

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 11, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	200-24-BZ	<p>Stephen Ely 3030 Jerome Avenue, Bronx Extension of Term (§11-411) for the continued operation of a UG6 bookstore and distribution center which expired on September 23, 2010. R8/C8-2 zoning district. Community Board #7BX</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 1/11/11</p>
2.	575-37-BZ	<p>Carl A. Sulfaro, Esq. 60-93 Flushing Avenue, Queens Extension of Term (§11-411) for the continued operation of a gasoline service station (<i>Gulf</i>) which expired on February 14, 2008; waiver of the Rules. C1-3/R5B zoning district. Community Board #5Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 1/11/11</p>
3.	74-49-BZ	<p>Sheldon Lobel, P.C. 515 Seventh Avenue, Manhattan Extension of Time to obtain a Certificate of Occupancy for an existing parking garage which expired on September 17, 2009; Waiver of the Rules. M1-6 (Garment Center) zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 1/11/11</p>
4.	15-99-BZ	<p>The Law Office of Fredrick A. Becker 217 Broadway, Manhattan Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on June 15, 2009; waiver of the rules. C5-3 (LM) zoning district. Community Board #1M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 1/11/11</p>

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<i>SOC – DECISIONS</i>		
5.	43-99-BZ	<p>Carl A. Sulfaro, Esq. 88-02 Northern Boulevard, Queens Extension of Term of a Special Permit (§73-243) for the continued operation of a drive-thru accessory to an eating and drinking establishment (<i>White Castle</i>) which expired on December 7, 2009; Waiver of the Rules. C1-2/R4 zoning district. Community Board #3Q</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/11/11

<i>SOC – CONTINUED HEARINGS</i>		
6.	132-58-BZ	<p>Sheldon Lobel, P.C. 17-45 Francis Lewis Boulevard aka 17-55 Francis Lewis Boulevard, Queens Extension of Term (§11-411) of a previously approved automotive service station (UG 16B) (<i>Gulf</i>) with accessory uses which expired on June 18, 2010. C1-2/R3-2 zoning district. Community Board #7Q</p>
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 2/8/11
7.	230-98-BZ	<p>Mitchell S. Ross, Esq. 5820 Bay Parkway, Brooklyn Extension of Term of a previously granted Variance (§72-21) for an automotive repair shop and car sales which expired on June 22, 2010. R-5 zoning district. Community Board #12BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 2/1/11

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<i>SOC – CONTINUED HEARINGS</i>		
8.	276-02-BZ	<p>Eric Palatnik, P.C. 160 Norfolk Street, Brooklyn Extension of Time to Complete Construction and an Amendment to a previously approved Special Permit (§73-622) to an existing one family dwelling, contrary to lot coverage and floor area (§23-141) and side yard (§23-461). R3-1 zoning district. Community Board #15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/15/11

<i>SOC – NEW CASES</i>		
9.	1095-64-BZ	<p>Garo Gumusvan, R.A. 605 Park Avenue, Manhattan Extension of Term of an approval pursuant to the Multiple Dwelling Law for transient parking spaces, which expired on March 9, 1980. R8B/R-10 zoning district. Community Board#4M</p>
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision 2/1/11
10.	433-65-BZ	<p>Andrea Claire/Peter Hirshman 15 West 72nd Street, Manhattan Extension of Term of an approval pursuant to the Multiple Dwelling Law for transient parking, which expired on June 22, 2010. R8B/R10A zoning district. Community Board #7M</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/8/11

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<i>SOC – NEW CASES</i>		
11.	749-65-BZ	<p>Sheldon Lobel, P.C. 1820 Richmond Road, Staten Island Extension of Term of a previously granted Variance (§72-21) for the continued operation of a UG16 Gasoline Service Station (<i>Getty</i>) with accessory uses which expired on November 3, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on December 19, 2002; Waiver of the Rules. R3X zoning district. Community Board #2SI Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 2/8/11</p>
12.	119-07-BZ	<p>Sheldon Lobel, P.C. 443 39th Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a previously granted Variance (§72-21) permitting a four-story community facility building (UG4A) which expires on January 27, 2011. M1-2 zoning district. Community Board #7BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision 2/1/11</p>
13.	238-07-BZ	<p>Goldman Harris LLC 5-11 47th Avenue, Queens Amendment of a previously approved Variance (§72-21) to permit a residential/commercial building and community facility/dormitory building. The amendment will divide the project into two separate buildings and allow the construction and occupancy of one building prior to the construction and occupancy of the other. M-4/R6A (LIC) and M1-4 zoning districts. Community Board #2Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision 2/15/11</p>

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<i>APPEALS – DECISIONS</i>		
14.	114-10-BZY & 115-10-BZY	<p>Nikolaos Sellas 26-58 & 26-60 30th Street, Queens Extension of time (§11-331) to complete construction of a major development commenced under the prior R6 zoning district. R6B zoning district Community Board #1Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Granted – 1/11/11</p>
15.	274-09-A	<p>Fire Department of New York 3920 Merritt Avenue aka 3927 Mulvey Avenue, Bronx Application to modify Certificate of Occupancy to require automatic wet sprinkler system throughout the entire building. Community Board #12BX</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Granted – 1/11/11</p>
16.	123-10-A & 124-10-A	<p>Fire Department of the City of New York 3931 & 3927 Mulvey Avenue, The Bronx Application to modify Certificate of Occupancy to require automatic wet sprinkler system throughout the entire building. Community Board #12BX</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Granted – 1/11/11</p>
17.	121-10-A	<p>Rothkrug, Rothkrug & Spector 25-50 Francis Lewis Boulevard aka 166-43 168th Street, Queens An appeal challenging the Department of Buildings determination that a demolition permit signoff was required before issuance of an alteration permit, as per BC 28-105.3 of the NYC Building Code. R2A zoning district. Community Board #7Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Denied – 1/11/11</p>

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<i>APPEALS – DECISIONS</i>		
18.	153-10-A	<p>Eric Palatnik, P.C. 101-01 39th Avenue, Queens Proposed construction of a three story, five family residential building located within the bed of a mapped street (101st Street), contrary to General City Law Section 35. R5 Zoning District. Community Board #3Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 1/11/11</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
19.	116-10-BZY	<p>Ackerman Senterfitt 35-16 Astoria Boulevard, Queens Extension of time (§11-331) to complete construction of a minor development commenced under the prior R6 zoning district. R6B zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Adjourned, Continued Hearing – 3/1/11</p>

<i>APPEALS – NEW CASES</i>		
20.	216-10-A	<p>Kramer Levin Naftalis & Frankel LLP 1466 Broadway, Manhattan Appeal pursuant to Section 310(2) of the Multiple Dwelling Law seeking to vary the court requirements under Section 26 of the Multiple Dwelling Law to permit the hotel conversion of an existing commercial building. C6-7 Zoning District. Community Board #5M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Closed, Decision 2/1/11</p>

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<i>DISMISSAL CALENDARS</i>		
21.	212-10-A	NYC Board of Standards and Appeals Applicant: Marvin Mitzner 96 Greenwich Street, Manhattan Dismissal for lack of Jurisdiction - Appeal of a determination by the Department of Buildings that an engineer's report violated Building Code Section 28.211.1. (False Statements). C6-9M Zoning District. Community Board #1M
		Examiner: Toni Matias (212) 788-8752
		Status: Dismissed – 1/11/11

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	98-08-BZ	<p>Gerald J. Caliendo 583 Franklin Avenue, Brooklyn Variance (§72-21) to allow a four-story residential building containing four (4) dwelling units, contrary to use regulations (§42-00). M1-1 district. Community Board #8BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 1/11/11</p>
2.	107-10-BZ	<p>Akerman Senterfitt 12-24 149th Street, Queens Variance (§72-21) to allow for a community facility use (<i>Associazione Sacchese D’America</i>), contrary to side yard regulations (§24-35). R2 zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 1/11/11</p>
3.	179-10-BZ	<p>Sheldon Lobel, P.C. 249 Duffield Street, Brooklyn Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>Planet Fitness</i>). C6-4 zoning district. Community Board #2BK</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 1/11/11</p>

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<i>BZ – CONTINUED HEARINGS</i>		
4.	24-09-BZ	<p>Sheldon Lobel, PC. 78-10 164th Street, Queens Variance to allow the enlargement of a community facility (<i>Meadow Park Rehabilitation and Health Care Center</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), height (§24-521) and rear yard (§24-382) regulations. R3-2 district. Community Board #8Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 2/8/11</p>
5.	304-09-BZ	<p>Stuart A. Klein, Esq. 81-111 Junius Street, Brooklyn Variance (§72-21) to allow the erection of a ten-story, mixed-use community facility (<i>Women In Need</i>) and commercial building, contrary to floor area (§42-00, 43-12 and 43-122), height and sky exposure plane (§43-43), and parking (§44-21). M1-4 zoning district. Community Board #16BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 3/1/11</p>
6.	309-09-BZ	<p>Harold Weinberg, P.E. 2173 65th Street, Brooklyn Variance (§72-21) to allow a mixed use building, contrary to lot coverage (§23-145), side yard (§35-541) and height (§35-542) regulations. R6A/C2-3 zoning district. Community Board #11BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 2/15/11</p>
7.	35-10-BZ	<p>Sheldon Lobel, P.C. 144-11 77th Avenue, Queens Variance (§72-21) to permit the legalization of an existing synagogue (<i>Congregation Torath Haim Obel Sara</i>), contrary to front yard (§24-34), side yard (§24-35) and rear yard (§24-36). R4 zoning district. Community Board #8Q Examiner: Rory Levy (212) 788-8749 Status: Adjourned, Continued Hearing – 2/1/11</p>

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<i>BZ – CONTINUED HEARINGS</i>		
8.	47-10-BZ	<p>Eric Palatnik, P.C. 895 Zerega Avenue aka 2352 Story Avenue, The Bronx Variance (§72-21) to allow a manufacturing use in a residential district, contrary to ZR 22-00. M1-1/R3-2 zoning district. Community Board #9BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 2/15/11</p>
9.	95-10-BZ	<p>Law Office of Fredrick A. Becker 2216 Quentin Road, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (§23-141); side yard (§23-461 and less than the required rear yard (§23-47). R3-2 zoning district. Community Board#15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned, Continued Hearing – 4/5/11</p>
10.	130-10-BZ	<p>Sheldon Lobel, P.C. 1153 85th 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) regulations. R3X zoning district. Community Board #10BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned, Continued Hearing – 2/1/11</p>
11.	134-10-BZ	<p>Slater & Beckerman 107 Union Street, Brooklyn Variance (§72-21) to allow a residential building, contrary to floor area (§43-12), height (§43-43), and use (§42-10) regulations. M1-1 zoning district. Community Board#6BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 2/8/11</p>

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<i>BZ – CONTINUED HEARINGS</i>		
12.	149-10-BZ	<p>Eric Palatnik, P.C. 1415 East 29th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and lot coverage (§23-141); side yard (§23-461) and less than the minimum rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 2/15/11</p>
13.	150-10-BZ	<p>Sheldon Lobel, P.C. 1124 East 26th Street, Brooklyn Special Permit (§73-622) for the legalization of the enlargement of an existing single family home, contrary to floor area (23-141); side yard (§23-461) and rear yard regulations (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 2/1/11</p>
14.	175-10-BZ	<p>Sheldon Lobel, P.C. 3400 Baychester Avenue, Bronx Special Permit (§11-411) for an Extension of Term of a previously approved Automotive Service Station (UG 16B) which expired on December 18, 2001; Extension of Time to obtain a certificate of occupancy which expired on September 21, 1994; Waiver of the Rules of Practice and Procedures. R4 zoning district. Community Board#12BX</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 3/1/11</p>

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<i>BZ – NEW CASES</i>		
15.	31-10-BZ	<p>Eric Palatnik, P.C. 85-15 Queens Boulevard aka 51-35 Reeder Street, Queens 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. Community Board #4Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 3/15/11</p>
16.	127-10-BZ	<p>Law Office of Fredrick A. Becker 45 Coleridge Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space, lot coverage (§23-141), exceeds the maximum perimeter wall height (§23-631) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 2/8/11</p>
17.	173-10-BZ	<p>Nasir J. Khanzada 65-06 Fresh Pond Road, Queens Special Permit (§73-30) to legalize the operation of a physical culture establishment (<i>Olympia Spa</i>). C2-4/R6B zoning district. Community Board #5Q Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 2/8/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 25, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	245-49-BZ	<p>Simons & Wright LLC 78-09 Springfield Boulevard, Queens Amendment of previous approval to legalize the conversion of one residential unit to be used as an accessory residential management office and elimination of the term; waiver of the rules. R3-2 zoning district. Community Board #11Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Granted – 1/25/11</p>
2.	66-90-BZ	<p>Eric Palatnik, P.C. 43-03 Astoria Boulevard, Queens Extension of Term for a UG16 Gasoline Service Station (<i>Mobil</i>) which expired on October 1, 2010. R5 zoning district. Community Board #1Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 1/25/11</p>
3.	315-90-BZ	<p>Sheldon Lobel, P.C. 82-06 Astoria Boulevard, Queens Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>Gulf</i>) with accessory convenience store which expires on March 13, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on March 13, 2003; waiver of the rules. C2-2/R4 zoning district. Community Board #3Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 1/25/11</p>
4.	175-05-BZ	<p>Eric Palatnik, P.C. 18-24 Luquer Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to construct a four-story multiple dwelling with accessory parking which expires on January 9, 2011. M1-1 zoning district. Community Board #16BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 1/25/11</p>

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<i>SOC – CONTINUED HEARINGS</i>		
5.	827-55-BZ	<p>Eric Palatnik, P.C. 245-20 139th Avenue, Queens Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>British Petroleum</i>) which expires on January 31, 2011. R3-2 zoning district. Community Board #13Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 4/12/11</p>
6.	758-84-BZ	<p>David L. Businelli, R.A. 1444 Clove Road, Staten Island Extension of Term of a variance (§72-21) to legalize a two-story and cellar commercial building contrary to use regulations. R3X zoning district. Community Board #1SI</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 2/15/11</p>
7.	299-99-BZ	<p>Carl A. Sulfaro, Esq. 8-16 Malcom X Boulevard, Brooklyn Extension of Term for the continued operation of a gasoline service station (<i>Getty</i>) which expired on July 25, 2010. C2-3/R6 zoning district. Community Board #3BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Adjourned, Continued Hearing – 2/15/11</p>
8.	128-00-BZ	<p>Rothkrug Rothkrug & Spector, LLP 10/16 Wall Street, Manhattan Extension of Term of a Special Permit (ZR §73-36) for the continued operation of a physical culture establishment (<i>Equinox</i>) which expired on September 12, 2010. C5-5(LM) zoning district. Community Board #1M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 2/8/11</p>

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10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	95-97-BZ	<p>The Law Office of Fredrick A. Becker 69-47 Austin Street, Queens Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on May 1, 2007; Waiver of the Rules. C4-5X zoning district. Community Board #6Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 2/15/11</p>
10.	259-00-BZ	<p>The Law Office of Fredrick A. Becker 26 Court Street, Queens Extension of Term of a Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expires on February 6, 2011. C5-2A (DB) zoning district. Community Board #2Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 2/15/11</p>
11.	379-01-BZ	<p>The Law Office of Fredrick A. Becker 4 Irving Place, Manhattan Extension of Term of a Special Permit (§73-36) for the continued operation of physical culture establishment (<i>New York Sports Club</i>), located in portions of the basement, first floor and second floor, in a 33 story office building, which expires on April 16, 2011. C6-3X/C1-9 zoning district. Community Board #6M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 2/8/11</p>
12.	215-06-BZ	<p>Sheldon Lobel, P.C. 202-06 Hillside Avenue, Queens Extension of Term of an existing Gasoline Service Station (<i>Gulf</i>) with accessory convenience store which expires on July 24, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on June 17, 2010; Waiver of the Rules. C1-2/R4 zoning district. Community Board #12Q Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 3/1/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 25, 2011

10:00 A.M.

APPEALS – CONTINUED HEARINGS

13.	125-10-A	Simons & Wright 346 Ovington Avenue, Brooklyn Appeal challenging the interpretation of ZR §23-22 as it applies to the required density factor for existing buildings in an R5B zoning district. Community Board #10BK Examiner: Toni Matias (212) 788-8752 Status: Withdrawn – 1/25/11
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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 25, 2011

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
14.	155-80-A	<p>Raymond J. Irrera 75-72 185th Street aka 184-17 Union Turnpike, Queens Extension of Term to allow the continued operation of a medical office (UG4) in an existing frame structure which expired on June 10, 2000; Extension of time to obtain a Certificate of Occupancy; Waiver of the Rules. R2A Zoning District. Community Board #8Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 3/1/11</p>
15.	264-08-A	<p>Slater & Beckerman, LLP 29-23 40th Road aka 30-02 40th Avenue, Queens Extension of Time to complete construction and obtain a Certificate of Occupancy for a previously-granted Common Law vesting application which expires on February 3, 2011. M1-3D previous zoning districts; M1-3/R7X current zoning district. Community Board #1Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 2/1/11</p>
16.	154-10-A	<p>Isaac Rosenberg 540 Bedford Avenue, Brooklyn Appeal challenging a determination by Department of Buildings to revoke permits and approvals based on failure to provide owner authorization in accordance with §28-104.8.2 of the Administrative Code. R7-1 Zoning District. Community Board #1BK Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 3/1/11</p>
17.	201-10-BZY	<p>Law Offices of Marvin B. Mitzner 180 Orchard Street, Manhattan Extension of Time (§11-332) to complete construction of a minor development commenced under the prior C6-1 zoning district. C4-4A zoning district. Community Board #3M Examiner: Toni Matias (212) 788-8752 Status: Postponed, Hearing – 2/1/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 25, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	31-09-BZ	<p>Eric Palatnik, PC 117-04 Sutphin Boulevard, Queens Special Permit (§11-411, §11-412, §11-413) for re-instatement of previous variance, which expired on November 12, 1990; amendment for a change of use from a gasoline service station (UG16b) to automotive repair establishment and automotive sales (UG16b); enlargement of existing one story structure; and Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #12Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Granted – 1/25/11</p>
2.	43-10-BZ	<p>Gerald J. Caliendo, R.A., AIA 23-70 Steinway Street, Queens Special Permit (§73-244) to allow an eating and drinking establishment without restrictions and no limitation on entertainment and dancing. C2-2/R5 zoning district. Community Board#1Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 1/25/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 25, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
3.	277-07-BZ	<p>Miele Associates, LLP 165-35 North Conduit Avenue, Queens Variance (§72-21) for the development of a one-story automotive service station with accessory convenience store, contrary to §22-10. R3-1 zoning district Community Board #12Q Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 2/15/11</p>
4.	194-09-BZ	<p>Sheldon Lobel, P.C. 2113 Utica Avenue, 2095-211 Utica Avenue, Brooklyn Variance to allow the construction of a four story mixed use building contrary to floor area (§23-141), open space (§23-141), lot coverage (§23-141), front yard (§23-45), height (§23-631), open space used for parking (§25-64) and parking requirements (§25-23); and to allow for the enlargement of an existing commercial use contrary to §22-10. R3-2 zoning district. Community Board# 18BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 3/1/11</p>
5.	6-10-BZ	<p>Sheldon Lobel, P.C. 2147 Mill Avenue, Brooklyn Variance (§72-21) to allow for legalization of an enlargement of a commercial building, contrary to §22-00. R2 zoning district. Community Board #18BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 3/1/11</p>
6.	29-10-BZ	<p>Sheldon Lobel, P.C. 22-32/36 31st Street, Queens Special Permit (§73-52) to allow for an outdoor eating and drinking establishment within a residential district. C1-2 and R5 zoning districts. Community Board #1Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 2/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 25, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	<p>140/142/144/ 146-10-BZ 141/143/145/ 147-10-A</p>	<p>Rothkrug Rothkrug & Spector, LLP 160, 170, 181, 191, Edinboro Road, Staten Island Variance (§72-21) to allow four single-family homes on a zoning lot that does not meet the minimum lot width requirements (§23-32), and waiver to the General City Law, Section 36, for development not fronting a mapped street. R1-2 (NA-1) zoning district. Community Board #2SI Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 2/8/11</p>
8.	<p>174-10-BZ</p>	<p>The Briarwood Organization, LLC 36-29 Bell Boulevard, Queens Special Permit (§73-44) to allow for a reduction in parking for a mixed office and community facility building. R4/C2-2 zoning district. Community Board #11Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 2/8/11</p>
9.	<p>178-10-BZ</p>	<p>Law Office of Fredrick A. Becker 943 East 24th Street, Brooklyn Special Permit (§73-622) for the legalization and enlargement of a single family home, contrary to floor area and open space (§23-141); side yards (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 2/15/11</p>
10.	<p>181-10-BZ</p>	<p>Patrick W. Jones, P.C. 143/155 Roebing Street, aka 314/330 Metropolitan Avenue and 1/10 Hope Street, Brooklyn Special Permit (§73-46) to waive parking for a proposed residential conversion of an existing building. M1-2/R6A (MX-8) zoning district. Community Board #1BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 2/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 25, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	182-10-BZ	<p>Law Office of Fredrick A. Becker 1082 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 3/1/11</p>

<i>BZ – NEW CASES</i>		
12.	187-07-BZ	<p>Dennis D. Dell’Angelo 4677 Hylan Boulevard, Staten Island Variance (§72-21) to permit accessory parking for an existing eating and drinking establishment, contrary to use regulations (§22-00). R3X zoning district. Community Board#3SI</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 3/1/11</p>
13.	186-10-BZ	<p>Kramer Levin Naftalis & Frankel 400-424 East 34th Street aka 522-566 & 596-600 First Avenue, Manhattan Variance (§72-21) to allow for the construction of two community facility buildings (<i>NYU Langone Medical Center</i>), contrary to rear yard (§24-36), rear yard equivalent (§24-382), height and setback (§24-522), rear yard setback (§24-552), tower coverage (§24-54), maximum permitted parking (§13-132), minimum square footage per parking space (§25-62), and curb cut requirements (§13-142). R8 zoning district. Community Board #6M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 3/1/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 25, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
14.	217-10-BZ	Law Office of Fredrick A. Becker 4009 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single home, contrary to 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) 788-8757
		Status: Continued Hearing – 2/15/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 1, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1095-64-BZ	Garo Gumusvan, R.A. 605 Park Avenue, Manhattan Extension of Term of an approval pursuant to the Multiple Dwelling Law for transient parking spaces, which expired on March 9, 1980. R8B/R-10 zoning district. Community Board#4M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 2/1/11
2.	119-07-BZ	Sheldon Lobel, P.C. 443 39th Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a previously granted Variance (§72-21) permitting a four-story community facility building (UG4A) which expires on January 27, 2011. M1-2 zoning district. Community Board #7BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/1/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 1, 2011

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	55-45-BZ	Walter C. Maffei, AIA 51 Kingsland Avenue, Brooklyn Extension of Term (§11-411) for an existing Gasoline Service Station (<i>Spirit</i>) which expired on February 27, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on May 2, 2001; waiver of the rules. C2-4/R6B zoning district. Community Board #1BK Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 3/1/11
4.	230-98-BZ	Mitchell S. Ross, Esq. 5820 Bay Parkway, Brooklyn Extension of Term of a previously granted Variance (§72-21) for an automotive repair shop and car sales which expired on June 22, 2010. R-5 zoning district. Community Board #12BK Examiner: Henry Segovia (212) 788-8757 Status: Adjourned, Continued Hearing 3/8/11
5.	93-00-BZ	The Law Office of Fredrick A. Becker 19 West 44th Street, Manhattan Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on July 25, 2010. C6-4.5 (MID) zoning district. Community Board #3M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 3/1/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 1, 2011

10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	964-87-BZ	<p>Sheldon Lobel, P.C. 780-798 Burke Avenue, Bronx Extension of Term for the continued operation of (UG16) Gasoline Service Station (<i>Getty</i>) which expired on February 6, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on January 15, 2003; Amendment to the hours of operation and Waiver of the Rules. C1-3/R6 zoning district. Community Board#12BX Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 3/15/11</p>
7.	217-96-BZ	<p>Eric Palatnik, P.C. 165-01 Northern Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy for a previously granted Variance (§72-21) of a car rental facility (<i>Enterprise</i>) with accessory outdoor storage of cars which expired on July 12, 2010; Waiver of the Rules. C1-2/R-2 zoning district. Community Board #7Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 3/1/11</p>
8.	10-99-BZ	<p>The Law Office of Fredrick A. Becker 300 West Service Road, Staten Island Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on October 26, 2009; Waiver of the Rules. M2-1 zoning district. Community Board#3SI Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 3/1/11</p>
9.	328-04-BZ	<p>Goldman Harris LLC 108 Franklin Avenue aka 108-110 Franklin Avenue, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) of a UG2 four-story residential building with 12 dwelling units which expired on November 21, 2010. M1-1 zoning district. Community Board #3BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 3/1/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 1, 2011

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	216-10-A	<p>Kramer Levin Naftalis & Frankel LLP 1466 Broadway, Manhattan Appeal pursuant to Section 310(2) of the Multiple Dwelling Law seeking to vary the court requirements under Section 26 of the Multiple Dwelling Law to permit the hotel conversion of an existing commercial building. C6-7 Zoning District. Community Board #5M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 2/1/11</p>
11.	264-08-A	<p>Slater & Beckerman, LLP 29-23 40th Road aka 30-02 40th Avenue, Queens Extension of Time to complete construction and obtain a Certificate of Occupancy for a previously-granted Common Law vesting application which expires on February 3, 2011. M1-3D previous zoning districts; M1-3/R7X current zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 2/1/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 1, 2011
10:00 A.M.

APPEALS – NEW CASES		
12.	70-08-A thru 72-08-A	<p>Eric Palatnik, P.C. 215A, 215B, 215C Van Name Avenue, Staten Island Extension of time to complete construction and obtain a Certificate of Occupancy for a previously-granted Common Law vesting which expired on January 13, 2011. R3A zoning district. Community Board #1SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 3/8/11</p>
13.	73-08-A thru 75-08-A	<p>Eric Palatnik, P.C. 345A, 345B, 345C Van Name Avenue, Staten Island Extension of time to complete construction and obtain a Certificate of Occupancy for a previously-granted Common Law vesting which expired on January 13, 2011. R3-A zoning district. Community Board #1SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 3/8/11</p>
14.	201-10-BZY	<p>Law Offices of Marvin B. Mitzner 180 Orchard Street, Manhattan Extension of Time (§11-332) to complete construction of a minor development commenced under the prior C6-1 zoning district. C4-4A zoning district. Community Board #3M</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 3/1/11</p>
15.	215-10-A	<p>Law Offices of Albert K. Butzel 29-01 216th Street, Queens An appeal challenging the issuance of permits and approvals for the expansion of a community facility (<i>St. Mary's Hospital</i>) related to use (§22-14), floor area (§24-111) and setbacks (§24-34). R2A Zoning District. Community Board #11Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 3/8/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 1, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	150-10-BZ	<p>Sheldon Lobel, P.C. 1124 East 26th Street, Brooklyn Special Permit (§73-622) for the legalization of the enlargement of an existing single family home, contrary to floor area (23-141); side yard (§23-461) and rear yard regulations (§23-47). R2 zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 2/1/11</p>

<i>BZ – CONTINUED HEARINGS</i>		
2.	35-10-BZ	<p>Sheldon Lobel, P.C. 144-11 77th Avenue, Queens Variance (§72-21) to permit the legalization of an existing synagogue (<i>Congregation Torath Haim Obel Sara</i>), contrary to front yard (§24-34), side yard (§24-35) and rear yard (§24-36). R4 zoning district. Community Board #8Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision – 3/8/11</p>
3.	45-10-BZ	<p>Sheldon Lobel, PC 1413-1429 Edward L. Grant Highway, Bronx Special Permit (§11-411 and §11-412) for the reinstatement of a Variance for the continued operation of a gasoline service station (<i>Getty</i>) which expired on June 23, 1986; Amendment to increase the size of the auto laundry; Extension of Time to obtain a Certificate of Occupancy. C1-4/R7-1 zoning district. Community Board #4BX</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Adjourned, Continued Hearing – 3/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 1, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	68-10-BZ	<p>Eric Palatnik, P.C. 80-15 Lefferts Boulevard, Queens Variance (§72-21) to allow a commercial building, contrary to use regulations (§22-00). R5 zoning district. Community Board #9Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 3/8/11</p>
5.	130-10-BZ	<p>Sheldon Lobel, P.C. 1153 85th 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) regulations. R3X zoning district. Community Board #10BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 3/15/11</p>
6.	183-10-BZ	<p>Rothkrug, Rothkrug & Spector LLP 873 Belmont Avenue, aka 240 Milford Street, Brooklyn Variance (§72-21) for the construction of a detached two-story, two family residence, contrary to front yard (§23-45) and side yard requirements (§23-461). R5 zoning district. Community Board #5BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 3/1/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 1, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
7.	240-09-BZ	<p>T-Mobile Northeast LLC/Omnipoint Communications Inc. 454 City Island Avenue, Bronx Variance (§72-21) to construct a telecommunications facility on the rooftop of an existing building, contrary to height (Special City Island District (CD), §112-103, §33-431) and rear and side yard setback (§§23-47 and 23-464) requirements. R3A/C2-2/CD districts. Community Board #10BX Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 4/12/11</p>
8.	197-10-BZ thru 199-10-BZ	<p>Antonio S. Valenziano, AIA 59, 63 & 67 Fillmore Street, Staten Island Variance (§72-21) to allow three residential buildings in a manufacturing district, contrary to use regulations (§42-10). M1-1 zoning district. Community Board #1SI Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 3/1/11</p>
9.	213-10-BZ	<p>EPDSCO, Inc. 2071 Clove Road, Staten Island Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>Dolphin Fitness Center</i>). C8-1 zoning district. Community Board #6SI Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 3/8/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 8, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	128-00-BZ	<p>Rothkrug Rothkrug & Spector, LLP 10/16 Wall Street, Manhattan Extension of Term of a Special Permit (ZR §73-36) for the continued operation of a physical culture establishment (<i>Equinox</i>) which expired on September 12, 2010. C5-5(LM) zoning district. Community Board #1M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 2/8/11</p>
2.	379-01-BZ	<p>The Law Office of Fredrick A. Becker 4 Irving Place, Manhattan Extension of Term of a Special Permit (§73-36) for the continued operation of physical culture establishment (<i>New York Sports Club</i>), located in portions of the basement, first floor and second floor, in a 33 story office building, which expires on April 16, 2011. C6-3X/C1-9 zoning district. Community Board #6M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 2/8/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 8, 2011

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	132-58-BZ	<p>Sheldon Lobel, P.C. 17-45 Francis Lewis Boulevard aka 17-55 Francis Lewis Boulevard, Queens Extension of Term (§11-411) of a previously approved automotive service station (UG 16B) (<i>Gulf</i>) with accessory uses which expired on June 18, 2010. C1-2/R3-2 zoning district. Community Board #7Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 3/8/11</p>
4.	433-65-BZ	<p>Andrea Claire/Peter Hirshman 15 West 72nd Street, Manhattan Extension of Term of an approval pursuant to the Multiple Dwelling Law for transient parking, which expired on June 22, 2010. R8B/R10A zoning district. Community Board #7M Examiner: Henry Segovia (212) 788-8757 Status: Adjourned, Continued Hearing – 3/29/11</p>
5.	749-65-BZ	<p>Sheldon Lobel, P.C. 1820 Richmond Road, Staten Island Extension of Term of a previously granted Variance (§72-21) for the continued operation of a UG16 Gasoline Service Station (<i>Getty</i>) with accessory uses which expired on November 3, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on December 19, 2002; Waiver of the Rules. R3X zoning district. Community Board #2SI Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 3/8/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 8, 2011

10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	899-65-BZ	<p>Sheldon Lobel, P.C. 231-245 East 63rd Street, aka 1201 1222 2nd Avenue, Manhattan Extension of Term permitting 75 surplus tenant parking spaces, within an accessory garage, for transient parking pursuant to §60 (3) of the Multiple Dwelling Law (MDL), which expired on November 16, 2010. C2-8/R8B zoning district. Community Board #8M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 3/15/11</p>
7.	197-02-BZ	<p>Gary Silver, AIA 2825 Nostrand Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Culture Establishment which expired on November 26, 2007; Extension of Time to obtain a Certificate of Occupancy; Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #18BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 3/15/11</p>
8.	259-08-BZ	<p>Jeffrey A. Chester/Einbinder & Dunn 242-02 61st Avenue, Queens Amendment of a variance (§72-21) permitting the expansion of a non-conforming supermarket (UG 6). The amendment would remove a condition limiting the signage to C1 regulations. R4 zoning district. Community Board #11Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 3/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 8, 2011

