

NYC DOB, BSA, & CPC PERMITS, APPLICATIONS, DECISIONS & APPEALS Ed: 1-15-08 smw

**The QCC provides this information as an accommodation to its members and does not attest to its accuracy, completeness, or timeliness. We recommend that civics regularly check filings and submissions to government agencies and the time limits to file responses or appeals. Items in red are additions since the last report.*

QUEENS LMPC, DCP & ULURP PENDING APPLICATIONS

Project/Address	Applicant	Description	ULURP #	Representative
114-01 14 Ave	College Point Holdings LLC	Rezone M-1 to R-4, Special Permits for residential and community facility development. Waive rear yard and parking requirements	070174ZMQ, ZSQ,ZAQ,ZCQ	S. Bailkin
58-03 Rockaway Beach Blvd.	NYC DCAS	Disposition of former Firehouse	070136PPQ	NYC DCAS
148 St. betw.94 & 95 Aves	JFK	De-mapping	0701582ZCQ	P. Habib
Queensboro Rezoning	QCB 7 & 8	Zoning Map Amendment Certified 10-10-06	070119ZMQ	NYC DCP
Atlantic Ave. ext	Q12	City Map Amend of Park	070077MNQ	
Station Plaza	Q12	City Roar Map Road Wide.	070078MMQ	
41-45 240 St.	LPC	Landmark include home	070411HKQ	
St. Albans Rezoning	Q12	Rezone residential area	070472ZMQ	
114-01 14 Ave.	College Point Holdings	Cert. sub divide 1 to 3	070460ZCQ	S Balkin
89-25 Merrick Blvd.	DCAS	Site new library	070451CQ	DCAS
Forest Hills Rezoning	DCP	Zoning Map Amendment	070086ZSM	CB6/DCP
Briarwood Rezoning	DCP	Rezone 39 Blocks	080101ZMQ	DCP
14 St College Point LSRD	DCP	Amend map fr M1 to R 4	070174ZMQ	DCP CB 7

QUEENS BSA VARIANCES, SPECIAL PERMITS & APPEALS PENDING

Project/Address	Applicant	Description	Application #	Representative
116-07 132 St	Rockaway Homes	Const. 2, 2 story dwell.	274-06BZ <i>Variance</i>	S. Bailkin
144-29 South Rd	Richard Seemungal	Const 2 story dwell.	279-06BZ <i>Variance</i>	G. Caliendo
31-12 23 St	BK Corp	Legalize dwell conversion	287-06BZ <i>Variance</i>	S. Lobel

