

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, January 27, 2009

10:00 A.M.

<i>SOC – DECISIONS</i>		
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: Deferred Decision – 2/3/09

<i>SOC – CONTINUED HEARINGS</i>		
2.	719-56-BZ	Walter T. Gorman, P.E. 2525 Victory Boulevard, Staten Island Extension of Term/waiver for a gasoline service station (<i>Mobil</i>) in a C2-1/R3-2 zoning district which expired on April 27, 2007 and Extension of Time to obtain a Certificate of Occupancy which expired on October 26, 2000. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/10/09
3.	217-03-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/24/09

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, January 27, 2009

10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	241-47-BZ	<p>Sheldon Lobel, P.C. 16-23/25 Hancock Street, Queens Extension of Term and Amendment (§§11-411 & 11-413) of variance previously granted. The application seeks a change in use from knitting mill (UG 17) to a contractor's establishment (UG 17). R5B zoning district. Community Board #5Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 3/3/09</p>
5.	889-55-BZ	<p>J & H Management Corporation, owner. 69-15 164th Street, Queens Application (§11-411) to extend the term of Automotive Repair Facility for 10 years which expired on May 1, 2008. The application seeks a Waiver of the Rules and Extension of Time to obtain a Certificate of Occupancy. C1-2/R3-2 zoning district. Community Board #8Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 2/10/09</p>
6.	124-99-BZ	<p>The Law Office of Fredrick A. Becker 1372 Broadway, Manhattan Extension of term of a previously granted special permit allowing the operation of a physical culture establishment in portions of the cellar and first floor of a 20-story commercial building located in a C6-6 (Mid) zoning district. Community Board #5M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 2/24/09</p>
7.	51-06-BZ	<p>Sheldon Lobel, P.C. 188-02/22 Union Turnpike, Queens Extension of Time to obtain a Certificate of Occupancy for a previously granted Variance to permit the operation of a Physical Culture Establishment in a portion of the cellar and the legalization of a dance studio in the cellar and first floor of an existing commercial building, in a C1-2/R2 zoning district, which expired on December 12, 2008. Community Board #8Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 2/10/09</p>

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, January 27, 2009
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
8.	120-08-A	<p>Law Office of Fredrick A. Becker 186 Grand Street, Brooklyn 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. Community Board #1BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 1/27/09</p>
9.	261-08-BZY	<p>Eric Palatnik, P.C. 140-75 Ash Avenue, Queens 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. Community Board #7Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 1/27/09</p>
10.	262-08-A	<p>Eric Palatnik, P.C. 140-75 Ash Avenue, Queens 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. Community Board #7Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Withdrawn – 1/27/09</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	168-08-A	<p>Cozen O’Connor 63 Brighton 2nd Place, Brooklyn Legalization of an existing building not fronting on a legally mapped street contrary to General City Law Section 36. R6 (OP) zoning district. Community Board #13BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 3/3/09</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, January 27, 2009
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
12.	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: Closed, Decision – 2/3/09

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 27, 2009

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	119-07-BZ	<p>Sheldon Lobel, P.C. 443 39th Street, Brooklyn Variance (§72-21) to allow a four-story community facility building contrary to regulations for use (§42-10), rear yard (§43-26) and parking (§44-21). M1-2 zoning district. Community Board #7BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 1/27/09</p>
2.	42-08-BZ	<p>Eric Palatnik, P.C. 182 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family residence and conversion to a single family residence. This application seeks to vary floor area, lot coverage, open space (§23-141(b)) and rear yard (§23-47) in an R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 1/27/09</p>
3.	159-08-BZ	<p>Greenberg Traurig, LLP 68-70 Spring Street, Manhattan Variance (§72-21) to allow a new seven-story residential building (UG 2) containing 12 dwelling units and ground floor retail (UG 6); contrary to use regulations (§42-10 & §42-14 D(2)(b)). M1-5B district. Community Board #2M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Deferred Decision – 2/10/09</p>
4.	251-08-BZ	<p>Law Office of Fredrick A. Becker 2153 Ocean Parkway, Brooklyn Special Permit (§73-622) for the enlargement of an existing one family residence. This application seeks to vary side yards (§23-48) and less than the required rear yard (§23-47) in an R5 (OP) Special Ocean Parkway District. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 1/27/09</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 27, 2009

1:30 P.M.