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
9.	96-10-A & 97-10-A	<p>Rothkrug Rothkrug & Spector 673 & 675 Hunter Avenue, Staten Island Proposed construction of a single family home located within the bed of a mapped street (Jay Street), contrary to General City Law Section 35. R3-1 Zoning District. Community Board #2SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 3/29/11</p>
10.	214-10-A	<p>Carol E. Rosenthal, Esq./Fried Frank 97-45 Queens Boulevard, Queens Appeal challenging the Department of Buildings determination regarding maximum number of dwelling units (§23-22) allowed in a residential conversion of an existing building. C4-2 zoning district. Community Board #6Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 3/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 8, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	192-09-BZ	Sheldon Lobel, P.C. 912 Broadway, Brooklyn Special Permit (§72-52) to allow for the construction of a commercial building with accessory parking. R6 and R6/C2-3 zoning districts. Community Board #3BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Withdrawn – 2/8/11
2.	55-10-BZ	Eric Palatnik, P.C. 40-22 Main Street, Queens Special Permit (§73-44) to permit a reduction in required parking for an ambulatory or diagnostic treatment center. C4-2/C4-3 zoning districts. Community Board #7Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 2/8/11
3.	140/142/144/ 146-10-BZ 141/143/145/ 147-10-A	Rothkrug Rothkrug & Spector, LLP 160, 170, 181, 191, Edinboro Road, Staten Island Variance (§72-21) to allow four single-family homes on a zoning lot that does not meet the minimum lot width requirements (§23-32), and waiver to the General City Law, Section 36, for development not fronting a mapped street. R1-2 (NA-1) zoning district. Community Board #2SI Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 2/8/11
4.	173-10-BZ	Nasir J. Khanzada 65-06 Fresh Pond Road, Queens Special Permit (§73-30) to legalize the operation of a physical culture establishment (<i>Olympia Spa</i>). C2-4/R6B zoning district. Community Board #5Q Examiner: Rory Levy (212) 788-8749 Status: Granted – 2/8/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 8, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	174-10-BZ	The Briarwood Organization, LLC 36-29 Bell Boulevard, Queens Special Permit (§73-44) to allow for a reduction in parking for a mixed office and community facility building. R4/C2-2 zoning district. Community Board #11Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 2/8/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 8, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
6.	24-09-BZ	<p>Sheldon Lobel, PC. 78-10 164th Street, Queens Variance to allow the enlargement of a community facility (<i>Meadow Park Rehabilitation and Health Care Center</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), height (§24-521) and rear yard (§24-382) regulations. R3-2 district. Community Board #8Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 3/15/11</p>
7.	127-10-BZ	<p>Law Office of Fredrick A. Becker 45 Coleridge Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space, lot coverage (§23-141), exceeds the maximum perimeter wall height (§23-631) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 3/8/11</p>
8.	134-10-BZ	<p>Slater & Beckerman 107 Union Street, Brooklyn Variance (§72-21) to allow a residential building, contrary to floor area (§43-12), height (§43-43), and use (§42-10) regulations. M1-1 zoning district. Community Board#6BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 3/29/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 8, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
9.	118-10-BZ	<p>Eric Palatnik, P.C. 2102/24 Avenue Z, aka 2609/15 East 21st Street, Brooklyn Reinstatement (§11-411 & §11-413) of an approval permitting the operation of an automotive service station (UG 16B), with accessory uses, which expired on December 9, 2003; amendment to legalize a change in use from automotive service station to automotive repair, auto sales and hand car washing. R4 zoning district. Community Board #15BK Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 3/15/11</p>
10.	192-10-BZ	<p>Vincent L. Petraro, PLLC 39-16 College Point Boulevard, Queens Special Permit (§73-66) to allow for a waiver of height restrictions around airports. C4-2 zoning district. Community Board #7Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 3/8/11</p>
11.	193-10-BZ	<p>Vincent L. Petraro, PLLC 35-27 Prince Street, Queens Special Permit (§73-66) to allow for a waiver of height restrictions around airports. C4-3 zoning district. Community Board#7Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 3/8/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 15, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	758-84-BZ	<p>David L. Businelli, R.A. 1444 Clove Road, Staten Island Extension of Term of a variance (§72-21) to legalize a two-story and cellar commercial building contrary to use regulations. R3X zoning district. Community Board #1SI</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Granted – 2/15/11</p>
2.	238-07-BZ	<p>Goldman Harris LLC 5-11 47th Avenue, Queens Amendment of a previously approved Variance (§72-21) to permit a residential/commercial building and community facility/dormitory building. The amendment will divide the project into two separate buildings and allow the construction and occupancy of one building prior to the construction and occupancy of the other. M-4/R6A (LIC) and M1-4 zoning districts. Community Board #2Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 2/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 15, 2011
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	95-97-BZ	<p>The Law Office of Fredrick A. Becker 69-47 Austin Street, Queens Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on May 1, 2007; Waiver of the Rules. C4-5X zoning district. Community Board #6Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 3/29/11</p>
4.	299-99-BZ	<p>Carl A. Sulfaro, Esq. 8-16 Malcom X Boulevard, Brooklyn Extension of Term for the continued operation of a gasoline service station (<i>Getty</i>) which expired on July 25, 2010. C2-3/R6 zoning district. Community Board #3BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 3/15/11</p>
5.	259-00-BZ	<p>The Law Office of Fredrick A. Becker 26 Court Street, Brooklyn Extension of Term of a Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expires on February 6, 2011. C5-2A (DB) zoning district. Community Board #2BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 3/15/11</p>
6.	276-02-BZ	<p>Eric Palatnik, P.C. 160 Norfolk Street, Brooklyn Extension of Time to Complete Construction and an Amendment to a previously approved Special Permit (§73-622) to an existing one family dwelling, contrary to lot coverage and floor area (§23-141) and side yard (§23-461). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 3/1/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 15, 2011
10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	703-80-BZ	<p>Joseph P. Morsellino 2994/3018 Cropsey Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) for the continued operation of an existing scrap metal storage establishment which expires on December 2, 2010; Amendment to legalize the enclosure of an open storage area. C8-1 zoning district. Community Board #13BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 3/29/11</p>
8.	172-99-BZ	<p>The Law Office of Fredrick A. Becker 34-42 West 14th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on August 13, 2009; Waiver of the Rules. C6-2M/C6-2 zoning district. Community Board #2M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 3/15/11</p>
9.	289-00-BZ	<p>The Law Office of Fredrick A. Becker 160 Water Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) for the continued operation of a Physical Cultural Establishment (<i>New York Sports Club</i>) which expires on March 6, 2011. C5-5 (LM) zoning district. Community Board #1M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 15, 2011

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
10.	220-10-BZY	D.A.B. Group, LLC 77, 79, 81 Rivington Street, aka 139, 141 Orchard Street, Manhattan Extension of Time (§11-332) to complete construction of a minor development commenced under the prior C6-1 Zoning District. C4-4A Zoning District. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 3/15/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 15, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	29-10-BZ	Sheldon Lobel, P.C. 22-32/36 31st Street, Queens Special Permit (§73-52) to allow for an outdoor eating and drinking establishment within a residential district. C1-2 and R5 zoning districts. Community Board #1Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 2/15/11
2.	101-10-BZ	Sheldon Lobel, P.C. 54 Crosby Street, Manhattan Variance (§72-21) to allow a commercial use below the floor level of the second story, contrary to use (§42-14(D)(2)(b)). M1-5B zoning district. Community Board #2M Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 2/15/11
3.	178-10-BZ	Law Office of Fredrick A. Becker 943 East 24th Street, Brooklyn Special Permit (§73-622) for the legalization and enlargement of a single family home, contrary to floor area and open space (§23-141); side yards (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 2/15/11
4.	181-10-BZ	Patrick W. Jones, P.C. 143/155 Roebing Street, aka 314/330 Metropolitan Avenue and 1/10 Hope Street, Brooklyn Special Permit (§73-46) to waive parking for a proposed residential conversion of an existing building. M1-2/R6A (MX-8) zoning district. Community Board #1BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 2/15/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 15, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	277-07-BZ	<p>Miele Associates, LLP 165-35 North Conduit Avenue, Queens Variance (§72-21) for the development of a one-story automotive service station with accessory convenience store, contrary to §22-10. R3-1 zoning district Community Board #12Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 4/12/11</p>
6.	189-09-BZ/ 190-09-A	<p>Eric Palatnik, P.C. 3067 Richmond Terrace, Staten Island Variance (§72-21) and waiver to the General City Law Section 35 to permit the legalization of an existing mosque and Sunday school (<i>Nor Al-Islam Society</i>), contrary to use and maximum floor area ratio (§§42-00 and 43-12) and construction with the bed of a mapped street. M3-1 zoning district. Community Board #1SI Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 4/5/11</p>
7.	309-09-BZ	<p>Harold Weinberg, P.E. 2173 65th Street, Brooklyn Variance (§72-21) to allow a mixed use building, contrary to lot coverage (§23-145), side yard (§35-541) and height (§35-542) regulations. R6A/C2-3 zoning district. Community Board #11BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 3/15/11</p>
8.	47-10-BZ	<p>Eric Palatnik, P.C. 895 Zerega Avenue aka 2352 Story Avenue, The Bronx Variance (§72-21) to allow a manufacturing use in a residential district, contrary to ZR 22-00. M1-1/R3-2 zoning district. Community Board #9BX Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 3/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 15, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	128-10-BZ	<p>Eric Palatnik, P.C. 147-58 77th Road, Queens Variance (§72-21) to permit proposed synagogue, religious school and Rabbi's residence (<i>Jewish Center of Kew Gardens</i>) contrary to floor area and lot coverage (§24-11), height, setback and sky exposure plane (§24-521), front yard (§24-34), side yards (§24-35), side setback (§24-551), and minimum distance between windows (§24-672 and §23-863). R4 zoning district. Community Board #8Q Examiner: Rory Levy (212) 788-8749 Status: Adjourned, Continued Hearing – 3/29/11</p>
10.	149-10-BZ	<p>Eric Palatnik, P.C. 1415 East 29th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and lot coverage (§23-141); side yard (§23-461) and less than the minimum rear yard (§23-47). R2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 3/15/11</p>
11.	217-10-BZ	<p>Law Office of Fredrick A. Becker 4009 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single home, contrary to 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) 788-8757 Status: Closed, Decision – 3/8/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 15, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
12.	218-10-BZ	<p>Simons & Wright LLC 123 East 98th Street, aka 1 Blake Avenue, Brooklyn Special Permit (§73-19) for the construction of a four-story school (<i>Brownsville Ascend Charter School</i>). C8-2 zoning district. Community Board #16BK</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing – 3/29/11</p>
13.	226-10-BZ/ 606-75-BZ	<p>Rothkrug Rothkrug & Spector LLP 405/42 Hudson Street, Manhattan Special Permit (§73-36) to allow a Physical Culture Establishment (<i>Equinox Fitness</i>) on the first, ninth and tenth floors of an existing 10-story mixed-use building; Amendment to a prior variance (§72-21) to reflect the proposed establishment. M1-5 zoning district. Community Board #2M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing – 3/8/11</p>
14.	234-10-BZ	<p>Moshe M. Friedman 2115 Avenue K, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141(a)) and rear yard (§23-47) regulations. R-2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 3/8/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 1, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	55-45-BZ	Walter C. Maffei, AIA 51 Kingsland Avenue, Brooklyn Extension of Term (§11-411) for an existing Gasoline Service Station (<i>Spirit</i>) which expired on February 27, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on May 2, 2001; waiver of the rules. C2-4/R6B zoning district. Community Board #1BK Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 3/1/11
2.	217-96-BZ	Eric Palatnik, P.C. 165-01 Northern Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy for a previously granted Variance (§72-21) of a car rental facility (<i>Enterprise</i>) with accessory outdoor storage of cars which expired on July 12, 2010; Waiver of the Rules. C1-2/R-2 zoning district. Community Board #7Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 3/1/11
3.	10-99-BZ	The Law Office of Fredrick A. Becker 300 West Service Road, Staten Island Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on October 26, 2009; Waiver of the Rules. M2-1 zoning district. Community Board#3SI Examiner: Henry Segovia (212) 788-8757 Status: Granted – 3/1/11
4.	93-00-BZ	The Law Office of Fredrick A. Becker 19 West 44th Street, Manhattan Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on July 25, 2010. C6-4.5 (MID) zoning district. Community Board #3M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 3/1/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 1, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	328-04-BZ	<p>Goldman Harris LLC 108 Franklin Avenue aka 108-110 Franklin Avenue, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) of a UG2 four-story residential building with 12 dwelling units which expired on November 21, 2010. M1-1 zoning district. Community Board #3BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 3/1/11</p>

<i>SOC – CONTINUED HEARINGS</i>		
6.	276-02-BZ	<p>Eric Palatnik, P.C. 160 Norfolk Street, Brooklyn Extension of Time to Complete Construction and an Amendment to a previously approved Special Permit (§73-622) to an existing one family dwelling, contrary to lot coverage and floor area (§23-141) and side yard (§23-461). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 3/29/11</p>
7.	215-06-BZ	<p>Sheldon Lobel, P.C. 202-06 Hillside Avenue, Queens Extension of Term of an existing Gasoline Service Station (<i>Gulf</i>) with accessory convenience store which expires on July 24, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on June 17, 2010; Waiver of the Rules. C1-2/R4 zoning district. Community Board #12Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 3/29/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 1, 2011
10:00 A.M.

SOC – NEW CASES		
8.	881-59-BZ	<p>Dorothy Ames 15 Vandam Street, Manhattan Extension of Term (§11-411) for the continued use of a theatre (<i>Sobo Playhouse</i>) which expires on April 11, 2011. R6 zoning district. Community Board #2M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Postponed, Public Hearing – 3/15/11</p>
9.	164-60-BZ	<p>Carl A. Sulfaro 100-20 Metropolitan Avenue, Queens Extension of Term (§11-411) for an automotive service station (UG 16B) (<i>Sunoco</i>) with accessory uses which expired on April 10, 2010; Waiver of the Rules. C1-3/R3-2 zoning district. Community Board #6Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 3/29/11</p>
10.	197-00-BZ	<p>Rothkrug Rothkrug & Spector 420 Lexington Avenue, Manhattan Extension of Term of a special permit (§73-36) for the operation of a physical culture establishment (<i>Equinox</i>) which expired on December 4, 2010. C5-3(Mid) zoning district. Community Board #5M</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 3/29/11</p>
11.	236-07-BZ	<p>Greenberg Traurig, LLP 53-65 Hope Street, Brooklyn Amendment to previously approved Special Permit (§73-46) to allow additional dwelling units and waiver of parking spaces. M1-2/R6A (MX-8) zoning district. Community Board #1BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 3/29/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 1, 2011
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	155-80-A	<p>Raymond J. Irrera 75-72 185th Street aka 184-17 Union Turnpike, Queens Extension of Term to allow the continued operation of a medical office (UG4) in an existing frame structure which expired on June 10, 2000; Extension of time to obtain a Certificate of Occupancy; Waiver of the Rules. R2A Zoning District. Community Board #8Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 3/1/11</p>
13.	154-10-A	<p>Isaac Rosenberg 540 Bedford Avenue, Brooklyn Appeal challenging a determination by Department of Buildings to revoke permits and approvals based on failure to provide owner authorization in accordance with §28-104.8.2 of the Administrative Code. R7-1 Zoning District. Community Board #1BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Deferred Decision – 3/29/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 1, 2011
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
14.	116-10-BZY	<p>Ackerman Senterfitt 35-16 Astoria Boulevard, Queens Extension of time (§11-331) to complete construction of a minor development commenced under the prior R6 zoning district. R6B zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Withdrawn – 3/1/11</p>
15.	201-10-BZY	<p>Law Offices of Marvin B. Mitzner 180 Orchard Street, Manhattan Extension of Time (§11-332) to complete construction of a minor development commenced under the prior C6-1 zoning district. C4-4A zoning district. Community Board #3M</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 3/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 1, 2011

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
16.	189-10-A	Bracewell & Giuliani, LLP 127-131 West 25th Street, Manhattan Appeal challenging the Department of Buildings' interpretation that the proposed use is a transient hotel. M1-6 zoning district. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/5/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 1, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	194-09-BZ	<p>Sheldon Lobel, P.C. 2113 Utica Avenue, 2095-211 Utica Avenue, Brooklyn Variance to allow the construction of a four story mixed use building contrary to floor area (§23-141), open space (§23-141), lot coverage (§23-141), front yard (§23-45), height (§23-631), open space used for parking (§25-64) and parking requirements (§25-23); and to allow for the enlargement of an existing commercial use contrary to §22-10. R3-2 zoning district. Community Board# 18BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Deferred Decision – 4/5/11</p>
2.	6-10-BZ	<p>Sheldon Lobel, P.C. 2147 Mill Avenue, Brooklyn Variance (§72-21) to allow for legalization of an enlargement of a commercial building, contrary to §22-00. R2 zoning district. Community Board #18BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Granted – 3/1/11</p>
3.	182-10-BZ	<p>Law Office of Fredrick A. Becker 1082 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 3/1/11</p>
4.	186-10-BZ	<p>Kramer Levin Naftalis & Frankel 400-424 East 34th Street aka 522-566 & 596-600 First Avenue, Manhattan Variance (§72-21) to allow for the construction of two community facility buildings (NYU Langone Medical Center), contrary to rear yard (§24-36), rear yard equivalent (§24-382), height and setback (§24-522), rear yard setback (§24-552), tower coverage (§24-54), maximum permitted parking (§13-132), minimum square footage per parking space (§25-62), and curb cut requirements (§13-142). R8 zoning district. Community Board #6M</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Deferred Decision – 3/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 1, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	187-07-BZ	<p>Dennis D. Dell'Angelo 4677 Hylan Boulevard, Staten Island Variance (§72-21) to permit accessory parking for an existing eating and drinking establishment, contrary to use regulations (§22-00). R3X zoning district. Community Board#3SI</p> <p>Examiner: Rory Levy (212) 788-5749</p> <p>Status: Continued Hearing – 3/29/11</p>
6.	304-09-BZ	<p>Stuart A. Klein, Esq. 81-111 Junius Street, Brooklyn Variance (§72-21) to allow the erection of a ten-story, mixed-use community facility (<i>Women In Need</i>) and commercial building, contrary to floor area (§42-00, 43-12 and 43-122), height and sky exposure plane (§43-43), and parking (§44-21). M1-4 zoning district. Community Board #16BK</p> <p>Examiner: Rory Levy (212) 788-5749</p> <p>Status: Continued Hearing – 4/5/11</p>
7.	175-10-BZ	<p>Sheldon Lobel, P.C. 3400 Baychester Avenue, Bronx Special Permit (§11-411) for an Extension of Term of a previously approved Automotive Service Station (UG 16B) which expired on December 18, 2001; Extension of Time to obtain a certificate of occupancy which expired on September 21, 1994; Waiver of the Rules of Practice and Procedures. R4 zoning district. Community Board#12BX</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 3/29/11</p>
8.	183-10-BZ	<p>Rothkrug, Rothkrug & Spector LLP 873 Belmont Avenue aka 240 Milford Street, Brooklyn Variance (§72-21) for the construction of a detached two-story, two family residence, contrary to front yard (§23-45) and side yard requirements (§23-461). R5 zoning district. Community Board #5BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 3/29/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 1, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	197-10-BZ thru 199-10-BZ	Antonio S. Valenziano, AIA 59, 63 & 67 Fillmore Street, Staten Island Variance (§72-21) to allow three residential buildings in a manufacturing district, contrary to use regulations (§42-10). M1-1 zoning district. Community Board #1SI Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 4/12/11

<i>BZ – NEW CASES</i>		
10.	90-10-BZ	James Chin & Associates, LLC 58-06 Springfield Boulevard, Queens Variance (§72-21) to permit a house of worship (<i>Korean Central Presbyterian Church</i>), contrary to front yard (§24-34), side yard (§24-35), and rear yard (§24-36). R2A zoning district. Community Board #11Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 4/12/11
11.	156-10-BZ thru 164-10-BZ	Rothkrug, Rothkrug & Spector LLP 1204, 1208, 1214, 1220, 1226, 1232, 1264, 1270, 1276, 37th Street, Brooklyn Variance (§72-21) to allow residential buildings, contrary to rear yard (§23-47) and minimum distance between windows and lot lines (§23-861) regulations. M1-2/R6A zoning district. Community Board #12BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 3/29/11
12.	165-10-BZ thru 172-10-BZ	Rothkrug, Rothkrug & Spector LLP 1304, 1310, 1316, 1322, 1328, 1334, 1362, 1368 37th Street, Brooklyn Variance (§72-21) to allow residential buildings, contrary to rear yard (§23-47) and minimum distance between windows and lot lines (§23-861) regulations. M1-2/R6A zoning district. Community Board #12BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 3/29/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 1, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
13.	227-10-BZ	Eric Palatnik, P.C. 204-12 Northern Boulevard, Queens Re-instatement (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) (<i>Getty</i>) which expired on October 11, 2000; Amendment to legalize fuel dispensing islands; Extension of Time to obtain a certificate of occupancy which expired on November 17, 1993; Waiver of the rules. C2-2/R3-2 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 4/12/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 8, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	132-58-BZ	<p>Sheldon Lobel, P.C. 17-45 Francis Lewis Boulevard aka 17-55 Francis Lewis Boulevard, Queens Extension of Term (§11-411) of a previously approved automotive service station (UG 16B) (<i>Gulf</i>) with accessory uses which expired on June 18, 2010. C1-2/R3-2 zoning district. Community Board #7Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 3/8/11</p>
2.	749-65-BZ	<p>Sheldon Lobel, P.C. 1820 Richmond Road, Staten Island Extension of Term of a previously granted Variance (§72-21) for the continued operation of a UG16 Gasoline Service Station (<i>Getty</i>) with accessory uses which expired on November 3, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on December 19, 2002; Waiver of the Rules. R3X zoning district. Community Board #2SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 3/8/11</p>

<i>SOC – CONTINUED HEARINGS</i>		
3.	230-98-BZ	<p>Mitchell S. Ross, Esq. 5820 Bay Parkway, Brooklyn Extension of Term of a previously granted Variance (§72-21) for an automotive repair shop and car sales which expired on June 22, 2010. R-5 zoning district. Community Board #12BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 3/29/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 8, 2011
10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	677-53-BZ	Rothkrug Rothkrug & Spector 61-26/30 Fresh Meadow Lane, Queens Extension of Term (§11-411) of a Variance for the operation of a UG16 Auto Body Repair Shop (<i>Carriage House</i>) with incidental painting and spraying which expired on March 24, 2007; Extension of Time to Obtain a Certificate of Occupancy which expired on January 13, 1999; Amendment (§11-412) to enlarge the building; Waiver of the Rules. R4/C2-2 zoning district. Community Board #8Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 4/12/11
5.	198-00-BZ	C. Anthony LoPresti 4641 Hylan Boulevard, Staten Island Extension of Term of a Special Permit (§73-125) for the conversion of a portion of the first floor community facility to medical offices, which expired on December 12, 2010. R1-2 zoning district. Community Board #3SI Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 4/5/11
6.	122-06-BZ	Sheldon Lobel, P.C 2671 86th Street, Brooklyn Extension of Time to Complete Construction of a Variance (§72-21) for the enlargement of an existing medical office building and the construction of residences, which expired on February 6, 2011. R5 and C2-3/R5 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 4/5/11
7.	215-09-BZ	Law Office of Fredrick A. Becker 92-16 95th Avenue, Queens Extension of Time to obtain a Certificate of Occupancy, which expired on May 17, 2010, for a previously approved amendment (§§11-411 & 11-413) which permitted a change of use from a wholesale (Use Group 7) to a retail (Use Group 6) use on the ground floor of a three-story building; Waiver of the Rules. R5 zoning district. Community Board #9Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 4/5/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 8, 2011
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
8.	70-08-A thru 72-08-A	<p>Eric Palatnik, P.C. 215A, 215B, 215C Van Name Avenue, Staten Island Extension of time to complete construction and obtain a Certificate of Occupancy for a previously-granted Common Law vesting which expired on January 13, 2011. R3A zoning district. Community Board #1SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 3/8/11</p>
9.	73-08-A thru 75-08-A	<p>Eric Palatnik, P.C. 345A, 345B, 345C Van Name Avenue, Staten Island Extension of time to complete construction and obtain a Certificate of Occupancy for a previously-granted Common Law vesting which expired on January 13, 2011. R3-A zoning district. Community Board #1SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 3/8/11</p>
10.	215-10-A	<p>Law Offices of Albert K. Butzel 29-01 216th Street, Queens An appeal challenging the issuance of permits and approvals for the expansion of a community facility (<i>St. Mary's Hospital</i>) related to use (§22-14), floor area (§24-111) and setbacks (§24-34). R2A Zoning District. Community Board #11Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Denied – 3/8/11</p>

<i>APPEALS – NEW CASES</i>		
11.	837-85-A	<p>Angelo F. Liarkos, R.A. 166-18 73rd Avenue, Queens Extension of term to allow the continued operation of a medical office (UG4) in an existing frame structure which expired on December 17, 2010. R2 Zoning District. Community Board #8Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 4/5/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 8, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	35-10-BZ	<p>Sheldon Lobel, P.C. 144-11 77th Avenue, Queens Variance (§72-21) to permit the legalization of an existing synagogue (<i>Congregation Torath Haim Obel Sara</i>), contrary to front yard (§24-34), side yard (§24-35) and rear yard (§24-36). R4 zoning district. Community Board #8Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 3/8/11</p>
2.	68-10-BZ	<p>Eric Palatnik, P.C. 80-15 Lefferts Boulevard, Queens Variance (§72-21) to allow a commercial building, contrary to use regulations (§22-00). R5 zoning district. Community Board #9Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 3/8/11</p>
3.	213-10-BZ	<p>EPDSCO, Inc. 2071 Clove Road, Staten Island Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>Dolphin Fitness Center</i>). C8-1 zoning district. Community Board #6SI</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 3/8/11</p>
4.	217-10-BZ	<p>Law Office of Fredrick A. Becker 4009 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single home, contrary to 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</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 3/8/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 8, 2011
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	234-10-BZ	<p>Moshe M. Friedman 2115 Avenue K, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141(a)) and rear yard (§23-47) regulations. R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 3/8/11</p>

<i>BZ – CONTINUED HEARINGS</i>		
6.	201-08-BZ	<p>Rothkrug Rothkrug & Spector, LLP 40-38 216th Street, Queens Variance (§72-21) to allow a one story commercial building (UG 6); contrary to use regulations (§22-00). R3X zoning district. Community Board #11Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 5/3/11</p>
7.	127-10-BZ	<p>Law Office of Fredrick A. Becker 45 Coleridge Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space, lot coverage (§23-141), exceeds the maximum perimeter wall height (§23-631) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/29/11</p>
8.	192-10-BZ	<p>Vincent L. Petraro, PLLC 39-16 College Point Boulevard, Queens Special Permit (§73-66) to allow for a waiver of height restrictions around airports. C4-2 zoning district. Community Board #7Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 4/5/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 8, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	193-10-BZ	<p>Vincent L. Petraro, PLLC 35-27 Prince Street, Queens Special Permit (§73-66) to allow for a waiver of height restrictions around airports. C4-3 zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 4/5/11</p>
10.	226-10-BZ/ 606-75-BZ	<p>Rothkrug Rothkrug & Spector LLP 405/42 Hudson Street, Manhattan Special Permit (§73-36) to allow a Physical Culture Establishment (<i>Equinox Fitness</i>) on the first, ninth and tenth floors of an existing 10-story mixed-use building; Amendment to a prior variance (§72-21) to reflect the proposed establishment. M1-5 zoning district. Community Board #2M</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision – 4/5/11</p>

<i>BZ – NEW CASES</i>		
11.	61-10-BZ	<p>James Chin & Associates, LLC 183 East Broadway, Manhattan Variance (§72-21) to legalize an existing building contrary to height (§23-692), lot coverage (§23-245), rear yard (§23-532) and floor area (§23-145) regulations. R7-2/C1-5 zoning district. Community Board #3M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 5/3/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 15, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	899-65-BZ	<p>Sheldon Lobel, P.C. 231-245 East 63rd Street, aka 1201 1222 2nd Avenue, Manhattan Extension of Term permitting 75 surplus tenant parking spaces, within an accessory garage, for transient parking pursuant to §60 (3) of the Multiple Dwelling Law (MDL), which expired on November 16, 2010. C2-8/R8B zoning district. Community Board #8M Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 3/15/11</p>
2.	172-99-BZ	<p>The Law Office of Fredrick A. Becker 34-42 West 14th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on August 13, 2009; Waiver of the Rules. C6-2M/C6-2 zoning district. Community Board #2M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 3/15/11</p>
3.	299-99-BZ	<p>Carl A. Sulfaro, Esq. 8-16 Malcom X Boulevard, Brooklyn Extension of Term for the continued operation of a gasoline service station (<i>Getty</i>) which expired on July 25, 2010. C2-3/R6 zoning district. Community Board #3BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 3/15/11</p>
4.	259-00-BZ	<p>The Law Office of Fredrick A. Becker 26 Court Street, Brooklyn Extension of Term of a Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expires on February 6, 2011. C5-2A (DB) zoning district. Community Board #2BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 3/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 15, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	259-08-BZ	Jeffrey A. Chester/Einbinder & Dunn 242-02 61st Avenue, Queens Amendment of a variance (§72-21) permitting the expansion of a non-conforming supermarket (UG 6). The amendment would remove a condition limiting the signage to C1 regulations. R4 zoning district. Community Board #11Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 3/15/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 15, 2011

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
6.	964-87-BZ	<p>Sheldon Lobel, P.C. 780-798 Burke Avenue, Bronx Extension of Term for the continued operation of (UG16) Gasoline Service Station (<i>Getty</i>) which expired on February 6, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on January 15, 2003; Amendment to the hours of operation and Waiver of the Rules. C1-3/R6 zoning district. Community Board #12BX Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 4/12/11</p>
7.	289-00-BZ	<p>The Law Office of Fredrick A. Becker 160 Water Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) for the continued operation of a Physical Cultural Establishment (<i>New York Sports Club</i>) which expires on March 6, 2011. C5-5 (LM) zoning district. Community Board #1M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 3/29/11</p>
8.	197-02-BZ	<p>Gary Silver, AIA 2825 Nostrand Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Culture Establishment which expired on November 26, 2007; Extension of Time to obtain a Certificate of Occupancy; Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #18BK Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 3/29/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 15, 2011

10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	881-59-BZ	<p>Dorothy Ames 15 Vandam Street, Manhattan Extension of Term (§11-411) for the continued use of a theatre (<i>Sobo Playhouse</i>) which expires on April 11, 2011. R6 zoning district. Community Board #2M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 4/5/11</p>
10.	516-75-BZ	<p>Tarter Krinsky & Drogin, LLP 330 East 61st Street aka 328 East 61st Street, Manhattan Amendment of a bulk variance (§72-21) for a building occupied by a Physical Culture Establishment (<i>The Sports Club/LA</i>). The amendment proposes an increase in PCE floor area and a change operator; Extension of Term which expired on October 17, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on October 17, 2002; and Waiver of the Rules. C8-4 zoning district. Community Board #8M</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 4/5/11</p>
11.	866-85-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 2338 Cambreleng Avenue, Bronx Extension of Term of a Variance (§72-21) for a UG8 open parking lot and storage of motor vehicles which expired on May 12, 2007; Extension of Time to obtain a Certificate of Occupancy which expired on November 23, 2000; Waiver of the Rules. R7-1 zoning district. Community Board #6BX</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 4/5/11</p>
12.	216-97-BZ	<p>Moshe M. Friedman 1384 Carroll Street aka 352 Kingston Avenue, Brooklyn Amendment to a special permit (§73-125) to enlarge UG4 medical offices within the cellar of an existing four-story residential building. R-2 zoning district. Community Board #9BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 4/5/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 15, 2011

10:00 A.M.

<i>SOC – NEW CASES</i>		
13.	11-00-BZ	Rothkrug, Rothkrug & Spector, LLP 550 5th Avenue, Bronx Extension of Term of a Special Permit (§73-36) for a Physical Culture Establishment (<i>Harbor Fitness</i>) in the cellar and first floor of an existing mixed use building which expired on October 3, 2010; Amendment for increase in hours of operation. C4-3A/R6B zoning district. Community Board #7BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Postponed Hearing – 5/3/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 15, 2011

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
14.	201-10-BZY	<p>Law Offices of Marvin B. Mitzner 180 Orchard Street, Manhattan Extension of Time (§11-332) to complete construction of a minor development commenced under the prior C6-1 zoning district. C4-4A zoning district. Community Board #3M</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 3/15/11</p>
15.	214-10-A	<p>Carol E. Rosenthal, Esq./Fried Frank 97-45 Queens Boulevard, Queens Appeal challenging the Department of Buildings determination regarding maximum number of dwelling units (§23-22) allowed in a residential conversion of an existing building. C4-2 zoning district. Community Board #6Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 3/15/11</p>
16.	220-10-BZY	<p>D.A.B. Group, LLC 77, 79, 81 Rivington Street, aka 139, 141 Orchard Street, Manhattan Extension of Time (§11-332) to complete construction of a minor development commenced under the prior C6-1 Zoning District. C4-4A Zoning District. Community Board #3M</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 3/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 15, 2011

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
17.	17-05-A	<p>Sheldon Lobel, P.C. 3329 Giles Place, Bronx Application to reopen pursuant to a court remand for a determination of whether the property owner has established a common law vested right to continue construction under the prior R6 zoning district. R4A zoning district Community Board #8BX Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 5/3/11</p>
18.	222-10-A	<p>Laleh Hawa 97 Saint Marks Avenue, Brooklyn Appeal challenging the Department of Buildings' revocation of a permit for a parking space and curb cut. R6B zoning district Community Board #8BK Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 4/12/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 15, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	186-10-BZ	<p>Kramer Levin Naftalis & Frankel 400-424 East 34th Street aka 522-566 & 596-600 First Avenue, Manhattan Variance (§72-21) to allow for the construction of two community facility buildings (<i>NYU Langone Medical Center</i>), contrary to rear yard (§24-36), rear yard equivalent (§24-382), height and setback (§24-522), rear yard setback (§24-552), tower coverage (§24-54), maximum permitted parking (§13-132), minimum square footage per parking space (§25-62), and curb cut requirements (§13-142). R8 zoning district. Community Board #6M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 3/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 15, 2011
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
2.	24-09-BZ	<p>Sheldon Lobel, PC. 78-10 164th Street, Queens Variance to allow the enlargement of a community facility (<i>Meadow Park Rehabilitation and Health Care Center</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), height (§24-521) and rear yard (§24-382) regulations. R3-2 district. Community Board #8Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 5/3/11</p>
3.	309-09-BZ	<p>Harold Weinberg, P.E. 2173 65th Street, Brooklyn Variance (§72-21) to allow a mixed use building, contrary to lot coverage (§23-145), side yard (§35-541) and height (§35-542) regulations. R6A/C2-3 zoning district. Community Board #11BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 5/3/11</p>
4.	31-10-BZ	<p>Eric Palatnik, P.C. 85-15 Queens Boulevard aka 51-35 Reeder Street, Queens 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. Community Board #4Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 4/12/11</p>
5.	45-10-BZ	<p>Sheldon Lobel, PC 1413-1429 Edward L. Grant Highway, Bronx Special Permit (§11-411 and §11-412) for the reinstatement of a Variance for the continued operation of a gasoline service station (<i>Getty</i>) which expired on June 23, 1986; Amendment to increase the size of the auto laundry; Extension of Time to obtain a Certificate of Occupancy. C1-4/R7-1 zoning district. Community Board #4BX Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 5/3/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 15, 2011
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
6.	47-10-BZ	<p>Eric Palatnik, P.C. 895 Zerega Avenue aka 2352 Story Avenue, The Bronx Variance (§72-21) to allow a manufacturing use in a residential district, contrary to ZR 22-00. M1-1/R3-2 zoning district. Community Board #9BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 4/12/11</p>
7.	118-10-BZ	<p>Eric Palatnik, P.C. 2102/24 Avenue Z, aka 2609/15 East 21st Street, Brooklyn Reinstatement (§11-411 & §11-413) of an approval permitting the operation of an automotive service station (UG 16B), with accessory uses, which expired on December 9, 2003; amendment to legalize a change in use from automotive service station to automotive repair, auto sales and hand car washing. R4 zoning district. Community Board #15BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Adjourned, Continued Hearing – 4/5/11</p>
8.	130-10-BZ	<p>Sheldon Lobel, P.C. 1153 85th 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) regulations. R3X zoning district. Community Board #10BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 4/12/11</p>
9.	149-10-BZ	<p>Eric Palatnik, P.C. 1415 East 29th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and lot coverage (§23-141); side yard (§23-461) and less than the minimum rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 4/12/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 15, 2011
1:30 P.M.

