

1. ROLL CALL

2. SALUTE TO THE FLAG

3. APPROVAL OF MINUTES OF APRIL 4, 2011

4. CORRESPONDENCE

Appeal # 3671A Route 88 Acquisitions - Request from FWH Associates requesting the reduction of the proposed parking onsite to 4.14 spaces per unit.

Appeal #3666A – Stanley Rieder – Request to revision on the conditions contained in item # 20.

5. OLD BUSINESS

Appeal # 3764 - Elm O, LLC Block 437, Lot 3.02 & 4 Times Square and Elmhurst Blvd – R-12 Zone. (Single-Family Residential) Use variance to allow duplexes in the R-12 zone.

Appeal # 3755 – MTR Ventures, Lois Lane & Dr. Martin Luther King Drive, Block 768 Lots 16 & 18.13, RM and R-7.5 zone. Use variance to construct 2 duplexes and 1 single family home.

Appeal # 3759 – S & H Builders, Conrail & 7th Street, Block 165 Lot 12, RM Zone – To construct 8 townhouses with basements.

6. NEW BUSINESS

Appeal # 3770 – New Vistas Corp. – 1328 River Avenue, Block 534 Lot 4, HD-7 zone. To construct a sign – permitted area is 75 square feet whereas 214 square feet is proposed – permitted height is 20 feet whereas 75 feet is proposed.

Appeal # 3771 – Shlomo Wilner, Albert Avenue, Block 1159 Lots 74 R-20 zone. Subdivision of existing lot into 2 lots. One lot to front on Albert Avenue, one lot to front on Frederic Street, a paper street. Variance required for lot without frontage on an improved street.

Appeal # 3748A – Eli Schwab, Oak Street, Block 1158 Lot 3, R-40 zone. Site plan

Appeal # 3772 – SLD Investments, Locust Street & Route 70, Block 1081 Lot 5.01. B-5A/R-20/12 zones. Duplexes are permitted in the B-5A zone. Duplexes are not permitted in the R-20/12 zone. Requesting use variance for 37 duplex lots.

7. RESOLUTIONS

Appeal # 3768 – Prospect 1500, LLC, Prospect Street, Block 490 Lot 43, M-1 zone – Resolution to approve use variance for the construction of townhouses.

Appeal # 3769 – Chagai Matzliach, 115 Twelfth Street, Block 137 Lot 3, R-10 zone. Resolution to approve the construction of a back to back duplex each having frontage on a public ROW.