BZ – DECISIONS

5.	257-08-BZ	Slater & Beckerman, LLP 120 East 56th Street, Manhattan 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. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 1/27/09

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 – 4/7/09
7.	203-07-BZ	Sheldon Lobel, P.C. 137-35 Elder Avenue, Queens Variance (§72-21) to allow a new 13-story mixed-use building containing 20 dwelling units, ground floor retail and community facility (medical) uses; contrary to bulk and parking regulations (§35-311 & §36-21). R6/C2-2 zoning district. Community Board #7Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 3/17/09

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 27, 2009

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	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> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 3/3/09</p>
9.	40-08-BZ	<p>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</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Adjourned, Continued Hearing – 3/3/09</p>
10.	162-08-BZ	<p>The Law Office of Fredrick A. Becker 150 East 93rd Street, Manhattan Special Permit (§73-621) to allow for the enlargement of an existing building contrary to floor area and lot coverage regulations §23-145 and §35-31; C1-8X District. Community Board #8M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 3/3/09</p>
11.	206-08-BZ	<p>Eric Palatnik, P.C. 737 Elvira Avenue, Queens Variance (§72-21) to permit the expansion of an existing three-story UG 3 yeshiva (<i>Yeshiva B'nei Torah</i>) which includes sleeping accommodations, contrary to ZR §24-111 (maximum floor area), §24-35 (side yard), §24-551 (side yard setback), and parking (§25-31). R2X zoning district. Community Board #14Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 2/24/09</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 27, 2009

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	223-08-BZ	<p>Rothkrug Rothkrug & Spector, LLP 4553 Arthur Kill Road, Staten Island Variance (§72-21) to permit a commercial development (UG 6) in an R3-2/SSRD zoning district. Community Board #3SI</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Continued Hearing – 2/10/09</p>
13.	226-08-BZ	<p>Law Office of Fredrick A. Becker 172 Empire Boulevard, Brooklyn Special Permit (§73-50) to legalize the vertical enlargement of an existing commercial building within the 30-foot rear yard required along a residential district boundary line that is coincident with a rear lot line. C8-2 zoning district. Community Board #9BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 2/10/09</p>
14.	230-08-BZ	<p>Law Office of Fredrick A. Becker 1019 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence. This application seeks to vary floor area and open space (§23-141); and less than minimum rear yard requirement (§23-47) in an R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/17/09</p>
15.	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 – 3/17/09</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 27, 2009

1:30 P.M.

BZ – CONTINUED HEARINGS

16.	250-08-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/3/09

BZ – NEW CASES

17.	284-07-BZ	Ellen Hay, Wachtel & Masyr, LLP 52-54 East 13th Street, Manhattan
		Special Permit (§73-36) to allow the legalization of a Physical Culture Establishment (<i>Crunch Fitness</i>) on portions of the cellar, and first floor, second floor, and the third floor of a mixed-use building, contrary to §32-10. C6-1 district.
		Community Board #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Postponed Hearing – 2/24/09
18.	161-08-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/24/09

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, January 27, 2009

1:30 P.M.

<i>BZ – NEW CASES</i>		
19.	215-08-BZ	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
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 2/24/09
20.	227-08-BZ	Slater & Beckerman, LLP 1650 Grand Concourse, Bronx Variance (§72-21) to allow a 39,922 square foot enlargement to an existing non-profit hospital (UG 4); contrary to bulk regulations (§24-11, §23-633, §122-30). R8 District/Special Grand Concourse Preservation District. Community Board #4BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 2/10/09

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.