<i>BZ – NEW CASES</i>		
10.	119-10-BZ	<p>Sheldon Lobel, P.C. 787 Cornaga Avenue, Queens Variance (§72-21) to allow legalization of an enlargement of a residential building, contrary to front yard (§23-45) and height (§23-631) regulations. R2X zoning district. Community Board #14Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 5/3/11</p>
11.	196-10-BZ	<p>James Chin & Associates 234 East 53rd Street, Manhattan Variance (§72-21) to allow ground floor commercial use in an existing residential building, contrary to use regulations (§22-00). R8B zoning district. Community Board #6M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 5/3/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 29, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	230-98-BZ	<p>Mitchell S. Ross, Esq. 5820 Bay Parkway, Brooklyn Extension of Term of a previously granted Variance (§72-21) for an automotive repair shop and car sales which expired on June 22, 2010. R-5 zoning district. Community Board #12BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 3/29/11</p>
2.	197-00-BZ	<p>Rothkrug Rothkrug & Spector 420 Lexington Avenue, Manhattan Extension of Term of a special permit (§73-36) for the operation of a physical culture establishment (<i>Equinox</i>) which expired on December 4, 2010. C5-3(Mid) zoning district. Community Board #5M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 3/29/11</p>
3.	289-00-BZ	<p>The Law Office of Fredrick A. Becker 160 Water Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) for the continued operation of a Physical Cultural Establishment (<i>New York Sports Club</i>) which expires on March 6, 2011. C5-5 (LM) zoning district. Community Board #1M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 3/29/11</p>
4.	197-02-BZ	<p>Gary Silver, AIA 2825 Nostrand Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Culture Establishment which expired on November 26, 2007; Extension of Time to obtain a Certificate of Occupancy; Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #18BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 3/29/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 29, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	215-06-BZ	<p>Sheldon Lobel, P.C. 202-06 Hillside Avenue, Queens Extension of Term of an existing Gasoline Service Station (<i>Gulf</i>) with accessory convenience store which expires on July 24, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on June 17, 2010; Waiver of the Rules. C1-2/R4 zoning district. Community Board #12Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Granted – 3/29/11</p>
6.	236-07-BZ	<p>Greenberg Traurig, LLP 53-65 Hope Street, Brooklyn Amendment to previously approved Special Permit (§73-46) to allow additional dwelling units and waiver of parking spaces. M1-2/R6A (MX-8) zoning district. Community Board #1BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 3/29/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 29, 2011

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
7.	164-60-BZ	<p>Carl A. Sulfaro 100-20 Metropolitan Avenue, Queens Extension of Term (§11-411) for an automotive service station (UG 16B) (<i>Sunoco</i>) with accessory uses which expired on April 10, 2010; Waiver of the Rules. C1-3/R3-2 zoning district. Community Board #6Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 5/3/11</p>
8.	433-65-BZ	<p>Andrea Claire/Peter Hirshman 15 West 72nd Street, Manhattan Extension of Term of an approval pursuant to the Multiple Dwelling Law for transient parking, which expired on June 22, 2010. R8B/R10A zoning district. Community Board #7M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 4/12/11</p>
9.	703-80-BZ	<p>Joseph P. Morsellino 2994/3018 Cropsey Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) for the continued operation of an existing scrap metal storage establishment which expires on December 2, 2010; Amendment to legalize the enclosure of an open storage area. C8-1 zoning district. Community Board #13BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 5/24/11</p>
10.	95-97-BZ	<p>The Law Office of Fredrick A. Becker 69-47 Austin Street, Queens Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on May 1, 2007; Waiver of the Rules. C4-5X zoning district. Community Board #6Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 5/3/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 29, 2011

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
11.	276-02-BZ	<p>Eric Palatnik, P.C. 160 Norfolk Street, Brooklyn Extension of Time to Complete Construction and an Amendment to a previously approved Special Permit (§73-622) to an existing one family dwelling, contrary to lot coverage and floor area (§23-141) and side yard (§23-461). R3-1 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 5/3/11</p>

<i>SOC – NEW CASES</i>		
12.	406-82-BZ	<p>Eric Palatnik, P.C. 2411 86th Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a Special Permit (§73-243) for an eating and drinking establishment (<i>McDonald's</i>) with accessory drive-thru, which expired on January 22, 2009; waiver of the rules. C1-3/R5 zoning district. Community Board #11BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 5/3/11</p>
13.	289-99-BZ	<p>Vito J. Fossella, LPEC 265 Hull Avenue, Staten Island Extension of Term of a variance (§72-21) for a parking facility accessory to a permitted use (UG16 automotive repair and accessory sales) which expired on December 12, 2010. C8-1/R3-1 zoning district. Community Board #2SI</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 5/3/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 29, 2011

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
14.	154-10-A	Isaac Rosenberg 540 Bedford Avenue, Brooklyn Appeal challenging a determination by Department of Buildings to revoke permits and approvals based on failure to provide owner authorization in accordance with §28-104.8.2 of the Administrative Code. R7-1 Zoning District. Community Board #1BK Examiner: Toni Matias (212) 788-8752 Status: Denied – 3/29/11

<i>APPEALS – CONTINUED HEARINGS</i>		
15.	96-10-A/ 97-10-A	Rothkrug Rothkrug & Spector 673 & 675 Hunter Avenue, Staten Island Proposed construction of a single family home located within the bed of a mapped street (Jay Street), contrary to General City Law Section 35. R3-1 Zoning District. Community Board #2SI Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 5/17/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 29, 2011
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
16.	137-10-A	Joseph A. Sherry 103 Beach 217th Street, Queens Reconstruction and enlargement of an existing single-family home not fronting on a mapped street, contrary to General City Law Section 36. R4 zoning district. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 5/10/11
17.	185-10-A	Joseph A. Sherry 115 Beach 216th Street, Queens Proposed construction not fronting on a mapped street, contrary to General City Law Section 36 within an R4 zoning district. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 5/10/11
18.	12-11-A	Gary Lenhart 44 Beach 221st Street, Queens Reconstruction and enlargement of an existing single-family dwelling not fronting on a mapped street, contrary to General City Section 36. R4 zoning district. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 3/29/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 29, 2011
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	134-10-BZ	Slater & Beckerman 107 Union Street, Brooklyn Variance (§72-21) to allow a residential building, contrary to floor area (§43-12), height (§43-43), and use (§42-10) regulations. M1-1 zoning district. Community Board #6BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Deferred Decision – 5/3/11
2.	175-10-BZ	Sheldon Lobel, P.C. 3400 Baychester Avenue, Bronx Special Permit (§11-411) for an Extension of Term of a previously approved Automotive Service Station (UG 16B) which expired on December 18, 2001; Extension of Time to obtain a certificate of occupancy which expired on September 21, 1994; Waiver of the Rules of Practice and Procedures. R4 zoning district. Community Board #12BX Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 5/3/11
3.	183-10-BZ	Rothkrug, Rothkrug & Spector LLP 873 Belmont Avenue aka 240 Milford Street, Brooklyn Variance (§72-21) for the construction of a detached two-story, two family residence, contrary to front yard (§23-45) and side yard requirements (§23-461). R5 zoning district. Community Board #5BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 5/3/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 29, 2011
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	187-07-BZ	<p>Dennis D. Dell’Angelo 4677 Hylan Boulevard, Staten Island Variance (§72-21) to permit accessory parking for an existing eating and drinking establishment, contrary to use regulations (§22-00). R3X zoning district. Community Board #3SI</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 5/3/11</p>
5.	127-10-BZ	<p>Law Office of Fredrick A. Becker 45 Coleridge Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space, lot coverage (§23-141), exceeds the maximum perimeter wall height (§23-631) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/3/11</p>
6.	128-10-BZ	<p>Eric Palatnik, P.C. 147-58 77th Road, Queens Variance (§72-21) to permit proposed synagogue, religious school and Rabbi's residence (<i>Jewish Center of Kew Gardens</i>) contrary to floor area and lot coverage (§24-11), height, setback and sky exposure plane (§24-521), front yard (§24-34), side yards (§24-35), side setback (§24-551), and minimum distance between windows (§24-672 and §23-863). R4 zoning district. Community Board #8Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 5/10/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 29, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	156-10-BZ thru 164-10-BZ	<p>Rothkrug, Rothkrug & Spector LLP 1204, 1208, 1214, 1220, 1226, 1232, 1264, 1270, 1276 37th Street, Brooklyn Variance (§72-21) to allow residential buildings, contrary to rear yard (§23-47) and minimum distance between windows and lot lines (§23-861) regulations. M1-2/R6A zoning district. Community Board #12BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 5/3/11</p>
8.	165-10-BZ thru 172-10-BZ	<p>Rothkrug, Rothkrug & Spector LLP 1304, 1310, 1316, 1322, 1328, 1334, 1362, 1368 37th Street, Brooklyn Variance (§72-21) to allow residential buildings, contrary to rear yard (§23-47) and minimum distance between windows and lot lines (§23-861) regulations. M1-2/R6A zoning district. Community Board #12BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 5/3/11</p>
9.	218-10-BZ	<p>Simons & Wright LLC 123 East 98th Street, aka 1 Blake Avenue, Brooklyn Special Permit (§73-19) for the construction of a four-story school (<i>Brownsville Ascend Charter School</i>). C8-2 zoning district. Community Board #16BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 4/12/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 29, 2011
1:30 P.M.

<i>BZ – NEW CASES</i>		
10.	169-09-BZ	Sheldon Lobel, P.C. 186 Saint George’s Crescent, Bronx Variance (§72-21) to allow a multi-family residential building, contrary to floor area (§23-145), rear yard (§23-47), height and setback (§23-633), rear setback (§23-663), minimum distance between windows and lot lines (§23-861), and maximum number of dwelling units (§23-22) regulations. R8 zoning district. Community Board# 7BX Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 5/17/11
11.	177-10-BZ	Rothkrug Rothkrug & Spector, LLC 8 Orange Avenue, Staten Island Variance (§72-21) for the construction of a detached three-story single family home, contrary to open space (§23-141); front yard (§23-45) and side yard (§23-461). R3A zoning district. Community Board #1SI Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 5/10/11
12.	7-11-BZ	Sheldon Lobel, P.C. 177 Dyckman Street, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Planet Fitness</i>). C4-4 zoning district. Community Board #12M Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 5/3/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 5, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	881-59-BZ	<p>Dorothy Ames 15 Vandam Street, Manhattan Extension of Term (§11-411) for the continued use of a theatre (<i>Sobo Playhouse</i>) which expires on April 11, 2011. R6 zoning district. Community Board #2M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 4/5/11</p>
2.	198-00-BZ	<p>C. Anthony LoPresti 4641 Hylan Boulevard, Staten Island Extension of Term of a Special Permit (§73-125) for the conversion of a portion of the first floor community facility to medical offices, which expired on December 12, 2010. R1-2 zoning district. Community Board #3SI</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 4/5/11</p>
3.	122-06-BZ	<p>Sheldon Lobel, P.C 2671 86th Street, Brooklyn Extension of Time to Complete Construction of a Variance (§72-21) for the enlargement of an existing medical office building and the construction of residences, which expired on February 6, 2011. R5 and C2-3/R5 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 4/5/11</p>
4.	215-09-BZ	<p>Law Office of Fredrick A. Becker 92-16 95th Avenue, Queens Extension of Time to obtain a Certificate of Occupancy, which expired on May 17, 2010, for a previously approved amendment (§§11-411 & 11-413) which permitted a change of use from a wholesale (Use Group 7) to a retail (Use Group 6) use on the ground floor of a three-story building; Waiver of the Rules. R5 zoning district. Community Board #9Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Granted – 4/5/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 5, 2011
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	516-75-BZ	<p>Tarter Krinsky & Drogin, LLP 330 East 61st Street aka 328 East 61st Street, Manhattan Amendment of a bulk variance (§72-21) for a building occupied by a Physical Culture Establishment (<i>The Sports Club/LA</i>). The amendment proposes an increase in PCE floor area and a change operator; Extension of Term which expired on October 17, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on October 17, 2002; and Waiver of the Rules. C8-4 zoning district. Community Board #8M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 5/3/11</p>
6.	866-85-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 2338 Cambreleng Avenue, Bronx Extension of Term of a Variance (§72-21) for a UG8 open parking lot and storage of motor vehicles which expired on May 12, 2007; Extension of Time to obtain a Certificate of Occupancy which expired on November 23, 2000; Waiver of the Rules. R7-1 zoning district. Community Board #6BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/3/11</p>
7.	216-97-BZ	<p>Moshe M. Friedman 1384 Carroll Street, aka 352 Kingston Avenue, Brooklyn Amendment to a special permit (§73-125) to enlarge UG4 medical offices within the cellar of an existing four-story residential building. R-2 zoning district. Community Board #9BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/3/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 5, 2011
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	435-74-BZ	Eric Palatnik, P.C. 552 Midland Avenue, Staten Island Extension of Term of a Variance (§72-21) for the continued operation of an automotive repair center which expired on January 14, 2011; waiver of the rules. R3-1 zoning district. Community Board #2SI Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 5/3/11
9.	273-00-BZ	Mitchell Ross 3 West 33rd Street, Manhattan Extension of Term of a Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Spa Sol</i>) which expires on February 13, 2011; Amendment to legalize interior layout/increase in number of treatment rooms. C6-4 zoning district. Community Board #5M Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 5/3/11
10.	427-05-BZ	Eric Palatnik, P.C. 133-47 39th Avenue, Queens Extension of Time to complete construction for a Special Permit (§73-44) to permit a retail, community facility and office development with less than the required parking which expired on March 20, 2011. C4-2 zoning district. Community Board #7Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 5/10/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 5, 2011
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
11.	837-85-A	<p>Angelo F. Liarkos, R.A. 166-18 73rd Avenue, Queens Extension of term to allow the continued operation of a medical office (UG4) in an existing frame structure which expired on December 17, 2010. R2 Zoning District. Community Board #8Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Granted – 4/5/11</p>
12.	189-10-A	<p>Bracewell & Giuliani, LLP 127-131 West 25th Street, Manhattan Appeal challenging the Department of Buildings’ interpretation that the proposed use is a transient hotel. M1-6 zoning district. Community Board #4M</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Denied – 4/5/11</p>

<i>APPEALS – NEW CASES</i>		
13.	200-10-A thru 205-10-A	<p>Sheldon Lobel, P.C. 1359, 1361, 1365 & 1367 Davies Road, Queens Appeal seeking a common law vested right to continue construction commenced under the prior R5 zoning district. R4-1 zoning district. Community Board #14Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Continued Hearing – 5/10/11</p>
14.	221-10-A	<p>Robert W. Cunningham, R.A. 123 87th Street, Brooklyn An appeal challenging a determination by Department of Buildings that owner authorization is needed from the adjacent property owner in order to perform construction at the site in accordance with Section 28-104.8.2 of the Administrative Code. R3-1 zoning district. Community Board #10BK</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 5/3/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, APRIL 5, 2011
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	194-09-BZ	<p>Sheldon Lobel, P.C. 2113 Utica Avenue, 2095-211 Utica Avenue, Brooklyn Variance to allow the construction of a four story mixed use building contrary to floor area (§23-141), open space (§23-141), lot coverage (§23-141), front yard (§23-45), height (§23-631), open space used for parking (§25-64) and parking requirements (§25-23); and to allow for the enlargement of an existing commercial use contrary to §22-10. R3-2 zoning district. Community Board #18BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 4/5/11</p>
2.	192-10-BZ	<p>Vincent L. Petrarò, PLLC 39-16 College Point Boulevard, Queens Special Permit (§73-66) to allow for a waiver of height restrictions around airports. C4-2 zoning district. Community Board #7Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 4/5/11</p>
3.	193-10-BZ	<p>Vincent L. Petrarò, PLLC 35-27 Prince Street, Queens Special Permit (§73-66) to allow for a waiver of height restrictions around airports. C4-3 zoning district. Community Board #7Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 4/5/11</p>
4.	226-10-BZ/ 606-75-BZ	<p>Rothkrug Rothkrug & Spector LLP 405/42 Hudson Street, Manhattan Special Permit (§73-36) to allow a Physical Culture Establishment (<i>Equinox Fitness</i>) on the first, ninth and tenth floors of an existing 10-story mixed-use building; Amendment to a prior variance (§72-21) to reflect the proposed establishment. M1-5 zoning district. Community Board #2M Examiner: Rory Levy (212) 788-8749 Status: Granted – 4/5/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 5, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	189-09-BZ/ 190-09-A	<p>Eric Palatnik, P.C. 3067 Richmond Terrace, Staten Island Variance (§72-21) and waiver to the General City Law Section 35 to permit the legalization of an existing mosque and Sunday school (<i>Nor Al-Islam Society</i>), contrary to use and maximum floor area ratio (§§42-00 and 43-12) and construction with the bed of a mapped street. M3-1 zoning district. Community Board #1SI Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 5/10/11</p>
6.	304-09-BZ	<p>Stuart A. Klein, Esq. 81-111 Junius Street, Brooklyn Variance (§72-21) to allow the erection of a ten-story, mixed-use community facility (<i>Women In Need</i>) and commercial building, contrary to floor area (§42-00, 43-12 and 43-122), height and sky exposure plane (§43-43), and parking (§44-21). M1-4 zoning district. Community Board #16BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 5/10/11</p>
7.	95-10-BZ	<p>Law Office of Fredrick A. Becker 2216 Quentin Road, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (§23-141); side yard (§23-461 and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 5/10/11</p>
8.	118-10-BZ	<p>Eric Palatnik, P.C. 2102/24 Avenue Z, aka 2609/15 East 21st Street, Brooklyn Reinstatement (§11-411 & §11-413) of an approval permitting the operation of an automotive service station (UG 16B), with accessory uses, which expired on December 9, 2003; amendment to legalize a change in use from automotive service station to automotive repair, auto sales and hand car washing. R4 zoning district. Community Board #15BK Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 5/10/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 5, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
9.	227-09-BZ	<p>Gerald J. Caliendo, R.A. 100-14 Roosevelt Avenue, Queens Variance (§72-21) to allow a two-story commercial building, contrary to use regulations (§22-10). R6B zoning district. Community Board #4Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 5/17/11</p>
10.	236-09-BZ	<p>Marvin Mitzner, Esq. 140-148 West 28th Street, Manhattan Variance (§72-21) to allow for a 29 story mixed use commercial and residential building contrary to use regulations (§42-00), floor area (§43-12), rear yard equivalent (§43-28), height (§43-43), tower regulations (§43-45) and parking (§13-10). M1-6 zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 5/24/11</p>
11.	9-11-BZ	<p>Sheldon Lobel, P.C. 2129A-39A White Plains Road, a/k/a 2129-39 White Plains Road, a/k/a 626-636 Lydig Avenue, Bronx Special Permit (§73-36) to permit the operation of the proposed physical culture establishment (<i>Planet Fitness</i>). C4-4 zoning district. Community Board #11BX</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing – 5/10/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 12, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	433-65-BZ	<p>Andrea Claire/Peter Hirshman 15 West 72nd Street, Manhattan Extension of Term of an approval pursuant to the Multiple Dwelling Law for transient parking, which expired on June 22, 2010. R8B/R10A zoning district. Community Board #7M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 4/12/11</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	677-53-BZ	<p>Rothkrug Rothkrug & Spector 61-26/30 Fresh Meadow Lane, Queens Extension of Term (§11-411) of a Variance for the operation of a UG16 Auto Body Repair Shop (<i>Carriage House</i>) with incidental painting and spraying which expired on March 24, 2007; Extension of Time to Obtain a Certificate of Occupancy which expired on January 13, 1999; Amendment (§11-412) to enlarge the building; Waiver of the Rules. R4/C2-2 zoning district. Community Board #8Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 5/10/11</p>
3.	827-55-BZ	<p>Eric Palatnik, P.C. 245-20 139th Avenue, Queens Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>British Petroleum</i>) which expires on January 31, 2011. R3-2 zoning district. Community Board #13Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned, Continued Hearing – 6/7/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 12, 2011
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	964-87-BZ	<p>Sheldon Lobel, P.C. 780-798 Burke Avenue, Bronx Extension of Term for the continued operation of (UG16) Gasoline Service Station (<i>Getty</i>) which expired on February 6, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on January 15, 2003; Amendment to the hours of operation and Waiver of the Rules. C1-3/R6 zoning district. Community Board#12BX Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 5/10/11</p>

<i>SOC – NEW CASES</i>		
5.	1069-27-BZ	<p>Law Office of Fredrick A. Becker 6702-6724 New Utrecht Avenue, Brooklyn Extension of Term (§11-411) of for the continued operation of an automatic automobile laundry, simonizing room and offices which expired on March 6, 201; Extension of Time to obtain a Certificate of Occupancy. C1-2/R5 zoning district. Community Board #11BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 5/10/11</p>
6.	982-83-BZ	<p>H. Irving Sigman 191-20 Northern Boulevard, Queens Extension of Term (§11-411) of a previously approved variance permitting retail and office use (UG 6), which expired on March 6, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on May 25, 2006; Amendment (§11-412) to increase number of stores/offices from five to six; Waiver of the Rules. R3-2 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 5/24/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 12, 2011
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
7.	222-10-A	Laleh Hawa 97 Saint Marks Avenue, Brooklyn Appeal challenging the Department of Buildings’ revocation of a permit for a parking space and curb cut. R6B zoning district Community Board #8BK <hr/> Examiner: Toni Matias (212) 788-8752 <hr/> Status: Closed, Decision – 5/10/11

<i>APPEALS – NEW CASES</i>		
8.	228-10-BZY	Akerman Senterfitt 180 Ludlow Street, Manhattan Extension of time (§11-332) to complete construction under the prior C6-1 zoning district regulations. C4-4A zoning district. Community Board #3M <hr/> Examiner: Toni Matias (212) 788-8752 <hr/> Status: Continued Hearing – 5/10/11
9.	229-10-BZY	Akerman Senterfitt 163 Orchard Street, Manhattan Extension of time (§11-332) to complete construction of a minor development commenced under the prior C6-1 zoning district. C4-4A zoning district. Community Board #3M <hr/> Examiner: Toni Matias (212) 788-8752 <hr/> Status: Continued Hearing – 5/10/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 12, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	277-07-BZ	<p>Miele Associates, LLP 165-35 North Conduit Avenue, Queens Variance (§72-21) for the development of a one-story automotive service station with accessory convenience store, contrary to §22-10. R3-1 zoning district Community Board #12Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Granted – 4/12/11</p>
2.	47-10-BZ	<p>Eric Palatnik, P.C. 895 Zerega Avenue aka 2352 Story Avenue, The Bronx Variance (§72-21) to allow a manufacturing use in a residential district, contrary to ZR 22-00. M1-1/R3-2 zoning district. Community Board #9BX</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Granted – 4/12/11</p>
3.	130-10-BZ	<p>Sheldon Lobel, P.C. 1153 85th 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) regulations. R3X zoning district. Community Board #10BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 4/12/11</p>
4.	149-10-BZ	<p>Eric Palatnik, P.C. 1415 East 29th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and lot coverage (§23-141); side yard (§23-461) and less than the minimum rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 4/12/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 12, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	197-10-BZ thru 199-10-BZ	Antonio S. Valenziano, AIA 59, 63 & 67 Fillmore Street, Staten Island Variance (§72-21) to allow three residential buildings in a manufacturing district, contrary to use regulations (§42-10). M1-1 zoning district. Community Board#1SI
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 5/17/11
6.	218-10-BZ	Simons & Wright LLC 123 East 98th Street, aka 1 Blake Avenue, Brooklyn Special Permit (§73-19) for the construction of a four-story school (<i>Brownsville Ascend Charter School</i>). C8-2 zoning district. Community Board #16BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 4/12/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 12, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	240-09-BZ	<p>T-Mobile Northeast LLC/Omnipoint Communications Inc. 454 City Island Avenue, Bronx Variance (§72-21) to construct a telecommunications facility on the rooftop of an existing building, contrary to height (Special City Island District (CD), §112-103, §33-431) and rear and side yard setback (§§23-47 and 23-464) requirements. R3A/C2-2/CD districts. Community Board #10BX Examiner: Rory Levy (212) 788-8749 Status: Adjourned, Continued Hearing – 5/24/11</p>
8.	31-10-BZ	<p>Eric Palatnik, P.C. 85-15 Queens Boulevard aka 51-35 Reeder Street, Queens 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. Community Board #4Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 6/7/11</p>
9.	90-10-BZ	<p>James Chin & Associates, LLC 58-06 Springfield Boulevard, Queens Variance (§72-21) to permit a house of worship (<i>Korean Central Presbyterian Church</i>), contrary to front yard (§24-34), side yard (§24-35), and rear yard (§24-36). R2A zoning district. Community Board #11Q Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 5/17/11</p>
10.	227-10-BZ	<p>Eric Palatnik, P.C. 204-12 Northern Boulevard, Queens Re-instatement (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) (<i>Getty</i>) which expired on October 11, 2000; Amendment to legalize fuel dispensing islands; Extension of Time to obtain a certificate of occupancy which expired on November 17, 1993; Waiver of the rules. C2-2/R3-2 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 5/17/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 12, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
11.	46-10-BZ	Eric Palatnik, P.C. 1401 Sheepshead Bay Road, Brooklyn Special Permit (§73-44) to permit a reduction in required parking for ambulatory and diagnostic treatment center. C4-2 zoning district. Community Board #15BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 6/7/11
12.	54-10-BZ	Eric Palatnik, P.C. 150(c) Sheepshead Bay Road, aka 1508 Avenue Z, Brooklyn Special Permit (§73-44) to permit reduction in required parking for an ambulatory diagnostic or treatment center. C4-2 zoning district. Community Board #15BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 6/7/11
13.	1-11-BZ	Martyn & Don Weston Architects 189-191 Atlantic Avenue, Brooklyn Variance (§72-21) to allow a ground floor enlargement to a pre-existing non complying commercial building, contrary to floor area regulations (§53-31). C2-3/R6 zoning district. Community Board #2BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 6/7/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 3, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	164-60-BZ	<p>Carl A. Sulfaro 100-20 Metropolitan Avenue, Queens Extension of Term (§11-411) for an automotive service station (UG 16B) (<i>Sunoco</i>) with accessory uses which expired on April 10, 2010; Waiver of the Rules. C1-3/R3-2 zoning district. Community Board #6Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 5/3/11</p>
2.	516-75-BZ	<p>Tarter Krinsky & Drogin, LLP 330 East 61st Street, aka 328 East 61st Street, Manhattan Amendment of a bulk variance (§72-21) for a building occupied by a Physical Culture Establishment (<i>The Sports Club/LA</i>). The amendment proposes an increase in PCE floor area and a change operator; Extension of Term which expired on October 17, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on October 17, 2002; and Waiver of the Rules. C8-4 zoning district. Community Board #8M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 5/3/11</p>
3.	406-82-BZ	<p>Eric Palatnik, P.C. 2411 86th Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a Special Permit (§73-243) for an eating and drinking establishment (<i>McDonald's</i>) with accessory drive-thru, which expired on January 22, 2009; waiver of the rules. C1-3/R5 zoning district. Community Board #11BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/3/11</p>
4.	866-85-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 2338 Cambreleng Avenue, Bronx Extension of Term of a Variance (§72-21) for a UG8 open parking lot and storage of motor vehicles which expired on May 12, 2007; Extension of Time to obtain a Certificate of Occupancy which expired on November 23, 2000; Waiver of the Rules. R7-1 zoning district. Community Board #6BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/3/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 3, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	216-97-BZ	Moshe M. Friedman 1384 Carroll Street aka 352 Kingston Avenue, Brooklyn Amendment to a special permit (§73-125) to enlarge UG4 medical offices within the cellar of an existing four-story residential building. R-2 zoning district. Community Board #9BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/3/11
6.	276-02-BZ	Eric Palatnik, P.C. 160 Norfolk Street, Brooklyn Extension of Time to Complete Construction and an Amendment to a previously approved Special Permit (§73-622) to an existing one family dwelling, contrary to lot coverage and floor area (§23-141) and side yard (§23-461). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/3/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 3, 2011
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
7.	435-74-BZ	<p>Eric Palatnik, P.C. 552 Midland Avenue, Staten Island Extension of Term of a Variance (§72-21) for the continued operation of an automotive repair center which expired on January 14, 2011; waiver of the rules. R3-1 zoning district. Community Board #2SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/24/11</p>
8.	95-97-BZ	<p>The Law Office of Fredrick A. Becker 69-47 Austin Street, Queens Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on May 1, 2007; Waiver of the Rules. C4-5X zoning district. Community Board #6Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/17/11</p>
9.	289-99-BZ	<p>Vito J. Fossella, LPEC 265 Hull Avenue, Staten Island Extension of Term of a variance (§72-21) for a parking facility accessory to a permitted use (UG16 automotive repair and accessory sales) which expired on December 12, 2010. C8-1/R3-1 zoning district. Community Board #2SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/7/11</p>
10.	273-00-BZ	<p>Mitchell Ross 3 West 33rd Street, Manhattan Extension of Term of a Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Spa Sol</i>) which expires on February 13, 2011; Amendment to legalize interior layout/increase in number of treatment rooms. C6-4 zoning district. Community Board #5M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned, Continued Hearing – 5/24/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 3, 2011
10:00 A.M.

<i>SOC – NEW CASES</i>		
11.	188-78-BZ	<p>Ronny A. Livian 8102 New Utrecht Avenue, Brooklyn Amendment (§11-412) to a Variance (§72-21) to add automobile body and sales (UG16) to an existing (UG16) automobile repair and laundry. R-5 zoning district. Community Board #11BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 5/17/11</p>
12.	11-00-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 550 5th Avenue, Brooklyn Extension of Term of a Special Permit (§73-36) for a Physical Culture Establishment (<i>Harbor Fitness</i>) in the cellar and first floor of an existing mixed use building which expired on October 3, 2010; Amendment for increase in hours of operation. C4-3A/R6B zoning district. Community Board #7BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Withdrawn – 5/3/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 3, 2011
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
13.	221-10-A	<p>Robert W. Cunningham, R.A. 123 87th Street, Brooklyn</p> <p>An appeal challenging a determination by Department of Buildings that owner authorization is needed from the adjacent property owner in order to perform construction at the site in accordance with Section 28-104.8.2 of the Administrative Code. R3-1 zoning district</p> <p>Community Board #10BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Denied – 5/3/11</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
14.	17-05-A	<p>Sheldon Lobel, P.C. 3329 Giles Place, Bronx</p> <p>Application to reopen pursuant to a court remand for a determination of whether the property owner has established a common law vested right to continue construction under the prior R6 zoning district. R4A zoning district</p> <p>Community Board #8BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Adjourned, Continued Hearing – 6/7/11</p>

<i>APPEALS – NEW CASES</i>		
15.	195-10-BZY	<p>Eric Palatnik, P.C. 38-28 27th Street, Queens</p> <p>Extension of time (§11-332) to complete construction of a minor development commenced under the prior M1-3D zoning. M1-2/R5B zoning district.</p> <p>Community Board #1Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 6/7/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 3, 2011
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	187-07-BZ	<p>Dennis D. Dell’Angelo 4677 Hylan Boulevard, Staten Island Variance (§72-21) to permit accessory parking for an existing eating and drinking establishment, contrary to use regulations (§22-00). R3X zoning district. Community Board#3SI</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 5/3/11</p>
2.	309-09-BZ	<p>Harold Weinberg, P.E. 2173 65th Street, Brooklyn Variance (§72-21) to allow a mixed use building, contrary to lot coverage (§23-145), side yard (§35-541) and height (§35-542) regulations. R6A/C2-3 zoning district. Community Board #11BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 5/3/11</p>
3.	127-10-BZ	<p>Law Office of Fredrick A. Becker 45 Coleridge Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space, lot coverage (§23-141), exceeds the maximum perimeter wall height (§23-631) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/3/11</p>
4.	134-10-BZ	<p>Slater & Beckerman 107 Union Street, Brooklyn Variance (§72-21) to allow a residential building, contrary to floor area (§43-12), height (§43-43), and use (§42-10) regulations. M1-1 zoning district. Community Board#6BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 5/3/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 3, 2011
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	156-10-BZ thru 164-10-BZ	<p>Rothkrug, Rothkrug & Spector LLP 1204, 1208, 1214, 1220, 1226, 1232, 1264, 1270, 1276 37th Street, Brooklyn Variance (§72-21) to allow residential buildings, contrary to rear yard (§23-47) and minimum distance between windows and lot lines (§23-861) regulations. M1-2/R6A zoning district. Community Board #12BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 5/3/11</p>
6.	165-10-BZ thru 172-10-BZ	<p>Rothkrug, Rothkrug & Spector LLP 1304, 1310, 1316, 1322, 1328, 1334, 1362, 1368 37th Street, Brooklyn Variance (§72-21) to allow residential buildings, contrary to rear yard (§23-47) and minimum distance between windows and lot lines (§23-861) regulations. M1-2/R6A zoning district. Community Board #12BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 5/3/11</p>
7.	7-11-BZ	<p>Sheldon Lobel, P.C. 177 Dyckman Street, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Planet Fitness</i>). C4-4 zoning district. Community Board #12M</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 5/3/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 3, 2011
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	201-08-BZ	<p>Rothkrug Rothkrug & Spector, LLP 40-38 216th Street, Queens Variance (§72-21) to allow a one story commercial building (UG 6); contrary to use regulations (§22-00). R3X zoning district. Community Board #11Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 6/7/11</p>
9.	24-09-BZ	<p>Sheldon Lobel, PC. 78-10 164th Street, Queens Variance to allow the enlargement of a community facility (<i>Meadow Park Rehabilitation and Health Care Center</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), height (§24-521) and rear yard (§24-382) regulations. R3-2 district. Community Board #8Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 6/7/11</p>
10.	45-10-BZ	<p>Sheldon Lobel, PC 1413-1429 Edward L. Grant Highway, Bronx Special Permit (§11-411 and §11-412) for the reinstatement of a Variance for the continued operation of a gasoline service station (<i>Getty</i>) which expired on June 23, 1986; Amendment to increase the size of the auto laundry; Extension of Time to obtain a Certificate of Occupancy. C1-4/R7-1 zoning district. Community Board #4BX</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Adjourned, Continued Hearing – 5/24/11</p>
11.	61-10-BZ	<p>James Chin & Associates, LLC 183 East Broadway, Manhattan Variance (§72-21) to legalize an existing building contrary to height (§23-692), lot coverage (§23-245), rear yard (§23-532) and floor area (§23-145) regulations. R7-2/C1-5 zoning district. Community Board #3M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 6/21/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 3, 2011
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	119-10-BZ	<p>Sheldon Lobel, P.C. 787 Cornaga Avenue, Queens Variance (§72-21) to allow legalization of an enlargement of a residential building, contrary to front yard (§23-45) and height (§23-631) regulations. R2X zoning district. Community Board #14Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Adjourned, Continued Hearing – 6/14/11</p>
13.	196-10-BZ	<p>James Chin & Associates 234 East 53rd Street, Manhattan Variance (§72-21) to allow ground floor commercial use in an existing residential building, contrary to use regulations (§22-00). R8B zoning district. Community Board #6M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Adjourned, Continued Hearing – 6/7/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 3, 2011
1:30 P.M.

