

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, April 7, 2009
10:00 A.M.

SOC – DECISIONS

1.	709-55-BZ	Walter T. Gorman, P.E. 2000 Rockaway Parkway, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a Gasoline Service Station (<i>Mobil</i>), in a C1-2/R4 zoning district, which expired on March 24, 2009. Community Board #18BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/7/09

SOC – CONTINUED HEARINGS

2.	336-98-BZ & 337-98-BZ	Rothkrug, Rothkrug & Spector LLP 312/18 & 324/34 Flatbush Avenue, Brooklyn Extension of term of a special permit (§73-36) authorizing a physical culture establishment (<i>Crunch Fitness</i>), Amendment to include additional area in the cellar and on the first floor and a change in operator; and extension of time to obtain a certificate of occupancy. C2-4 zoning district. Community Board #6BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 4/28/09

*****DISCLAIMER*****

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<i>SOC – NEW CASES</i>		
3.	111-71-BZ	Walter T. Gorman, P.E. 185-25 North Conduit Avenue, Queens Extension of Time/waiver to obtain a Certificate of Occupancy for a UG16 Gasoline Service Station (<i>Shell</i>) with accessory convenience store, in a C2-2/R3-2 zoning district, which expired on October 16, 1997. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/28/09
4.	301-03-BZ	Law Office of Fredrick A. Becker 1103 East 22nd Street, Brooklyn Extension of Time/waiver to Complete Construction and obtain a Certificate of Occupancy of previously granted Special Permit (§73-622) for the enlargement of single family home and an Amendment to modify the previously approved plans, in an R2 zoning district, which expired on January 13, 2008. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/28/09

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APPEALS – DECISIONS

5.	245-08-BZY	Sheldon Lobel, P.C. 219-05 North Conduit Avenue, Queens Extension of time to complete construction (§11-331) of minor development commenced under the prior C2-2/R3-2 district. C1-1/R3X zoning district. Community Board #13Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/7/09

APPEALS – CONTINUED HEARINGS

6.	147-08-BZY	Hui-Li Xu 95-04 Allendale Street, Queens Extension of time (§11-331) to complete construction of a minor development commenced prior to the amendment of the zoning district regulations on April 30, 2008. R5 zoning district Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 5/12/09

APPEALS – NEW CASES

7.	180-08-A thru 184-08-A	Tobias Guggenheimer Architect, P.C. 3236, 3238, 3240, 3242 and 3244 Schley Avenue, Bronx Proposed construction of four three-family homes and parking lot located within the bed of mapped street (Shore Drive) contrary to General City Law Section 35. C3A zoning district. Community Board #10BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/28/09

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<i>BZ – DECISIONS</i>		
1.	215-08-BZ	<p>Davidoff Malito & Hutcher, LLP by Howard S. Weiss 1778-1800 Southern Boulevard, Bronx Variance (§72-21) to allow a 7-story mixed-use building containing 68 dwelling units and ground floor retail use; contrary to use regulations (§32-00). C8-3 district. Community Board #3BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 4/7/09</p>
2.	216-08-BZ	<p>Eric Palatnik, P.C. 1624 Shore Boulevard, Brooklyn Special Permit (§73-622) and a Variance (§72-21) 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), side yard (§23-461) and front yard (§23-45) in an R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 4/7/09</p>
3.	236-08-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 4/7/09</p>
4.	250-08-BZ	<p>Law Office of Fredrick A. Becker 1925 East 5th 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 less than the required rear yard (§23-47) in an R2X/Special Ocean Parkway District. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 4/7/09</p>

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BZ – DECISIONS

5.	316-08-BZ	Bryan Cave LLP
		345-349 Second Avenue, aka 247-249 East 20 th Street, Manhattan
		Variance (§72-21) to permit the development of a three- and eight- story school building (<i>Learning Spring Elementary School</i>). The proposal is contrary to ZR §35-24c (minimum base height). R9A/C1-5 district.
		Community Board #6M
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 5/12/09

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BZ – CONTINUED HEARINGS

6.	178-07-BZ	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
		Examiner: Rory Levy (212) 788-8749
		Status: Adjourned, Continued Hearing – 5/19/09
7.	40-08-BZ	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
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 4/28/09
8.	45-08-BZ	Rampulla Associates 55 Androvetta Street, Staten Island Variance (§72-21) to construct a three-story, 81-unit age restricted residential building contrary to use regulations (§42-00, §107-49). M1-1 District/Special South Richmond Development District. Community Board #3SI
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 5/19/09

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<i>BZ – CONTINUED HEARINGS</i>		
9.	161-08-BZ	<p>Eric Palatnik, P.C. 136 Dover Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area, open space and lot coverage (§23-141) and less than the required rear yard (§23-47) in an R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 4/28/09</p>
10.	188-08-BZ	<p>Rizzo Group, LLP 35 East 76th Street, (975-983 Madison; 981 Madison; 35-53 East 76th Street) Manhattan Special Permits (§73-36 and 73-52) to allow the legalization of a Physical Culture Establishment and to extend this use into an R8B district, contrary to ZR §32-10. C5-1/R8B zoning districts. Community Board #8M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 5/19/09</p>
11.	234-08-BZ	<p>Eric Palatnik, P.C. 1702 Avenue Z, Brooklyn Special Permit (§73-36) to allow proposed Physical Culture Establishment at the cellar and a portion of the first and second floors in a seven-story mixed-use building, contrary to §32-10. C4-2 district. Community Board #15BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 4/28/09</p>
12.	275-08-BZ	<p>Eric Palatnik, P.C. 98 South 4th Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment on the ground floor of an existing building. The proposal is contrary to ZR §42-10. M1-2/R6 (MX8) district. Community Board #1BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 4/28/09</p>

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13.	276-08-BZ	Alfonso Duarte 150 East 55th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment on the sixth floor of a seven-story office building. The proposal is contrary to ZR §32-10. C5-2 district. Community Board #6M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/12/09
14.	303-08-BZ	Carl A. Sulfaro, Esq. 34-67 Francis Lewis Boulevard, Queens Special Permit (§11-411) to re-establish an expired variance which permitted the erection and maintenance of a gasoline service station with accessory uses (UG 16) C2-2/R5-B zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 4/28/09

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<i>BZ – NEW CASES</i>		
15.	237-08-BZ	<p>Sheldon Lobel, P.C. 37 Hillside Avenue, Manhattan Variance (§72-21) to allow for a 19-story residential building with 124 units and a community facility use (<i>Rocky Mountain Baptist Church</i>), contrary to bulk regulations (§23-145, §23-633, §24-552(b)). R7-2 District. Community Board #12M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 6/9/09</p>
16.	298-08-BZ	<p>Lewis E. Garfinkel 1156 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary open space and floor area (§23-141(a)) and less than the required rear yard (§23-47) in an R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 4/28/09</p>
17.	308-08-BZ	<p>Davidoff Malito & Hutcher, LLP 201 East 67th Street, Manhattan Special Permit (§73-36) to allow the legalization of an existing physical culture establishment (<i>MonQi Fitness</i>) located on the third through fifth floors in a five-story building. The proposal is contrary to ZR §32-00. C1-9 district. Community Board #8M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 5/12/09</p>
18.	1-09-BZ	<p>The Law Office of Fredrick A. Becker 39-01 Queens Boulevard, Queens Special Permit (§73-36) to allow the legalization of an existing physical culture establishment (<i>New York Sports Club</i>) on a portion of the ground floor in a three-story building. The proposal is contrary to ZR §42-00. M1-4 district. Community Board #2Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 5/12/09</p>

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