

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 21, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	718-68-BZ	Sheldon Lobel, P.C. 71-08 Northern Boulevard, Queens Amendment to a previously-granted Special Permit (§73-211) for an automotive service station. The amendment proposes additional fuel dispensing islands and conversion of existing service bays to an accessory convenience store. C2-2/R5 zoning district. Community Board #3Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 5/21/13
2.	58-10-BZ	Sheldon Lobel, P.C. 16 Eckford Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a previously-granted Special Permit (§73-36) for a physical culture establishment (<i>Quick Fitness</i>), which expired on February 14, 2013. M1-2/R6A zoning district. Community Board #1BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 5/21/13

*****DISCLAIMER*****

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<i>SOC – CONTINUED HEARINGS</i>		
3.	853-53-BZ	<p>Carl A. Sulfaro, Esq. 2402/16 Knapp Street, Brooklyn Amendment (§11-412) to a previously-granted Automotive Service Station (<i>Mobil</i>) (UG 16B), with accessory uses, to enlarge the use and convert service bays to an accessory convenience store. C2-2/R3-2 zoning district. Community Board# 15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 6/18/13</p>
4.	410-68-BZ	<p>Eric Palatnik, P.C. 85-05 Astoria Boulevard, Queens Extension of Term (§11-411) of approved variance which permitted the operation of (UG16B) automotive service station (<i>Citgo</i>) with accessory uses, which expired on November 26, 2008; Extension of Time to obtain a Certificate of Occupancy which expired on January 11, 2008; Waiver of the Rules. R3-2 zoning district. Community Board #3Q</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 6/11/13</p>
5.	292-01-BZ	<p>Law Office of Fredrick A. Becker 69/71 MacDougal Street, Manhattan Extension of Term of a previously-granted Variance (§72-21) which permitted the legalization of a new dining room and accessory storage for a UG6 eating and drinking establishment (<i>Villa Mosconi</i>), which expired on January 7, 2013. R7-2 zoning district. Community Board #2M</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 7/9/13</p>

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SOC – NEW CASES		
6.	799-62-BZ	<p>Sahn Ward Coschignano & Baker, PLLC. 501 First Avenue/350 East 30th Street, Manhattan Extension of Term permitting the use tenant parking spaces within an accessory garage for transient parking pursuant to §60 (3) of the Multiple Dwelling Law (MDL) which expired on November 9, 2012; Waiver of the Rules. C2-5/R8, R7B zoning district. Community Board # 6M</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Closed, Decision – 6/11/13</p>
7.	200-00-BZ	<p>Eric Palatnik, P.C. 107-24 37th Avenue aka 37-16 108th Street, Queens Extension of Time to obtain a Certificate of Occupancy of a variance (§72-21) to operate a Physical Culture Establishment (<i>Squash Fitness Center</i>) which expired on April 25, 2013. C1-4(R6B) zoning district. Community Board #3Q</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 6/18/13</p>
8.	93-08-BZ	<p>Rothkrug Rothkrug & Spector LLP 112-12/24 Astoria Boulevard, Queens Extension of Time to Complete Construction of a Variance (§72-21) for the construction of a six-story transient hotel (UG 5) which expired on January 13, 2013; Amendment to construct a sub-cellar. R6A zoning district. Community Board #3Q</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Closed, Decision – 6/4/13</p>

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<i>APPEALS – DECISIONS</i>		
9.	60-13-A	<p>NYC Department of Buildings 71 & 75 Greene Avenue aka 370&378 Clermont Avenue, Brooklyn Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy nos. 147007 & 172308 as they were issued in error. R6B zoning district. Community Board #2BK</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 5/21/13</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	10-10-A	<p>New York City Board of Standards and Appeals 1882 East 12th Street, Brooklyn Reopening for a court remand to review the validity of the permit at issue in a prior vested rights application. Community Board #15BK</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 7/23/13</p>
11.	256-12-A	<p>Davidoff Hutcher & Citron LLP 195 Havemeyer Street, Brooklyn Appeal challenging Department of Buildings' determination that a sign is not entitled to continued non-conforming use status as an advertising sign. C4-3 zoning district. Community Board #1BK</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 6/4/13</p>
12.	267-12-A	<p>Davidoff Hutcher & Citron LLP 691 East 133rd Street, Bronx Appeal from Department of Buildings' determination that the sign is not entitled to continued non-conforming use status as an advertising sign. M1-2 & R6A zoning district. Community Board #1BX</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 6/4/13</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
13.	79-13-A	<p>Law Offices of Howard B. Hornstein 807 Park Avenue, Manhattan</p> <p>Appeal from Department of Buildings' determination regarding the status of a zoning lot and reliance on the Certificate of Occupancy's recognition of the zoning lot. R10(Pl) zoning district.</p> <p>Community Board #8M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 7/16/13</p>