<i>BZ – NEW CASES</i>		
14.	13-11-BZ	<p>Law Office of Fredrick A. Becker 1040 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space (§23-141); side yard (§23-461 and 23-48); and rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/24/11</p>
15.	16-11-BZ	<p>Eric Palatnik, P.C. 181-30 Aberdeen Road, Queens Special Permit (§73-621) for the enlargement of an existing two story with attic single family home contrary to floor area and open space (§23-141(a)). R1-2 zoning district. Community Board #8Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 6/7/11</p>
16.	20-11-BZ	<p>The Law Office of Fredrick A. Becker 30 West 18th Street, Manhattan Special Permit (73-36) to allow the proposed physical culture establishment (<i>Just Calm Down</i>). C6-4A zoning district. Community Board #5M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 5/24/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 10, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	964-87-BZ	<p>Sheldon Lobel, P.C. 780-798 Burke Avenue, Bronx Extension of Term for the continued operation of (UG16) Gasoline Service Station (<i>Getty</i>) which expired on February 6, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on January 15, 2003; Amendment to the hours of operation and Waiver of the Rules. C1-3/R6 zoning district. Community Board#12BX Examiner: Henry Segovia (212) 788-8757 Status: Granted – 5/10/11</p>
2.	427-05-BZ	<p>Eric Palatnik, P.C. 133-47 39th Avenue, Queens Extension of Time to complete construction for a Special Permit (§73-44) to permit a retail, community facility and office development with less than the required parking which expired on March 20, 2011. C4-2 zoning district. Community Board #7Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 5/10/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 10, 2011
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	1069-27-BZ	<p>Law Office of Fredrick A. Becker 6702-6724 New Utrecht Avenue, Brooklyn Extension of Term (§11-411) of for the continued operation of an automatic automobile laundry, simonizing room and offices which expired on March 6, 201; Extension of Time to obtain a Certificate of Occupancy. C1-2/R5 zoning district. Community Board #11BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/7/11</p>
4.	677-53-BZ	<p>Rothkrug Rothkrug & Spector 61-26/30 Fresh Meadow Lane, Queens Extension of Term (§11-411) of a Variance for the operation of a UG16 Auto Body Repair Shop (<i>Carriage House</i>) with incidental painting and spraying which expired on March 24, 2007; Extension of Time to Obtain a Certificate of Occupancy which expired on January 13, 1999; Amendment (§11-412) to enlarge the building; Waiver of the Rules. R4/C2-2 zoning district. Community Board #8Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned, Continued Hearing – 6/14/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 10, 2011
10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	307-81-BZ	<p>Francis R. Angelino 50 East 69th Street, Manhattan Extension of Term of a variance (§72-21) which permitted a five-story medical office (UG 6) and owner occupied penthouse apartment (UG 2), scheduled to expire on September 15, 2011. R8B (LH-1A) zoning district. Community Board #8M Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 6/7/11</p>
6.	65-90-BZ	<p>Gerald J. Caliendo 65-19 190th Street, Queens Extension of Term of a Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Meadow's Spa</i>) which expired on January 29, 2011; Amendment to re-locate establishment from first floor to the cellar. C4-1/PC zoning district. Community Board #8Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 6/7/11</p>
7.	145-99-BZ	<p>Bryan Cave LLP 286 Spring Street, Manhattan Application to request a re-hearing, pursuant to Board Rules Section 1-10(e), of a variance application for residential conversion of a six-story commercial building, previously denied on March 14, 2000. M1-6 zoning district. Community Board #2M Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 5/24/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 10, 2011
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	111-01-BZ	<p>Eric Palatnik, P.C. 9001 Ditmas Avenue, Brooklyn Extension of term of a previously granted Special Permit (§73-243) for an accessory drive-thru facility at an eating and drinking establishment (<i>Wendy's</i>) which expired February 1, 2011; Amendment for minor modification to previous conditions on the site. C1-2 (R5) zoning district. Community Board #17BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 6/14/11</p>
9.	290-06-BZ	<p>Kramer Levin Naftalis & Frankel LLP 372 Lafayette Street aka 11 Great Jones Street, Manhattan Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a six-story, eight-unit residential building with ground floor retail which expired on April 17, 2011. M1-5B zoning district. Community Board#2M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 5/24/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 10, 2011
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
10.	222-10-A	<p>Laleh Hawa 97 Saint Marks Avenue, Brooklyn Appeal challenging the Department of Buildings’ revocation of a permit for a parking space and curb cut. R6B zoning district Community Board #8BK Examiner: Toni Matias (212) 788-8752 Status: Denied – 5/10/11</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	137-10-A	<p>Joseph A. Sherry 103 Beach 217th Street, Queens Reconstruction and enlargement of an existing single-family home not fronting on a mapped street, contrary to General City Law Section 36. R4 zoning district. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Adjourned, Continued Hearing – 6/21/11</p>
12.	185-10-A	<p>Joseph A. Sherry 115 Beach 216th Street, Queens Proposed construction not fronting on a mapped street, contrary to General City Law Section 36 within an R4 zoning district. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Adjourned, Continued Hearing – 6/21/11</p>
13.	200-10-A thru 205-10-A	<p>Sheldon Lobel, P.C. 1359, 1361, 1365 & 1367 Davies Road, Queens Appeal seeking a common law vested right to continue construction commenced under the prior R5 zoning district. R4-1 zoning district Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Adjourned, Continued Hearing – 6/7/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 10, 2011
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
14.	228-10-BZY	Akerman Senterfitt 180 Ludlow Street, Manhattan Extension of time (§11-332) to complete construction under the prior C6-1 zoning district regulations. C4-4A zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/24/11
15.	229-10-BZY	Akerman Senterfitt 163 Orchard Street, Manhattan Extension of time (§11-332) to complete construction of a minor development commenced under the prior C6-1 zoning district. C4-4A zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 6/21/11

<i>APPEALS – NEW CASES</i>		
16.	202-10-BZY	Law Offices of Marvin B. Mitzner 29-11 39th Avenue, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior M1-3D zoning district. M1-2/R5D zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/7/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 10, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	189-09-BZ/ 190-09-A	<p>Eric Palatnik, P.C. 3067 Richmond Terrace, Staten Island Variance (§72-21) and waiver to the General City Law Section 35 to permit the legalization of an existing mosque and Sunday school (<i>Nor Al-Islam Society</i>), contrary to use and maximum floor area ratio (§§42-00 and 43-12) and construction with the bed of a mapped street. M3-1 zoning district. Community Board #1SI Examiner: Rory Levy (212) 788-8749 Status: Granted – 5/10/11</p>
2.	304-09-BZ	<p>Stuart A. Klein, Esq. 81-111 Junius Street, Brooklyn Variance (§72-21) to allow the erection of a ten-story, mixed-use community facility (<i>Women In Need</i>) and commercial building, contrary to floor area (§42-00, 43-12 and 43-122), height and sky exposure plane (§43-43), and parking (§44-21). M1-4 zoning district. Community Board #16BK Examiner: Rory Levy (212) 788-8749 Status: Deferred Decision – 6/7/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 10, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
3.	95-10-BZ	<p>Law Office of Fredrick A. Becker 2216 Quentin Road, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board#15BK Examiner: Henry Segovia (212) 788-8757 Status: Adjourned, Continued Hearing – 6/7/11</p>
4.	118-10-BZ	<p>Eric Palatnik, P.C. 2102/24 Avenue Z, aka 2609/15 East 21st Street, Brooklyn Reinstatement (§11-411 & §11-413) of an approval permitting the operation of an automotive service station (UG 16B), with accessory uses, which expired on December 9, 2003; amendment to legalize a change in use from automotive service station to automotive repair, auto sales and hand car washing. R4 zoning district. Community Board #15BK Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 6/7/11</p>
5.	128-10-BZ	<p>Eric Palatnik, P.C. 147-58 77th Road, Queens Variance (§72-21) to permit proposed synagogue, religious school and Rabbi's residence (<i>Jewish Center of Kew Gardens</i>) contrary to floor area and lot coverage (§24-11), height, setback and sky exposure plane (§24-521), front yard (§24-34), side yards (§24-35), side setback (§24-551), and minimum distance between windows (§24-672 and §23-863). R4 zoning district. Community Board #8Q Examiner: Rory Levy (212) 788-8749 Status: Adjourned, Continued Hearing – 6/14/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 10, 2011
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
6.	177-10-BZ	Rothkrug Rothkrug & Spector, LLC 8 Orange Avenue, Staten Island Variance (§72-21) for the construction of a detached three-story single family home, contrary to open space (§23-141); front yard (§23-45) and side yard (§23-461). R3A zoning district. Community Board #1SI
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 6/7/11
7.	9-11-BZ	Sheldon Lobel, P.C. 2129A-39A White Plains Road, a/k/a 2129-39 White Plains Road, a/k/a 626-636 Lydig Avenue, Bronx Special Permit (§73-36) to permit the operation of the proposed physical culture establishment (<i>Planet Fitness</i>). C4-4 zoning district. Community Board #11BX
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/24/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 10, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
8.	2-11-BZ	<p>Cozen O'Connor 117 Seventh Avenue South, Manhattan Variance (§72-21) to allow for a residential and community facility enlargement to an existing commercial building, contrary to setback (§33-432) and open space regulations (§23-14). C4-5 zoning district. Community Board #2M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 7/12/11</p>
9.	25-11-BZ	<p>Sheldon Lobel, P.C. 760 Parkside Avenue, Brooklyn Variance (§72-21) to permit the enlargement of an existing medical research facility (<i>Downstate Advanced Biotechnology Incubator</i>), contrary to floor area (§43-10), height and setback (§43-20), required parking (§43-21), parking space dimensions (§44-42) and off street loading bay (§44-52) regulations. M1-1 zoning district. Community Board #9BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 6/14/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 17, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	188-78-BZ	<p>Ronny A. Livian 8102 New Utrecht Avenue, Brooklyn Amendment (§11-412) to a Variance (§72-21) to add automobile body and sales (UG16) to an existing (UG16) automobile repair and laundry. R-5 zoning district. Community Board #11BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Withdrawn – 5/17/11</p>
2.	95-97-BZ	<p>The Law Office of Fredrick A. Becker 69-47 Austin Street, Queens Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on May 1, 2007; Waiver of the Rules. C4-5X zoning district. Community Board #6Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Deferred Decision – 6/7/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 17, 2011

10:00 A.M.

<i>SOC – NEW CASES</i>		
3.	156-03-BZ	Goldman Harris 135-35 Northern Boulevard, Queens Amendment to a variance (§72-21) for a proposed 17-story mixed-use development. The amendment seeks to increase the number of dwelling units from 200 to 357, accessory parking from 229 spaces to 360 spaces, and the amount of retail space. C2-2/R6 zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/14/11
4.	101-05-BZ	Friedman & Gotbaum 377 Greenwich Street, Manhattan Amendment to a Variance (§72-21) for a seven-story hotel with penthouse (<i>The Greenwich Hotel</i>). The amendment seeks to legalize the penthouse footprint and modify the penthouse façade. C6-2A/Tribeca Mixed Use (A-1) zoning district. Community Board #1M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/7/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 17, 2011
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
5.	96-10-A/ 97-10-A	Rothkrug Rothkrug & Spector 673 & 675 Hunter Avenue, Staten Island Proposed construction of a single family home located within the bed of a mapped street (Jay Street), contrary to General City Law Section 35. R3-1 Zoning District. Community Board #2SI Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 6/14/11

<i>APPEALS – NEW CASES</i>		
6.	94-10-A	Borah, Goldstein, Altschuler, Nahins & Goidel 27-24 21st Street, Queens Appeal challenging the Department of Buildings’ determination that signs located on the north and south walls of the subject building are not a continuous legal nonconforming use. C2-2 Zoning district Community Board #1Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 7/12/11
7.	14-11-A	Law Office of Fredrick A. Becker 1221 East 22th Street, Brooklyn Appeal challenging a determination by the Department of Buildings that a proposed cellar to a single family home is contrary to accessory use as defined in §12-10 in the zoning resolution. R2 zoning district. Community Board #14BK Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 6/21/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 17, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	90-10-BZ	<p>James Chin & Associates, LLC 58-06 Springfield Boulevard, Queens Variance (§72-21) to permit a house of worship (<i>Korean Central Presbyterian Church</i>), contrary to front yard (§24-34), side yard (§24-35), and rear yard (§24-36). R2A zoning district. Community Board #11Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 5/17/11</p>
2.	197-10-BZ thru 199-10-BZ	<p>Antonio S. Valenziano, AIA 59, 63 & 67 Fillmore Street, Staten Island Variance (§72-21) to allow three residential buildings in a manufacturing district, contrary to use regulations (§42-10). M1-1 zoning district. Community Board#1SI</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Deferred Decision – 6/7/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 17, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
3.	169-09-BZ	<p>Sheldon Lobel, P.C. 186 Saint George’s Crescent, Bronx Variance (§72-21) to allow a multi-family residential building, contrary to floor area (§23-145), rear yard (§23-47), height and setback (§23-633), rear setback (§23-663), minimum distance between windows and lot lines (§23-861), and maximum number of dwelling units (§23-22) regulations. R8 zoning district. Community Board# 7BX</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 6/21/11</p>
4.	227-09-BZ	<p>Gerald J. Caliendo, R.A. 100-14 Roosevelt Avenue, Queens Variance (§72-21) to allow a two-story commercial building, contrary to use regulations (§22-10). R6B zoning district. Community Board #4Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 7/12/11</p>
5.	227-10-BZ	<p>Eric Palatnik, P.C. 204-12 Northern Boulevard, Queens Re-instatement (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) (<i>Getty</i>) which expired on October 11, 2000; Amendment to legalize fuel dispensing islands; Extension of Time to obtain a certificate of occupancy which expired on November 17, 1993; Waiver of the rules. C2-2/R3-2 zoning district. Community Board #11Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 7/12/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 17, 2011
1:30 P.M.

<i>BZ – NEW CASES</i>		
6.	3-11-BZ	<p>Law Office of Fredrick A. Becker 1221 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 6/21/11</p>
7.	4-11-BZ	<p>Law Office of Fredrick A. Becker 1747-1751 East 2nd Street, aka 389 Quentin Road, Brooklyn Variance (§72-21) to allow a three-story synagogue, contrary to lot coverage (§24-11), floor area (§113-51), wall height and total height (§113-55), front yard (§113-542), side yards (§113-543), encroachment into required setback and sky exposure plane (§113-55), and parking (§25-18, 25-31, and 113-561). R5 zoning district. Community Board # 15BK</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing – 6/21/11</p>
8.	10-11-BZ & 11-11-BZ	<p>Rampulla Associates 115, 121 Finley Avenue, Staten Island Variance (§72-21) to allow two, single family homes contrary to front yard (§23-45) and rear yard regulations (§23-47). R3-1 zoning district. Community Board #2SI</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 6/21/11</p>
9.	19-11-BZ	<p>Law Office of Fredrick A. Becker 1271 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence, contrary to floor area and open space (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 6/14/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 24, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	435-74-BZ	<p>Eric Palatnik, P.C. 552 Midland Avenue, Staten Island Extension of Term of a Variance (§72-21) for the continued operation of an automotive repair center which expired on January 14, 2011; waiver of the rules. R3-1 zoning district. Community Board #2SI</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 5/24/11</p>
2.	145-99-BZ	<p>Bryan Cave LLP 286 Spring Street, Manhattan Application to request a re-hearing, pursuant to Board Rules Section 1-10(e), of a variance application for residential conversion of a six-story commercial building, previously denied on March 14, 2000. M1-6 zoning district. Community Board #2M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 5/24/11</p>
3.	290-06-BZ	<p>Kramer Levin Naftalis & Frankel LLP 372 Lafayette Street aka 11 Great Jones Street, Manhattan Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a six-story, eight-unit residential building with ground floor retail which expired on April 17, 2011. M1-5B zoning district. Community Board#2M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 5/24/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 24, 2011
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	703-80-BZ	<p>Joseph P. Morsellino 2994/3018 Cropsey Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) for the continued operation of an existing scrap metal storage establishment which expires on December 2, 2010; Amendment to legalize the enclosure of an open storage area. C8-1 zoning district. Community Board #13BK</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 8/16/11</p>
5.	982-83-BZ	<p>H. Irving Sigman 191-20 Northern Boulevard, Queens Extension of Term (§11-411) of a previously approved variance permitting retail and office use (UG 6), which expired on March 6, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on May 25, 2006; Amendment (§11-412) to increase number of stores/offices from five to six; Waiver of the Rules. R3-2 zoning district. Community Board #11Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 6/21/11</p>
6.	273-00-BZ	<p>Mitchell Ross 3 West 33rd Street, Manhattan Extension of Term of a Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Spa Sol</i>) which expires on February 13, 2011; Amendment to legalize interior layout/increase in number of treatment rooms. C6-4 zoning district. Community Board #5M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 5/24/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 24, 2011

10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	161-06-BZ	Eric Palatnik, P.C. 3349 Webster Avenue, Bronx Extension of Time to complete construction of a Variance (§72-21) for the construction of two eight-story mixed-use residential/commercial/community facility buildings which expires on September 11, 2011. C8-2 zoning district. Community Board #7BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/21/11
8.	316-06-BZ	Jesse Masyr, Esq. 2960 Webster Avenue, Bronx Extension of Time to Complete Construction of a Variance (§72-21) for the construction of a six story accessory garage (UG4) with 825 parking spaces which expired on April 10, 2011. R7D/C2-1 zoning district. Community Board #7BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/14/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

**REGULAR MEETING
TUESDAY MORNING, MAY 24, 2011
10:00 A.M.**

<i>DISMISSAL</i>		
9.	221-08-BZ	Board of Standards and Appeals Applicant: Sheldon Lobel, P.C. 34-08 Collins Place, Queens Variance (§72-21) to permit the development of a transient hotel, contrary to district use regulations. M2-1 zoning district. Community Board #7Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 6/21/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 24, 2011
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
10.	228-10-BZY	Akerman Senterfitt 180 Ludlow Street, Manhattan Extension of time (§11-332) to complete construction under the prior C6-1 zoning district regulations. C4-4A zoning district. Community Board #3M Examiner: Toni Matias (212) 788-8752 Status: Granted – 5/24/11

<i>APPEALS – NEW CASES</i>		
11.	44-11-A	Gary Lenhart 74 Tioga Walk, Queens Proposed reconstruction and enlargement of an existing single family dwelling, contrary to General City Law Section 35, Article 3. R4 zoning District. Community Board#14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 5/24/11
12.	45-11-A	Gary Lenhart 29 Kildare Walk, Queens Proposed reconstruction and enlargement of an existing single family home, contrary to General City Law Section 36, Article 3, and proposed upgrade of the private disposal system located partially within the bed of the Service Road, contrary to Department of Buildings Policy. R4 zoning district. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 5/24/11
13.	46-11-A	Gary Lenhart 57 Bedford Avenue, Queens Proposed reconstruction of an existing single family home, contrary to General City Law Section 36, Article 3, and proposed upgrade of existing non-complying private disposal system in the bed of the service road, contrary to Department of Buildings Policy. R4 zoning District. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 5/24/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 24, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	13-11-BZ	Law Office of Fredrick A. Becker 1040 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space (§23-141); side yard (§23-461 and §23-48); and rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/24/11
2.	20-11-BZ	The Law Office of Fredrick A. Becker 30 West 18th Street, Manhattan Special Permit (§73-36) to allow the proposed physical culture establishment (<i>Just Calm Down</i>). C6-4A zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 5/24/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 24, 2011
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
3.	236-09-BZ	<p>Marvin Mitzner, Esq. 140-148 West 28th Street, Manhattan Variance (§72-21) to allow for a 29 story mixed use commercial and residential building contrary to use regulations (§42-00), floor area (§43-12), rear yard equivalent (§43-28), height (§43-43), tower regulations (§43-45) and parking (§13-10). M1-6 zoning district. Community Board #5M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 7/26/11</p>
4.	240-09-BZ	<p>T-Mobile Northeast LLC/Omnipoint Communications Inc. 454 City Island Avenue, Bronx Variance (§72-21) to construct a telecommunications facility on the rooftop of an existing building, contrary to height (Special City Island District (CD), §112-103, §33-431) and rear and side yard setback (§23-47 and §23-464) requirements. R3A/C2-2/CD districts. Community Board #10BX</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Withdrawn – 5/24/11</p>
5.	45-10-BZ	<p>Sheldon Lobel, PC 1413-1429 Edward L. Grant Highway, Bronx Special Permit (§11-411 and §11-412) for the reinstatement of a Variance for the continued operation of a gasoline service station (<i>Getty</i>) which expired on June 23, 1986; Amendment to increase the size of the auto laundry; Extension of Time to obtain a Certificate of Occupancy. C1-4/R7-1 zoning district. Community Board #4BX</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 6/14/11</p>
6.	9-11-BZ	<p>Sheldon Lobel, P.C. 2129A-39A White Plains Road, a/k/a 2129-39 White Plains Road, a/k/a 626-636 Lydig Avenue, Bronx Special Permit (§73-36) to permit the operation of the proposed physical culture establishment (<i>Planet Fitness</i>). C4-4 zoning district. Community Board #11BX</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 6/14/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 24, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
7.	230-10-BZ	<p>Eric Palatnik, P.C. 177 Kensington Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to open space, lot coverage and floor area (§23-141(b)) and perimeter wall height (§23-631(b)). R3-1 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 7/12/11</p>
8.	23-11-BZ	<p>Sheldon Lobel, P.C. 490 Fulton Street, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). C5-4 (DB) zoning district. Community Board #2BK</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 6/14/11</p>
9.	26-11-BZ	<p>Francis R. Angelino, Esq. 12 East 18th Street, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>SoulCycle</i>). M1-5 zoning district. Community Board #5M</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision – 6/21/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 7, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	307-81-BZ	<p>Francis R. Angelino 50 East 69th Street, Manhattan Extension of Term of a variance (§72-21) which permitted a five-story medical office (UG 6) and owner occupied penthouse apartment (UG 2), scheduled to expire on September 15, 2011. R8B (LH-1A) zoning district. Community Board #8M Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 6/7/11</p>
2.	65-90-BZ	<p>Gerald J. Caliendo 65-19 190th Street, Queens Extension of Term of a Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Meadows Spa</i>) which expired on January 29, 2011; Amendment to re-locate establishment from first floor to the cellar. C4-1/PC zoning district. Community Board #8Q Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 6/7/11</p>
3.	95-97-BZ	<p>The Law Office of Fredrick A. Becker 69-47 Austin Street, Queens Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on May 1, 2007; Waiver of the Rules. C4-5X zoning district. Community Board #6Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 6/7/11</p>
4.	101-05-BZ	<p>Friedman & Gotbaum 377 Greenwich Street, Manhattan Amendment to a Variance (§72-21) for a seven-story hotel with penthouse (<i>The Greenwich Hotel</i>). The amendment seeks to legalize the penthouse footprint and modify the penthouse façade. C6-2A/Tribeca Mixed Use (A-1) zoning district. Community Board #1M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 6/7/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 7, 2011
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	1069-27-BZ	<p>Law Office of Fredrick A. Becker 6702-6724 New Utrecht Avenue, Brooklyn Extension of Term (§11-411) of for the continued operation of an automatic automobile laundry, simonizing room and offices which expired on March 6, 201; Extension of Time to obtain a Certificate of Occupancy. C1-2/R5 zoning district. Community Board #11BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 6/21/11</p>
6.	827-55-BZ	<p>Eric Palatnik, P.C. 245-20 139th Avenue, Queens Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>British Petroleum</i>) which expires on January 31, 2011. R3-2 zoning district. Community Board #13Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 7/12/11</p>
7.	289-99-BZ	<p>Vito J. Fossella, LPEC 265 Hull Avenue, Staten Island Extension of Term of a variance (§72-21) for a parking facility accessory to a permitted use (UG16 automotive repair and accessory sales) which expired on December 12, 2010. C8-1/R3-1 zoning district. Community Board #2SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 6/7/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 7, 2011
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	502-60-BZ	Patrick O’Connell, P.E. 4452 Broadway aka 88/90 Fairview Avenue, Manhattan Extension of Term (§11-411) of a variance permitting the use of a parking lot (UG 8) for parking and storage of more than five (5) motor vehicles which expired on January 20, 2011. C2-4/R7-2 zoning district. Community Board #12M Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 7/26/11
9.	739-76-BZ	Eric Palatnik, P.C. 212-95 26th Avenue, Queens Extension of Term of a Special Permit (§73-35) for the continued operation of an Amusement arcade (<i>Peter Pan Games</i>) which expired on April 10, 2011. C4-1 zoning district. Community Board #7Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 6/21/11
10.	586-87-BZ	Rothkrug Rothkrug & Spector, LLP, 1302/12 65th Street, Brooklyn Extension of Term (§11-411) for the continued operation of an existing gasoline service station (<i>Emporium</i>) with lubritorium, auto repairs and the sale of new/used cars which expired on July 12, 2008; waiver of the rules. R5B/C2-3 zoning district. Community Board #10BX Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/12/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 7, 2011
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
11.	202-10-BZY	<p>Law Offices of Marvin B. Mitzner 29-11 39th Avenue, Queens</p> <p>Extension of time (§11-332) to complete construction of a minor development commenced under the prior M1-3D zoning district. M1-2/R5D zoning district.</p> <p>Community Board #1Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 6/7/11</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	17-05-A	<p>Sheldon Lobel, P.C. 3329 Giles Place, Bronx</p> <p>Application to reopen pursuant to a court remand for a determination of whether the property owner has established a common law vested right to continue construction under the prior R6 zoning district. R4A zoning district.</p> <p>Community Board #8BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Adjourned, Continued Hearing – 6/14/11</p>
13.	195-10-BZY	<p>Eric Palatnik, P.C. 38-28 27th Street, Queens</p> <p>Extension of time (§11-332) to complete construction of a minor development commenced under the prior M1-3D zoning. M1-2/R5B zoning district.</p> <p>Community Board #1Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 7/12/11</p>
14.	200-10-A thru 205-10-A	<p>Sheldon Lobel, P.C. 1359, 1361, 1365 & 1367 Davies Road, Queens</p> <p>Appeal seeking a common law vested right to continue construction commenced under the prior R5 zoning district. R4-1 zoning district</p> <p>Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 6/21/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 7, 2011

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
15.	176-10-A	Sheldon Lobel, P.C. 62 Brighton 2nd Place, Brooklyn Proposed construction of a residential building not fronting a mapped street, contrary to General City Law Section 36. R6 zoning District. Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/21/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JUNE 7, 2011
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	304-09-BZ	<p>Stuart A. Klein, Esq. 81-111 Junius Street, Brooklyn Variance (§72-21) to allow the erection of a ten-story, mixed-use community facility (<i>Women In Need</i>) and commercial building, contrary to floor area (§42-00, 43-12 and 43-122), height and sky exposure plane (§43-43), and parking (§44-21). M1-4 zoning district. Community Board #16BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 6/7/11</p>
2.	197-10-BZ thru 199-10-BZ	<p>Antonio S. Valenziano, AIA 59, 63 & 67 Fillmore Street, Staten Island Variance (§72-21) to allow three residential buildings in a manufacturing district, contrary to use regulations (§42-10). M1-1 zoning district. Community Board #1SI</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Deferred Decision – 6/21/11</p>
3.	16-11-BZ	<p>Eric Palatnik, P.C. 181-30 Aberdeen Road, Queens Special Permit (§73-621) for the enlargement of an existing two story with attic single family home contrary to floor area and open space (§23-141(a)). R1-2 zoning district. Community Board #8Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 6/7/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JUNE 7, 2011
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	201-08-BZ	<p>Rothkrug Rothkrug & Spector, LLP 40-38 216th Street, Queens Variance (§72-21) to allow a one story commercial building (UG 6); contrary to use regulations (§22-00). R3X zoning district. Community Board #11Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 7/19/11</p>
5.	24-09-BZ	<p>Sheldon Lobel, PC. 78-10 164th Street, Queens Variance to allow the enlargement of a community facility (<i>Meadow Park Rehabilitation and Health Care Center</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), height (§24-521) and rear yard (§24-382) regulations. R3-2 district. Community Board #8Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 7/12/11</p>
6.	31-10-BZ	<p>Eric Palatnik, P.C. 85-15 Queens Boulevard aka 51-35 Reeder Street, Queens 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. Community Board #4Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 8/16/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 7, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	46-10-BZ	<p>Eric Palatnik, P.C. 1401 Sheepshead Bay Road, Brooklyn Special Permit (§73-44) to permit a reduction in required parking for ambulatory and diagnostic treatment center. C4-2 zoning district. Community Board #15BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 8/16/11</p>
8.	54-10-BZ	<p>Eric Palatnik, P.C. 150(c) Sheepshead Bay Road, aka 1508 Avenue Z, Brooklyn Special Permit (§73-44) to permit reduction in required parking for an ambulatory diagnostic or treatment center. C4-2 zoning district. Community Board#15BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 8/16/11</p>
9.	95-10-BZ	<p>Law Office of Fredrick A. Becker 2216 Quentin Road, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (§23-141); side yard (§23-461 and less than the required rear yard (§23-47). R3-2 zoning district. Community Board#15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/12/11</p>
10.	118-10-BZ	<p>Eric Palatnik, P.C. 2102/24 Avenue Z, aka 2609/15 East 21st Street, Brooklyn Reinstatement (§11-411 & §11-413) of an approval permitting the operation of an automotive service station (UG 16B), with accessory uses, which expired on December 9, 2003; amendment to legalize a change in use from automotive service station to automotive repair, auto sales and hand car washing. R4 zoning district. Community Board #15BK Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 7/12/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 7, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	177-10-BZ	Rothkrug Rothkrug & Spector, LLC 8 Orange Avenue, Staten Island Variance (§72-21) for the construction of a detached three-story single family home, contrary to open space (§23-141); front yard (§23-45) and side yard (§23-461). R3A zoning district. Community Board #1SI Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 7/12/11
12.	196-10-BZ	James Chin & Associates 234 East 53rd Street, Manhattan Variance (§72-21) to allow ground floor commercial use in an existing residential building, contrary to use regulations (§22-00). R8B zoning district. Community Board #6M Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 7/26/11
13.	1-11-BZ	Martyn & Don Weston Architects 189-191 Atlantic Avenue, Brooklyn Variance (§72-21) to allow a ground floor enlargement to a pre-existing non complying commercial building, contrary to floor area regulations (§53-31). C2-3/R6 zoning district. Community Board #2BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 7/12/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JUNE 7, 2011
1:30 P.M.

