

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, August 18, 2009

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	709-55-BZ	<p>Walter T. Gorman, P.E. 2000 Rockaway Parkway, Brooklyn Extension of Time to obtain a certificate of occupancy for a Gasoline Service Station (<i>Mobi</i>) which expired on March 24, 2009. C1-2/R4 zoning district. Community Board #18BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 8/18/09</p>
2.	128-04-BZ	<p>Marvin B. Mitzner, Esq. 162-168 East 68th Street, Manhattan Extension of Time to complete construction; Extension of Time to obtain a certificate of occupancy; and Waiver of the Rules for a previously granted Variance (§72-21) for the enlargement of an existing school which expired on December 14, 2008. R8B zoning district. Community Board #8M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 8/18/09</p>
3.	23-06-BZ	<p>Sheldon Lobel, P.C. 150-62 78th Road, Queens Extension of Time to Complete Construction, which expired on July 2, 2008, Extension of Time to obtain a certificate of occupancy, which expired on January 2, 2009, and Waiver of the Rules for a previously granted Variance (§72-21) for the expansion of an existing three story synagogue with accessory Rabbi's apartment. R-4 zoning district. Community Board #8Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 8/18/09</p>

*****DISCLAIMER*****

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<i>SOC – CONTINUED HEARINGS</i>		
4.	441-31-BZ	<p>Ian Peter Barnes 7702 Flatlands Avenue, Brooklyn Extension of Term and Waiver of the Rules for the continued use of a Gasoline Service Station (<i>BP Amoco</i>) with accessory convenience store which expired on April 26, 2007. C2-2/R5 zoning district. Community Board #18BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 9/15/09</p>
5.	32-91-BZ	<p>Walter T. Gorman, P.E. 838/846 Fulton Street, Brooklyn Extension of Term and Waiver of the Rules for the continued use of a Gasoline Service Station (<i>Coastal</i>) which expired on May 19, 2007. C2-4/R7A zoning district. Community Board #2BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 10/6/09</p>
6.	55-97-BZ	<p>Sheldon Lobel, P.C. 76-36 164th Street, Queens Extension of Term (§11-411) for an automotive repair facility (UG 16B), which expired on September 23, 2007 and Extension of Time to obtain a certificate of occupancy, which expired on September 23, 1998. C2-2/R3-2 zoning district. Community Board #8Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 9/15/09</p>
7.	327-04-BZ	<p>Sheldon Lobel, P.C. 66-35 108th Street, Queens Extension of Time to complete construction and Extension of Time to obtain a certificate of occupancy of a previously granted Variance (§72-21) for the enlargement of an existing Synagogue and School (<i>Beth Gavriel</i>) which expired on June 7, 2009. R1-2 zoning district. Community Board #6Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 9/15/09</p>

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<i>SOC – NEW CASES</i>		
8.	5-96-BZ	<p>Sheldon Lobel, P.C. 564/92 Saint John's Place, Brooklyn Extension of Term (§11-411) to permit the operation a one-story public parking garage for no more than 150 cars (UG 8), which expired on March 18, 2007; Amendment to change the parking layout; and an Extension of Time to obtain a certificate of occupancy, which expired on March 18, 1998. R7-1 zoning district. Community Board #8BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 10/6/09</p>

<i>SOC – DISMISSAL CALENDAR</i>		
9.	12-94-BZ	<p>Board of Standards and Appeals S. Kilgor (applicant) 245-13 Jamaica Avenue, Queens Extension of Term and Extension of Time to obtain a Certificate of Occupancy for a special permit (§73-36) for a physical cultural establishment (<i>American Physique</i>), which expired on July 19, 2004. C2-2/R4 zoning district. Community Board #13Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Dismissal – 8/18/09</p>
10.	384-03-BZ	<p>Board of Standards and Appeals Anthony Somefun (applicant) 804-816 East 138th Street, Manhattan Amendment of a variance (§72-21) permitting the operation of a UG4A health facility, contrary to Z.R. §42-11. Amendment seeks to legalize existing condition which provides less than required parking, contrary to §44-21. M1-2 zoning district. Community Board #1BX</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Withdrawn – 8/18/09</p>

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<i>APPEALS – NEW CASES</i>		
13.	318-08-A	Joseph A. Sherry 1009 Beach 21st Street, Queens Proposed construction of an enlargement to an existing commercial establishment located within the bed of a mapped street, contrary to General City Law Section 35. C8-1 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/22/09

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 18, 2009

1:30 P.M.

<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 zoning district. Community Board #3BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781 Status: Deferred Decision – 9/22/09</p>
2.	288-08-BZ	<p>Jeffrey Geary 2955 Veterans Road West, Staten Island Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Costanzo's Martial Arts Studio</i>) on the second floor of a two-story commercial building. M1-1 zoning district. Community Board #1SI</p> <p>Examiner: Rory Levy (212) 788-8749 Status: Granted – 8/18/09</p>
3.	13-09-BZ	<p>Moshe M. Friedman, P.E. 5611 21st Avenue, Brooklyn Variance (§72-21) to permit a synagogue contrary to front yard, side yard and lot coverage regulations (§24-34, §24-35, §24-11). R5 zoning district. Community Board #12BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 8/18/09</p>
4.	171-09-BZ	<p>James Chin & Associates, LLC 325 Fifth Avenue, Manhattan Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Integree Spa & Beauty</i>) on a portion of the first floor in an existing 42-story mixed-use building. C5-2 zoning district. Community Board #5M</p> <p>Examiner: Rory Levy (212) 788-8749 Status: Granted – 8/18/09</p>

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<i>BZ – CONTINUED HEARINGS</i>		
5.	100-08-BZ & 101-08-A	Rothkrug, Rothkrug & Spector, LLP 205 Wolverine Street, Staten Island Variance (§72-21) for the construction of a two-story with basement single family residence, contrary to front yard regulations (§23-45) and within the bed of a mapped, un-built street, contrary to General City Law Section 35. R2 zoning district. Community Board #3SI Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 10/6/09

<i>BZ – NEW CASES</i>		
6.	220-08-BZ	Moshe M. Friedman 95 Taaffe Place, Brooklyn Variance (§72-21) to permit the enlargement of a non-conforming one-family dwelling, contrary to §42-10. M1-1 zoning district. Community Board #3BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 10/27/09
7.	249-08-BZ	Rothkrug, Rothkrug & Spector, LLP 130 Adelaide Avenue, Staten Island Variance (§72-21) for the construction of a single family residence, contrary to floor area and open space (§23-141); required front yard (§23-45), rear yard (§23-47), side yard (§23-46) and off street parking (§25-622) regulations. R2 (LDGM) zoning district. Community Board #3SI Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 9/22/09
8.	29-09-BZ	Law Office of Fredrick A. Becker 44 Brunswick Street, Staten Island Variance (§72-21) to legalize and enlarge a synagogue (<i>Chabad Israeli Center</i>), contrary to lot coverage, front yards, side yards, and parking regulations. R3X zoning district. Community Board #2SI Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 10/6/09

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