

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 21, 2009
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	316-73-BZ	<p>Vassalotti Associates Architects 31-02 68th Street, Queens Extension of Term for the continued operation of a (UG16) Gasoline Service Station (<i>Husky</i>) in an R4 zoning district which expired on January 8, 2009. Community Board #3BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 4/21/09</p>
2.	337-90-BZ	<p>Sheldon Lobel, P.C. 1415/17 East 92nd Street, Brooklyn Extension of Term/waiver (expired on June 2, 2002) for the continued operation of a one-story (UG16) Automotive Repair Shop and a two-story (UG6) business and (UG2) dwelling unit in a C1-2/R4 zoning district, and an Extension of Time/waiver to obtain a Certificate of Occupancy (expired on March 29, 1987). Community Board #18BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 4/21/09</p>
3.	217-03-BZ	<p>Sheldon Lobel, P.C. 142 Pennsylvania Avenue, Brooklyn Extension of Time to Complete Construction of a previously granted variance for the proposed expansion of a one story and cellar building in an R-5 zoning district. Community Board #5BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 4/21/09</p>

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SOC – CONTINUED HEARINGS

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 – 6/23/09
5.	7-99-BZ	The Law Office of Fredrick A. Becker 300 East 34th Street, Manhattan Extension of Term of a previously granted Special Permit for the operation of Physical Culture Establishment (<i>New York Sports Club</i>), located in a C1-9 (TA) zoning district, which expired on January 11, 2009. Community Board #6M
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/19/09

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<i>SOC – NEW CASES</i>		
6.	5-98-BZ	<p>Maxfield Blaubeux & Heywood Balaubeux 1861 McDonald Avenue, Brooklyn Extension of Term of a previously granted variance (§72-21) for a garden supply sales and nursery establishment (UG17) with accessory parking and storage in an R5 zoning district which expired on February 23, 2009. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 5/19/09</p>
7.	209-04-BZ	<p>Joseph P. Morsellino 109-09 15th Avenue, Queens Extension of Time to Complete Construction of a previously granted variance (§72-21) to permit the conversion and enlargement of an existing industrial building to residential use in an M2-1 zoning district which expires on July 19, 2009. Community Board #7Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 4/28/09</p>
8.	41-06-BZ	<p>Akerman Senterfitt Stadtmauer Bailkin 139-24 Booth Memorial Avenue, Queens Amendment of a previously granted variance (§72-21) which permitted the construction of an underground parking structure with 372 accessory parking spaces on NY Hospital campus. The amendment seeks to waive §33-25 (Minimum Required Side Yards). The site is located in a R6/C1-2 zoning district. Community Board #7Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 5/12/09</p>

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<i>APPEALS – DECISIONS</i>		
9.	272-08-A	Sheldon Lobel, P.C. 35 Brighton 2nd Place, Brooklyn Proposed construction of residential building not fronting on a legally mapped street, contrary to General City Law Section 36. R6-OP Zoning District. Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/21/09
10.	307-08-BZY	Howard Zipser, Akerman Senterfitt LLP 163 Orchard Street, Manhattan Extension of time to complete construction (§11-331) of a minor development commenced prior to the amendment of the zoning district regulations. C4-4A zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/21/09
11.	27-09-BZY	Bryan Cave, LLP 126 First Place, Brooklyn Extension of time to complete construction (§11-332(b)) and obtain a Certificate of Occupancy for a development commenced under the prior zoning district regulations. R6 Zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/21/09

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APPEALS – CONTINUED HEARINGS

12.	311-08-BZY	Slater & Beckerman, LLP 77, 79 & 81 Rivington Street and 139-141 Orchard Street, Manhattan
		Extension of time to complete construction (§11-331) of a minor development commenced prior to the amendment of the Zoning district regulations. C4-4A zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 5/19/09

APPEALS – NEW CASES

13.	32-09-BZY thru 34-09-BZY	William Alicea 122, 124 & 126 Treadwell Avenue, Staten Island
		Extension of time to complete construction (§11-332) and obtain a Certificate of Occupancy of a major development commenced prior to the text amendment of the zoning district regulations. R3A. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 5/19/09

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<i>BZ – DECISIONS</i>		
1.	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>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Deferred Decision – 6/9/09</p>
2.	253-08-BZ	<p>Law Office of Fredrick A. Becker 2623 East 11th Street, Brooklyn Variance (§72-21) to legalize a rear enlargement and to allow a new enlargement to an existing single family home. This variance seeks to vary floor area ratio, open space, lot coverage (§23-141(b)); side yards (§23-461(a)) & (§23-48) and rear yard (§23-47) regulations. R-4 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 4/21/09</p>
3.	304-08-BZ	<p>Bryan Cave LLP 312-318 East 95th Street, Manhattan Variance (§72-21) and Special Permit (§73-19) to allow a school (<i>Trevor Day School</i>) in a C8-4 district contrary to bulk regulations (§§ 33-123, 33-451, 33-453, 33-454, 33-26). C8-4 District. Community Board #8M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Deferred Decision – 5/19/09</p>
4.	306-08-BZ	<p>Sheldon Lobel, P.C. 969 Third Avenue, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment in the cellar of an existing 21-story mixed-use building. The proposal is contrary to ZR §32-10. C5-2 district. Community Board #6M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Deferred Decision – 5/12/09</p>

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BZ – DECISIONS

5.	310-08-BZ	Friedman & Gotbaum, LLP
		406 East 91 st Street, Manhattan
		Special Permit (§73-19) to permit conversion and enlargement of an existing building from UG 6 &16 to UG 3 (schools & uses accessory to schools), which is contrary to use regulations. C8-4 District.
		Community Board #8M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted - 4/21/09