148-29 Cross Island	Philip Zerilo	Permit 2 story off building	267-06BZ <i>Variance</i>	S.Bailkin
223-07 Hempstead	St. Albans Church	Allow 2 story church	288-06BZ <i>Variance</i>	S. Lobel
54-07 254 St	Veronica Nicastro	Enlarge 1 family dwell.	293-06-BZ <i>Variance</i>	Rothkrug Rothkrug
37-11 35 Ave	Media Realty Group	Permit phys cultural establ	272-06BZ <i>Special Permit</i>	J. Morselino
69-05 Utopia Pwky	Charles P. Green	Gas Station & connivance store	280-06BZ <i>Special Permit</i>	C. Sulfaro
80-35 Pitkin Ave	Mokom Sholom	80' Flag-radio pole	268-06BZ <i>Special Permit</i>	Omnipoint
68-60 Austin St.	6860 Austin Realty	Reduced parking spaces	291-06BZ <i>Special Permit</i>	Paul Bonfilio
31-11 Broadway	John & Steven, Inc	Permit phys. cult. est. gym	294-06BZ <i>Special Permit</i>	Howard Goldman
113 Beach 221 St	Breezy Point Co-op	Enlarge 1 family	273-06A <i>Appeal</i>	G. Lenhart
27 Roosevelt Wk	Breezy Point	Disposal Sys in Roadbed	277-06A <i>Appeal</i>	J. Sherry
1045 Beach 9 St	Siach Yitzchok	Permit constr. in mapped st.	384-06A <i>Appeal</i>	E. Palatnik
9 Roosevelt Walk	Breezy Pt. Co-op	Enlarge dwell not on mapped St.	305-06A <i>Appeal</i>	Walter T. Gorman
22 Graham Pl.	Breezy Pt. Co-op	Enlarge dwell not on mapped St.	295-06A <i>Appeal</i>	Gary Lenhart
37 Beach 222 St	Breezy Pt. Co-op	Enlarge dwell not on mapped St.	296-06A <i>Appeal</i>	Gary Lenhart
43-17 104 St.	Tony Cheng	Permit const. mapped st	300-06A <i>Appeal</i>	Eric Platnik
130 Montgomery Ave.	John Massamillo	Const. mixed-use condo	298-06A <i>Appeal</i>	Glen V. Cutrona
41-06 Junction Blvd.	Joseph Giahn	Const 5 story retail/resid	11-07 <i>Variance</i>	D. Salvati
29-26 Bell Blvd.	Alfred Caliguri	Expand 2 family dwell	333-06 <i>Variance</i>	J. Morsellino
117-57 142 Pl	Hamid	Const 1 family dwell	322-06 <i>Variance</i>	Rothkrug Rothkrug
34-24 Bell Blvd	C Hassell Inc	Permit Phys Cultural est.	329-06 <i>Special Permit</i>	Wholistic Health
49-05 Astoria Blvd.	Albino Testani	Reinstate Gas Sta Variance	318-06 <i>Other</i>	E.. Palatnik
127-09 Gurino Dr.	College Pk Holding	4 Build in mapped Street	6-07A 9-07A <i>Appeal</i>	S. Lobel
636 Bayside Ave.	Breezy Pt Co-op	Unknown	332-06A	V. Pompeo
203 Oceanside Ave.	Breezy Pt Co-op	Exp home in mapped Street	330-06A	W. Gorman
33-57 59 St.	Sano Construction	Const -1 family	109-07BZ <i>Variance</i>	A. Chester
1501 Cooper Ave.	Angelo Gerasimou	Const 5- 3 family	130-134-07BZ <i>Variance</i>	G. Caliendo
1101 Irving Ave.	Angelo Gerasimou	Const a 3 family	129-07BZ <i>Variance</i>	G. Caliendo
19-03 75 St.	Marci Mechanical	Add to non conf building	127-07BZ	G. Caliendo

91-10 146 St.	91-10 146 LLC	Const. school	103-07 BZ <i>Special Permit</i>	C. Smith
17 Roosevelt Walk	Breezy Pt. Co-op	Enlarge dwell not on map st	149-07-A <i>Appeal</i>	Lenhart
7-05 152 St.	Sullivan Mountain	Permit day care	114-07 BZ <i>Special Permit</i>	J. Morsellino
184-20 Union Tpke.	184-20 Union, LLC	Re-est commercial building	158-07 BZ <i>Variance</i>	Rothkrug Rothkrug
110-11 Astoria Blvd.	Matthew Foglia	Convert to Office Building	218 07 BZ	S Lobel
69-02 64 St	YMCA	Enlarge Comm Fac	215-07 BZ	S Lobel

QUEENS DECISIONS OF NYC COUNCIL, DOB, BSA, DCP, LMPC

Project/Address	Applicant/Rep/District	Description	Case/Dkt #	Action
87-30 167 St	S.Lobel	Vested Rights	BSA 364/5-05A	Denied
114-01 – 36 Taipei Ct	Rothkrug Rothkrug	Construct 28 3 story 2-family dwellings	BSA 290-02BZ, 314-02BZ, 317-03BZ, 376-03BZ	Approved
78-28 Queens Blvd	Gary Lenhart	Extension for term for gym	BSA 229-84BZ	Approved
Rufus King Park	Rufus King Park	Install artificial turf, driveway, landscaping	LMPC 07-2188	Permit issued 9-26-06
235 Ridge Rd	Douglaston HD	Replace Siding	LMPC 07-2151	Permit issued 9-25-06
NY Hospital	NY Hospital	Special Permit Parking Garage & Zoning map amend R-4 to R-6	QCB 7; CPC and NYC Council C060305ZSQ & C060303ZSQ	Approved NY CC 10-25-06; Approved CPC 10-11-06
45 Ave/Elmhurst Rezoning Mixed Use	NYC DCP	QCB 4 & DCP	C020127ZMQ	Approved 10-11-06
28-02 Marinette	Douglaston HD	Legalize façade alterations	LMPC 06-7380	Denied
325 Grosvenor St.	Douglaston HD	Legalize work, repl.garage	LMPC 07-3062	Granted in Part
331 Grosvenor St	Douglaston HD	Replace garage	LMPC 07-0675	Granted
249 Ridge Rd.	Douglaston HD	Legalize security gate	LMPC 07-1789	Granted
Elhurst Rezoning	NYC Council	Rezoning Mixed Use	Res. No. 621	Passed 11-15-06
1267 E 35 St	BSA	Four story add to school	33-05BZ	Approved
135-28 Roosevelt	BSA	Const 7 Story	334-04BZ	Withdrawn
37 Newport St	BSA	Enlarge dwell not on map st	135-06BZ	Approved
51-17 Rockawy Blvd	BSA	Enlarge comm.. struct.	346-05A	Approved

