

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, January 13, 2009

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	863-48-BZ	Alfonso Duarte <b>259-16 Union Turnpike, Queens</b> Extension of Term of a previously granted variance for a (UG16A) auto repair establishment, in an R-2 zoning district, which will expire on November 25, 2008. <b>Community Board#13Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 1/13/09</b>
2.	26-02-BZ	Walter T. Gorman, P.E. <b>1680 Richmond Avenue, Staten Island</b> Extension of Time/waiver to obtain a Certificate of Occupancy which expired on December 10, 2006 for an existing gasoline service station ( <i>Mobil</i> ), in a C1-2/R3X zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 1/13/09</b>
3.	242-03-BZ	Moshe M. Friedman, P.E. <b>1858 East 26<sup>th</sup> Street, Brooklyn</b> Extension of Time/waiver to obtain a Certificate of Occupancy which expired on January 13, 2008 and an Amendment to legalize the as-built condition of a previously granted Special Permit (§73-622) in an R3-2 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 1/13/09</b>

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## ***SOC – CONTINUED HEARINGS***

4.	395-60-BZ	Sheldon Lobel, P.C. <b>2557-2577 Linden Boulevard, Brooklyn</b> 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 <b>Community Board #5BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 2/10/09</b>
5.	337-90-BZ	Sheldon Lobel, P.C. <b>1415/17 East 92<sup>nd</sup> Street, Brooklyn</b> 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). <b>Community Board #18BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Adjourned, Continued Hearing – 2/10/09</b>

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<b><i>SOC – NEW CASES</i></b>		
<b>6.</b>	<b>617-56-BZ</b>	<p>Kenneth H. Koons, R.A. <b>3120 Albany Crescent, Bronx</b> Extension of Term/waiver for the continued use of a (UG8) parking lot which expired on September 27, 2007 in an R6 (C1-3, C2-3) zoning district. <b>Community Board #15BX</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 2/10/09</b></p>
<b>7.</b>	<b>1228-79-BZ</b>	<p>Harold Weinberg, P.E., <b>2436 McDonald Avenue, Brooklyn</b> 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. <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 2/3/09</b></p>
<b>8.</b>	<b>245-03-BZ</b>	<p>Joseph P. Morsellino, Esq. <b>160-11 Willets Point Boulevard, Queens</b> Extension of Term for an accessory drive-thru to an existing eating and drinking establishment (<i>McDonald's</i>), in an R3-2/C1-2 zoning district, which expired on December 9, 2008. <b>Community Board #7Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 2/10/09</b></p>
<b>9.</b>	<b>97-08-BZ</b>	<p>New York City Board of Standards and Appeals Applicant: Eric Palatnik <b>84 Sanford Street, Brooklyn</b> To consider dismissal for lack of prosecution – Special Permit (§73-19) to allow legalization of existing community facility use, contrary to use regulations. <b>Community Board #3BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Off Dismissal Calendar</b></p>

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<b><i>APPEALS – DECISIONS</i></b>		
<b>10.</b>	<b>229-06-A</b>	<p>Sheldon Lobel, P.C.  <b>607 Bayside Drive, Queens</b>                      Appeal seeking to revoke Department of Building’s permits and approvals for an existing one-family home. Appellant argues that the proposal creates new zoning non-compliances, increases the degree of existing zoning non-compliances, and violates provisions of the Building Code regarding access and fire safety. R4 zoning district.  <b>Community Board #14Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Denied – 1/13/09</b></p>
<b>11.</b>	<b>140-07-A</b>	<p>Rothkrug, Rothkrug &amp; Spector, LLP  <b>607 Bayside Drive, Queens</b>                      Appeal seeking to reverse the Department of Building's decision to revoke permits and approvals for a one-family home based on non-compliance with front yard regulations (§23-45). R4 zoning district.  <b>Community Board #14Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Granted In Part &amp; Denied In Part – 1/13/2009</b></p>
<b>12.</b>	<b>33-08-A</b>	<p>Yury Menzak  <b>67 Brighton 1<sup>st</sup> Lane, Brooklyn</b>                      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.  <b>Community Board #13BK</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Withdrawn – 1/13/09</b></p>
<b>13.</b>	<b>70-08-A thru 72-08-A</b>	<p>Eric Palatnik, P.C.  <b>215C, 215B, 215A Van Name Avenue, Staten Island</b>                      An appeal seeking a determination that the property owner has acquired a common law vested right to continue construction commenced under the prior zoning district regulations. R3A Zoning District.  <b>Community Board #1SI</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Granted – 1/13/09</b></p>

