

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, February 3, 2009

10:00 A.M.

SOC – DECISIONS

1.	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: Granted – 2/3/09

SOC – CONTINUED HEARINGS

2.	1228-79-BZ	Harold Weinberg, P.E., 2436 McDonald Avenue, Brooklyn Extension of Term/waiver for the operation of a (UG6) retail store, in an R5 zoning district, which expired on July 21, 2005 and for an Extension of Time to obtain a Certificate of Occupancy which expired on May 21, 1997. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/10/09

SOC – NEW CASES

3.	74-49-BZ	Sheldon Lobel, P.C. 515 Seventh Avenue, Manhattan Extension of term (§11-411) of a variance allowing a parking garage, an amendment to increase the number of parking spaces, extension of time to obtain a Certificate of Occupancy, and a waiver of the Rules. M1-6 zoning district Community Board #5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 2/24/09

DISCLAIMER

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APPEALS – DECISIONS		
4.	149-08-A	Jack Lester 808 Columbus Avenue, Manhattan Appeal seeking to revoke Department of Building permits and approvals for a 30-story mixed use building on the grounds that zoning regulations for open space, parking, curb cuts and use group classification have been violated. R7-2 /C1-5 zoning districts. Community Board #7M
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 2/3/09
5.	153-08-A & 154-08-A	Philip L. Rampulla 150 & 156 Forest Road, Staten Island Proposed construction not fronting on a legally mapped street, contrary to General City Law Section 36. R1-2 Zoning District. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 2/3/09
6.	263-08-BZY	Slater & Beckerman, LLP 29-23 40th Road and 30-02 40th Avenue, Queens Extension of time to complete construction (§11-331) of a minor development commenced prior to the amendment of the zoning district regulations. M1-3 /R7X zoning districts. Community Board #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Withdrawn – 2/3/09
7.	264-08-A	Slater & Beckerman, LLP 29-23 40th Road and 30-02 40th Avenue, Queens An appeal seeking a determination that the owner of said premises has acquired a common law vested right to continue development commenced under the prior zoning districts. M1-3/R7X zoning districts. Community Board #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 2/3/09

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<i>APPEALS – NEW CASES</i>		
8.	19-08-BZY	Edward Lauria, P.E. 3871 Amboy Road, Staten Island Extension of time to complete construction (§11-332) of a minor development commenced under the prior zoning district regulations. C4-1 SRD Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 2/24/09
9.	305-08-A	NYC Economic Development Corp. East River Waterfront Esplanade, Manhattan Variance of flood plain regulations under Sec. G107 of Appendix G of the NYC Building Code to permit construction of kiosk. Community Board #1M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 3/3/09

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<i>BZ – DECISIONS</i>		
1.	61-08-BZ	The Law Office of Fredrick A. Becker 439 86 th Street, Brooklyn Special Permit (§73-36) to allow the operation of a Physical Culture Establishment on the second and third floors of an existing building. The proposal is contrary to ZR §32-10. C4-2A (BR) district. Community Board #10BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted - 2/3/09
2.	207-08-BZ	Eric Palatnik, P.C. 40-69 94 th Street, Queens Variance (§72-21) to permit the expansion to the first floor of an existing day care center. The proposal is contrary to §24-34 (front yard). R4 district. Community Board #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted - 2/3/09

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<i>BZ – CONTINUED HEARINGS</i>		
3.	45-08-BZ	<p>Rampulla Associates 55 Androvetta Street, Staten Island Variance (§72-21) to construct a four-story, 108-unit age restricted residential building contrary to use regulations (§42-00, §107-49). M1-1 District/Special South Richmond Development District. Community Board #3SI</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 3/3/09</p>
4.	134-08-BZ	<p>Eric Palatnik, P.C. 34 Lawrence Avenue, Brooklyn Variance (§72-21) to construct a third floor to an existing two-story, two-family semi-detached residence, located in an R-5 and M1-1 zoning districts. Community Board #12BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/3/09</p>
5.	198-08-BZ	<p>Mitchell S. Ross, Esq. 268 Park Avenue South, Manhattan Special Permit (§73-36) to allow the proposed physical culture establishment (<i>New York Health & Racquet Club</i>) in a 12-story and penthouse mixed-use building, contrary to ZR §32-10. C6-4A district. Community Board #5M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 2/10/09</p>
6.	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: Adjourned, Continued Hearing – 3/17/09</p>

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7.	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 – 3/3/09

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<i>BZ – NEW CASES</i>		
8.	177-07-BZ	<p>Maurice Dayan 886 Glenmore Avenue, Brooklyn Variance (§72-21) to construct a two-story, two-family residential building, contrary to front yard requirement (§23-45) in an R-5 zoning district. Community Board #7BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Postponed Hearing – 3/3/09</p>
9.	99-08-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 2/24/09</p>
10.	169-08-BZ	<p>James Chin & Associates, LLC 46 Laight Street, Manhattan Variance (§ 72-21) to allow the redevelopment of an commercial building for residential use. Six residential floors and six dwelling units are proposed; contrary to use regulations (§42-00 & § 111-104 (e)). M1-5 (TMU- Area B-2) district. Community Board #1M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 3/24/09</p>
11.	173-08-BZ	<p>Rothkrug Rothkrug & Spector, LLP 42-59 Crescent Street, Queens Variance (§72-21) to allow a12-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</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 3/17/09</p>

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<i>BZ – NEW CASES</i>		
12.	258-08-BZ	Rizzo Group 343-349 West 42nd Street, Manhattan Special Permit (§73-36) to allow a Physical Culture Establishment (<i>Mid-City Gym</i>) on the cellar in a 41-story mixed-use building. The proposal is contrary to ZR Section 32-10. C6-4 district. Community Board #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 2/24/09

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