<i>BZ – NEW CASES</i>		
14.	230-09-BZ	Peter Hirshman 1700 White Plains Road, Bronx Variance (§72-21) for the construction of a three story, three family residence, contrary to front yard regulations (§23-45). R-5 zoning district. Community Board #11BX Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/19/11
15.	194-10-BZ	Eric Palatnik, P.C. 175 Exeter Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/26/11
16.	21-11-BZ	Eric Palatnik, P.C. 1810 Voorhies Avenue, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory or diagnostic treatment facility. C1-2/R4 zoning district. Community Board #15BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 7/26/11
17.	24-11-BZ	Greenberg Traurig 44-50 East 2nd Street, Manhattan Variance (§72-21) to permit the construction of an elevator and vestibule in the courtyard of a school building (<i>WCL Academy</i>) contrary to floor area (§24-11), lot coverage (§24-11) and permitted obstruction requirements (§24-51). C6-2A/R8B zoning district. Community Board #3M Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 7/12/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 14, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	316-06-BZ	<p>Watchel & Masyr LLP 2960 Webster Avenue, The Bronx Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a six story accessory garage (UG4) with 825 parking spaces on six stories, one cellar and the roof level which expired on April 10, 2011. R7D/C2-1 zoning district. Community Board #18BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 6/14/11</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	677-53-BZ	<p>Rothkrug Rothkrug & Spector 61-26/30 Fresh Meadow Lane, Queens Extension of Term (§11-411) of a Variance for the operation of a UG16 Auto Body Repair Shop (<i>Carriage House</i>) with incidental painting and spraying which expired on March 24, 2007; Extension of Time to Obtain a Certificate of Occupancy which expired on January 13, 1999; Amendment (§11-412) to enlarge the building; Waiver of the Rules. R4/C2-2 zoning district. Community Board #8Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 7/12/11</p>
3.	111-01-BZ	<p>Eric Palatnik, P.C. 9001 Ditmas Avenue, Brooklyn Extension of term of a previously granted Special Permit (§73-243) for an accessory drive-thru facility at an eating and drinking establishment (<i>Wendy's</i>) which expired February 1, 2011; Amendment for minor modification to previous conditions on the site. C1-2 (R5) zoning district. Community Board #17BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 7/12/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 14, 2011

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	156-03-BZ	<p>Goldman Harris 135-35 Northern Boulevard, Queens Amendment to a variance (§72-21) for a proposed 17-story mixed-use development. The amendment seeks to increase the number of dwelling units from 200 to 357, accessory parking from 229 spaces to 360 spaces, and the amount of retail space. C2-2/R6 zoning district. Community Board #7Q Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/12/11</p>

<i>SOC – NEW CASES</i>		
5.	662-65-BZ	<p>Rothkrug Rothkrug & Spector, LLP 3875 Flatbush Avenue, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted a public parking lot (UG 8), which expired on January 23, 2011; Waiver of the Rules. C1-2/R5 zoning district. Community Board #18BK Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 7/12/11</p>
6.	1250-65-BZ	<p>Peter Hirshman 55 East 87th Street, Manhattan Extension of Term for transient parking in an existing multiple dwelling which expired on March 21, 2011. R8B zoning district. Community Board #8M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 7/12/11</p>
7.	118-95-BZ	<p>Carl A Sulfaro 89-03 57th Avenue, Queens Extension of Term of a previously granted Special Permit (§73-243) for the continued operation of a drive-thru facility at an eating and drinking establishment (<i>White Castle</i>) which expires on July 25, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on May 22, 2008; Waiver of the rules. C1-2/R6 zoning district. Community Board #4Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/26/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 14, 2011
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	17-05-A	<p>Sheldon Lobel, P.C. 3329 Giles Place, Bronx Application to reopen pursuant to a court remand for a determination of whether the property owner has established a common law vested right to continue construction under the prior R6 zoning district. R4A zoning district. Community Board #8BX</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 8/16/11</p>
9.	96-10- A & 97-10-A	<p>Rothkrug Rothkrug & Spector 673 & 675 Hunter Avenue, Staten Island Proposed construction of a single family home located within the bed of a mapped street (Jay Street), contrary to General City Law Section 35. R3-1 zoning district. Community Board #2SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 7/12/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 14, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	45-10-BZ	<p>Sheldon Lobel, PC 1413-1429 Edward L. Grant Highway, Bronx Special Permit (§11-411 and §11-412) for the reinstatement of a Variance for the continued operation of a gasoline service station (<i>Getty</i>) which expired on June 23, 1986; Amendment to increase the size of the auto laundry; Extension of Time to obtain a Certificate of Occupancy. C1-4/R7-1 zoning district. Community Board #4BX</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Granted – 6/14/11</p>
2.	9-11-BZ	<p>Sheldon Lobel, P.C. 2129A-39A White Plains Road, a/k/a 2129-39 White Plains Road, a/k/a 626-636 Lydig Avenue, Bronx Special Permit (§73-36) to permit the operation of the proposed physical culture establishment (<i>Planet Fitness</i>). C4-4 zoning district. Community Board #11BX</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Granted – 6/14/11</p>
3.	25-11-BZ	<p>Sheldon Lobel, P.C. 760 Parkside Avenue, Brooklyn Variance (§72-21) to permit the enlargement of an existing medical research facility (<i>Downstate Advanced Biotechnology Incubator</i>), contrary to floor area (§43-10), height and setback (§43-20), required parking (§43-21), parking space dimensions (§44-42) and off street loading bay (§44-52) regulations. M1-1 zoning district. Community Board #9BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Granted – 6/14/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 14, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	119-10-BZ	<p>Sheldon Lobel, P.C. 787 Cornaga Avenue, Queens Variance (§72-21) to allow legalization of an enlargement of a residential building, contrary to front yard (§23-45) and height (§23-631) regulations. R2X zoning district. Community Board #14Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 7/26/11</p>
5.	128-10-BZ	<p>Eric Palatnik, P.C. 147-58 77th Road, Queens Variance (§72-21) to permit proposed synagogue, religious school and Rabbi's residence (<i>Jewish Center of Kew Gardens</i>) contrary to floor area and lot coverage (§24-11), height, setback and sky exposure plane (§24-521), front yard (§24-34), side yards (§24-35), side setback (§24-551), and minimum distance between windows (§24-672 and §23-863). R4 zoning district. Community Board #8Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 7/26/11</p>
6.	19-11-BZ	<p>Law Office of Fredrick A. Becker 1271 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence, contrary to floor area and open space (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 7/12/11</p>
7.	23-11-BZ	<p>Sheldon Lobel, P.C. 490 Fulton Street, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). C5-4 (DB) zoning district. Community Board #2BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/12/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 14, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
8.	56-10-BZ	<p>T-Mobile Northeast LLC 3424 Quentin Road, Brooklyn Variance (§72-21) to construct a telecommunications facility on the rooftop of an existing building. The proposal is contrary to perimeter wall height (§33-431) sky exposure plane (§33-431) and front yard (§23-45). C1-2/R3-2 zoning district. Community Board #18BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 7/26/11</p>
9.	6-11-BZ	<p>Paul Bonfilio 50-20 216th Street, Queens Variance (§72-21) to permit the construction of a one family detached residence on a vacant corner tax lot contrary to ZR §23-711 for minimum distance between buildings on the same zoning lot; ZR §23-461 for less than the required width of a side yard on a corner lot and ZR §23-89(b) less than the required open area between two buildings. R2A zoning district. Community Board #11Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/26/11</p>
10.	34-11-BZ	<p>Joan Humphreys/A & H Architecture PC 272 Driggs Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Caribou Baby</i>). C2-4 Overlay/R6B zoning district. Community Board #1BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/12/11</p>
11.	49-11-BZ	<p>Sheldon Lobel, P.C. 135 West 20th Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Barry's Bootcamp</i>). C6-3A zoning district. Community Board #4M Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/12/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 21, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1069-27-BZ	<p>Law Office of Fredrick A. Becker 6702-6724 New Utrecht Avenue, Brooklyn Extension of Term (§11-411) of for the continued operation of an automatic automobile laundry, simonizing room and offices which expired on March 6, 201; Extension of Time to obtain a Certificate of Occupancy. C1-2/R5 zoning district. Community Board #11BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 6/21/11</p>
2.	221-08-BZ	<p>Board of Standards and Appeals Applicant: Sheldon Lobel, P.C. 34-08 Collins Place, Queens Variance (§72-21) to permit the development of a transient hotel, contrary to district use regulations. M2-1 zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Dismissed – New BZ Hearing 7/26/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 21, 2011
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	739-76-BZ	<p>Eric Palatnik, P.C. 212-95 26th Avenue, Queens Extension of Term of a Special Permit (§73-35) for the continued operation of an Amusement arcade (<i>Peter Pan Games</i>) which expired on April 10, 2011. C4-1 zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 7/12/11</p>
4.	982-83-BZ	<p>H. Irving Sigman 191-20 Northern Boulevard, Queens Extension of Term (§11-411) of a previously approved variance permitting retail and office use (UG 6), which expired on March 6, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on May 25, 2006; Amendment (§11-412) to increase number of stores/offices from five to six; Waiver of the Rules. R3-2 zoning district. Community Board #11Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 7/19/11</p>
5.	161-06-BZ	<p>Eric Palatnik, P.C. 3349 & 3365 Webster Avenue, Bronx Extension of Time to complete construction of a Variance (§72-21) for the construction of two eight-story mixed-use residential/commercial/community facility buildings which expires on September 11, 2011. C8-2 zoning district. Community Board #7BX</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 7/12/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 21, 2011

10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	49-06-BZ	Sheldon Lobel, P.C. 2041 Flatbush Avenue, Brooklyn Extension of Time to complete construction of a previously granted Variance (§72-21) for the construction of a two-story commercial building which expired on May 8, 2011. R3-2/C1-2 zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/19/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 21, 2011

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
7.	200-10-A, 203-10-A thru 205-10-A	Sheldon Lobel, P.C. 1359, 1361, 1365 & 1367 Davies Road, Queens Appeal seeking a common law vested right to continue construction commenced under the prior R5 zoning district. R4-1 zoning district Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/21/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 21, 2011
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	137-10-A & 185-10-A	<p>Joseph A. Sherry 103 Beach 217th Street and 115 Beach 216th Street, Queens Reconstruction and enlargement of an existing single-family home not fronting on a mapped street, contrary to General City Law Section 36. R4 zoning district. Community Board #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 8/16/11</p>
9.	176-10-A	<p>Sheldon Lobel, P.C. 62 Brighton 2nd Place, Brooklyn Proposed construction of a residential building not fronting a mapped street, contrary to General City Law Section 36. R6 zoning District. Community Board #13BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Adjourned, Continued Hearing – 7/26/11</p>
10.	229-10-BZY	<p>Akerman Senterfitt 163 Orchard Street, Manhattan Extension of time (§11-332) to complete construction of a minor development commenced under the prior C6-1 zoning district. C4-4A zoning district. Community Board #3M</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 7/19/11</p>
11.	14-11-A	<p>Law Office of Fredrick A. Becker 1221 East 22th Street, Brooklyn Appeal challenging a determination by the Department of Buildings that a proposed cellar to a single family home is contrary to accessory use as defined in §12-10 in the zoning resolution. R2 zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 8/16/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 21, 2011
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
12.	29-11-A thru 30-11-A	<p>Gibson, Dunn & Crutcher, LLP 318 Lafayette Street, Manhattan An appeal challenging the Department of Building's revocation of sign permits. M1-5B Zoning District. Community Board #2M</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Continued Hearing – 8/16/11</p>
13.	32-11-A	<p>Joseph A. Sherry 6 Graham Place, Queens Proposed construction which does not fronting on a mapped street, contrary to General City Law Section 36, Article 3. R4 zoning district. Community Board #14Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Granted – 6/21/11</p>
14.	62-11-A & 63-11-A	<p>Joseph A. Sherry 103 Beach 217th Street and 115 Beach 216th, Queens Appeal challenging the Fire Department's determination that a sprinkler system be provided, per Fire Code section 503.8.2. R4 zoning district. Community Board #14Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 8/16/11</p>
15.	77-11-A	<p>Akerman Senterfitt, LLP 35-16 Astoria Boulevard, Queens Appeal seeking a determination that the property owner has acquired a common law vested right to continue development under the prior R6 zoning regulations. R6B zoning district. Community Board #1Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Continued Hearing – 7/19/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 21, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	197-10-BZ thru 199-10-BZ	<p>Antonio S. Valenziano, AIA 59, 63 & 67 Fillmore Street, Staten Island Variance (§72-21) to allow three residential buildings in a manufacturing district, contrary to use regulations (§42-10). M1-1 zoning district. Community Board#1SI</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 6/21/11</p>
2.	26-11-BZ	<p>Francis R. Angelino, Esq. 12 East 18th Street, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>SoulCycle</i>). M1-5 zoning district. Community Board #5M</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 6/21/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 21, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
3.	169-09-BZ	<p>Sheldon Lobel, P.C. 186 Saint George’s Crescent, Bronx Variance (§72-21) to allow a multi-family residential building, contrary to floor area (§23-145), rear yard (§23-47), height and setback (§23-633), rear setback (§23-663), minimum distance between windows and lot lines (§23-861), and maximum number of dwelling units (§23-22) regulations. R8 zoning district. Community Board# 7BX</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision – 7/19/11</p>
4.	61-10-BZ	<p>James Chin & Associates, LLC 183 East Broadway, Manhattan Variance (§72-21) to legalize an existing building contrary to height (§23-692), lot coverage (§23-245), rear yard (§23-532) and floor area (§23-145) regulations. R7-2/C1-5 zoning district. Community Board #3M</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision – 7/19/11</p>
5.	3-11-BZ	<p>Law Office of Fredrick A. Becker 1221 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 7/26/11</p>
6.	4-11-BZ	<p>Law Office of Fredrick A. Becker 1747-1751 East 2nd Street, aka 389 Quentin Road, Brooklyn Variance (§72-21) to allow a three-story synagogue, contrary to lot coverage (§24-11), floor area (§113-51), wall height and total height (§113-55), front yard (§113-542), side yards (§113-543), encroachment into required setback and sky exposure plane (§113-55), and parking (§25-18, 25-31, and 113-561). R5 zoning district. Community Board # 15BK</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing – 7/19/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 21, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	10-11-BZ& 11-11-BZ	Rampulla Associates 115, 121 Finley Avenue, Staten Island Variance (§72-21) to allow two, single family homes contrary to front yard (§23-45) and rear yard regulations (§23-47). R3-1 zoning district. Community Board #2SI Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 7/19/11

<i>BZ – NEW CASES</i>		
8.	22-11-BZ	Simons & Wright, LLC 184 North 8th Street, Brooklyn Variance (§72-21) to permit the conversion of a vacant warehouse to a physical culture establishment. R6B zoning district. Community Board #1BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/26/11
9.	27-11-BZ	Rothkrug Rothkrug & Spector, LLP 86-88 Franklin Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Acqua Ancien Bath</i>). C6-2A zoning district. Community Board #1M Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 7/26/11
10.	36-11-BZ	Francis R. Angelino, Esq. 270 Greenwich Street/103 Warren Street, Manhattan Special Permit (§73-36) to permit the legalization of a Physical Culture Establishment (<i>SoulCycle</i>). C6-3 zoning district. Community Board#1M Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/19/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 21, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
11.	37-11-BZ	<p>Moshe M. Friedman 1337 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yards (§23-461) and (§23-48) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 7/26/11</p>
12.	59-11-BZ	<p>The Law Office of Fredrick A. Becker 439 Port Richmond Avenue, Staten Island Special Permit (§73-44) to permit the reduction in required parking for an ambulatory diagnostic facility building. C8-1 zoning district. Community Board #1SI</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 7/19/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 12, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1250-65-BZ	Peter Hirshman 55 East 87th Street, Manhattan Extension of Term for transient parking in an existing multiple dwelling which expired on March 21, 2011. R8B zoning district. Community Board #8M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 7/12/11
2.	739-76-BZ	Eric Palatnik, P.C. 212-95 26th Avenue, Queens Extension of Term of a Special Permit (§73-35) for the continued operation of an Amusement arcade (<i>Peter Pan Games</i>) which expired on April 10, 2011. C4-1 zoning district. Community Board #7Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 7/12/11
3.	111-01-BZ	Eric Palatnik, P.C. 9001 Ditmas Avenue, Brooklyn Extension of term of a previously granted Special Permit (§73-243) for an accessory drive-thru facility at an eating and drinking establishment (<i>Wendy's</i>) which expired February 1, 2011; Amendment for minor modification to previous conditions on the site. C1-2 (R5) zoning district. Community Board #17BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 7/12/11
4.	156-03-BZ	Goldman Harris 135-35 Northern Boulevard, Queens Amendment to a variance (§72-21) for a proposed 17-story mixed-use development. The amendment seeks to increase the number of dwelling units from 200 to 357, accessory parking from 229 spaces to 360 spaces, and the amount of retail space. C2-2/R6 zoning district. Community Board #7Q Examiner: Rory Levy (212) 788-8749 Status: Granted – 7/12/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 12, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	161-06-BZ	<p>Eric Palatnik, P.C. 3349 & 3365 Webster Avenue, Bronx Extension of Time to complete construction of a Variance (§72-21) for the construction of two eight-story mixed-use residential/commercial/community facility buildings which expires on September 11, 2011. C8-2 zoning district. Community Board #7BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 7/12/11</p>

<i>SOC – CONTINUED HEARINGS</i>		
6.	677-53-BZ	<p>Rothkrug Rothkrug & Spector 61-26/30 Fresh Meadow Lane, Queens Extension of Term (§11-411) of a Variance for the operation of a UG16 Auto Body Repair Shop (<i>Carriage House</i>) with incidental painting and spraying which expired on March 24, 2007; Extension of Time to Obtain a Certificate of Occupancy which expired on January 13, 1999; Amendment (§11-412) to enlarge the building; Waiver of the Rules. R4/C2-2 zoning district. Community Board #8Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 8/16/11</p>
7.	827-55-BZ	<p>Eric Palatnik, P.C. 245-20 139th Avenue, Queens Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>British Petroleum</i>) which expires on January 31, 2011. R3-2 zoning district. Community Board #13Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned, Continued Hearing – 8/23/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 12, 2011

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
8.	662-56-BZ	Rothkrug Rothkrug & Spector, LLP 3875 Flatbush Avenue, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted a public parking lot (UG 8), which expired on January 23, 2011; Waiver of the Rules. C1-2/R5 zoning district. Community Board #18BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 8/16/11
9.	586-87-BZ	Rothkrug Rothkrug & Spector, LLP, 1302/12 65th Street, Brooklyn Extension of Term (§11-411) for the continued operation of an existing gasoline service station (<i>Emporium</i>) with lubritorium, auto repairs and the sale of new/used cars which expired on July 12, 2008; waiver of the rules. R5B/C2-3 zoning district. Community Board #10BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/16/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 12, 2011
10:00 A.M.

<i>SOC – NEW CASES</i>		
10.	281-39-BZ	<p>Eric Palatnik, P.C. 1605 Lexington Avenue, Manhattan Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) with accessory uses which expired on May 18, 2009; Waiver of the Rules. C1/R7-2 zoning district. Community Board #11M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 8/23/11</p>
11.	926-86-BZ	<p>Sheldon Lobel, P.C. 217-07 Northern Boulevard, Queens Extension of Term of a variance for the operation of an automotive dealership with accessory repairs (UG 16B) which expired on November 4, 2010; Extension of time to obtain a Certificate of Occupancy which expired on January 6, 2006; Waiver of the Rules. C2-2/R6-B/R3X zoning district. Community Board #11Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 8/23/11</p>
12.	188-96-BZ	<p>Mitchell S. Ross, Esq. 444 Soundview Avenue, Bronx Extension of Term (§11-411) of a variance for the continued operation of a Gasoline Service Station (<i>Gulf</i>) with accessory convenience store which expired January 6, 2008; Waiver of the rules. R5 zoning district. Community Board #9BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 8/23/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 12, 2011
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
13.	96-10- A & 97-10-A	Rothkrug Rothkrug & Spector 673 & 675 Hunter Avenue, Staten Island Proposed construction of a single family home located within the bed of a mapped street (Jay Street), contrary to General City Law Section 35. R3-1 zoning district. Community Board #2SI <hr/> Examiner: Toni Matias (212) 788-8752 <hr/> Status: Granted – 7/12/11
14.	195-10-BZY	Eric Palatnik, P.C. 38-28 27th Street, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior M1-3D zoning. M1-2/R5B zoning district. Community Board #1Q <hr/> Examiner: Toni Matias (212) 788-8752 <hr/> Status: Granted – 7/12/11

<i>APPEALS – CONTINUED HEARINGS</i>		
15.	94-10-A	Borah, Goldstein, Altschuler, Nahins & Goidel 27-24 21st Street, Queens Appeal challenging the Department of Buildings’ determination that signs located on the north and south walls of the subject building are not a continuous legal nonconforming use. C2-2 Zoning district Community Board #1Q <hr/> Examiner: Toni Matias (212) 788-8752 <hr/> Status: Closed, Decision – 8/16/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 12, 2011
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
16.	182-06-A thru 211-06-A	<p>Akerman Senterfitt, LLP Beach 5th Street, Beach 6th Street and Seagirt Avenue, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for a previously-granted Common Law Vesting which expired March 19, 2011. R4A zoning district Community Board #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 8/16/11</p>
17.	52-11-A	<p>New York City Economic Development Corporation South Street & John Street, Manhattan Variance pursuant to NYC Building Code (Appendix G, Section G304.1.2) to allow for a portion of a structure to be located below a flood zone. C2-8 zoning district. Community Board #1M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 7/26/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 12, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	24-09-BZ	<p>Sheldon Lobel, PC. 78-10 164th Street, Queens Variance to allow the enlargement of a community facility (<i>Meadow Park Rehabilitation and Health Care Center</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), height (§24-521) and rear yard (§24-382) regulations. R3-2 district. Community Board #8Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Deferred Decision – 7/26/11</p>
2.	118-10-BZ	<p>Eric Palatnik, P.C. 2102/24 Avenue Z, aka 2609/15 East 21st Street, Brooklyn Reinstatement (§11-411 & §11-413) of an approval permitting the operation of an automotive service station (UG 16B), with accessory uses, which expired on December 9, 2003; amendment to legalize a change in use from automotive service station to automotive repair, auto sales and hand car washing. R4 zoning district. Community Board #15BK Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 7/12/11</p>
3.	19-11-BZ	<p>Law Office of Fredrick A. Becker 1271 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence, contrary to floor area and open space (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 7/12/11</p>
4.	23-11-BZ	<p>Sheldon Lobel, P.C. 490 Fulton Street, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). C5-4 (DB) zoning district. Community Board #2BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 7/12/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 12, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	34-11-BZ	Joan Humphreys/A & H Architecture PC 272 Driggs Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Caribou Baby</i>). C2-4 Overlay/R6B zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/12/11
6.	49-11-BZ	Sheldon Lobel, P.C. 135 West 20th Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Barry's Bootcamp</i>). C6-3A zoning district. Community Board #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/12/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 12, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	227-09-BZ	<p>Gerald J. Caliendo, R.A. 100-14 Roosevelt Avenue, Queens Variance (§72-21) to allow a two-story commercial building, contrary to use regulations (§22-10). R6B zoning district. Community Board #4Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision – 8/16/11</p>
8.	95-10-BZ	<p>Law Office of Fredrick A. Becker 2216 Quentin Road, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board#15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 7/26/11</p>
9.	177-10-BZ	<p>Rothkrug Rothkrug & Spector, LLC 8 Orange Avenue, Staten Island Variance (§72-21) for the construction of a detached three-story single family home, contrary to open space (§23-141); front yard (§23-45) and side yard (§23-461). R3A zoning district. Community Board #1SI</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 8/16/11</p>
10.	227-10-BZ	<p>Eric Palatnik, P.C. 204-12 Northern Boulevard, Queens Re-instatement (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) (<i>Getty</i>) which expired on October 11, 2000; Amendment to legalize fuel dispensing islands; Extension of Time to obtain a certificate of occupancy which expired on November 17, 1993; Waiver of the rules. C2-2/R3-2 zoning district. Community Board #11Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 8/23/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 12, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	230-10-BZ	<p>Eric Palatnik, P.C. 177 Kensington Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to open space, lot coverage and floor area (§23-141(b)) and perimeter wall height (§23-631(b)). R3-1 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 8/16/11</p>
12.	1-11-BZ	<p>Martyn & Don Weston Architects 189-191 Atlantic Avenue, Brooklyn Variance (§72-21) to allow a ground floor enlargement to a pre-existing non complying commercial building, contrary to floor area regulations (§53-31). C2-3/R6 zoning district. Community Board #2BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 8/23/11</p>
13.	2-11-BZ	<p>Cozen O’Connor 117 Seventh Avenue South, Manhattan Variance (§72-21) to allow for a residential and community facility enlargement to an existing commercial building, contrary to setback (§33-432) and open space regulations (§23-14). C4-5 zoning district. Community Board #2M</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 8/23/11</p>
14.	24-11-BZ	<p>Greenberg Traurig 44-50 East 2nd Street, Manhattan Variance (§72-21) to permit the construction of an elevator and vestibule in the courtyard of a school building (<i>WCL Academy</i>) contrary to floor area (§24-11), lot coverage (§24-11) and permitted obstruction requirements (§24-51). C6-2A/R8B zoning district. Community Board #3M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision – 7/26/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 12, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
15.	28-11-BZ	<p>The Law Office of Fredrick A. Becker 291 Broadway, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>The Wat</i>). C6-4 zoning district. Community Board #1M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision – 8/16/11</p>
16.	31-11-BZ	<p>Goldman Harris LLC 1665 Jerome Avenue, Bronx Variance (§72-21) to allow a mixed use community facility and commercial building, contrary to use (§32-12), floor area (§33-123), rear yard (§33-292), and height and setback (§33-432) regulations. C8-3 zoning district. Community Board #5BX</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 8/23/11</p>
17.	38-11-BZ	<p>Eric Palatnik, P.C. 1368 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home to be converted into a single family home, contrary to floor area and open space (§23-141(a)); side yard (§23-461(a)) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 8/16/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 19, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	982-83-BZ	<p>H. Irving Sigman 191-20 Northern Boulevard, Queens Extension of Term (§11-411) of a previously approved variance permitting retail and office use (UG 6), which expired on March 6, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on May 25, 2006; Amendment (§11-412) to increase number of stores/offices from five to six; Waiver of the Rules. R3-2 zoning district. Community Board #11Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Granted – 7/19/11</p>
2.	49-06-BZ	<p>Sheldon Lobel, P.C. 2041 Flatbush Avenue, Brooklyn Extension of Time to complete construction of a previously granted Variance (§72-21) for the construction of a two-story commercial building which expired on May 8, 2011. R3-2/C1-2 zoning district. Community Board #18BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 7/19/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 19, 2011
10:00 A.M.

<i>SOC – NEW CASES</i>		
3.	1045-67-BZ	<p>Michael A. Cosentino 160-10, 36, 50 Cross Bay Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy for a previously approved Variance (§72-01 & 72-22) for an accessory parking lot to be used for adjoining commercial uses which expired on May 18, 2011. C2-2/R-2 zoning district. Community Board #10Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 8/16/11</p>
4.	172-96-BZ	<p>Law Office of Mitchell Ross 597/599 Marcy Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy for an existing (UG 16) welding shop which expired on May 17, 2010; Waiver of the Rules. C1-3/R6 zoning district. Community Board #3BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Postponed Hearing – 7/26/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 19, 2011

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
5.	229-10-BZY	Akerman Senterfitt 163 Orchard Street, Manhattan Extension of time (§11-332) to complete construction of a minor development commenced under the prior C6-1 zoning district. C4-4A zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 8/16/11
6.	77-11-A	Akerman Senterfitt, LLP 35-16 Astoria Boulevard, Queens Appeal seeking a determination that the property owner has acquired a common law vested right to continue development under the prior R6 zoning regulations. R6B zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 8/16/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 19, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	201-08-BZ	Rothkrug Rothkrug & Spector, LLP 40-38 216th Street, Queens Variance (§72-21) to allow a one story commercial building (UG 6); contrary to use regulations (§22-00). R3X zoning district. Community Board #11Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 8/23/11
2.	169-09-BZ	Sheldon Lobel, P.C. 186 Saint George’s Crescent, Bronx Variance (§72-21) to allow a multi-family residential building, contrary to floor area (§23-145), rear yard (§23-47), height and setback (§23-633), rear setback (§23-663), minimum distance between windows and lot lines (§23-861), and maximum number of dwelling units (§23-22) regulations. R8 zoning district. Community Board #7BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 8/23/11
3.	61-10-BZ	James Chin & Associates, LLC 183 East Broadway, Manhattan Variance (§72-21) to legalize an existing building contrary to height (§23-692), lot coverage (§23-245), rear yard (§23-532) and floor area (§23-145) regulations. R7-2/C1-5 zoning district. Community Board #3M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 7/19/11
4.	10-11-BZ& 11-11-BZ	Rampulla Associates 115, 121 Finley Avenue, Staten Island Variance (§72-21) to allow two, single family homes contrary to front yard (§23-45) and rear yard regulations (§23-47). R3-1 zoning district. Community Board #2SI
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 7/19/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 19, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	36-11-BZ	Francis R. Angelino, Esq. 270 Greenwich Street/103 Warren Street, Manhattan Special Permit (§73-36) to permit the legalization of a Physical Culture Establishment (<i>SoulCycle</i>). C6-3 zoning district. Community Board #1M Examiner: Rory Levy (212) 788-8749 Status: Granted – 7/19/11
6.	59-11-BZ	The Law Office of Fredrick A. Becker 439 Port Richmond Avenue, Staten Island Special Permit (§73-44) to permit the reduction in required parking for an ambulatory diagnostic facility building. C8-1 zoning district. Community Board #1SI Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 7/26/11

<i>BZ – CONTINUED HEARINGS</i>		
7.	230-09-BZ	Peter Hirshman 1700 White Plains Road, Bronx Variance (§72-21) for the construction of a three story, three family residence, contrary to front yard regulations (§23-45). R-5 zoning district. Community Board #11BX Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 9/13/11
8.	4-11-BZ	Law Office of Fredrick A. Becker 1747-1751 East 2nd Street, aka 389 Quentin Road, Brooklyn Variance (§72-21) to allow a three-story synagogue, contrary to lot coverage (§24-11), floor area (§113-51), wall height and total height (§113-55), front yard (§113-542), side yards (§113-543), encroachment into required setback and sky exposure plane (§113-55), and parking (§25-18, 25-31, and 113-561). R5 zoning district. Community Board #15BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 8/16/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 19, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
9.	51-11-BZ	Law Office of Fredrick A. Becker 1226 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence, contrary to floor area and open space (§23-141); and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/16/11
10.	55-11-BZ	Sheldon Lobel, P.C. 2914 Third Avenue, Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). C4-4 zoning district. Community Board #1BX
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 8/16/11
11.	56-11-BZ	Sheldon Lobel, P.C. 957 East 7th Street, Brooklyn Variance (§72-21) for the enlargement of an existing one-family semi-detached residence, contrary to use (§ 22-11) and (§52-22); side yard (§23-461(a)) and floor area (§ 23-141). R2X zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/23/11
12.	57-11-BZ	Sheldon Lobel, P.C. 208 West 125th Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). C6-3/C4-4D. Community Board #10M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 8/23/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 26, 2011
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	502-60-BZ	<p>Patrick O’Connell, P.E. 4452 Broadway aka 88/90 Fairview Avenue, Manhattan Extension of Term (§11-411) of a variance permitting the use of a parking lot (UG 8) for parking and storage of more than five (5) motor vehicles which expired on January 20, 2011. C2-4/R7-2 zoning district. Community Board #12M</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 9/13/11</p>
2.	118-95-BZ	<p>Carl A Sulfaro 89-03 57th Avenue, Queens Extension of Term of a previously granted Special Permit (§73-243) for the continued operation of a drive-thru facility at an eating and drinking establishment (<i>White Castle</i>) which expires on July 25, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on May 22, 2008; Waiver of the rules. C1-2/R6 zoning district. Community Board #4Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-5757</p> <hr/> <p>Status: Continued Hearing – 9/13/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 26, 2011
10:00 A.M.

