

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 25, 2008

10:00 A.M.

SOC – DECISIONS

1.	681-68-BZ	Gerald J. Caliendo, R.A. 137-42 Guy Brewer Boulevard, Queens Amendment to a previously granted Variance (§72-21) for the change of use in a one-story building from offices (UG6) and air-freight storage (UG16) to retail stores (UG 6), in an R3-1 zoning district, with accessory storage in the cellar and accessory parking for patrons to remain. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/25/08
2.	197-00-BZ	Rothkrug, Rothkrug & Spector LLP 420 Lexington Avenue, Manhattan Application to amend a previously-granted special permit to allow, in a C5-3 (MiD) zoning district, an extension of an existing physical culture establishment (<i>Equinox Fitness</i>) within an existing commercial building. Community Board #5M
		Examiner: Carlo Costanza (212) 7888739
		Status: Granted – 11/25/08

SOC – CONTINUED HEARINGS

3.	389-85-BZ	Walter T. Gorman, P.E. 2090 Bronxdale Avenue, Bronx Extension of Time to Obtain a Certificate of Occupancy for a UG16 automotive service station (<i>Mobil</i>), in a C2-3/R7-1 zoning district, which expired on October 26, 2000 and an Amendment to legalize the conversion of the service bays to a convenience store. Community Board #11BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/9/08

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<i>SOC – NEW CASES</i>		
4.	395-60-BZ	Sheldon Lobel, P.C. 2557-2577 Linden Boulevard, Brooklyn Pursuant to ZR §11-411 and §11-413, Extension of Term (expired on December 9, 2005), waiver and Amendment for change of use from a (UG16) gasoline service station to (UG16) automotive repair establishment; to reduce the size of the subject lot and to request a UG6 designation for the convenience store, and an Extension of Time to obtain a Certificate of Occupancy which expired on January 19, 2000. R-5 zoning district Community Board #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/13/09
5.	239-97-BZ	Kenneth H. Koons 1499 Bruckner Boulevard, Bronx Extension of Term for a UG16 automotive service station and UG8 parking lot, in an R-6 zoning district, which expires on July 13, 2009. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 12/16/08

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<i>SOC – NEW CASES</i>		
6.	306-05-BZY	Stuart A. Klein, Esq. 206A Beach 3rd Street, Queens Extension of Time to complete construction (§11-331) under the prior zoning district regulations. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 11/25/08
7.	81-08-A	Harvey Epstein, Esq. 514-516 East 6th Street, Manhattan Appeal seeking to revoke permit and approvals for a vertical enlargement of a tenement building. Appellant’s position is that permit fails to comply with the applicable provisions of the MDL regarding fire safety standards. R7-2 zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/25/08
8.	82-08-A	Harvey Epstein, Esq. 515 East 5th Street, Manhattan Appeal seeking to revoke permit and approvals for a vertical enlargement of a tenement building. Appellant’s position is that permit fails to comply with the applicable provisions of the MDL regarding fire safety standards. R7-2 zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/25/08
9.	202-08-BZY	Greenberg Traurig 131 Second Place, Brooklyn Extension of time (§11-331) to complete construction of a minor development commenced prior to a text amendment on July 23, 2008. R6 Zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/25/08

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APPEALS – DECISIONS

10.	212-08-A	Greenberg Traurig 131 Second Place, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior zoning district regulations. R6 zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/25/08
11.	217-08-BZY	Bryan Cave LLP 126 First Place, Brooklyn Extension of time to complete construction (§11-332) of an enlargement to an existing building commenced prior to the text amendment on July 23, 2008. R6 zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/25/08

APPEALS – CONTINUED HEARINGS

12.	141-07-A	Hakime Altine 129-48 Hookcreek Boulevard, Queens Proposed construction of a two-story, one-family residential building in the bed of mapped street (Hook Creek Boulevard) contrary to General City Law Section 35. R2 Zoning. Community Board #13Q
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 1/13/09
13.	33-08-A	Yury Menzak 67 Brighton 1st Lane, Brooklyn Proposed construction of a six story multi-family home not fronting a legally mapped street, contrary to General City Law Section 36. R6/Ocean Parkway Zoning District. Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/13/09

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<i>APPEALS – NEW CASES</i>		
14.	103-08-BZY	<p>Law Office of Fredrick A. Becker 208 Grand Street, Brooklyn Extension of time (§11-331) to complete construction of a minor development commenced prior to the amendment of the zoning district. C2-4/R6B zoning. Community Board #1BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 12/16/08</p>
15.	120-08-A	<p>Law Office of Fredrick A. Becker 186 Grand Street, Brooklyn Appeal seeking the determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district. C2-4/R6B zoning. Community Board #1BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 12/16/08</p>
16.	164-08-A	<p>Gary D. Lenhart, RA 26-1/2 State Road, Queens Proposed reconstruction and enlargement of an existing single family dwelling in the bed of a 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 – 11/25/08</p>
17.	174-08-A	<p>Gary D. Lenhart, RA 617 Bayside Drive, Queens Proposed reconstruction and enlargement of an existing single family home located partially in the bed of a 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 – 11/25/08</p>

