

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 20, 2012

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	11-93-BZ	<p>Sheldon Lobel, P.C.  <b>46-45 Kissena Boulevard, Queens</b>                      Extension of Time to obtain a Certificate of Occupancy for a UG6 Eating and Drinking Establishment (<i>Eastern Pavilion Chinese Restaurant</i>) which expired on October 5, 2011. C2-2/R3-2 zoning district.  <b>Community Board #7Q</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 3/20/12</b></p>
2.	11-01-BZ	<p>Vassalotti Associates Architects, LLP  <b>586/606 Conduit Boulevard, Brooklyn</b>                      Extension of Term for a gasoline service station (<i>BP British Petroleum</i>) which expired on August 7, 2011 and Extension of Time to obtain a Certificate of Occupancy which expired on July 26, 2006. C1-2/R5 zoning district.  <b>Community Board #5BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 3/20/12</b></p>
3.	327-04-BZ	<p>Sheldon Lobel, P.C.  <b>66-35 108<sup>th</sup> Street, Queens</b>                      Amendment to a Variance (§72-21) to increase the size of an existing Synagogue and School (<i>Beth Gavriel</i>) and alter the facade. R1-2 zoning district.  <b>Community Board #6Q</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Granted – 3/20/12</b></p>

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>764-56-BZ</b>	<p>Alfonso Duarte, P.E.  <b>200-05 Horace Harding Expressway, Queens</b>                      Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) with accessory uses and the sale of used cars (UG 16B), which expires on October 22, 2012. C1-2/R3-2 zoning district.  <b>Community Board #11Q</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Closed, Decision – 4/24/12</b></p>
<b>5.</b>	<b>820-67-BZ</b>	<p>Willy C. Yuin, R.A.  <b>41 Barker Street, Staten Island</b>                      Extension of Term of an approved Variance (§72-21) for the operation of a automotive repair shop (UG16) which expired on November 8, 2011. R-3A zoning district.  <b>Community Board #1SI</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Adjourned, Continued Hearing – 5/1/12</b></p>

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<b>6.</b>	<b>348-75-BZ</b>	<p>Eric Palatnik, P.C.  <b>1050 Forest Avenue, Staten Island</b>                      Extension of the term of an approved variance that expired on March 9, 1996 to allow for a UG 16 animal hospital, contrary to use regulations.                      Waiver of the Rules. R3-2 zoning district  <b>Community Board #1SI</b></p> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 4/3/12</b></p>
<b>7.</b>	<b>135-01-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>1815/17 86<sup>th</sup> Street, Brooklyn</b>                      Extension of Term (§11-411) of an approved variance which permitted a high speed auto laundry (UG 16B) which expired on October 30, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on October 30, 2002; Waiver of the Rules. C1-2(R5) zoning district.  <b>Community Board #11BK</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Adjourned, Continued Hearing – 5/1/12</b></p>
<b>8.</b>	<b>148-10-BZ</b>	<p>Eric Palatnik, P.C.  <b>1559 East 29<sup>th</sup> Street, Brooklyn</b>                      Amendment to an approved special permit (§73-622) for the enlargement of an existing single family home, contrary to open space and floor area (§23-141) and less than the required rear yard (§23-47) and side yard (§23-461). The amendment seeks to correct open space and floor area calculations and adds a waiver to the perimeter wall height. R3-2 zoning district.  <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 4/3/12</b></p>

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<b><i>SOC – NEW CASES</i></b>		
9.	442-42-BZ	<p>Eric Palatnik, P.C.  <b>2001/2011 Cropsey Avenue, Brooklyn</b>                      Amendment (§11-412) to enlarge an existing gasoline service station (<i>Shell</i>) and legalize the conversion of repair bays to an accessory convenience store. R-5 zoning district.  <b>Community Board #11BK</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Continued Hearing – 4/24/12</b></p>
10.	1259-79-BZ	<p>Sheldon Lobel, P.C.  <b>29 West 26<sup>th</sup> Street, Manhattan</b>                      Extension of Time to Complete Construction of a Variance (§72-21) to convert the fourth and sixth floors of an existing building from manufacturing lofts to residential use which expired on April 27, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on October 27, 2011; Waiver of the Rules. M1-6 zoning district.  <b>Community Board #5M</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Continued Hearing – 4/24/12</b></p>
11.	286-00-BZ	<p>Law Offices of Mitchell S. Ross  <b>60 West 23<sup>rd</sup> Street, Manhattan</b>                      Extension of Term of a Special Permit (§73-36) for a physical culture establishment (<i>New York Health and Racquet Club</i>) located on the first and second floors of a 20-story mixed-use building, which expired on March 27, 2011; Waiver of the Rules. C6-3A/C6-4M zoning district.  <b>Community Board #5M</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Closed, Decision – 4/3/12</b></p>
12.	203-07-BZ	<p>Sheldon Lobel, P.C.  <b>137-35 Elder Avenue, Queens</b>                      Amendment to a previous variance (§72-21) which allowed for the construction of a mixed use building, contrary to floor area an open space regulations. The amendment requests changes to the interior layout which would decrease medical office space, increase the number of dwelling units from 28 to 36, and increase parking from 58 to 61 spaces. R6/C2-2 zoning district.  <b>Community Board #7Q</b></p> <p style="color: green;"><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <p style="color: red;"><b>Status: Continued Hearing – 4/24/12</b></p>