68-22 Northern Blvd.	BSA	Ext gas sta term	558-51BZ	Approved
176 Reid Ave.	BSA	Enlarge dwell not on map st	168-06A	Approved
519 Browns Blvd.	BSA	“ “ “ “ “ “	167-06A	Approved
9 Bedford St.	BSA	“ “ “ “ “ “	90-06A	Approved
41-23 156 St.	BSA	Const. 3 story building	34-06A	Approved
90-15 Corona Ave.	BSA	6 story mixed use	47-05BZ	Approved
56-45 Main St.	BSA	5 story hospital build	42-06A	Approved
139-24 Booth Mem	BSA	Construct parking facility	41-06BZ	Approved
25-04 West Dr.	LMPC Douglaston H D.	Demo House/Const House	07-2875	Approve w Mod
34-15 84 St.	LMPC Jackson Heights	Const garden wall	07-2932	Approved
Sunnyside Gardens	LMPC Sunnyside	Designation		Approved
211 Forest Rd.	LMPC Douglaston HD	Legal yard, driveway	07-4706	Approved w Mod
240 Ridge Rd.	LMPC Douglaston HD	Add const, enlarge entrance	07-1489	Approved
229 Forest Rd.	LMPC Douglaston HD	Replace garage & driveway	07-6217	Approved w Mod
237 Forest Rd.	LMPC Douglaston HD	Const addition, remodel ext	05-5605	Approved
141-48 33 Ave.	BSA	Const. multi fam dwelling & church	265-06 BZ	Approved
144-29 S Rd	BSA	Const 2 fam dwelling	279-06 BZ	Approved
72-45 43 Ave	BSA	Const 3 fam dwelling	65-06 BZ	Approved
237-17 38 Rd	LMPC Douglaston HD	Construct 2 story rear add	07-8128	Approved
360 Manor Rd	LMPC Douglaston HD	Construct add garage	07-4064	Approved
240-22 38 Dr.	LMPC Douglaston HD	Replace Windows	07-2651	Approved
39-30 47 St	Sunnyside Gardens HD	Replace dormer	08-2830	Approved
St Alban & Hollis rezoning	DCP CB 12	REZONE 317 Blocks		Approved

BULLETINS AND INTERESTING CASES

1. On January 10, 2007, DOB amends self certification rules for self certification by expanding the grounds for exclusion and suspension of participating architects and engineers. Effective date is February 10, 2007, See 1 RCNY Section 13-11, 21-01, 21-02.
2. BSA refuses to grandfather Park Slope Condos based on erroneously granted permits in 1998. See 154&5-06A.

3. Sunnyside Gardens was approved by LPC for designation. The matter now goes to DCP and the NYC Council to ratify the designation. John Young of the DCP has offered to assist Sunnyside Gardens in coordinating the various rules of LM designation of the exterior and the existing DCP Special District rules which cover the internal gardens.

4. On June 27, 2007, the NYC Council voted to approve the new Building Code.

5. Voelker Orth Museum and Bird Sanctuary LMPC held hearing LPC 080166HKQ

6. NYC Council OKs new standards for public plazas for the 20% bonus given new construction with an adjacent publically accessible plaza.

7. NYC Council adopts new standards for private commercial parking lots to include mandatory specific landscaping and accountability for water run off.