<i>SOC – NEW CASES</i>		
3.	887-54-BZ	<p>Eric Palatnik, P.C. 218-01 Northern Boulevard, Brooklyn Extension of Time to obtain a Certificate of Occupancy for an existing gasoline service station (<i>British Petroleum</i>) with accessory convenience store (<i>7-Eleven</i>) which expired on June 15, 2011. C2-2/R6B zoning district. Community Board #11BK Examiner: Henry Segovia (212) 788-5757 Status: Closed, Decision – 8/23/11</p>
4.	713-55-BZ	<p>Walter T. Gorman, P.E. 181-05 Horace Harding Expressway, Queens Extension of Term (§11-411) of a variance for the continued operation of a gasoline service station (<i>Mobil</i>) which expired on December 11, 2011. C2-2/R3-1 zoning district. Community Board #11Q Examiner: Henry Segovia (212) 788-5757 Status: Continued Hearing – 8/23/11</p>
5.	742-70-BZ	<p>Rothkrug & Spector, LLP 830 Bay Street, Staten Island Extension of Term of a Variance (§72-21) for the continued operation of an automotive service station which expired on May 18, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on February 26, 2009 and waiver of the rules. C1-1/R3-2 zoning district. Community Board #1SI Examiner: Henry Segovia (212) 788-5757 Status: Continued Hearing – 9/13/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 26, 2011
10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	93-95-BZ	<p>Akerman Senterfeit 149-56/58 Cross Island Parkway, Queens Extension of Term of a Variance (§72-21) for the continued operation of a (UG 6a) eating and drinking establishment and (UG 9) catering establishment which expired on June 10, 2007 and waiver of the rules. R3A zoning district. Community Board #7Q</p> <p>Examiner: Henry Segovia (212) 788-5757</p> <p>Status: Continued Hearing – 8/23/11</p>
7.	172-96-BZ	<p>Law Office of Mitchell Ross 597/599 Marcy Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy for an existing (UG 16) welding shop which expired on May 17, 2010; Waiver of the Rules. C1-3/R6 zoning district. Community Board #3BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Postponed Hearing – 8/6/11</p>
8.	51-07-BZ	<p>Sheldon Lobel, P.C. 70-44/52 Kissena Boulevard, Queens Amendment to a Variance (§72-21) to legalize the change of use from a (UG6) one-story retail building to a (UG3) community facility with changes to the exterior façade and interior layout. R4 zoning district. Community Board #8Q</p> <p>Examiner: Henry Segovia (212) 788-5757</p> <p>Status: Continued Hearing – 9/13/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 26, 2011
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	52-11-A	New York City Economic Development Corporation South Street & John Street, Manhattan Variance pursuant to NYC Building Code (Appendix G, Section G304.1.2) to allow for a portion of a structure to be located below a flood zone. C2-8 zoning district. Community Board #1M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 7/26/11

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	176-10-A	Sheldon Lobel, P.C. 62 Brighton 2nd Place, Brooklyn Proposed construction of a residential building not fronting a mapped street, contrary to General City Law Section 36. R6 zoning District. Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 8/23/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JULY 26, 2011
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	24-09-BZ	<p>Sheldon Lobel, PC. 78-10 164th Street, Queens Variance to allow the enlargement of a community facility (<i>Meadow Park Rehabilitation and Health Care Center</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), height (§24-521) and rear yard (§24-382) regulations. R3-2 district. Community Board #8Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 7/26/11</p>
2.	95-10-BZ	<p>Law Office of Fredrick A. Becker 2216 Quentin Road, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board#15BK Examiner: Henry Segovia (212) 788-5757 Status: Granted – 7/26/11</p>
3.	22-11-BZ	<p>Simons & Wright, LLC 184 North 8th Street, Brooklyn Variance (§72-21) to permit the conversion of a vacant warehouse to a physical culture establishment. R6B zoning district. Community Board #1BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 7/26/11</p>
4.	24-11-BZ	<p>Greenberg Traurig 44-50 East 2nd Street, Manhattan Variance (§72-21) to permit the construction of an elevator and vestibule in the courtyard of a school building (<i>WCL Academy</i>) contrary to floor area (§24-11), lot coverage (§24-11) and permitted obstruction requirements (§24-51). C6-2A/R8B zoning district. Community Board #3M Examiner: Rory Levy (212) 788-8749 Status: Granted – 7/26/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 26, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	37-11-BZ	Moshe M. Friedman 1337 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yards (§23-461) and (§23-48) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-5757
		Status: Granted – 7/26/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 26, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
6.	236-09-BZ	<p>Marvin Mitzner, Esq. 140-148 West 28th Street, Manhattan Variance (§72-21) to allow for a 29 story mixed use commercial and residential building contrary to use regulations (§42-00), floor area (§43-12), rear yard equivalent (§43-28), height (§43-43), tower regulations (§43-45) and parking (§13-10). M1-6 zoning district. Community Board #5M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 9/27/11</p>
7.	56-10-BZ	<p>T-Mobile Northeast LLC 3424 Quentin Road, Brooklyn Variance (§72-21) to construct a telecommunications facility on the rooftop of an existing building. The proposal is contrary to perimeter wall height (§33-431) sky exposure plane (§33-431) and front yard (§23-45). C1-2/R3-2 zoning district. Community Board #18BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Withdrawn – 7/26/11</p>
8.	119-10-BZ	<p>Sheldon Lobel, P.C. 787 Cornaga Avenue, Queens Variance (§72-21) to allow legalization of an enlargement of a residential building, contrary to front yard (§23-45) and height (§23-631) regulations. R2X zoning district. Community Board #14Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 8/23/11</p>
9.	128-10-BZ	<p>Eric Palatnik, P.C. 147-58 77th Road, Queens Variance (§72-21) to permit proposed synagogue, religious school and Rabbi's residence (<i>Jewish Center of Kew Gardens</i>) contrary to floor area and lot coverage (§24-11), height, setback and sky exposure plane (§24-521), front yard (§24-34), side yards (§24-35), side setback (§24-551), and minimum distance between windows (§24-672 and §23-863). R4 zoning district. Community Board #8Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 8/23/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 26, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
10.	194-10-BZ	<p>Eric Palatnik, P.C. 175 Exeter Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-5757</p> <p style="color: red;">Status: Continued Hearing – 8/16/11</p>
11.	196-10-BZ	<p>James Chin & Associates 234 East 53rd Street, Manhattan Variance (§72-21) to allow ground floor commercial use in an existing residential building, contrary to use regulations (§22-00). R8B zoning district. Community Board #6M</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 8/23/11</p>
12.	3-11-BZ	<p>Law Office of Fredrick A. Becker 1221 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-5757</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 10/18/11</p>
13.	6-11-BZ	<p>Paul Bonfilio 50-20 216th Street, Queens Variance (§72-21) to permit the construction of a one family detached residence on a vacant corner tax lot contrary to ZR §23-711 for minimum distance between buildings on the same zoning lot; ZR §23-461 for less than the required width of a side yard on a corner lot and ZR §23-89(b) less than the required open area between two buildings. R2A zoning district. Community Board #11Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-5757</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 9/13/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 26, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
14.	21-11-BZ	<p>Eric Palatnik, P.C. 1810 Voorhies Avenue, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory or diagnostic treatment facility. C1-2/R4 zoning district. Community Board #15BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 8/23/11</p>
15.	27-11-BZ	<p>Rothkrug Rothkrug & Spector, LLP 86-88 Franklin Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Acqua Ancien Bath</i>). C6-2A zoning district. Community Board #1M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 8/23/11</p>
16.	59-11-BZ	<p>The Law Office of Fredrick A. Becker 439 Port Richmond Avenue, Staten Island Special Permit (§73-44) to permit the reduction in required parking for an ambulatory diagnostic facility building. C8-1 zoning district. Community Board #1SI</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 7/26/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 26, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
17.	221-08-BZ	<p>Sheldon Lobel, P.C. 34-08 Collins Place, Queens Variance (§72-21) to permit the development of a transient hotel, contrary to district use regulations. M2-1 zoning district. Community Board #7Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 9/27/11</p>
18.	60-11-BZ	<p>Sheldon Lobel, P.C. 1214 East 29th Street, Brooklyn Special Permit (§73-622) for the enlargement of existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-5757</p> <p style="color: red;">Status: Continued Hearing – 8/23/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 16, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1045-67-BZ	<p>Michael A. Cosentino 160-10, 36, 50 Crossbay Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy for a previously approved Variance (§72-01 & 72-22) for an accessory parking lot to be used for adjoining commercial uses which expired on May 18, 2011. C2-2/R-2 zoning district. Community Board #10Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-5757</p> <p style="color: red;">Status: Granted – 8/16/11</p>
2.	703-80-BZ	<p>Joseph P. Morsellino 2994/3018 Cropsy Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) for the continued operation of an existing scrap metal storage establishment which expires on December 2, 2010; Amendment to legalize the enclosure of an open storage area. C8-1 zoning district. Community Board #13BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Withdrawn – 8/16/11</p>

<i>SOC – CONTINUED HEARINGS</i>		
3.	677-53-BZ	<p>Rothkrug Rothkrug & Spector 61-26/30 Fresh Meadow Lane, Queens Extension of Term (§11-411) of a Variance for the operation of a UG16 Auto Body Repair Shop (<i>Carriage House</i>) with incidental painting and spraying which expired on March 24, 2007; Extension of Time to Obtain a Certificate of Occupancy which expired on January 13, 1999; Amendment (§11-412) to enlarge the building; Waiver of the Rules. R4/C2-2 zoning district. Community Board #8Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-5757</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 9/13/11</p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, AUGUST 16, 2011
10:00 A.M.**

<i>SOC – CONTINUED HEARINGS</i>		
4.	662-56-BZ	<p>Rothkrug Rothkrug & Spector, LLP 3875 Flatbush Avenue, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted a public parking lot (UG 8), which expired on January 23, 2011; Waiver of the Rules. C1-2/R5 zoning district. Community Board #18BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 9/13/11</p>
5.	586-87-BZ	<p>Rothkrug Rothkrug & Spector, LLP, 1302/12 65th Street, Brooklyn Extension of Term (§11-411) for the continued operation of an existing gasoline service station (<i>Emporium</i>) with lubritorium, auto repairs and the sale of new/used cars which expired on July 12, 2008; waiver of the rules. R5B/C2-3 zoning district. Community Board #10BX</p> <p>Examiner: Henry Segovia (212) 788-5757</p> <p>Status: Closed, Decision – 9/13/11</p>

<i>SOC – NEW CASES</i>		
6.	593-69-BZ	<p>Eric Palatnik, P.C. 108-01 Atlantic Avenue, Queens Amendment (§11-413) to convert automotive repair bays to an accessory convenience store at an existing gasoline service station (<i>Shell</i>). C2-2/R5 zoning district. Community Board #9Q</p> <p>Examiner: Henry Segovia (212) 788-5757</p> <p>Status: Postponed Hearing – 9/20/11</p>
7.	172-96-BZ	<p>Law Office of Mitchell Ross 597/599 Marcy Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy for an existing (UG 16) welding shop which expired on May 17, 2010; Waiver of the Rules. C1-3/R6 zoning district. Community Board #3BK</p> <p>Examiner: Henry Segovia (212) 788-5757</p> <p>Status: Postponed Hearing – 9/27/11</p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, AUGUST 16, 2011
10:00 A.M.**

<i>SOC – NEW CASES</i>		
8.	58-99-BZ	<p>Sheldon Lobel, P.C. 18-10 Utopia Parkway, Queens Extension of Term (§11-411) for a gasoline service station (<i>Gulf</i>) which expired on October 26, 2009; Amendment to the previously approved plans to remove a canopy and Waiver of the Rules. R3-2 zoning district. Community Board #7Q</p> <p>Examiner: Henry Segovia (212) 788-5757</p> <p>Status: Closed, Decision – 9/20/11</p>
9.	185-05-BZ	<p>John C. Chen 62-02 Roosevelt Avenue, Queens Extension of Term of a Variance (§72-21) for an eating and drinking establishment with dancing (UG12A) which expired on January 10, 2008; Amendment to permit the enlargement of the dance floor and kitchen; Extension of Time to complete construction which expired on January 10, 2009; waiver of the rules. C1-2/R6 zoning district. Community Board #2Q</p> <p>Examiner: Henry Segovia (212) 788-5757</p> <p>Status: Continued Hearing – 11/15/11</p>
10.	259-06-BZ	<p>Law office of Fredrick A. Becker 1885-1891 Ocean Parkway, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the enlargement of an existing one and two-story synagogue which expired on June 12, 2011. R-5 (OP) zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-5757</p> <p>Status: Closed, Decision – 9/13/11</p>
11.	302-06-BZ	<p>Harold Weinberg 1791 Ocean Parkway, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a mezzanine and a two-story enlargement over the existing two-story community facility building which expired on June 12, 2011. R6A in OP zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-5757</p> <p>Status: Closed, Decision – 9/13/11</p>

**NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING**

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TUESDAY MORNING, AUGUST 16, 2011
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	17-05-A	Sheldon Lobel, P.C. 3329 Giles Place, Bronx Application to reopen pursuant to a court remand for a determination of whether the property owner has established a common law vested right to continue construction under the prior R6 zoning district. R4A zoning district. Community Board #8BX
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 8/16/11
13.	94-10-A	Borah, Goldstein, Altschuler, Nahins & Goidel 27-24 21st Street, Queens Appeal challenging the Department of Buildings’ determination that signs located on the north and south walls of the subject building are not a continuous legal nonconforming use. C2-2 Zoning district Community Board #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 8/16/11
14.	137-10-A & 185-10-A	Joseph A. Sherry 103 Beach 217th Street and 115 Beach 216th Street, Queens Reconstruction and enlargement of an existing single-family home not fronting on a mapped street, contrary to General City Law Section 36. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 8/16/11
15.	62-11-A & 63-11-A	Joseph A. Sherry 103 Beach 217th Street and 115 Beach 216th, Queens Appeal challenging the Fire Department’s determination that a sprinkler system be provided, per Fire Code section 503.8.2. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 8/16/11
16.	229-10-BZY	Akerman Senterfitt 163 Orchard Street, Manhattan Extension of time (§11-332) to complete construction of a minor development commenced under the prior C6-1 zoning district. C4-4A zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 8/16/11

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, AUGUST 16, 2011
10:00 A.M.**

<i>APPEALS – CONTINUED HEARINGS</i>		
17.	182-06-A thru 211-06-A	Akerman Senterfitt, LLP Beach 5th Street, Beach 6th Street and Seagirt Avenue, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for a previously-granted Common Law Vesting which expired March 19, 2011. R4A zoning district Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 9/13/11
18.	14-11-A	Law Office of Fredrick A. Becker 1221 East 22th Street, Brooklyn Appeal challenging a determination by the Department of Buildings that a proposed cellar to a single family home is contrary to accessory use as defined in §12-10 in the zoning resolution. R2 zoning district. Community Board #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 10/28/11
19.	29-11-A thru 30-11-A	Gibson, Dunn & Crutcher, LLP 318 Lafayette Street, Manhattan An appeal challenging the Department of Building's revocation of sign permits. M1-5B Zoning District. Community Board #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/27/11
20.	77-11-A	Akerman Senterfitt, LLP 35-16 Astoria Boulevard, Queens Appeal seeking a determination that the property owner has acquired a common law vested right to continue development under the prior R6 zoning regulations. R6B zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/13/11

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, AUGUST 16, 2011
10:00 A.M.**

<i>APPEALS – NEW CASES</i>		
21.	224-10-A	<p>Joseph A. Sherry 173 Reid Avenue, Queens Proposed reconstruction and enlargement not fronting on a legally mapped street contrary to General City Law Section 36 and the building and private disposal system is located within the bed of a mapped street contrary to General City Law Section 35 and Department of Buildings Policy. R4 Zoning District. COMMUNITY BOARD #14Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Continued Hearing – 9/13/11</p>
22.	232-10-A	<p>Goldman Harris 59 Fourth Avenue, Manhattan An appeal challenging Department of Buildings’ denial of a sign permit on the basis that the advertising sign had not been legally established and not discontinued as per ZR §52-83. C1-6 Zoning District. Community Board #3M</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Continued Hearing – 10/18/11</p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 16, 2011
1:30 P.M.**

<i>BZ – DECISIONS</i>		
1.	227-09-BZ	Gerald J. Caliendo, R.A. 100-14 Roosevelt Avenue, Queens Variance (§72-21) to allow a two-story commercial building, contrary to use regulations (§22-10). R6B zoning district. Community Board #4Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 8/16/11
2.	28-11-BZ	The Law Office of Fredrick A. Becker 291 Broadway, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>The Wat</i>). C6-4 zoning district. Community Board #1M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 8/16/11
3.	55-11-BZ	Sheldon Lobel, P.C. 2914 Third Avenue, Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). C4-4 zoning district. Community Board #1BX
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 8/16/11

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 16, 2011
1:30 P.M.**

<i>BZ – CONTINUED HEARINGS</i>		
4.	31-10-BZ	Eric Palatnik, P.C. 85-15 Queens Boulevard aka 51-35 Reeder Street, Queens 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. Community Board #4Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 9/27/11
5.	46-10-BZ	Eric Palatnik, P.C. 1401 Sheepshead Bay Road, Brooklyn Special Permit (§73-44) to permit a reduction in required parking for ambulatory and diagnostic treatment center. C4-2 zoning district. Community Board #15BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 10/18/11
6.	54-10-BZ	Eric Palatnik, P.C. 150(c) Sheepshead Bay Road, aka 1508 Avenue Z, Brooklyn Special Permit (§73-44) to permit reduction in required parking for an ambulatory diagnostic or treatment center. C4-2 zoning district. Community Board#15BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 10/18/11
7.	177-10-BZ	Rothkrug Rothkrug & Spector, LLC 8 Orange Avenue, Staten Island Variance (§72-21) for the construction of a detached three-story single family home, contrary to open space (§23-141); front yard (§23-45) and side yard (§23-461). R3A zoning district. Community Board #1SI
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 9/13/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 16, 2011
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	194-10-BZ	<p>Eric Palatnik, P.C. 175 Exeter Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-5757</p> <p>Status: Adjourned, Continued Hearing – 9/13/11</p>
9.	230-10-BZ	<p>Eric Palatnik, P.C. 177 Kensington Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to open space, lot coverage and floor area (§23-141(b)) and perimeter wall height (§23-631(b)). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-5757</p> <p>Status: Continued Hearing – 9/27/11</p>
10.	4-11-BZ	<p>Law Office of Fredrick A. Becker 1747-1751 East 2nd Street, aka 389 Quentin Road, Brooklyn Variance (§72-21) to allow a three-story synagogue, contrary to lot coverage (§24-11), floor area (§113-51), wall height and total height (§113-55), front yard (§113-542), side yards (§113-543), encroachment into required setback and sky exposure plane (§113-55), and parking (§25-18, 25-31, and 113-561). R5 zoning district. Community Board # 15BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 9/13/11</p>
11.	38-11-BZ	<p>Eric Palatnik, P.C. 1368 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home to be converted into a single family home, contrary to floor area and open space (§23-141(a)); side yard (§23-461(a)) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-5757</p> <p>Status: Closed, Decision – 9/13/11</p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 16, 2011
1:30 P.M.**

<i>BZ – CONTINUED HEARINGS</i>		
12.	51-11-BZ	<p>Law Office of Fredrick A. Becker 1226 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence, contrary to floor area and open space (§23-141); and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK</p>
		Examiner: Henry Segovia (212) 788-5757
		Status: Closed, Decision – 9/13/11

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 16, 2011
1:30 P.M.**

<i>BZ – NEW CASES</i>		
13.	48-11-BZ	Richard C. Bonsignore 60 Madison Avenue, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Mendez Boxing</i>). C5-2 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/20/11
14.	54-11-BZ	Law Office of Fredrick A. Becker 6010 Bay Parkway, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory diagnostic or treatment facility building. R6/C1-3 zoning district. Community Board #12BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 9/13/11
15.	65-11-BZ	Sheldon Lobel, P.C. 1750 East Gun Hill Road, Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) in an existing one-story building. C2-1/R3-2 zoning district. Community Board #11BX
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 9/13/11
16.	68-11-BZ	Law Office of Fredrick A. Becker 1636 East 23rd Street, Brooklyn Special Permit (§73-622) for enlargement of existing single family home, contrary to floor area, lot coverage and open space (§23-141); rear yard (§23-47) and side yard (§23-461). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-5757
		Status: Closed, Decision – 9/13/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 23, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	887-54-BZ	<p>Eric Palatnik, P.C. 218-01 Northern Boulevard, Brooklyn Extension of Time to obtain a Certificate of Occupancy for an existing gasoline service station (<i>British Petroleum</i>) with accessory convenience store (<i>7-Eleven</i>) which expired on June 15, 2011. C2-2/R6B zoning district. Community Board #11BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 8/23/11</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	281-39-BZ	<p>Eric Palatnik, P.C. 1605 Lexington Avenue, Manhattan Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) with accessory uses which expired on May 18, 2009; Waiver of the Rules. C1/R7-2 zoning district. Community Board #11M Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 9/27/11</p>
3.	713-55-BZ	<p>Walter T. Gorman, P.E. 181-05 Horace Harding Expressway, Queens Extension of Term (§11-411) of a variance for the continued operation of a gasoline service station (<i>Mobil</i>) which expired on December 11, 2011. C2-2/R3-1 zoning district. Community Board #11Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 9/27/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 23, 2011

10:00 A.M.

SOC – CONTINUED HEARINGS		
4.	827-55-BZ	<p>Eric Palatnik, P.C. 245-20 139th Avenue, Queens Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>British Petroleum</i>) which expires on January 31, 2011. R3-2 zoning district. Community Board #13Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 9/20/11</p>
5.	926-86-BZ	<p>Sheldon Lobel, P.C. 217-07 Northern Boulevard, Queens Extension of Term of a variance for the operation of an automotive dealership with accessory repairs (UG 16B) which expired on November 4, 2010; Extension of time to obtain a Certificate of Occupancy which expired on January 6, 2006; Waiver of the Rules. C2-2/R6-B/R3X zoning district. Community Board #11Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 9/27/11</p>
6.	93-95-BZ	<p>Akerman Senterfeit 149-56/58 Cross Island Parkway, Queens Extension of Term of a Variance (§72-21) for the continued operation of a (UG 6a) eating and drinking establishment and (UG 9) catering establishment which expired on June 10, 2007 and waiver of the rules. R3A zoning district. Community Board #7Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 9/20/11</p>
7.	188-96-BZ	<p>Mitchell S. Ross, Esq. 444 Soundview Avenue, Bronx Extension of Term (§11-411) of a variance for the continued operation of a Gasoline Service Station (<i>Gulf</i>) with accessory convenience store which expired January 6, 2008; Waiver of the rules. R5 zoning district. Community Board #9BX Examiner: Henry Segovia (212) 788-8757 Status: Adjourned, Continued Hearing – 9/27/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 23, 2011

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	1045-64-BZ	<p>Hal Dorfman, R.A. 300-330 East 33rd Street, Manhattan Extension of Term permitting 120 tenant parking spaces, within an accessory garage, for transient parking, pursuant to §60(1)(b) of the Multiple Dwelling Law (MDL), which expired on June 21, 2011. R8 zoning district. Community Board #6M Examiner: Carlo Costanza (212) 788-8739 Status: Postponed Hearing – 9/13/11</p>
9.	86-92-BZ	<p>Randy M. Gulkis, DDS 15 First Street, Staten Island Extension of Term of a Variance (§72-21) for the continued operation of a UG6B dental office which expired on June 11, 2011. R3X zoning district. Community Board #2SI Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 9/20/11</p>
10.	201-02-BZ	<p>Eric Palatnik, P.C. 6778 Hylan Boulevard, Staten Island Extension of Time to Complete Construction of a Variance (§72-21) for the construction of a new automotive service station with accessory convenience store which expired on May 22, 2011 and a waiver of the rules. C1-1/R3X (SRD) zoning district. Community Board #3SI Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 9/20/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 23, 2011

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	176-10-A	Sheldon Lobel, P.C. 62 Brighton 2nd Place, Brooklyn Proposed construction of a residential building not fronting a mapped street, contrary to General City Law Section 36. R6 zoning District. Community Board #13BK Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 9/27/11

<i>APPEALS – NEW CASES</i>		
12.	15-11-A	Slater & Beckerman, LLP 860 Sixth Avenue, Manhattan Appeal challenging the Department of Building's determination that a non-illuminated advertising sign and structure is not a legal non-conforming advertising sign pursuant to ZR §52-00. C6 zoning district. Community Board #5M Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 10/18/11
13.	40-11-A	Bryan Cave LLP 25 Central Park West, Manhattan Appeal challenging the Department of Building's determination that non-conforming commercial use was discontinued pursuant to ZR §52-61. R10A & C4-7 LSD Zoning district. Community Board #7M Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 9/27/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 23, 2011
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	201-08-BZ	Rothkrug Rothkrug & Spector, LLP 40-38 216th Street, Queens Variance (§72-21) to allow a one story commercial building (UG 6); contrary to use regulations (§22-00). R3X zoning district. Community Board #11Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 8/23/11
2.	169-09-BZ	Sheldon Lobel, P.C. 186 Saint George’s Crescent, Bronx Variance (§72-21) to allow a multi-family residential building, contrary to floor area (§23-145), rear yard (§23-47), height and setback (§23-633), rear setback (§23-663), minimum distance between windows and lot lines (§23-861), and maximum number of dwelling units (§23-22) regulations. R8 zoning district. Community Board# 7BX Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 8/23/11
3.	128-10-BZ	Eric Palatnik, P.C. 147-58 77th Road, Queens Variance (§72-21) to permit proposed synagogue, religious school and Rabbi’s residence (<i>Jewish Center of Kew Gardens</i>) contrary to floor area and lot coverage (§24-11), height, setback and sky exposure plane (§24-521), front yard (§24-34), side yards (§24-35), side setback (§24-551), and minimum distance between windows (§24-672 and §23-863). R4 zoning district. Community Board #8Q Examiner: Rory Levy (212) 788-8749 Status: Granted – 8/23/11
4.	27-11-BZ	Rothkrug Rothkrug & Spector, LLP 86-88 Franklin Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Acqua Ancien Bath</i>). C6-2A zoning district. Community Board #1M Examiner: Rory Levy (212) 788-8749 Status: Granted – 8/23/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 23, 2011
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	57-11-BZ	<p>Sheldon Lobel, P.C. 208 West 125th Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). C6-3/C4-4D. Community Board #10M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Granted – 8/23/11</p>

<i>BZ – CONTINUED HEARINGS</i>		
6.	119-10-BZ	<p>Sheldon Lobel, P.C. 787 Cornaga Avenue, Queens Variance (§72-21) to allow legalization of an enlargement of a residential building, contrary to front yard (§23-45) and height (§23-631) regulations. R2X zoning district. Community Board #14Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision – 9/20/11</p>
7.	196-10-BZ	<p>James Chin & Associates 234 East 53rd Street, Manhattan Variance (§72-21) to allow ground floor commercial use in an existing residential building, contrary to use regulations (§22-00). R8B zoning district. Community Board #6M</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 9/13/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 23, 2011
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	227-10-BZ	<p>Eric Palatnik, P.C. 204-12 Northern Boulevard, Queens Re-instatement (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) (<i>Getty</i>) which expired on October 11, 2000; Amendment to legalize fuel dispensing islands; Extension of Time to obtain a certificate of occupancy which expired on November 17, 1993; Waiver of the rules. C2-2/R3-2 zoning district. Community Board #11Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 9/20/11</p>
9.	1-11-BZ	<p>Martyn & Don Weston Architects 189-191 Atlantic Avenue, Brooklyn Variance (§72-21) to allow a ground floor enlargement to a pre-existing non complying commercial building, contrary to floor area regulations (§53-31). C2-3/R6 zoning district. Community Board #2BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 9/20/11</p>
10.	2-11-BZ	<p>Cozen O'Connor 117 Seventh Avenue South, Manhattan Variance (§72-21) to allow for a residential and community facility enlargement to an existing commercial building, contrary to setback (§33-432) and open space regulations (§23-14). C4-5 zoning district. Community Board #2M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 10/18/11</p>
11.	21-11-BZ	<p>Eric Palatnik, P.C. 1810 Voorhies Avenue, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory or diagnostic treatment facility. C1-2/R4 zoning district. Community Board #15BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 9/27/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 23, 2011
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	31-11-BZ	<p>Goldman Harris LLC 1665 Jerome Avenue, Bronx Variance (§72-21) to allow a mixed use community facility and commercial building, contrary to use (§32-12), floor area (§33-123), rear yard (§33-292), and height and setback (§33-432) regulations. C8-3 zoning district. Community Board #5BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 9/27/11</p>
13.	56-11-BZ	<p>Sheldon Lobel, P.C. 957 East 7th Street, Brooklyn Variance (§72-21) for the enlargement of an existing one-family semi-detached residence, contrary to use (§ 22-11) and (§52-22); side yard (§23-461(a)) and floor area (§ 23-141). R2X zoning district. Community Board #12BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 9/27/11</p>
14.	60-11-BZ	<p>Sheldon Lobel, P.C. 1214 East 29th Street, Brooklyn Special Permit (§73-622) for the enlargement of existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 9/27/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 23, 2011
1:30 P.M.

<i>BZ – NEW CASES</i>		
15.	235-10-BZ	<p>Cozen O'Connor 2063 Ralph Avenue, Brooklyn Variance (§72-21) to allow a commercial use in a residential zone, contrary to use regulations (§22-00). R3-2 zoning district. Community Board #18BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 9/27/11</p>
16.	17-11-BZ	<p>Sheldon Lobel, P.C. 2255 East 2nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family residence, to be converted to a single family residence, contrary to floor area, lot coverage and open space (§23-141(b)) and rear yard (§23-47) regulations. R4/OP zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 9/27/11</p>
17.	18-11-BZ	<p>Law Office of Fredrick A. Becker 1025 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space (§23-141); side yards (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 9/20/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 23, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
18.	64-11-BZ	<p>Rampulla Associates Architects 32-28 49th Street, Queens Special Permit (§73-36) to allow the operation of a physical cultural establishment (<i>Retro Fitness</i>). C8-1 zoning district. Community Board #1Q</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing – 9/13/11</p>
19.	72-11-BZ	<p>Walter T. Gorman, P.E. 101-06 Astoria Boulevard, Queens Re-Instatement (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) which expired on October 8, 1994. R3-2 zoning district. Community Board #3Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 9/20/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 13, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	662-56-BZ	Rothkrug Rothkrug & Spector, LLP 3875 Flatbush Avenue, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted a public parking lot (UG 8), which expired on January 23, 2011; Waiver of the Rules. C1-2/R5 zoning district. Community Board #18BK Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 9/13/11
2.	586-87-BZ	Rothkrug Rothkrug & Spector, LLP, 1302/12 65th Street, Brooklyn Extension of Term (§11-411) for the continued operation of an existing gasoline service station (<i>Emporium</i>) with lubritorium, auto repairs and the sale of new/used cars which expired on July 12, 2008; waiver of the rules. R5B/C2-3 zoning district. Community Board #10BX Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/13/11
3.	259-06-BZ	Law office of Fredrick A. Becker 1885-1891 Ocean Parkway, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the enlargement of an existing one and two-story synagogue which expired on June 12, 2011. R-5 (OP) zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/13/11
4.	302-06-BZ	Harold Weinberg 1791 Ocean Parkway, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a mezzanine and a two-story enlargement over the existing two-story community facility building which expired on June 12, 2011. R6A in OP zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/13/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 13, 2011

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	677-53-BZ	<p>Rothkrug Rothkrug & Spector 61-26/30 Fresh Meadow Lane, Queens Extension of Term (§11-411) of a Variance for the operation of a UG16 Auto Body Repair Shop (<i>Carriage House</i>) with incidental painting and spraying which expired on March 24, 2007; Extension of Time to Obtain a Certificate of Occupancy which expired on January 13, 1999; Amendment (§11-412) to enlarge the building; Waiver of the Rules. R4/C2-2 zoning district. Community Board #8Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 10/18/11</p>
6.	502-60-BZ	<p>Patrick O’Connell, P.E. 4452 Broadway aka 88/90 Fairview Avenue, Manhattan Extension of Term (§11-411) of a variance permitting the use of a parking lot (UG 8) for parking and storage of more than five (5) motor vehicles which expired on January 20, 2011. C2-4/R7-2 zoning district. Community Board #12M</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 10/18/11</p>
7.	742-70-BZ	<p>Rothkrug & Spector, LLP 830 Bay Street, Staten Island Extension of Term of a Variance (§72-21) for the continued operation of an automotive service station which expired on May 18, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on February 26, 2009 and waiver of the rules. C1-1/R3-2 zoning district. Community Board #1SI</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 10/18/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 13, 2011

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
8.	118-95-BZ	<p>Carl A Sulfaro 89-03 57th Avenue, Queens Extension of Term of a previously granted Special Permit (§73-243) for the continued operation of a drive-thru facility at an eating and drinking establishment (<i>White Castle</i>) which expires on July 25, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on May 22, 2008; Waiver of the rules. C1-2/R6 zoning district. Community Board #4Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 10/25/11</p>
9.	51-07-BZ	<p>Sheldon Lobel, P.C. 70-44/52 Kissena Boulevard, Queens Amendment to a Variance (§72-21) to legalize the change of use from a (UG6) one-story retail building to a (UG3) community facility with changes to the exterior façade and interior layout. R4 zoning district. Community Board #8Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 10/18/11</p>

<i>SOC – NEW CASES</i>		
10.	329-59-BZ	<p>Mango & Iacoviello, LLP 910-924 Ninth Avenue aka 22-44 West 60th Street, Manhattan Extension of Term for the continued operation of transient parking in a multiple dwelling which expired on November 4, 2008; an Extension of Time to obtain a Certificate of Occupancy which expired on November 4, 2008 and waiver of rules. R8/C6-6(MID) zoning district. Community Board #4M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 10/18/11</p>
11.	1045-64-BZ	<p>Hal Dorfman, R.A. 300-330 East 33rd Street, Manhattan Extension of Term for the continued operation of transient parking which expired on June 21, 2011. R8 zoning district. Community Board #6M Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 10/18/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 13, 2011

10:00 A.M.