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## *APPEALS – DECISIONS*

14.	73-08-A thru 75-08-A	Eric Palatnik, P.C. <b>345A, 345B, 345C Van Name, Staten Island</b> An appeal seeking a determination that the property owner has acquired a common law vested right to continue construction under the prior zoning district regulations. R3A zoning district. <b>Community Board #1SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/13/09</b>
15.	103-08-BZY	Law Office of Fredrick A. Becker <b>208 Grand Street, Brooklyn</b> 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. <b>Community Board #1BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/13/09</b>

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<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>16.</b>	<b>141-07-A</b>	Hakime Altine <b>129-48 Hookcreek Boulevard, Queens</b> 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. <b>Community Board #13Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Adjourned, Continued Hearing – 2/10/09</b>
<b>17.</b>	<b>60-08-A</b>	Eric Palatnik, P.C. <b>101-20 39<sup>th</sup> Avenue (formerly 101-20, 101-22 &amp; 101-24 103<sup>rd</sup> Street, Queens</b> Proposed construction of a four-story community facility located within the bed of a mapped street (102nd Street) contrary to General City Law, Section 35. R6B (C1-4) zoning district. <b>Community Board #3Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 3/17/09</b>
<b>18.</b>	<b>120-08-A</b>	Law Office of Fredrick A. Becker <b>186 Grand Street, Brooklyn</b> 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. <b>Community Board #1BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 1/27/09</b>
<b>19.</b>	<b>261-08-BZY</b>	Eric Palatnik, P.C. <b>140-75 Ash Avenue, Queens</b> Extension of time to complete construction (§11-331) of a minor development commenced prior to the amendment of the zoning district regulations. R7B/C1-3 zoning districts. <b>Community Board #7Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 1/27/09</b>

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<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
20.	262-08-A	<p>Eric Palatnik, P.C.  <b>140-75 Ash Avenue, Queens</b>                      An appeal seeking a determination that the owner of the premises has acquired a common law vested right to continue the development commenced under the prior zoning district regulations. R7B/C1-3 zoning districts.  <b>Community Board #7Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 1/27/09</b></p>
21.	263-08-BZY	<p>Slater &amp; Beckerman, LLP  <b>29-23 40<sup>th</sup> Road and 30-02 40<sup>th</sup> Avenue, Queens</b>                      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.  <b>Community Board #1Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 2/3/09</b></p>
22.	264-08-A	<p>Slater &amp; Beckerman, LLP  <b>29-23 40<sup>th</sup> Road and 30-02 40<sup>th</sup> Avenue, Queens</b>                      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.  <b>Community Board #1Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 2/3/09</b></p>

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<b>APPEALS – NEW CASES</b>		
23.	213-08-A	Joseph A. Sherry <b>68 Hillside Avenue, Queens</b> Proposed reconstruction and enlargement of an existing single family home located in the bed of a mapped street <b>General City Law 35</b> and not fronting on a mapped street contrary to General City Law 36. R4 zoning district. <b>Community Board #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/13/09</b>
24.	242-08-A	Joseph A. Sherry <b>53 Beach 216<sup>th</sup> Street, Queens</b> Reconstruction and enlargement of an existing single family home not fronting on a mapped street contrary to General City Law 36 and partially in the bed of a mapped street contrary to of the General City Law 35. R4 zoning district. <b>Community Board #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/13/09</b>
25.	245-08-BZY	Sheldon Lobel, P.C. <b>219-05 North Conduit Boulevard, Queens</b> 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. <b>Community Board #13Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 2/24/09</b>

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TUESDAY AFTERNOON, January 13, 2009