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<i>APPEALS – NEW CASES</i>		
18.	192-08-A	Zygmunt Staszewski 772 Bayside, Queens Reconstruction and enlargement of an existing single family home located within the bed of a mapped street contrary to General City Law Section 35 and not fronting a mapped street contrary to General City Law Section 36. R4 Zoning District. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/25/08
19.	239-08-A	Gary D. Lenhart, RA 23 Hudson Walk, Queens Proposed reconstruction and enlargement of an existing single family home not fronting on a legally mapped street contrary to General City Law Section 36 and the upgrade of an existing non-conforming private disposal system partially in the bed of a service road contrary to DOB policy. R4 Zoning District. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/25/08

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<i>BZ – DECISIONS</i>		
1.	190-08-BZ	Kramer Levin Naftalis & Frankel 41-43 Bond Street, Manhattan Variance (§72-21) to allow a nine-story residential building (UG 2) containing eight dwelling units; contrary to use regulations (§42-10). M1-5B district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 2/24/09
2.	203-08-BZ	Sheldon Lobel, P.C. 1245 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family residence to be converted to a single family residence. This application seeks to vary open space and floor area (§23-141); side yards (§23-461) and less than the minimum rear yard (§23-47) in an R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/25/08

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<i>BZ – CONTINUED HEARINGS</i>		
3.	178-07-BZ	<p>Dominick Salvati and Son Architects 2261-2289 Bragg Street, Brooklyn Variance (§72-21) to permit proposed seven-story residential building above existing three-story community facility building, contrary to residential floor area, FAR and lot coverage (§23-141(b)), number of dwelling units (§23-222), rear yard (§23-47 & §24-36), sky exposure plane and setback, (§23-631(d)), required residential and community facility parking (§25-23 & §25-31). R5 district. Community Board #15BK</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 1/27/09</p>
4.	220-07-BZ	<p>Moshe M. Friedman, P.E. 847 Kent Avenue, Brooklyn Variance (§72-21) to allow the erection of a new four-story residential building containing four dwelling units, contrary to use regulations (§42-10). M1-1 district. Community Board #3BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 1/27/09</p>
5.	42-08-BZ	<p>Eric Palatnik, P.C. 182 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family residence and conversion to a single family residence. This application seeks to vary floor area, lot coverage, open space (§23-141(b)) and rear yard (§23-47) in an 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 – 1/27/09</p>
6.	93-08-BZ	<p>Rothkrug Rothkrug & Spector, LLP 112-12, 112-18, 112-24 Astoria Boulevard, Queens Variance (§72-21) to allow a six-story transient hotel (UG 5), contrary to use regulations (§22-00). R6 district. Community Board #3Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision – 1/13/09</p>

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7.	175-08-BZ	<p>Eric Palatnik, P.C. 141 Allen Street, Manhattan Special Permit (§73-36) to allow a Physical Culture Establishment (<i>Mama Spa</i>) at the cellar, first and second floors of an existing five-story building, contrary to §32-10. C6-1 district. Community Board #3M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 12/16/08</p>
8.	178-08-BZ	<p>Eric Palatnik, P.C. 153 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, lot coverage and open space (§23-141(b)) and less than the minimum side yards (§23-461) in an R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 12/9/08</p>
9.	195-08-BZ	<p>Sheldon Lobel, P.C. 1350 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary open space and floor area (§23-141); rear yard (§23-47) and side yard (§23-461) regulations in an R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 12/16/08</p>
10.	196-08-BZ	<p>DID Architects 792 Tenth Avenue, Manhattan Special Permit (§§11-411 & 73-03) to reinstate of a variance, originally granted under BSA No. 346-47-BZ, to permit the continued operation of a public parking garage. C6-2 zoning district/Clinton Special District Preservation area. Community Board #4M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 1/13/09</p>

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<i>BZ – NEW CASES</i>		
11.	20-08-BZ	<p>Law Office of Fredrick A. Becker 53-55 Beach Street, Manhattan Special Permit (§75-53) to permit a 2,900 square foot vertical enlargement to an existing warehouse (UG 17); M1-5 District/Special Tribeca Mixed Use District. Community Board #1M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 12/16/08</p>
12.	40-08-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 3957 Laconia Avenue, Bronx Special Permit (§11-411 & §11-413) to allow the re-instatement and extension of term, and amend to change the use from Automotive Service Station (UG 16) to a Automotive Repair Facility (UG 16), and subdivision the zoning lot. C1-2/R5 zoning district. Community Board #12BX</p> <p>Examiner: Carlo Costanza (212) 7888739</p> <p>Status: Continued Hearing – 1/27/09</p>
13.	163-08-BZ	<p>Sheldon Lobel, P.C. 2022 Avenue M, Brooklyn Variance (§72-21) to permit the construction of a two-story and attic community facility building (<i>Congregation Kol Torah</i>). The proposal is contrary to ZR §24-11 (floor area, FAR ad lot coverage), §24-34 (front yard), §24-35 (side yards), and §25-30 (minimum parking requirements. R2 district. Community Board #14BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 1/13/09</p>
14.	216-08-BZ	<p>Eric Palatnik, P.C. 1624 Shore Boulevard, Brooklyn Special Permit (§73-622) for the in-part legalization and enlargement of a single family home. This application seeks to vary floor area, open space and lot coverage (§23-141) and side yard (§23-461) in an R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 1/13/09</p>

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<i>BZ – NEW CASES</i>		
15.	236-08-BZ	Sheldon Lobel, P.C. 1986 East 3rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area (§23-141) and the permitted perimeter wall height (§23-631) in an R2X (OPSD) zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/13/09

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