<i>SOC – NEW CASES</i>		
12.	624-68-BZ	Rothkrug Rothkrug & Spector, LLP 188-07 Northern Boulevard, Queens Extension of Term of a Variance (§72-21) to permit wholesale plumbing supply (UG16), stores and office (UG6) which expired on January 13, 2011; Extension of Time to obtain a Certificate of Occupancy and waiver of the rules. R3-2 zoning district. Community Board #11Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 10/25/11
13.	351-05-BZ	Simons & Wright LLC 146 Conover Street, Brooklyn Extension of Time to Complete Construction of a Variance (§72-21) for the construction of six-unit, four story residential building which expired on August 22, 2010; Waiver of the rules. M2-1 zoning district. Community Board #6BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 9/27/11
14.	265-08-BZ	Richard Bass/Herrick, Feinstein, LLP 70 Wyckoff Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a Variance (§72-21) for the legalization of residential units in a manufacturing building which expired on August 9, 2011. M1-1 zoning district. Community Board #4BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 9/27/11
15.	13-09-BZ	Moshe M. Friedman, P.E. 5611 21st Street, Brooklyn Amendment to a previously approved variance (§72-21) to allow a synagogue contrary to Floor & Lot Coverage (§24-11), Front Yard (§24-34) and Side Yard (§24-35). R5 zoning district Community Board #12BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 9/27/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 13, 2011

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
16.	77-11-A	<p>Akerman Senterfitt, LLP 35-16 Astoria Boulevard, Queens Appeal seeking a determination that the property owner has acquired a common law vested right to continue development under the prior R6 zoning regulations. R6B zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 9/13/11</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
17.	182-06-A thru 211-06-A	<p>Akerman Senterfitt, LLP Beach 5th Street, Beach 6th Street and Seagirt Avenue, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for a previously-granted Common Law Vesting which expired March 19, 2011. R4A zoning district Community Board #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 10/25/11</p>
18.	224-10-A	<p>Joseph A. Sherry 173 Reid Avenue, Queens Proposed reconstruction and enlargement not fronting on a legally mapped street contrary to General City Law Section 36 and the building and private disposal system is located within the bed of a mapped street contrary to General City Law Section 35 and Department of Buildings Policy. R4 Zoning District. COMMUNITY BOARD #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 9/13/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 13, 2011

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
19.	219-10-A	<p>Sheldon Lobel, P.C. 74-76 Adelphi Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R6 zoning district. R5B zoning district. Community Board #2BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 10/18/11</p>
20.	69-11-A & 70-11-A	<p>Sheldon Lobel, P.C. 88-11 & 88-13 173rd Street, Queens Appeal seeking a determination that the owner of has acquired a common law vested right to continue development commenced under the prior R6 zoning district. R4-1 Zoning District. Community Board #12Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 10/18/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 13, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	177-10-BZ	<p>Rothkrug Rothkrug & Spector, LLC 8 Orange Avenue, Staten Island Variance (§72-21) for the construction of a detached three-story single family home, contrary to open space (§23-141); front yard (§23-45) and side yard (§23-461). R3A zoning district. Community Board #1SI</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 9/13/11</p>
2.	4-11-BZ	<p>Law Office of Fredrick A. Becker 1747-1751 East 2nd Street, aka 389 Quentin Road, Brooklyn Variance (§72-21) to allow a three-story synagogue, contrary to lot coverage (§24-11), floor area (§113-51), wall height and total height (§113-55), front yard (§113-542), side yards (§113-543), encroachment into required setback and sky exposure plane (§113-55), and parking (§25-18, 25-31, and 113-561). R5 zoning district. Community Board # 15BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 9/13/11</p>
3.	38-11-BZ	<p>Eric Palatnik, P.C. 1368 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home to be converted into a single family home, contrary to floor area and open space (§23-141(a)); side yard (§23-461(a)) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 9/13/11</p>
4.	51-11-BZ	<p>Law Office of Fredrick A. Becker 1226 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence, contrary to floor area and open space (§23-141); and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 9/13/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 13, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	65-11-BZ	<p>Sheldon Lobel, P.C. 1750 East Gun Hill Road, Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) in an existing one-story building. C2-1/R3-2 zoning district. Community Board #11BX</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 9/13/11</p>
6.	68-11-BZ	<p>Law Office of Fredrick A. Becker 1636 East 23rd Street, Brooklyn Special Permit (§73-622) for enlargement of existing single family home, contrary to floor area, lot coverage and open space (§23-141); rear yard (§23-47) and side yard (§23-461). R3-2 zoning district. Community Board#15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 9/13/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 13, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	230-09-BZ	Peter Hirshman 1700 White Plains Road, Bronx Variance (§72-21) for the construction of a three story, three family residence, contrary to front yard regulations (§23-45). R-5 zoning district. Community Board #11BX Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 10/18/11
8.	194-10-BZ	Eric Palatnik, P.C. 175 Exeter Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 10/18/11
9.	196-10-BZ	James Chin & Associates 234 East 53rd Street, Manhattan Variance (§72-21) to allow ground floor commercial use in an existing residential building, contrary to use regulations (§22-00). R8B zoning district. Community Board #6M Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 10/18/11
10.	6-11-BZ	Paul Bonfilio 50-20 216th Street, Queens Variance (§72-21) to permit the construction of a one family detached residence on a vacant corner tax lot contrary to ZR §23-711 for minimum distance between buildings on the same zoning lot; ZR §23-461 for less than the required width of a side yard on a corner lot and ZR §23-89(b) less than the required open area between two buildings. R2A zoning district. Community Board #11Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 10/18/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 13, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	54-11-BZ	<p>Law Office of Fredrick A. Becker 6010 Bay Parkway, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory diagnostic or treatment facility building. R6/C1-3 zoning district. Community Board #12BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 10/18/11</p>
12.	64-11-BZ	<p>Rampulla Associates Architects 32-28 49th Street, Queens Special Permit (§73-36) to allow the operation of a physical cultural establishment (<i>Retro Fitness</i>). C8-1 zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision – 9/20/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 13, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
13.	43-11-BZ	<p>Harold Weinberg 1296 East 21st 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, lot coverage and open space (§23-141), side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 9/27/11</p>
14.	58-11-BZ	<p>Friedman & Gotbaum, LLP 20-22 East 91st Street, Manhattan Variance (§72-21) to permit the expansion of a (UG 3) community facility (<i>The Spence School</i>) contrary to lot coverage (§24-11) and rear yard equivalent (§24-382). R8B zoning district. Community Board #8M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision – 10/25/11</p>
15.	82-11-BZ	<p>Sheldon Lobel, P.C. 2020 Homecrest Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141); side yard (§23-461); rear yard (§23-47) regulations. R5 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 10/25/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 20, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	827-55-BZ	<p>Eric Palatnik, P.C. 245-20 139th Avenue, Queens Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>British Petroleum</i>) which expires on January 31, 2011. R3-2 zoning district. Community Board #13Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/20/11</p>
2.	58-99-BZ	<p>Sheldon Lobel, P.C. 18-10 Utopia Parkway, Queens Extension of Term (§11-411) for a gasoline service station (<i>Gulf</i>) which expired on October 26, 2009; Amendment to the previously approved plans to remove a canopy and Waiver of the Rules. R3-2 zoning district. Community Board #7Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/20/11</p>
3.	201-02-BZ	<p>Eric Palatnik, P.C. 6778 Hylan Boulevard, Staten Island Extension of Time to Complete Construction of a Variance (§72-21) for the construction of a new automotive service station with accessory convenience store which expired on May 22, 2011 and a waiver of the rules. C1-1/R3X (SRD) zoning district. Community Board #3SI Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/20/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, SEPTEMBER 20, 2011
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	86-92-BZ	<p>Randy M. Gulkis, DDS 15 First Street, Staten Island Extension of Term of a Variance (§72-21) for the continued operation of a UG6B dental office which expired on June 11, 2011. R3X zoning district. Community Board #2SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 10/18/11</p>
5.	93-95-BZ	<p>Akerman Senterfeit 149-56/58 Cross Island Parkway, Queens Extension of Term of a Variance (§72-21) for the continued operation of a (UG 6a) eating and drinking establishment and (UG 9) catering establishment which expired on June 10, 2007 and waiver of the rules. R3A zoning district. Community Board #7Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 10/25/11</p>

<i>SOC – NEW CASES</i>		
6.	593-69-BZ	<p>Eric Palatnik, P.C. 108-01 Atlantic Avenue, Queens Amendment (§11-413) to convert automotive repair bays to an accessory convenience store at an existing gasoline service station (<i>Shell</i>). C2-2/R5 zoning district. Community Board #9Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Postponed Hearing – 10/25/11</p>
7.	742-59-BZ	<p>Harold L. Robertson 136 East 55th Street, Manhattan Extension of Term for the continued use of 50 transient parking spaces within an accessory garage in a multiple dwelling building which expired on June 13, 2011. C6-6 zoning district. Community Board #6M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 10/25/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 20, 2011

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	92-99-BZ thru 102-99-BZ	<p>Sheldon Lobel, P.C. 98-09, 98-25, 98-41, 98-51, 98-33, 98-19, 64th Avenue, Queens Extension of Term for the continued use of transient parking spaces in a multi-unit residential building which expired on May 30, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on May 30, 2011, and Waiver of the Rules. R7-1 zoning district. Community Board #6Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 10/25/11</p>
9.	200-00-BZ	<p>Eric Palatnik, P.C. 107-24 37th Avenue, 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 June 8, 2011; Waiver of the Rules. C1-4(R6B) zoning district. Community Board #3Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 10/25/11</p>
10.	75-06-BZ	<p>Eric Palatnik, P.C. 108-20 71st Avenue, Queens Extension of Time to complete construction of a variance (§72-21) for a mixed use building contrary to FAR, open space and sky exposure plane regulations, and an amendment to eliminate a sub-cellar and modify the building envelope. C1-2/R7-1 district. Community Board #6Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 10/25/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 20, 2011

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
11.	95-11-A	<p>Gary Lenhart 385 Bayside Drive, Queens Reconstruction and enlargement of a single family dwelling located within the bed of a mapped street, contrary to General City Law Section 35. R4 zoning district. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 9/20/11</p>
12.	100-11-A	<p>Deidre Duffy 157 Ocean Avenue, Queens Reconstruction of a single family home located within the bed of a mapped street, contrary to General City Law Section 35. R4 Zoning District. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 9/20/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 20, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	119-10-BZ	<p>Sheldon Lobel, P.C. 787 Cornaga Avenue, Queens Variance (§72-21) to allow legalization of an enlargement of a residential building, contrary to front yard (§23-45) and height (§23-631) regulations. R2X zoning district. Community Board #14Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 9/20/11</p>
2.	227-10-BZ	<p>Eric Palatnik, P.C. 204-12 Northern Boulevard, Queens Re-instatement (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) (<i>Getty</i>) which expired on October 11, 2000; Amendment to legalize fuel dispensing islands; Extension of Time to obtain a certificate of occupancy which expired on November 17, 1993; Waiver of the rules. C2-2/R3-2 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 9/20/11</p>
3.	1-11-BZ	<p>Martyn & Don Weston Architects 189-191 Atlantic Avenue, Brooklyn Variance (§72-21) to allow a ground floor enlargement to a pre-existing non complying commercial building, contrary to floor area regulations (§53-31). C2-3/R6 zoning district. Community Board #2BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 9/20/11</p>
4.	64-11-BZ	<p>Rampulla Associates Architects 32-28 49th Street, Queens Special Permit (§73-36) to allow the operation of a physical cultural establishment (<i>Retro Fitness</i>). C8-1 zoning district. Community Board #1Q Examiner: Rory Levy (212) 788-8749 Status: Granted – 9/20/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 20, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	18-11-BZ	<p>Law Office of Fredrick A. Becker 1025 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space (§23-141); side yards (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 10/25/11</p>
6.	48-11-BZ	<p>Richard C. Bonsignore 60 Madison Avenue, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Mendez Boxing</i>). C5-2 zoning district. Community Board #5M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 10/25/11</p>
7.	72-11-BZ	<p>Walter T. Gorman, P.E. 101-06 Astoria Boulevard, Queens Re-Instatement (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) which expired on October 8, 1994. R3-2 zoning district. Community Board #3Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 10/25/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 20, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
8.	231-10-BZ	<p>Eric Palatnik, P.C. 430-440 Park Avenue, Brooklyn Variance (§72-21) to permit the development of a six-story school (<i>Williamsburg Infant and Early Childhood Development center</i>), contrary to use regulations (§42-11); floor area (§43-122), rear yard (§43-26), and wall height, total height, number of stories, setback, and sky exposure plane (§43-43). M1-1 zoning district. Community Board #3BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 11/15/11</p>
9.	47-11-BZ	<p>Law Office of Fredrick A. Becker 1213 Bay 25th Street, Queens Variance (§72-21) to allow a three-story yeshiva (<i>Yeshiva Zichron Aryeh</i>) with dormitories, contrary to use (§22-13), floor area (§§23-141 and 24-111), side setback (§24-551) and parking regulations (§25-31). R2 zoning district. Community Board #14Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 10/25/11</p>
10.	94-11-BZ	<p>Victor K. Han, RA, AIA, 149-06 Northern Boulevard, Queens Special Permit (§73-36) to allow a physical culture establishment (<i>New York Spa & Sauna</i>). C2-2/R6A&R5 zoning district. Community Board #7Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 11/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 27, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	713-55-BZ	<p>Walter T. Gorman, P.E. 181-05 Horace Harding Expressway, Queens Extension of Term (§11-411) of a variance for the continued operation of a gasoline service station (<i>Mobil</i>) which expired on December 11, 2011. C2-2/R3-1 zoning district. Community Board #11Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/27/11</p>
2.	351-05-BZ	<p>Simons & Wright LLC 146 Conover Street, Brooklyn Extension of Time to Complete Construction of a Variance (§72-21) for the construction of six-unit, four story residential building which expired on August 22, 2010; Waiver of the rules. M2-1 zoning district. Community Board #6BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/27/11</p>
3.	265-08-BZ	<p>Richard Bass/Herrick, Feinstein, LLP 70 Wyckoff Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a Variance (§72-21) for the legalization of residential units in a manufacturing building which expired on August 9, 2011. M1-1 zoning district. Community Board #4BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/27/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 27, 2011

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	281-39-BZ	<p>Eric Palatnik, P.C. 1605 Lexington Avenue, Manhattan Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) with accessory uses which expired on May 18, 2009; Waiver of the Rules. C1/R7-2 zoning district. Community Board #11M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 11/1/11</p>
5.	926-86-BZ	<p>Sheldon Lobel, P.C. 217-07 Northern Boulevard, Queens Extension of Term of a variance for the operation of an automotive dealership with accessory repairs (UG 16B) which expired on November 4, 2010; Extension of time to obtain a Certificate of Occupancy which expired on January 6, 2006; Waiver of the Rules. C2-2/R6-B/R3X zoning district. Community Board #11Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 10/25/11</p>
6.	188-96-BZ	<p>Mitchell S. Ross, Esq. 444 Soundview Avenue, Bronx Extension of Term (§11-411) of a variance for the continued operation of a Gasoline Service Station (<i>Gulf</i>) with accessory convenience store which expired January 6, 2008; Waiver of the rules. R5 zoning district. Community Board #9BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 11/15/11</p>
7.	13-09-BZ	<p>Moshe M. Friedman, P.E. 5611 21st Street, Brooklyn Amendment to a previously approved variance (§72-21) to allow a synagogue contrary to Floor & Lot Coverage (§24-11), Front Yard (§24-34) and Side Yard (§24-35). R5 zoning district Community Board #12BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 11/1/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 27, 2011

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	672-65-BZ	Joseph Pell Lombardi 122 East 38th Street, Manhattan Extension of Term for the continued use of UG6 offices on three floors of a five-story residential building which expired on November 13, 2004; Waiver of the Rules. R8B zoning district. Community Board #6M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 11/1/11
9.	224-66-BZ	Peter Hirshman 325-335 East 49th Street, aka 328-334 East 50th Street, Manhattan Extension of Term for the continued use of transient parking in a multiple dwelling building which expired on June 14, 2011. R8B zoning district. Community Board #6M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 11/1/11
10.	172-96-BZ	Law Office of Mitchell Ross 597/599 Marcy Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy for an existing (UG 16) welding shop which expired on May 17, 2010; Waiver of the Rules. C1-3/R6 zoning district. Community Board #3BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 11/1/11
11.	269-98-BZ	Mothiur Rahman 70 East 184th Street, Bronx Extension of Time to obtain a Certificate of Occupancy for a Variance (§72-21) for the construction of a two-story building with UG6 commercial use which expired on August 25, 2011. R8 zoning district. Community Board #5BX Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 11/1/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 27, 2011

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	176-10-A	<p>Sheldon Lobel, P.C. 62 Brighton 2nd Place, Brooklyn Proposed construction of a residential building not fronting a mapped street, contrary to General City Law Section 36. R6 zoning District. Community Board #13BK</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 10/18/11</p>
13.	40-11-A	<p>Bryan Cave LLP 25 Central Park West, Manhattan Appeal challenging the Department of Building’s determination that non-conforming commercial use was discontinued pursuant to ZR §52-61. R10A & C4-7 LSD Zoning district. Community Board #7M</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 10/18/11</p>

<i>APPEALS – NEW CASES</i>		
14.	50-11-A	<p>Steven Bennett, Esq. 134-07 87th Avenue, Queens Appeal seeking a common law vested right to continue development under prior zoning (§23-541). R4-1 zoning district. Community Board #9Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 11/1/11</p>
15.	114-11-A	<p>Greenberg Traurig, LLP 655 West 254th Street, Bronx Proposed construction of stone wall, pier, curbs and related footings for an accessory parking area to SAR Academy to be located within the bed of the mapped street (West 245th), contrary to General City Law Section 35. R1-1/Riverdale SNAD zoning district. Community Board #8BX</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Postponed Hearing – 10/18/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 27, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	236-09-BZ	<p>Marvin Mitzner, Esq. 140-148 West 28th Street, Manhattan Variance (§72-21) to allow for a 29 story mixed use commercial and residential building contrary to use regulations (§42-00), floor area (§43-12), rear yard equivalent (§43-28), height (§43-43), tower regulations (§43-45) and parking (§13-10). M1-6 zoning district. Community Board #5M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Withdrawn – 9/27/11</p>
2.	56-11-BZ	<p>Sheldon Lobel, P.C. 957 East 7th Street, Brooklyn Variance (§72-21) for the enlargement of an existing one-family semi-detached residence, contrary to use (§ 22-11) and (§52-22); side yard (§23-461(a)) and floor area (§ 23-141). R2X zoning district. Community Board #12BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 9/27/11</p>
3.	60-11-BZ	<p>Sheldon Lobel, P.C. 1214 East 29th Street, Brooklyn Special Permit (§73-622) for the enlargement of existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 9/27/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 27, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	221-08-BZ	<p>Sheldon Lobel, P.C. 34-08 Collins Place, Queens Variance (§72-21) to permit the development of a transient hotel, contrary to district use regulations. M2-1 zoning district. Community Board #7Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision – 11/1/11</p>
5.	31-10-BZ	<p>Eric Palatnik, P.C. 85-15 Queens Boulevard aka 51-35 Reeder Street, Queens 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. Community Board #4Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 11/15/11</p>
6.	230-10-BZ	<p>Eric Palatnik, P.C. 177 Kensington Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to open space, lot coverage and floor area (§23-141(b)) and perimeter wall height (§23-631(b)). R3-1 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 10/25/11</p>
7.	235-10-BZ	<p>Cozen O'Connor 2063 Ralph Avenue, Brooklyn Variance (§72-21) to allow a commercial use in a residential zone, contrary to use regulations (§22-00). R3-2 zoning district. Community Board #18BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision – 11/1/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 27, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	17-11-BZ	<p>Sheldon Lobel, P.C. 2255 East 2nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family residence, to be converted to a single family residence, contrary to floor area, lot coverage and open space (§23-141(b)) and rear yard (§23-47) regulations. R4/OP zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 11/1/11</p>
9.	21-11-BZ	<p>Eric Palatnik, P.C. 1810 Voorhies Avenue, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory or diagnostic treatment facility. C1-2/R4 zoning district. Community Board #15BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 11/1/11</p>
10.	31-11-BZ	<p>Goldman Harris LLC 1665 Jerome Avenue, Bronx Variance (§72-21) to allow a mixed use community facility and commercial building, contrary to use (§32-12), floor area (§33-123), rear yard (§33-292), and height and setback (§33-432) regulations. C8-3 zoning district. Community Board #5BX Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 12/13/11</p>
11.	43-11-BZ	<p>Harold Weinberg 1926 East 21st 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, lot coverage and open space (§23-141), side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 10/25/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 27, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
12.	35-11-BZ	<p>The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Obel</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), side yard (§24-35), rear yard (§24-36) and parking (§25-31). R2A zoning district. Community Board #13Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 12/13/11</p>
13.	67-11-BZ	<p>Sheldon Lobel, P.C. 1430 East 29th Street, Brooklyn Special Permit (§73-622) for the enlargement of existing single family home, contrary to floor area and open space (§23-141) side yard and (§23-47) rear yard. R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 11/1/11</p>
14.	74-11-BZ	<p>James Chin & Associates, LLC 1058 Forest Avenue, Staten Island Variance (§72-21) to allow the conversion of a community facility building for office use, contrary to use regulations. R3-2 & R-2 zoning district. Community Board #1SI</p> <p>Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 11/1/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 18, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	677-53-BZ	<p>Rothkrug Rothkrug & Spector 61-26/30 Fresh Meadow Lane, Queens Extension of Term (§11-411) of a Variance for the operation of a UG16 Auto Body Repair Shop (<i>Carriage House</i>) with incidental painting and spraying which expired on March 24, 2007; Extension of Time to Obtain a Certificate of Occupancy which expired on January 13, 1999; Amendment (§11-412) to enlarge the building; Waiver of the Rules. R4/C2-2 zoning district. Community Board #8Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 10/18/11</p>
2.	329-59-BZ	<p>Mango & Iacoviello, LLP 910-924 Ninth Avenue, aka 22-44 West 60th Street, Manhattan Extension of Term for the continued operation of transient parking in a multiple dwelling which expired on November 4, 2008; an Extension of Time to obtain a Certificate of Occupancy which expired on November 4, 2008 and waiver of rules. R8/C6-6(MID) zoning district. Community Board #4M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 10/18/11</p>
3.	1045-64-BZ	<p>Hal Dorfman, R.A. 300-330 East 33rd Street, Manhattan Extension of Term for the continued operation of transient parking which expired on June 21, 2011. R8 zoning district. Community Board #6M</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Granted – 10/18/11</p>
4.	86-92-BZ	<p>Randy M. Gulkis, DDS 15 First Street, Staten Island Extension of Term of a Variance (§72-21) for the continued operation of a UG6B dental office which expired on June 11, 2011. R3X zoning district. Community Board #2SI</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 10/18/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 18, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	51-07-BZ	<p>Sheldon Lobel, P.C. 70-44/52 Kissena Boulevard, Queens Amendment to a Variance (§72-21) to legalize the change of use from a (UG6) one-story retail building to a (UG3) community facility with changes to the exterior façade and interior layout. R4 zoning district. Community Board #8Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/18/11</p>

<i>SOC – CONTINUED HEARINGS</i>		
6.	502-60-BZ	<p>Patrick O’Connell, P.E. 4452 Broadway aka 88/90 Fairview Avenue, Manhattan Extension of Term (§11-411) of a variance permitting the use of a parking lot (UG 8) for parking and storage of more than five (5) motor vehicles which expired on January 20, 2011. C2-4/R7-2 zoning district. Community Board #12M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Postponed Hearing – 11/1/11</p>
7.	742-70-BZ	<p>Rothkrug & Spector, LLP 830 Bay Street, Staten Island Extension of Term of a Variance (§72-21) for the continued operation of an automotive service station which expired on May 18, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on February 26, 2009 and waiver of the rules. C1-1/R3-2 zoning district. Community Board #1SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 11/22/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 18, 2011

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	529-52-BZ	<p>Alfonso Duarte 77-11 Roosevelt Avenue, Queens Extension of Term (§11-411) of a variance permitting automotive repair (UG 16B) with accessory uses which expired on May 9, 2011. C2-3/R6 zoning district. Community Board #3Q Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 11/22/11</p>
9.	335-59-BZ	<p>Alfonso Duarte 3485/95 Atlantic Avenue, Brooklyn Extension of Term (§11-411) of a variance permitting the storage and sales of used cars with accessory office (UG 16B) which expired on December 7, 2009; Waiver of the Rules. R5 zoning district. Community Board #5BK Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 11/22/11</p>
10.	727-59-BZ	<p>Sheldon Lobel, P.C. 2 Fifth Avenue, Manhattan Extension of Term (§11-411) for transient parking in a multiple dwelling building which expired on July 12, 2011. R10/R6 zoning district. Community Board #2M Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 11/15/11</p>
11.	252-71-BZ	<p>Alfonso Duarte 190-18 Northern Boulevard, Queens Extension of Term of a variance (§72-21) for the continued sale and installation of automobile seat covers and convertible tops (UG 7), furniture sales (UG 6C), and automotive repairs (UG 16B) which expired on July 13, 2011. R3-2 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 11/22/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 18, 2011
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	176-10-A	<p>Sheldon Lobel, P.C. 62 Brighton 2nd Place, Brooklyn Proposed construction of a residential building not fronting a mapped street, contrary to General City Law Section 36. R6 zoning District. Community Board #13BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 10/18/11</p>
13.	219-10-A	<p>Sheldon Lobel, P.C. 74-76 Adelphi Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R6 zoning district. R5B zoning district. Community Board #2BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 11/15/11</p>
14.	14-11-A	<p>Law Office of Fredrick A. Becker 1221 East 22th Street, Brooklyn Appeal challenging a determination by the Department of Buildings that a proposed cellar to a single family home is contrary to accessory use as defined in §12-10 in the zoning resolution. R2 zoning district. Community Board #14BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Denied – 10/18/11</p>
15.	69-11-A & 70-11-A	<p>Sheldon Lobel, P.C. 88-11& 88-13 173rd Street, Queens Appeal seeking a determination that the owner of has acquired a common law vested right to continue development commenced under the prior R6 zoning district. R4-1 Zoning District. Community Board #12Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 10/18/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 18, 2011

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
16.	232-10-A	<p>Goldman Harris 59 Fourth Avenue, Manhattan An appeal challenging Department of Buildings’ denial of a sign permit on the basis that the advertising sign had not been legally established and not discontinued as per ZR §52-83. C1-6 Zoning District. Community Board #3M</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 12/6/11</p>
17.	15-11-A	<p>Slater & Beckerman, LLP 860 Sixth Avenue, Manhattan Appeal challenging the Department of Building's determination that a non-illuminated advertising sign and structure is not a legal non-conforming advertising sign pursuant to ZR §52-00. C6 zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 12/6/11</p>
18.	29-11-A thru 30-11-A	<p>Gibson, Dunn & Crutcher, LLP 318 Lafayette Street, Manhattan An appeal challenging the Department of Building's revocation of sign permits. M1-5B Zoning District. Community Board #2M</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 11/22/11</p>
19.	40-11-A	<p>Bryan Cave LLP 25 Central Park West, Manhattan Appeal challenging the Department of Building’s determination that non-conforming commercial use was discontinued pursuant to ZR §52-61. R10A & C4-7 LSD Zoning district. Community Board #7M</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Continued Hearing – 11/22/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 18, 2011

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
20.	114-11-A	Greenberg Traurig, LLP 655 West 254th Street, Bronx Proposed construction of stone wall, pier, curbs and related footings for an accessory parking area to SAR Academy to be located within the bed of the mapped street (West 245 th), contrary to General City Law Section 35. R1-1/Riverdale SNAD zoning district. Community Board #8BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 11/1/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 18, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	230-09-BZ	Peter Hirshman 1700 White Plains Road, Bronx Variance (§72-21) for the construction of a three story, three family residence, contrary to front yard regulations (§23-45). R-5 zoning district. Community Board #11BX Examiner: Henry Segovia (212) 788-8757 Status: Granted – 10/18/11
2.	54-10-BZ	Eric Palatnik, P.C. 150(c) Sheepshead Bay Road, aka 1508 Avenue Z, Brooklyn Special Permit (§73-44) to permit reduction in required parking for an ambulatory diagnostic or treatment center. C4-2 zoning district. Community Board #15BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Withdrawn – 10/18/11
3.	194-10-BZ	Eric Palatnik, P.C. 175 Exeter Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 10/18/11
4.	196-10-BZ	James Chin & Associates 234 East 53rd Street, Manhattan Variance (§72-21) to allow ground floor commercial use in an existing residential building, contrary to use regulations (§22-00). R8B zoning district. Community Board #6M Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 10/18/11

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 18, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	6-11-BZ	Paul Bonfilio 50-20 216th Street, Queens Variance (§72-21) to permit the construction of a one family detached residence on a vacant corner tax lot contrary to ZR §23-711 for minimum distance between buildings on the same zoning lot; ZR §23-461 for less than the required width of a side yard on a corner lot and ZR §23-89(b) less than the required open area between two buildings. R2A zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/18/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 18, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
6.	46-10-BZ	<p>Eric Palatnik, P.C. 1401 Sheepshead Bay Road, Brooklyn Special Permit (§73-44) to permit a reduction in required parking for ambulatory and diagnostic treatment center. C4-2 zoning district. Community Board #15BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 11/15/11</p>
7.	2-11-BZ	<p>Cozen O'Connor 117 Seventh Avenue South, Manhattan Variance (§72-21) to allow for a residential and community facility enlargement to an existing commercial building, contrary to setback (§33-432) and open space regulations (§23-14). C4-5 zoning district. Community Board #2M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 11/1/11</p>
8.	3-11-BZ	<p>Law Office of Fredrick A. Becker 1221 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned, Continued Hearing – 11/22/11</p>
9.	54-11-BZ	<p>Law Office of Fredrick A. Becker 6010 Bay Parkway, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory diagnostic or treatment facility building. R6/C1-3 zoning district. Community Board #12BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 11/22/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 18, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
10.	39-11-BZ	<p>Bryan Cave LLP 2230-2234 Kimball Street, Brooklyn Variance (§72-21) to legalize a mixed use building, contrary to floor area (§24-162), parking (ZR §25-31), permitted obstructions (§24-33/23-44), open space access (§12-10), side yard setback (§24-55), and distance required from windows to lot line (§ 23-861). R4 zoning district. Community Board #18BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 12/6/11</p>
11.	76-11-BZ	<p>Sheldon Lobel, P.C. 2263 East 2nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); rear yard (§23-47) and side yard (§23-461). R4/Ocean Parkway zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 11/22/11</p>
12.	106-11-BZ	<p>Sheldon Lobel, P.C. 27-28 Thomson Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). M1-5/R7-3/Long Island City zoning district. Community Board #2Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 11/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 25, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	742-59-BZ	<p>Harold L. Robertson 136 East 55th Street, Manhattan Extension of Term for the continued use of 50 transient parking spaces within an accessory garage in a multiple dwelling building which h expired on June 13, 2011. C6-6 zoning district. Community Board #6M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/25/11</p>
2.	93-95-BZ	<p>Akerman Senterfeit 149-56/58 Cross Island Parkway, Queens Extension of Term of a Variance (§72-21) for the continued operation of a (UG 6a) eating and drinking establishment and (UG 9) catering establishment which expired on June 10, 2007 and waiver of the rules. R3A zoning district. Community Board #7Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/25/11</p>
3.	92-99-BZ thru 102-99-BZ	<p>Sheldon Lobel, P.C. 98-09, 98-25, 98-41, 98-51, 98-33, 98-19, 64th Avenue, Queens Extension of Term for the continued use of transient parking spaces in a multi-unit residential building which expired on May 30, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on May 30, 2011, and Waiver of the Rules. R7-1 zoning district. Community Board #6Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/25/11</p>
4.	200-00-BZ	<p>Eric Palatnik, P.C. 107-24 37th Avenue, 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 June 8, 2011; Waiver of the Rules. C1-4(R6B) zoning district. Community Board #3Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/25/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 25, 2011

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	624-68-BZ	<p>Rothkrug Rothkrug & Spector, LLP 188-07 Northern Boulevard, Queens Extension of Term of a Variance (§72-21) to permit wholesale plumbing supply (UG16), stores and office (UG6) which expired on January 13, 2011; Extension of Time to obtain a Certificate of Occupancy and waiver of the rules. R3-2 zoning district. Community Board #11Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 12/6/11</p>
6.	926-86-BZ	<p>Sheldon Lobel, P.C. 217-07 Northern Boulevard, Queens Extension of Term of a variance for the operation of an automotive dealership with accessory repairs (UG 16B) which expired on November 4, 2010; Extension of time to obtain a Certificate of Occupancy which expired on January 6, 2006; Waiver of the Rules. C2-2/R6-B/R3X zoning district. Community Board #11Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 12/6/11</p>
7.	118-95-BZ	<p>Carl A Sulfaro 89-03 57th Avenue, Queens Extension of Term of a previously granted Special Permit (§73-243) for the continued operation of a drive-thru facility at an eating and drinking establishment (<i>White Castle</i>) which expires on July 25, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on May 22, 2008; Waiver of the rules. C1-2/R6 zoning district. Community Board #4Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 11/15/11</p>
8.	75-06-BZ	<p>Eric Palatnik, P.C. 108-20 71st Avenue, Queens Extension of Time to complete construction of a variance (§72-21) for a mixed use building contrary to FAR, open space and sky exposure plane regulations, and an amendment to eliminate a sub-cellar and modify the building envelope. C1-2/R7-1 district. Community Board #6Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 11/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 25, 2011

10:00 A.M.