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
1.	20-08-BZ	<p>Law Office of Fredrick A. Becker  <b>53-55 Beach Street, Manhattan</b>                      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.  <b>Community Board #1M</b></p> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <p><b>Status:     Granted – 1/13/09</b></p>
2.	46-08-BZ	<p>Law Office of Fredrick A. Becker  <b>491 Bedford Avenue, 142 Clymer Street, Brooklyn</b>                      Variance (§72-21) to permit the construction of a community facility building (<i>Congregation Adas Yereim</i>), contrary to §24-11 (Floor area ratio and lot coverage) and §24-522 (front wall height, setback, sky exposure plane and number of stories). R6 district.  <b>Community Board #1BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status:     Granted – 1/13/09</b></p>
3.	93-08-BZ	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>112-12, 112-18, 112-24 Astoria Boulevard, Queens</b>                      Variance (§72-21) to allow a six-story transient hotel (UG 5), contrary to use regulations (§22-00). R6 district.  <b>Community Board #3Q</b></p> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <p><b>Status:     Granted – 1/13/09</b></p>
4.	135-08-BZ	<p>Sheldon Lobel, P.C.  <b>71-52 172<sup>nd</sup> Street, Queens</b>                      Variance (§72-21) to permit a one-story and mezzanine synagogue (<i>Fresh Meadows Bukharian Synagogue</i>), contrary to ZR §24-34 (minimum front yard) and §25-31 (minimum parking requirements). R2 district.  <b>Community Board #8Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status:     Granted – 1/13/09</b></p>

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<b><i>BZ – DECISIONS</i></b>		
5.	155-08-BZ	<p>Eric Palatnik, P.C.  <b>282 Beaumont Street, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a one family home. This application seeks to vary floor area, open space and lot coverage (§23-141(a)); and required rear yard (§23-47) in an R3-1 district.  <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status:     Granted – 1/13/09</b></p>
6.	170-08-BZ	<p>Kramer Levin Naftalis &amp; Frankel, LLP  <b>411-431 East 69th Street, Manhattan</b>                      Variance (§72-21) to permit the construction of a research building (<i>Weill Cornell Medical College</i>) with 16 occupied stories and two mechanical floors. The proposal is contrary to ZR §24-11 (Floor area and lot coverage), §24-36 (Rear yard), §24-522 (Height and setback), and §24-552 (Rear yard setback). R8 zoning district.  <b>Community Board #8M</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status:     Granted – 1/13/09</b></p>
7.	172-08-BZ	<p>Herrick Feinstein  <b>40-20 47<sup>th</sup> Avenue, aka 4702-4710 41<sup>st</sup> Street, Queens</b>                      Variance (§72-21) to permit the conversion of an existing two-story residential building to a house of worship (<i>Sunnyside Jewish Center</i>). The proposal is contrary to ZR §24-35 (a) (Side yards). R5 district.  <b>Community Board #2Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status:     Granted – 1/13/09</b></p>
8.	190-08-BZ	<p>Kramer Levin Naftalis &amp; Frankel  <b>41-43 Bond Street, Manhattan</b>                      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.  <b>Community Board #2M</b></p> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <p><b>Status:     Granted – 1/13/09</b></p>

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9.	196-08-BZ	<p>DID Architects  <b>792 Tenth Avenue, Manhattan</b>                      Special Permit (§§11-411 &amp; 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.  <b>Community Board #4M</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 1/13/09</b></p>
10.	224-08-BZ	<p>Omnipoint Communications  <b>47-10 Laurel Hill Boulevard, Queens</b>                      Special Permit (§73-30) to allow an extension to an existing non-accessory radio tower, to mount nine small panel antennas and related equipment cabinets on the rooftop. R4 district.  <b>Community Board #2Q</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Granted – 1/13/09</b></p>
11.	244-08-BZ	<p>Rizzo Group  <b>139-153 East 53<sup>rd</sup> Street; 140-16 East 54<sup>th</sup> Street; 601-635 Lexington Avenue; 884-892 3<sup>rd</sup> Avenue, Manhattan</b>                      Special Permit (§73-36) to allow the proposed Physical Culture Establishment (<i>24Hour Fitness</i>) at the cellar level and first floor of a 59-story building, contrary to ZR Section 32-10. C6-6 district.  <b>Community Board #6M</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Granted – 1/13/09</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
12.	11-07-BZ	<p>Dominick Salvati and Son Architects  <b>41-06 Junction Boulevard, Queens</b>                      Variance (§72-21) to allow a five (5) story office building with ground floor retail, contrary to use regulations (§22-00). R6B district.  <b>Community Board #4Q</b></p> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <p><b>Status: Adjourned, Continued Hearing – 3/31/09</b></p>
13.	61-08-BZ	<p>The Law Office of Fredrick A. Becker  <b>439 86<sup>th</sup> Street, Brooklyn</b>                      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.  <b>Community Board #10BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision – 2/3/09</b></p>
14.	134-08-BZ	<p>Eric Palatnik, P.C.  <b>34 Lawrence Avenue, Brooklyn</b>                      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.  <b>Community Board #12BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 2/3/09</b></p>
15.	163-08-BZ	<p>Sheldon Lobel, P.C.  <b>2022 Avenue M, Brooklyn</b>                      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.  <b>Community Board #14BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision – 2/10/09</b></p>

