Board #14BK</b></p> <p style="margin-left: 20px;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="margin-left: 20px;"><b>Status: Continued Hearing – 10/7/08</b></p>

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