SOC – NEW CASES		
9.	390-61-BZ	<p>Peter Hirshman 148-150 East 33rd Street, Manhattan Amendment (§11-413) of a variance for a UG8 parking garage (<i>Rapid Park Industries</i>) to permit the addition of an auto rental establishment (UG8) in the cellar level; extension of time to obtain a certificate of occupancy which expired on June 29, 2008. R8B zoning district. Community Board #6M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 11/22/11</p>
10.	593-69-BZ	<p>Eric Palatnik, P.C. 108-01 Atlantic Avenue, Queens Amendment (§11-413) to convert automotive repair bays to an accessory convenience store at an existing gasoline service station (<i>Shell</i>). C2-2/R5 zoning district. Community Board #9Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 12/6/11</p>
11.	608-85-BZ	<p>Sheldon Lobel, P.C. 33-56 11th Street, Queens Extension of Term of a variance (72-21) which permitted a custom Woodworking Shop (UG 16) which expired on June 17, 2011; Amendment to permit a change of use to a (UG16) General Contractors Establishment and to allow the expansion of two existing mezzanines to create a full second floor. R5 zoning district. Community Board #1Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 11/22/11</p>
12.	17-99-BZ	<p>The Law Office of Fredrick A. Becker 1736 Leif Ericson Drive, Brooklyn Extension of Term of a Special Permit (73-36) for the continued operation of a Physical Culture Establishment (<i>New York Sports Club</i>), on portions of the first floor and second floor of the subject premises, which expired on December 29, 2008; Waiver of the Rules. M3-1 zoning district. Community Board #11BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 11/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 25, 2011

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	182-06-A thru 211-06-A	Akerman Senterfitt, LLP Beach 5th Street, Beach 6th Street and Seagirt Avenue, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for a previously-granted Common Law Vesting which expired March 19, 2011. R4A zoning district Community Board #14Q <hr/> Examiner: Toni Matias (212) 788-8752 <hr/> Status: Closed, Decision – 11/15/11

<i>APPEALS – NEW CASES</i>		
14.	138-11-A	Sheldon Lobel, P.C. 64-01 Woodside Avenue, Queens Appeal seeking a common law vested right to complete construction under the prior R6 zoning district regulations. R5D zoning district. Community Board #2Q <hr/> Examiner: Toni Matias (212) 788-8752 <hr/> Status: Continued Hearing – 11/22/11
15.	140-11-A & 141-11-A	Sheldon Lobel, P.C. 69-17 & 69-19 38th Avenue, Queens Appeal seeking a common law vested right to complete construction under the prior R6 zoning district regulations. R5D zoning district. Community Board #2Q <hr/> Examiner: Toni Matias (212) 788-8752 <hr/> Status: Continued Hearing – 11/22/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 25, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	230-10-BZ	<p>Eric Palatnik, P.C. 177 Kensington Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to open space, lot coverage and floor area (§23-141(b)) and perimeter wall height (§23-631(b)). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/25/11</p>
2.	18-11-BZ	<p>Law Office of Fredrick A. Becker 1025 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space (§23-141); side yards (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/25/11</p>
3.	48-11-BZ	<p>Richard C. Bonsignore 60 Madison Avenue, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Mendez Boxing</i>). C5-2 zoning district. Community Board #5M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 10/25/11</p>
4.	58-11-BZ	<p>Friedman & Gotbaum, LLP 20-22 East 91st Street, Manhattan Variance (§72-21) to permit the expansion of a (UG 3) community facility (<i>The Spence School</i>) contrary to lot coverage (§24-11) and rear yard equivalent (§24-382). R8B zoning district. Community Board #8M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 10/25/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 25, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	72-11-BZ	<p>Walter T. Gorman, P.E. 101-06 Astoria Boulevard, Queens Re-Instatement (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) which expired on October 8, 1994. R3-2 zoning district. Community Board #3Q</p>
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 10/25/11

<i>BZ – CONTINUED HEARINGS</i>		
6.	43-11-BZ	<p>Harold Weinberg 1926 East 21st 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, lot coverage and open space (§23-141), side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Off Calendar
7.	47-11-BZ	<p>Law Office of Fredrick A. Becker 1213 Bay 25th Street, Queens Variance (§72-21) to allow a three-story yeshiva (<i>Yeshiva Zichron Aryeh</i>) with dormitories, contrary to use (§22-13), floor area (§§23-141 and 24-111), side setback (§24-551) and parking regulations (§25-31). R2 zoning district. Community Board #14Q</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 11/22/11
8.	82-11-BZ	<p>Sheldon Lobel, P.C. 2020 Homecrest Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141); side yard (§23-461); rear yard (§23-47) regulations. R5 zoning district. Community Board #15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/22/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 25, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
9.	81-11-BZ	<p>Rothkrug Rothkrug & Spector, LLP 1380 Metropolitan Avenue aka 44/64 Metropolitan Oval, Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Blink Fitness</i>). C4-2 zoning district. Community Board #9BX</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 11/22/11</p>
10.	101-11-BZ	<p>Dennis D. Dell’Angelo 1152 East 24th 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 and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 11/15/11</p>
11.	126-11-BZ	<p>Greenberg Traurig, LLP 87-89 Chambers Street, Manhattan Variance (§72-21) to allow for the construction of a new mixed use building, contrary to lot coverage and rear yard equivalent (§§23-145 and 23-532) and accessory off-street parking regulations (§13-00). C6-3A/Tribeca Special District Community Board #1M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 11/22/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 1, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	672-65-BZ	Joseph Pell Lombardi 122 East 38th Street, Manhattan Extension of Term for the continued use of UG6 offices on three floors of a five-story residential building which expired on November 13, 2004; Waiver of the Rules. R8B zoning district. Community Board #6M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 11/1/11
2.	224-66-BZ	Peter Hirshman 325-335 East 49th Street, aka 328-334 East 50th Street, Manhattan Extension of Term for the continued use of transient parking in a multiple dwelling building which expired on June 14, 2011. R8B zoning district. Community Board #6M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 11/1/11
3.	172-96-BZ	Law Office of Mitchell Ross 597/599 Marcy Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy for an existing (UG 16) welding shop which expired on May 17, 2010; Waiver of the Rules. C1-3/R6 zoning district. Community Board #3BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 11/1/11
4.	269-98-BZ	Mothiur Rahman 70 East 184th Street, Bronx Extension of Time to obtain a Certificate of Occupancy for a Variance (§72-21) for the construction of a two-story building with UG6 commercial use which expired on August 25, 2011. R8 zoning district. Community Board #5BX Examiner: Henry Segovia (212) 788-8757 Status: Granted – 11/1/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 1, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	13-09-BZ	<p>Moshe M. Friedman, P.E. 5611 21st Street, Brooklyn Amendment to a previously approved variance (§72-21) to allow a synagogue contrary to Floor & Lot Coverage (§24-11), Front Yard (§24-34) and Side Yard (§24-35). R5 zoning district Community Board #12BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 11/1/11</p>

<i>SOC – CONTINUED HEARINGS</i>		
6.	281-39-BZ	<p>Eric Palatnik, P.C. 1605 Lexington Avenue, Manhattan Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) with accessory uses which expired on May 18, 2009; Waiver of the Rules. C1/R7-2 zoning district. Community Board #11M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 11/22/11</p>
7.	502-60-BZ	<p>Patrick O’Connell, P.E. 4452 Broadway aka 88/90 Fairview Avenue, Manhattan Extension of Term (§11-411) of a variance permitting the use of a parking lot (UG 8) for parking and storage of more than five (5) motor vehicles which expired on January 20, 2011. C2-4/R7-2 zoning district. Community Board #12M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Withdrawn – 11/1/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 1, 2011
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	88-81-BZ	Rothkrug Rothkrug & Spector, LLP 3309 Richmond Avenue, Staten Island Extension of Term of a variance (§72-21) which permitted the conversion of an existing two-story building from a dwelling and day care center to an office building which expired on July 21, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on June 18, 2003. R3-1 zoning district. Community Board #3SI Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 11/22/11
9.	250-00-BZ	Bryan Cave LLP, 521-541 & 553-563 LaGuardia Place, Manhattan Extension of term a variance (§11-411) to allow transient parking for 149 cars in an existing multiple dwelling accessory garage, and a minor amendment to permit parking on the access ramp. R7-2/C1-5 zoning district. Community Board #2M Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 11/22/11
10.	187-08-BZ	Sheldon Lobel, P.C. 1247 38th Street, Brooklyn Amendment to a variance (§72-21) to allow a five-story school (<i>Congregation & Yeshiva Maschzikei Hadas</i>) to add a sub-cellar level, add additional floor area, increase in lot coverage and building heights, and additional interior changes. M1-2/R6B zoning district. Community Board #12BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 11/22/11
11.	112-10-BZ	Sheldon Lobel, P.C. 915 Dean Street, Brooklyn Amendment to a Special Permit (§73-44) to permit the reduction in required parking with change of use from UG16 to UG6. M1-1 zoning district. Community Board #8BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 11/22/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 1, 2011
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	50-11-A	<p>Steven Bennett, Esq. 134-07 87th Avenue, Queens Appeal seeking a common law vested right to continue development under prior zoning (§23-541). R4-1 zoning district. Community Board #9Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Denied – 11/1/11</p>
13.	114-11-A	<p>Greenberg Traurig, LLP 655 West 254th Street, Bronx Proposed construction of stone wall, pier, curbs and related footings for an accessory parking area to SAR Academy to be located within the bed of the mapped street (West 245th), contrary to General City Law Section 35. R1-1/Riverdale SNAD zoning district. Community Board #8BX</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 11/1/11</p>

<i>APPEALS – NEW CASES</i>		
14.	98-11-A	<p>Goldman Harris, LLC 2812-2814 Voorhies Avenue, Brooklyn Appeal Challenging Department of Buildings’ determination that accessory off- street parking under ZR §25-31 is not required. R4 Zoning District. Community Board #15BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 11/22/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 1, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	221-08-BZ	<p>Sheldon Lobel, P.C. 34-08 Collins Place, Queens Variance (§72-21) to permit the development of a transient hotel, contrary to district use regulations. M2-1 zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Withdrawn – 11/1/11</p>
2.	235-10-BZ	<p>Cozen O'Connor 2063 Ralph Avenue, Brooklyn Variance (§72-21) to allow a commercial use in a residential zone, contrary to use regulations (§22-00). R3-2 zoning district. Community Board #18BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 11/1/11</p>
3.	17-11-BZ	<p>Sheldon Lobel, P.C. 2255 East 2nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family residence, to be converted to a single family residence, contrary to floor area, lot coverage and open space (§23-141(b)) and rear yard (§23-47) regulations. R4/OP zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 11/1/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 1, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	2-11-BZ	<p>Cozen O’Connor 117 Seventh Avenue South, Manhattan Variance (§72-21) to allow for a residential and community facility enlargement to an existing commercial building, contrary to setback (§33-432) and open space regulations (§23-14). C4-5 zoning district. Community Board #2M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 11/22/11</p>
5.	21-11-BZ	<p>Eric Palatnik, P.C. 1810 Voorhies Avenue, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory or diagnostic treatment facility. C1-2/R4 zoning district. Community Board #15BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 1/24/12</p>
6.	67-11-BZ	<p>Sheldon Lobel, P.C. 1430 East 29th Street, Brooklyn Special Permit (§73-622) for the enlargement of existing single family home, contrary to floor area and open space (§23-141) side yard and (§23-47) rear yard. R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 11/22/11</p>
7.	74-11-BZ	<p>James Chin & Associates, LLC 1058 Forest Avenue, Staten Island Variance (§72-21) to allow the conversion of a community facility building for office use, contrary to use regulations. R3-2 & R-2 zoning district. Community Board#1SI</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 12/6/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 1, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
8.	73-11-BZ	<p>Rampulla Associates Architects 70 Tennyson Drive, Staten Island Variance (§72-21) to allow a three-story, 87-unit residential building, contrary to use regulations of (§32-11), height (§23-631) and parking (§25-23) regulations. C3A/SRD zoning district. Community Board #2SI</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 12/6/11</p>
9.	89-11-BZ	<p>Law Office of Fredrick A. Becker 2224 Avenue S, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); side yards (§23-461) and perimeter wall height (§23-631). R3-2 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 11/22/11</p>
10.	115-11-BZ	<p>Law Office of Fredrick A. Becker 1110 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 12/6/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 15, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	727-59-BZ	<p>Sheldon Lobel, P.C. 2 Fifth Avenue, Manhattan Extension of Term (§11-411) for transient parking in a multiple dwelling building which expired on July 12, 2011. R10/R6 zoning district. Community Board #2M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 11/15/11</p>
2.	118-95-BZ	<p>Carl A Sulfaro 89-03 57th Avenue, Queens Extension of Term of a previously granted Special Permit (§73-243) for the continued operation of a drive-thru facility at an eating and drinking establishment (<i>White Castle</i>) which expires on July 25, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on May 22, 2008; Waiver of the rules. C1-2/R6 zoning district. Community Board #4Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 11/15/11</p>
3.	17-99-BZ	<p>The Law Office of Fredrick A. Becker 1736 Leif Ericson Drive, Brooklyn Extension of Term of a Special Permit (73-36) for the continued operation of a Physical Culture Establishment (<i>New York Sports Club</i>), on portions of the first floor and second floor of the subject premises, which expired on December 29, 2008; Waiver of the Rules. M3-1 zoning district. Community Board #11BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 11/15/11</p>
4.	75-06-BZ	<p>Eric Palatnik, P.C. 108-20 71st Avenue, Queens Extension of Time to complete construction of a variance (§72-21) for a mixed use building contrary to FAR, open space and sky exposure plane regulations, and an amendment to eliminate a sub-cellar and modify the building envelope. C1-2/R7-1 district. Community Board #6Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 11/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 15, 2011

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	188-96-BZ	Mitchell S. Ross, Esq. 444 Soundview Avenue, Bronx Extension of Term (§11-411) of a variance for the continued operation of a Gasoline Service Station (<i>Gulf</i>) with accessory convenience store which expired January 6, 2008; Waiver of the rules. R5 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 12/13/11
6.	185-05-BZ	John C. Chen 62-02 Roosevelt Avenue, Queens Extension of Term of a Variance (§72-21) for an eating and drinking establishment with dancing (UG12A) which expired on January 10, 2008; Amendment to permit the enlargement of the dance floor and kitchen; Extension of Time to complete construction which expired on January 10, 2009; waiver of the rules. C1-2/R6 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/13/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 15, 2011

10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	789-45-BZ	<p>Walter T. Gorman, P.E. 56-02/56-20 Broadway, Queens Extension of Term of a previously granted Variance (§72-21) for the continued operation of a (UG16) gasoline service station (<i>Getty</i>) which expired on July 13, 2006; Extension of Time to Obtain a Certificate of Occupancy which expired February 4, 2005; Waiver of the Rules. M1-1/R5 zoning district. Community Board #2Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 12/13/11</p>
8.	285-52-BZ	<p>Vassalotti Associates Architects, LLP 30-14 34th Avenue, Queens Extension of Term of a previously granted Variance (§72-21) for the continued operation of a gasoline service station (<i>Getty</i>) which expired on October 21, 2007; Extension of Time to obtain a Certificate of Occupancy which expired on March 9, 2000; Waiver of the rules. R-5 zoning district. Community Board #1Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 12/6/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 15, 2011
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	182-06-A thru 211-06-A	<p>Akerman Senterfitt, LLP Beach 5th Street, Beach 6th Street and Seagirt Avenue, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for a previously-granted Common Law Vesting which expired March 19, 2011. R4A zoning district Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 11/15/11</p>
10.	219-10-A	<p>Sheldon Lobel, P.C. 74-76 Adelphi Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R6 zoning district. R5B zoning district. Community Board #2BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Withdrawn – 11/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 15, 2011

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
11.	116-11-A	<p>Deidre Duffy 835 Liberty Lane, Queens Proposed reconstruction and enlargement of an existing single family home which does not front on a legally mapped street, contrary to General City Law Section 36. R4 zoning district. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 11/15/11</p>
12.	139-11-A	<p>Gary Lenhart 63 Hillside Avenue, Queens Proposed reconstruction and enlargement of an existing single home partially in the bed of the mapped street, contrary to General City Law Section 35. R4 zoning district. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 11/15/11</p>
13.	148-11-A	<p>Gary Lenhart 32 Kildare Walk, Queens Proposed reconstruction and enlargement of an existing single family dwelling which does not front on a mapped street, contrary to General City Law Section 36, and the proposed upgrade of an existing non-conforming private disposal system partially in the bed of the service road, contrary to Building Department policy. R4 zoning district. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 11/15/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 15, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	46-10-BZ	<p>Eric Palatnik, P.C. 1401 Sheepshead Bay Road, Brooklyn Special Permit (§73-44) to permit a reduction in required parking for ambulatory and diagnostic treatment center. C4-2 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 11/15/11</p>

<i>BZ – CONTINUED HEARINGS</i>		
2.	31-10-BZ	<p>Eric Palatnik, P.C. 85-15 Queens Boulevard aka 51-35 Reeder Street, Queens 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. Community Board #4Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 12/13/11</p>
3.	231-10-BZ	<p>Eric Palatnik, P.C. 430-440 Park Avenue, Brooklyn Variance (§72-21) to permit the development of a six-story school (<i>Williamsburg Infant and Early Childhood Development center</i>), contrary to use regulations (§42-11); floor area (§43-122), rear yard (§43-26), and wall height, total height, number of stories, setback, and sky exposure plane (§43-43). M1-1 zoning district. Community Board #3BK</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 12/13/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 15, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	94-11-BZ	<p>Victor K. Han, RA, AIA, 149-06 Northern Boulevard, Queens Special Permit (§73-36) to allow a physical culture establishment (<i>New York Spa & Sauna</i>). C2-2/R6A&R5 zoning district. Community Board #7Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 12/6/11</p>
5.	101-11-BZ	<p>Dennis D. Dell’Angelo 1152 East 24th 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 and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 12/6/11</p>
6.	106-11-BZ	<p>Sheldon Lobel, P.C. 27-28 Thomson Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). M1-5/R7-3/Long Island City zoning district. Community Board #2Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 12/13/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 15, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
7.	90-11-BZ 91-11-BZ	<p>Malcom Kaye, AIA 23, 25 Windom Avenue, Staten Island Variance (§72-21) to allow the legalization of two semi-detached homes, contrary to lot area and lot width (§23-32), rear yard (§23-47), parking (§25-141) and floor area (§23-141) regulations. R3-1 zoning district. Community Board #2SI</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 12/6/11</p>
8.	123-11-BZ	<p>Wachtel & Masyr LLP 350 Amsterdam Avenue, Manhattan Special Permit (ZR §73-36) to allow the operation of a physical culture establishment (<i>SoulCycle</i>). C2-7A & C4-6A zoning districts. Community Board #7M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 12/13/11</p>
9.	124-11-BZ	<p>Sheldon Lobel, P.C. 2488 Grand Concourse, Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). C4-4 zoning district. Community Board #5BX</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 12/13/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 22, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	281-39-BZ	<p>Eric Palatnik, P.C. 1605 Lexington Avenue, Manhattan Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) with accessory uses which expired on May 18, 2009; Waiver of the Rules. C1/R7-2 zoning district. Community Board #11M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 11/22/11</p>
2.	88-81-BZ	<p>Rothkrug Rothkrug & Spector, LLP 3309 Richmond Avenue, Staten Island Extension of Term of a variance (§72-21) which permitted the conversion of an existing two-story building from a dwelling and day care center to an office building which expired on July 21, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on June 18, 2003. R3-1 zoning district. Community Board #3SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 11/22/11</p>
3.	250-00-BZ	<p>Bryan Cave LLP, 521-541 & 553-563 LaGuardia Place, Manhattan Extension of term a variance (§11-411) to allow transient parking for 149 cars in an existing multiple dwelling accessory garage, and a minor amendment to permit parking on the access ramp. R7-2/C1-5 zoning district. Community Board #2M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 11/22/11</p>
4.	112-10-BZ	<p>Sheldon Lobel, P.C. 915 Dean Street, Brooklyn Amendment to a Special Permit (§73-44) to permit the reduction in required parking with change of use from UG16 to UG6. M1-1 zoning district. Community Board #8BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 11/22/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 22, 2011

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	529-52-BZ	<p>Alfonso Duarte 77-11 Roosevelt Avenue, Queens Extension of Term (§11-411) of a variance permitting automotive repair (UG 16B) with accessory uses which expired on May 9, 2011. C2-3/R6 zoning district. Community Board #3Q Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 1/10/12</p>
6.	335-59-BZ	<p>Alfonso Duarte 3485/95 Atlantic Avenue, Brooklyn Extension of Term (§11-411) of a variance permitting the storage and sales of used cars with accessory office (UG 16B) which expired on December 7, 2009; Waiver of the Rules. R5 zoning district. Community Board #5BK Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 12/13/11</p>
7.	390-61-BZ	<p>Peter Hirshman 148-150 East 33rd Street, Manhattan Amendment (§11-413) of a variance for a UG8 parking garage (<i>Rapid Park Industries</i>) to permit the addition of an auto rental establishment (UG8) in the cellar level; extension of time to obtain a certificate of occupancy which expired on June 29, 2008. R8B zoning district. Community Board #6M Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 12/13/11</p>
8.	742-70-BZ	<p>Rothkrug & Spector, LLP 830 Bay Street, Staten Island Extension of Term of a Variance (§72-21) for the continued operation of an automotive service station which expired on May 18, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on February 26, 2009 and waiver of the rules. C1-1/R3-2 zoning district. Community Board #1SI Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 2/7/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 22, 2011

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
9.	252-71-BZ	<p>Alfonso Duarte 190-18 Northern Boulevard, Queens Extension of Term of a variance (§72-21) for the continued sale and installation of automobile seat covers and convertible tops (UG 7), furniture sales (UG 6C), and automotive repairs (UG 16B) which expired on July 13, 2011. R3-2 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 12/13/11</p>
10.	608-85-BZ	<p>Sheldon Lobel, P.C. 33-56 11th Street, Queens Extension of Term of a variance (72-21) which permitted a custom Woodworking Shop (UG 16) which expired on June 17, 2011; Amendment to permit a change of use to a (UG16) General Contractors Establishment and to allow the expansion of two existing mezzanines to create a full second floor. R5 zoning district. Community Board #1Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 12/13/11</p>
11.	187-08-BZ	<p>Sheldon Lobel, P.C. 1247 38th Street, Brooklyn Amendment to a variance (§72-21) to allow a five-story school (<i>Congregation & Yeshiva Maschzikei Hadas</i>) to add a sub-cellar level, add additional floor area, increase in lot coverage and building heights, and additional interior changes. M1-2/R6B zoning district. Community Board #12BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 12/6/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 22, 2011

10:00 A.M.

<i>SOC – NEW CASES</i>		
12.	332-98-BZ	<p>Sheldon Lobel, P.C. 3155 Grace Avenue, Bronx Amendment to a previously granted Variance (§72-21) for an enlargement to an existing nursing home (<i>Workmen's Circle MultiCare</i>). R5 zoning district. Community Board #12BX Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 1/10/12</p>
13.	290-03-BZ 40-05-BZ	<p>Patrick W. Jones, P.C. 1097 Second Avenue, Manhattan Extension of Term for a previously granted Special Permit (§73-36) for a Physical Culture Establishment (<i>Graceful Services</i>) which expired on September 26, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on April 20, 2005; and an Amendment to legalize an increase in floor area; and Waiver of the Rules. C2-8 (TA) zoning district. Community Board #6M Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 1/31/12</p>
14.	170-08-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 411-431 East 69th Street, Manhattan Amendment to a variance (§72-21) for a 16-story biomedical research building (<i>Weill Cornell Medical College</i>) to permit Hunter College to occupy one floor for medical research purposes. R8 zoning district. Community Board #8M Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 12/6/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 22, 2011

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
15.	98-11-A	<p>Goldman Harris, LLC 2812-2814 Voorhies Avenue, Brooklyn Appeal Challenging Department of Buildings’ determination that accessory off- street parking under ZR §25-31 is not required. R4 Zoning District. Community Board #15BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Denied – 11/22/11</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
16.	29-11-A thru 30-11-A	<p>Gibson, Dunn & Crutcher, LLP 318 Lafayette Street, Manhattan An appeal challenging the Department of Building's revocation of sign permits. M1-5B Zoning District. Community Board #2M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 1/31/12</p>
17.	40-11-A	<p>Bryan Cave LLP 25 Central Park West, Manhattan Appeal challenging the Department of Building’s determination that non-conforming commercial use was discontinued pursuant to ZR §52-61. R10A & C4-7 LSD Zoning district. Community Board #7M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 12/6/11</p>
18.	138-11-A	<p>Sheldon Lobel, P.C. 64-01 Woodside Avenue, Queens Appeal seeking a common law vested right to complete construction under the prior R6 zoning district regulations. R5D zoning district. Community Board #2Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 12/13/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 22, 2011

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
19.	140-11-A & 141-11-A	Sheldon Lobel, P.C. 69-17 & 69-19 38th Avenue, Queens Appeal seeking a common law vested right to complete construction under the prior R6 zoning district regulations. R5D zoning district. Community Board #2Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/13/11

<i>APPEALS – NEW CASES</i>		
20.	61-11-A	NYC Fire Department 134 9th Avenue, Manhattan Application seeking to modify Certificate of Occupancy to require an automatic sprinkler system for residents on upper floors of building. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/10/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 22, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	2-11-BZ	<p>Cozen O'Connor 117 Seventh Avenue South, Manhattan Variance (§72-21) to allow for a residential and community facility enlargement to an existing commercial building, contrary to setback (§33-432) and open space regulations (§23-14). C4-5 zoning district. Community Board #2M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 11/22/11</p>
2.	81-11-BZ	<p>Rothkrug Rothkrug & Spector, LLP 1380 Metropolitan Avenue aka 44/64 Metropolitan Oval, Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Blink Fitness</i>). C4-2 zoning district. Community Board #9BX</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 11/22/11</p>
3.	126-11-BZ	<p>Greenberg Traurig, LLP 87-89 Chambers Street, Manhattan Variance (§72-21) to allow for the construction of a new mixed use building, contrary to lot coverage and rear yard equivalent (§§23-145 and 23-532) and accessory off-street parking regulations (§13-00). C6-3A/Tribeca Special District Community Board #1M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 11/22/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 22, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	3-11-BZ	<p>Law Office of Fredrick A. Becker 1221 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned, Continued Hearing – 2/7/12</p>
5.	47-11-BZ	<p>Law Office of Fredrick A. Becker 1213 Bay 25th Street, Queens Variance (§72-21) to allow a three-story yeshiva (<i>Yeshiva Zichron Aryeh</i>) with dormitories, contrary to use (§22-13), floor area (§§23-141 and 24-111), side setback (§24-551) and parking regulations (§25-31). R2 zoning district. Community Board #14Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Adjourned, Continued Hearing – 12/6/11</p>
6.	54-11-BZ	<p>Law Office of Fredrick A. Becker 6010 Bay Parkway, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory diagnostic or treatment facility building. R6/C1-3 zoning district. Community Board #12BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 1/10/12</p>
7.	67-11-BZ	<p>Sheldon Lobel, P.C. 1430 East 29th Street, Brooklyn Special Permit (§73-622) for the enlargement of existing single family home, contrary to floor area and open space (§23-141) side yard and (§23-47) rear yard. R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 1/10/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 22, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	76-11-BZ	<p>Sheldon Lobel, P.C. 2263 East 2nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); rear yard (§23-47) and side yard (§23-461). R4/Ocean Parkway zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/10/12</p>
9.	82-11-BZ	<p>Sheldon Lobel, P.C. 2020 Homecrest Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141); side yard (§23-461); rear yard (§23-47) regulations. R5 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 12/13/11</p>
10.	89-11-BZ	<p>Law Office of Fredrick A. Becker 2224 Avenue S, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); side yards (§23-461) and perimeter wall height (§23-631). R3-2 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 12/6/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 22, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
11.	92-11-BZ	<p>Sheldon Lobel, P.C. 1349 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family home contrary to floor area and open space (§23-141(a)); side yard (§23-461) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 12/13/11</p>
12.	134-11-BZ	<p>Eric Palatnik, P.C. 335 Madison Avenue, Manhattan Special Permit (ZR §73-36) to allow the operation of a physical culture establishment (<i>Spa Castle</i>). C5-3 zoning district. Community Board #5M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 12/13/11</p>
13.	137-11-BZ	<p>Slater & Beckerman, LLP 455 Carroll Street, Brooklyn Variance (§72-21) to allow the conversion of the second floor and second floor mezzanine from manufacturing and commercial uses to residential use, contrary to §42-10. M1-2 zoning district. Community Board #6BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 1/10/12</p>
14.	152-11-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 240 East 38th Street, Manhattan Variance (§72-21) to allow modifications to the existing plazas and arcades associated with the partial re-use of an existing building for a community facility (<i>NYU Langone Medical Center</i>), contrary to §37-625. C1-9 zoning district. Community Board #6M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 12/13/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 13, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	335-59-BZ	<p>Alfonso Duarte 3485/95 Atlantic Avenue, Brooklyn Extension of Term (§11-411) of a variance permitting the storage and sales of used cars with accessory office (UG 16B) which expired on December 7, 2009; Waiver of the Rules. R5 zoning district. Community Board #5BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 12/13/11</p>
2.	390-61-BZ	<p>Peter Hirshman 148-150 East 33rd Street, Manhattan Amendment (§11-413) of a variance for a UG8 parking garage (<i>Rapid Park Industries</i>) to permit the addition of an auto rental establishment (UG8) in the cellar level; extension of time to obtain a certificate of occupancy which expired on June 29, 2008. R8B zoning district. Community Board #6M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 12/13/11</p>
3.	252-71-BZ	<p>Alfonso Duarte 190-18 Northern Boulevard, Queens Extension of Term of a variance (§72-21) for the continued sale and installation of automobile seat covers and convertible tops (UG 7), furniture sales (UG 6C), and automotive repairs (UG 16B) which expired on July 13, 2011. R3-2 zoning district. Community Board #11Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 12/13/11</p>
4.	608-85-BZ	<p>Sheldon Lobel, P.C. 33-56 11th Street, Queens Extension of Term of a variance (72-21) which permitted a custom Woodworking Shop (UG 16) which expired on June 17, 2011; Amendment to permit a change of use to a (UG16) General Contractors Establishment and to allow the expansion of two existing mezzanines to create a full second floor. R5 zoning district. Community Board #1Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 12/13/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 13, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	185-05-BZ	<p>John C. Chen 62-02 Roosevelt Avenue, Queens Extension of Term of a Variance (§72-21) for an eating and drinking establishment with dancing (UG12A) which expired on January 10, 2008; Amendment to permit the enlargement of the dance floor and kitchen; Extension of Time to complete construction which expired on January 10, 2009; waiver of the rules. C1-2/R6 zoning district. Community Board #2Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 12/13/11</p>

<i>SOC – CONTINUED HEARINGS</i>		
6.	188-96-BZ	<p>Mitchell S. Ross, Esq. 444 Soundview Avenue, Bronx Extension of Term (§11-411) of a variance for the continued operation of a Gasoline Service Station (<i>Gulf</i>) with accessory convenience store which expired January 6, 2008; Waiver of the rules. R5 zoning district. Community Board #9BX Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 1/10/12</p>
7.	789-45-BZ	<p>Walter T. Gorman, P.E. 56-02/56-20 Broadway, Queens Extension of Term of a previously granted Variance (§72-21) for the continued operation of a (UG16) gasoline service station (<i>Getty</i>) which expired on July 13, 2006; Extension of Time to Obtain a Certificate of Occupancy which expired February 4, 2005; Waiver of the Rules. M1-1/R5 zoning district. Community Board #2Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/10/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 13, 2011

10:00 A.M.

SOC – NEW CASES		
8.	248-75-BZ	<p>Alfonso Duarte, P.E. 1621 York Avenue, aka 436 East 86th Street, Manhattan Extension of Term permitting the use of a maximum of 50 transient parking spaces within an accessory garage granted by the Board pursuant to §60 (3) of the Multiple Dwelling Law, which expired on October 14, 2010; Waiver of the Rules. R8B, R10 and C1-5 zoning districts. Community Board #8M Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 1/24/12</p>
9.	280-98-BZ	<p>Rampulla Associates Architects, LLP 2936 Hylan Boulevard, Staten Island Extension of Time to obtain a Certificate of Occupancy for a Variance (§72-21) for the continued operation of a UG4 dental office which expired on June 15, 2011. R2 zoning district. Community Board #3SI Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/10/12</p>
10.	11-93-BZ	<p>Sheldon Lobel, P.C. 46-45 Kissena Boulevard, Queens 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. Community Board #7Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 1/24/12</p>
11.	18-09-BZ	<p>Stuart A. Klein 250 West 54th Street, Manhattan Extension of Term of a special permit (§73-36) for the continued operation of a physical culture establishment (<i>Gold's Gym</i>) which expired on November 1, 2011. C6-5 zoning district. Community Board #5M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/24/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 13, 2011
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	138-11-A	<p>Sheldon Lobel, P.C. 64-01 Woodside Avenue, Queens Appeal seeking a common law vested right to complete construction under the prior R6 zoning district regulations. R5D zoning district. Community Board #2Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 12/13/11</p>
13.	140-11-A & 141-11-A	<p>Sheldon Lobel, P.C. 69-17 & 69-19 38th Avenue, Queens Appeal seeking a common law vested right to complete construction under the prior R6 zoning district regulations. R5D zoning district. Community Board #2Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 12/13/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 13, 2011
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
14.	233-10-A	Rothkrug Rothkrug & Spector, LLP 90-22 176th Street, Queens Appeal seeking a common law vested right to continue development commenced under the prior R6 Zoning District. R4-1 zoning district. Community Board #12Q <hr/> Examiner: Toni Matias (212) 788-8752 <hr/> Status: Continued Hearing – 1/31/12
15.	86-11-A	Cozen O'Connor 663-673 2nd Avenue, Manhattan Appeal of the Department of Buildings' revocation of an approval to permit a non-conforming sign. C1-9 zoning district. Community Board #6M <hr/> Examiner: Toni Matias (212) 788-8752 <hr/> Status: Continued Hearing – 2/7/12
16.	170-11-A & 171-11-A	Gibson, Dunn & Crutcher, LLP 318 Lafayette Street, Manhattan Appeal seeking a common law vested right for a sign under the prior zoning regulations, which were amended on February 27, 2001. M1-5B Community Board #2M <hr/> Examiner: Toni Matias (212) 788-8752 <hr/> Status: Closed, Decision – 1/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 13, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	31-11-BZ	<p>Goldman Harris LLC 1665 Jerome Avenue, Bronx Variance (§72-21) to allow a mixed use community facility and commercial building, contrary to use (§32-12), floor area (§33-123), rear yard (§33-292), and height and setback (§33-432) regulations. C8-3 zoning district. Community Board #5BX Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 12/13/11</p>
2.	82-11-BZ	<p>Sheldon Lobel, P.C. 2020 Homecrest Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141); side yard (§23-461); rear yard (§23-47) regulations. R5 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 12/13/11</p>
3.	89-11-BZ	<p>Law Office of Fredrick A. Becker 2224 Avenue S, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); side yards (§23-461) and perimeter wall height (§23-631). R3-2 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 12/13/11</p>
4.	123-11-BZ	<p>Wachtel & Masyr LLP 350 Amsterdam Avenue, Manhattan Special Permit (ZR §73-36) to allow the operation of a physical culture establishment (<i>SoulCycle</i>). C2-7A & C4-6A zoning districts. Community Board #7M Examiner: Rory Levy (212) 788-8749 Status: Granted – 12/13/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 13, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	124-11-BZ	<p>Sheldon Lobel, P.C. 2488 Grand Concourse, Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). C4-4 zoning district. Community Board #5BX</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 12/13/11</p>
6.	152-11-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 240 East 38th Street, Manhattan Variance (§72-21) to allow modifications to the existing plazas and arcades associated with the partial re-use of an existing building for a community facility (<i>NYU Langone Medical Center</i>), contrary to §37-625. C1-9 zoning district. Community Board #6M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 12/13/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 13, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	31-10-BZ	<p>Eric Palatnik, P.C. 85-15 Queens Boulevard aka 51-35 Reeder Street, Queens 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. Community Board #4Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 1/24/12</p>
8.	231-10-BZ	<p>Eric Palatnik, P.C. 430-440 Park Avenue, Brooklyn Variance (§72-21) to permit the development of a six-story school (<i>Williamsburg Infant and Early Childhood Development center</i>), contrary to use regulations (§42-11); floor area (§43-122), rear yard (§43-26), and wall height, total height, number of stories, setback, and sky exposure plane (§43-43). M1-1 zoning district. Community Board #3BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 1/31/12</p>
9.	35-11-BZ	<p>The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Obel</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), side yard (§24-35), rear yard (§24-36) and parking (§25-31). R2A zoning district. Community Board #13Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 2/28/12</p>
10.	92-11-BZ	<p>Sheldon Lobel, P.C. 1349 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family home contrary to floor area and open space (§23-141(a)); side yard (§23-461) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/24/12</p>

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 13, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	106-11-BZ	<p>Sheldon Lobel, P.C. 27-28 Thomson Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). M1-5/R7-3/Long Island City zoning district. Community Board #2Q Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 1/24/12</p>
12.	134-11-BZ	<p>Eric Palatnik, P.C. 335 Madison Avenue, Manhattan Special Permit (ZR §73-36) to allow the operation of a physical culture establishment (<i>Spa Castle</i>). C5-3 zoning district. Community Board #5M Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 1/10/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 13, 2011

1:30 P.M.

BZ – NEW CASES		
13.	66-11-BZ	<p>Wachtel & Masyr LLP 172-220 Third Street, Brooklyn Variance (§72-21) to permit a UG6 food store (<i>Whole Foods</i>) larger than 10,000 square feet, contrary to use regulations (§42-12). M2-1 zoning district. Community Board #6BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 1/24/12</p>
14.	121-11-BZ	<p>The Law Office of Fredrick A. Becker 351 Convent Avenue aka 418 & 420 West 145th Street, Manhattan Variance to legalize a two story and basement rear yard enlargement to a church (<i>Convent Avenue Baptist Church</i>), contrary to permitted rear yard regulations (§24-33), and lot coverage (§24-11). R7-2 zoning district. Community Board #9M Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 1/24/12</p>
15.	128-11-BZ	<p>Law Office of Fredrick A. Becker 1860 East 23rd Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (23-141); side yard (23-461) and less than the required rear yard (23-47). R3-2 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/24/12</p>
16.	158-11-BZ	<p>Rothkrug Rothkrug & Spector LLP 2166 Nostrand Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Blink</i>). C4-4A zoning district. Community Board #14BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 1/24/12</p>

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