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1:30 P.M.

<b>BZ – CONTINUED HEARINGS</b>		
16.	198-08-BZ	Mitchell S. Ross, Esq. <b>268 Park Avenue South, Manhattan</b> Special Permit (§73-36) to allow the proposed physical culture establishment ( <i>New York Health &amp; Racquet Club</i> ) in a 12-story and penthouse mixed-use building, contrary to ZR §32-10. C6-4A district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 2/3/09</b>
17.	216-08-BZ	Eric Palatnik, P.C. <b>1624 Shore Boulevard, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 2/10/09</b>
18.	236-08-BZ	Sheldon Lobel, P.C. <b>1986 East 3<sup>rd</sup> Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 2/3/09</b>

**\*\*\*DISCLAIMER\*\*\***

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 13, 2009

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
19.	63-08-BZ	<p>Eric Palatnik  <b>116-33 Queens Boulevard, Queens</b>                      Special Permit (§73-244) to legalize an eating and drinking establishment with entertainment and a capacity of more than 200 persons with dancing within a C4-2 zoning district.  <b>Community Board #6Q</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p style="color: red;"><b>Status: Continued Hearing – 2/10/09</b></p>
20.	188-08-BZ	<p>Rizzo Group, LLP  <b>35 East 76<sup>th</sup> Street, (975-983 Madison; 981 Madison; 35-53 East 76<sup>th</sup> Street) Manhattan</b>                      Special Permit (§73-36) and Variance (§72-21) to allow the legalization of a Physical Culture Establishment (<i>Carllyle Hotel</i>) and to extend this use into an R8B district for an existing hotel (<i>Carllyle</i>) in the C5-1MP and R8B zoning districts. The proposal is contrary to ZR §32-10.  <b>Community Board #8M</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 788-8749</b></p> <p style="color: red;"><b>Status: Postponed – 2/10/09</b></p>
21.	207-08-BZ	<p>Eric Palatnik, P.C.  <b>40-69 94<sup>th</sup> Street, Queens</b>                      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.  <b>Community Board #7Q</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 788-8749</b></p> <p style="color: red;"><b>Status: Closed, Decision – 2/3/09</b></p>
22.	222-08-BZ	<p>Rothkrug, Rothkrug &amp; Spector LLP  <b>71 Beaumont Street, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary lot coverage, open space and floor area (§23-141); rear yard (§23-47) and exceeds the perimeter wall height (§23-631) in an R3-1 zoning district.  <b>Community Board #15BK</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Continued Hearing – 2/24/09</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 13, 2009

1:30 P.M.

<b>BZ – NEW CASES</b>		
23.	257-08-BZ	Slater & Beckerman, LLP <b>120 East 56<sup>th</sup> Street, Manhattan</b> Special Permit (§73-36) to allow a Physical Culture Establishment ( <i>Susan Ciminelli Day Spa</i> ) on the second floor in an existing 15-story commercial building. The proposal is contrary to §32-10. C5-2 district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 1/27/09</b>
24.	289-08-BZ	Dennis D. Dell'Angelo, for Ephraim Nierenberg, owner. <b>966 East 23<sup>rd</sup> Street Brooklyn</b> 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); side yards (§23-461); and less than the required rear yard (§23-47) in an R-2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 2/10/09</b>

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