<i>APPEAL – NEW CASES</i>		
14.	245-12-A & 246-12-A	<p>Law Offices of Marvin B. Mitzner LLC. 515 East 5th Street, Manhattan</p> <p>Appeal pursuant to Section 310(2) of the Multiple Dwelling Law. Application seeking a determination that the owner of the property has acquired a common law vested right to complete construction under the prior R7-2 zoning. R7B zoning district.</p> <p>Community Board #3M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 7/23/13</p>
15.	345-12-A	<p>Mallin & Cha, P.C. 303 West Tenth Street/150 Charles Street, Manhattan</p> <p>Appeal challenging DOB's determination that developer is in compliance with §15-41 (Enlargement of Converted Buildings). C6-2 zoning district.</p> <p>Community Board #2M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 7/23/13</p>

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<i>BZ – DECISIONS</i>		
1.	59-12-BZ/ 60-12-A	<p>Mitchell S. Ross, Esq. 240-27 Depew Avenue, Queens Variance (§72-21) to allow the enlargement of an existing home, contrary to front yard (§23-45) regulations. Proposed construction is also located within a mapped but unbuilt portion of a street, contrary to General City Law Section 35. R1-2 zoning district. Community Board #11Q Examiner: Henry Segovia (212) 386-0074 Status: Deferred Decision – 6/11/13</p>
2.	63-12-BZ	<p>Sheldon Lobel, P.C. 2701 Avenue N, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A House of Worship (<i>Khal Bnei Avrohom Yaakov</i>), which is contrary to floor area (24-11), lot coverage, front yard (24-34), side yard (24-35a) parking (25-31), height (24-521), and setback requirements. R2 zoning district. Community Board #14BK Examiner: Rory Levy (212) 386-0082 Status: Granted – 5/21/13</p>
3.	235-12-BZ	<p>Slater & Beckerman, LLP 2771 Knapp Street, Brooklyn Special Permit (§73-242) to allow a one-story building to be used as four eating and drinking establishments (Use Group 6), contrary to use regulations (§32-00). C3 zoning district. Community Board #15BK Examiner: Ronald Rizzotti (212) 386-0081 Status: Granted – 5/21/13</p>
4.	238-12-BZ	<p>Harold Weinberg, P.E. 1713 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of single family home contrary floor area and lot coverage (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 5/21/13</p>

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<i>BZ – DECISIONS</i>		
5.	284-12-BZ	<p>Sheldon Lobel, P.C. 2047 East 3rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to floor area (§23-141) and perimeter wall height (§23-631) requirements. R2X (OP) zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 5/21/13</p>
6.	315-12-BZ	<p>Akerman Senterfitt, LLP 23-25 31st Street, Queens Special Permit (§73-50) to allow for a community facility building, contrary to rear yard requirements (§33-29). C4-3 zoning district. Community Board #1Q</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Granted – 5/21/13</p>
7.	8-13-BZ	<p>Lewis E. Garfinkel 2523 Avenue N, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence, contrary to floor area and open space (§23-141(a)); and side yard (§23-461) regulations. R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 5/21/13</p>
8.	10-13-BZ & 11-13-BZ	<p>Friedman & Gotbaum LLP, 175 West 89th Street (South Building) and 144-148 West 90th Street (North Building) Manhattan Variance (§72-21) to permit an enlargement to an existing school (<i>Stephen Gaynor School</i>), contrary to lot coverage (§24-11), rear yard (§24-36/33-26), and height and setback (§24-522) regulations. C1-9 & R7-2 zoning districts. Community Board #7M</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Granted – 5/21/13</p>

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9.	53-13-BZ	Sheldon Lobel, P.C. 116-118 East 169th Street, Bronx Variance (§72-21) to permit the enlargement of an existing UG 3 school (<i>Grand Concourse Academy Charter School</i>), contrary to rear yard regulations (§§24-36 and 24-33(b)). R8 zoning district. Community Board #4BX
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 5/21/13

<i>BZ – CONTINUED HEARINGS</i>		
10.	321-12-BZ	Dennis D. Dell'Angelo 22 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two-family home to be converted to a single-family home, contrary to floor area (§23-141); perimeter wall height (§23-631) and rear yard (§23-47) regulations R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/18/13

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<i>BZ – NEW CASES</i>		
11.	73-13-BZ	Eric Palatnik, P.C. 459 E. 149th Street, Bronx Special Permit (§73-49) to allow rooftop parking in a proposed commercial development. M1-1 and C4-4 zoning districts. Community Board #1BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 6/18/13
12.	74-13-BZ	Rothkrug Rothkrug & Spector LLP. 308/12 8th Avenue, 252/66 West 26th Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Blink Fitness</i>). C6-2A zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 6/4/13
13.	80-13-BZ	Goldman Harris LLC. 200 Park Avenue South, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Red Door Spa</i>). C6-4A zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 6/18/13

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