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<b><i>APPEALS – DECISIONS</i></b>		
13.	659-76-A	Walter T. Gorman, P.E. <b>253 Beach 116<sup>th</sup> Street, Queens</b> Amendment to an approved Appeal to the Building Code to continue a UG 4 second floor occupancy in a wood frame structure which expired on November 9, 2011. C1-3 /R5B zoning district. <b>Community Board #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 3/20/12</b>
14.	243-09-BZY	Mirza M. Rahman <b>87-12 175<sup>th</sup> Street, Queens</b> Extension of Time (§11-332) to complete construction of a minor development and obtain a Certificate of Occupancy commenced under the prior R6 Zoning district. R4-1 Zoning district. <b>Community Board #12Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 3/20/12</b>

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<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
15.	233-10-A	Rothkrug Rothkrug & Spector, LLP <b>90-22 176<sup>th</sup> Street, Queens</b> Appeal seeking a common law vested right to continue development commenced under the prior R6 Zoning District. R4-1 zoning district. <b>Community Board #12Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 4/3/12</b>
16.	119-11-A	Bryan Cave LLP <b>2230-2234 Kimball Street, Brooklyn</b> Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under prior zoning regulations in effect on July 14, 2005. R4 zoning district. <b>Community Board #18BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Adjourned, Continued Hearing – 4/3/12</b>
17.	161-11-A	Quinn McCabe, LLP <b>82-20 Britton Avenue, Queens</b> Appeal seeking to vacate a Stop Work Order and rescind revocation of building permits issued for failure to obtain authorization from the adjacent property owner. R7B Zoning District. <b>Community Board #4Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 5/1/12</b>

<b><i>APPEALS – NEW CASES</i></b>		
18.	99-11-A	Eric Palatnik, P.C. <b>16 Brighton 7<sup>th</sup> Walk, Brooklyn</b> Legalization of changes to a two-family residence which does not front upon a legally mapped street, contrary to General City Law Section 36. R6 Zoning District <b>Community Board #13BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 5/15/12</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, MARCH 20, 2012  
1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>31-10-BZ</b>	<p>Eric Palatnik, P.C. <b>85-15 Queens Boulevard aka 51-35 Reeder Street, Queens</b> Variance (§72-21) to allow for a commercial building, contrary to use (§22-00), lot coverage (§23-141), front yard (§23-45), side yard (§23-464), rear yard (§33-283), height (§23-631) and location of uses within a building (§32-431) regulations. C1-2/R6, C2-3/R6, C1-2/R7A, R5 zoning districts. <b>Community Board #4Q</b> <b>Examiner: Ronald Rizzotti (212) 788-8781</b> <b>Status: Deferred Decision – 4/3/12</b></p>
<b>2.</b>	<b>108-11-BZ thru 111-11-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP <b>10, 12, 14, 16 Hett Avenue, Staten Island</b> Variance (§72-21) to permit the construction of four semi-detached one-family dwellings that do not provide ground floor commercial use, contrary to §32-433. C1-1/R3-1 zoning district. <b>Community Board #2SI</b> <b>Examiner: Ronald Rizzotti (212) 788-8781</b> <b>Status: Granted – 3/20/12</b></p>
<b>3.</b>	<b>158-11-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP <b>2166 Nostrand Avenue, Brooklyn</b> Special Permit (§73-36) to allow a physical culture establishment (<i>Blink</i>). C4-4A zoning district. <b>Community Board #14BK</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Granted – 3/20/12</b></p>
<b>4.</b>	<b>177-11-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP <b>601 East 156<sup>th</sup> Street, aka 800 St. Ann's Avenue, Bronx</b> Special Permit (§73-36) to permit a physical culture establishment (<i>Blink Fitness</i>) within portions of an existing building. C2-3(R7X) zoning district. <b>Community Board #1BX</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Granted – 3/20/12</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>142-11-BZ</b>	<p>Goldman Harris LLC <b>207 West 75<sup>th</sup> Street, Manhattan</b> Variance (§72-21) to allow a new residential building, contrary to height and setback (§23-692), rear setback (§23-633), and lot coverage (§23-145) regulations. C4-6A zoning district. <b>Community Board #7M</b></p> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 5/8/12</b></p>
<b>6.</b>	<b>176-11-BZ</b>	<p>Eric Palatnik, P.C. <b>150 Norfolk Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to lot coverage and floor area (§23-141(b)); side yards (§23-461(a)) and less than the required rear yard (§23-47). R3-1 zoning district. <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 4/24/12</b></p>
<b>7.</b>	<b>197-11-BZ</b>	<p>Sheldon Lobel, P.C. <b>329 Wyckoff Avenue, Queens</b> Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Planet Fitness</i>) on a portion of the first and second floors of an existing two-story building. C4-3 zoning districts. <b>Community Board #5Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision – 4/3/12</b></p>

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<b><i>BZ – NEW CASES</i></b>		
<b>8.</b>	<b>102-11-BZ</b>	H. Irving Sigman <b>131-23 31<sup>st</sup> Avenue, Queens</b> Special Permit (§73-36) to allow the operation of a physical culture establishment ( <i>New York Spa</i> ). M1-1 (CP) zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 4/24/12</b>
<b>9.</b>	<b>182-11-BZ</b>	Sheldon Lobel, P.C. <b>777 Broadway, Brooklyn</b> Special Permit (§73-36) to allow the operation of a physical culture establishment ( <i>Planet Fitness</i> ). C4-3 zoning district. <b>Community Board #4BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 4/3/12</b>
<b>10.</b>	<b>3-12-BZ</b>	Sheldon Lobel, P.C. <b>1913 East 28<sup>th</sup> Street, Brooklyn</b> Special Permit (§73-622) for the enlargement an existing single family home, contrary to floor area (§23-141(b)) and side yard (§23-461(b)) requirements. R4 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 4/24/12</b>

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