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<i>BZ – CONTINUED HEARINGS</i>		
6.	269-06-BZ	<p>Joseph Margolis 125 Greaves Lane, Staten Island Variance (§72-21) to permit the construction of a retail/commercial building. The proposal is contrary to § 22-00. R3-2 district (South Richmond Special District). Community Board #3SI</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 6/9/09</p>
7.	193-08-A	<p>Joseph Margolis 125 Greaves Lane, Staten Island Proposed construction of retail/commercial building not fronting on a mapped street, contrary to General City Law Section 36. R3-2 Zoning District (South Richmond Special District). Community Board #3SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 6/9/09</p>
8.	287-06-BZ	<p>Sheldon Lobel, P.C. 32-12 23rd Street, Queens Variance (§72-21) to allow a residential/community facility building contrary to yard regulations. R5 zoning district. Community Board #1Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 6/9/09</p>
9.	177-07-BZ	<p>Manish S. Savani 886 Glenmore Avenue, Brooklyn Variance (§72-21) to construct a two story, two family residential building on a vacant corner lot. This application seeks to vary the front yard requirement on one street frontage (§23-45) in an R-5 zoning district. Community Board #7BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/9/09</p>

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<i>BZ – CONTINUED HEARINGS</i>		
10.	88-08-BZ	Alfonso Duarte 101-17 Lefferts Boulevard, Queens Variance (§72-21) to allow the commercial office conversion of an existing residential building; contrary to use regulations §22-00. R5 District. Community Board #9Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 6/9/09
11.	97-08-BZ	Eric Palatnik, P.C. 84 Sanford Street, Brooklyn Special Permit (§73-19) to allow the legalization of an existing school (UG 3). M1-1 district. Community Board #3BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/9/09
12.	99-08-BZ	Rothkrug, Rothkrug & Spector, LLP 102 Drumgoole Road, Staten Island Variance (§72-21) to construct a three-story single family home, contrary to rear yard requirement (§23-47) in an R3-2/SRD zoning district. Community Board #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/19/09
13.	173-08-BZ	Rothkrug Rothkrug & Spector, LLP 42-59 Crescent Street, Queens Variance (§72-21) to allow a 12-story hotel building containing 99 hotel rooms; contrary to bulk regulations (§117-522). M1-5/R7-3 Special Long Island City Mixed Use District, Queens Plaza Subdistrict Area C. Community Board #2Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 6/9/09

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14.	201-08-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 40-38 216th Street, Queens Variance (§72-21) to allow a one-story warehouse/ commercial vehicle storage building (UG16); contrary to use regulations (§22-00). R3X district. Community Board #11Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 6/9/09</p>
15.	247-08-BZ	<p>Howard S. Weiss, Esq. 3454 Nostrand Avenue Brooklyn Special Permit (§73-243) to allow the operation of a accessory drive-through facility in connection with a eating and drinking establishment (<i>Starbucks</i>) (UG 6) located in a C1-2/R4 zoning district. Community Board #15BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 5/12/09</p>
16.	265-08-BZ	<p>Herrick Feinstein LLP 70 Wyckoff Avenue, Brooklyn Variance (§72-21) to allow for the legalization of residential units located in a manufacturing building, contrary to §42-00; M1-1 zoning district. Community Board #4BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 5/19/09</p>
17.	312-08-BZ	<p>Law Office of Fredrick A. Becker 1134 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary floor area and open space (§23-141), side yard (§23-461) and less than the minimum required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/12/09</p>

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<i>BZ – NEW CASES</i>		
18.	260-08-BZ	<p>Eric Palatnik 148 Oxford Street, Brooklyn Special Permit (§73-622) for legalization and enlargement of a single family home. This application seeks to vary floor area (§23-141) in an R3-1 zoning district. Community Board #15BK</p>
		<p>Examiner: Henry Segovia (212) 788-8757</p>
		<p>Status: Continued Hearing – 6/9/09</p>
19.	268-08-BZ	<p>Sheldon Lobel, P.C. 314 Seventh Avenue, Brooklyn Special Permit (§73-621) to permit the enlargement of an eating and drinking establishment (UG 6). R6A/C1-4 zoning district. Community Board #6BK</p>
		<p>Examiner: Carlo Costanza (212) 788-8739</p>
		<p>Status: Continued Hearing – 5/19/09</p>
20.	301-08-BZ	<p>Fridman Saks LLP 2717 Quentin Road, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary floor area and lot coverage (§23-141), side yard (§23-461), perimeter wall height (§23-631(b)) and less than the minimum rear yard (§23-47) in an R3-2 zoning district. Community Board #15BK</p>
		<p>Examiner: Henry Segovia (212) 788-8757</p>
		<p>Status: Continued Hearing – 5/19/09</p>
21.	16-09-BZ	<p>Slater & Beckerman, LLP 459 Broadway, Manhattan Special Permit (§73-36) to allow a physical culture establishment on the second and third floors of an existing five-story building. The proposal is contrary to ZR Section 42-10. M1-5B district. Community Board #2M</p>
		<p>Examiner: Rory Levy (212) 788-8749</p>
		<p>Status: Closed, Decision – 5/12/09</p>

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22.	42-09-BZ	Francis R. Angelino, Esq. 441-477 Prospect Avenue, Brooklyn Special Permit (§§11-411 & 11-412) for re-instatement of a variance (expired July 12, 1992) which allowed the extension of a legal non conforming use (commercial laundry) within a residential zoning district. The application seeks an amendment to allow for a one-story enlargement. R5B zoning district Community Board #7BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 5/19/09

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