

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, March 24, 2009

10:00 A.M.

SOC – DECISIONS

1.	241-47-BZ	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
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 3/24/09

SOC – NEW CASES

2.	709-55-BZ	Whitman Breed Abbott & Morgan LLP 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: Closed, Decision – 4/7/09
3.	7-99-BZ	The Law Office of Fredrick A. Becker 300 East 34th Street, Manhattan Extension of Term of a previously granted Special Permit for the operation of Physical Culture Establishment (<i>New York Sports Club</i>), located in a C1-9 (TA) zoning district, which expired on January 11, 2009. Community Board #6M
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/21/09

DISCLAIMER

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<i>APPEALS – DECISIONS</i>		
4.	60-08-A / 39-09-A thru 41-09-A	Eric Palatnik, P.C. 101-20 39 th Avenue, (formerly 101-20, 101-22 & 101-24 103 rd Street & 101-18 39 th Avenue), Queens Proposed construction of a four-story community facility located within the bed of a mapped street (102 nd Street) contrary to General City Law, Section 35. R6B (C1-4) zoning district. Community Board #3Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/24/09

<i>APPEALS – NEW CASES</i>		
5.	307-08-BZY	Howard Zipser, Akerman Senterfitt LLP 163 Orchard Street, Manhattan Extension of time to complete construction (§11-331) of a minor development commenced prior to the amendment of the zoning district regulations. C4-4A zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Postponed, Hearing – 3/31/09
6.	311-08-BZY	Slater & Beckerman, LLP 77, 79 & 81 Rivington Street, Manhattan Extension of time to complete construction (§11-331) of a minor development commenced prior to the amendment of the Zoning district regulations. C4-4A zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 4/21/09
7.	313-08-A	Chuck Close, c/o Offices of Howard Goldman, LLC 363-371 Lafayette Street, Manhattan Appeal to Department of Building’s refusal to revoke permits and approvals for a six-story commercial building. M1-5B zoning district. Community Board #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Postponed, Hearing – 5/12/09

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	134-08-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/24/09
2.	162-08-BZ	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
		Examiner: Ronald L. Rizzotti (212) 788-8781
		Status: Granted – 3/24/09

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<i>BZ – CONTINUED HEARINGS</i>		
3.	99-08-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/21/09
4.	169-08-BZ	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
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 4/28/09
5.	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: Closed, Decision – 4/7/09

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<i>BZ – CONTINUED HEARINGS</i>		
6.	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: Closed, Decision – 4/7/09
7.	253-08-BZ	Law Office of Fredrick A. Becker 2623 East 11th Street, Brooklyn Variance (§72-21) to legalize a rear enlargement and to allow a new enlargement to an existing single family home. This variance seeks to vary floor area ratio, open space, lot coverage (§23-141(b)); side yards (§23-461(a) & §23-48) and rear yard (§23-47) regulations. R-4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/21/09

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<i>BZ – NEW CASES</i>		
8.	97-08-BZ	<p>Eric Palatnik, P.C. 84 Sanford Street, Brooklyn Special Permit (§73-19) to allow the legalization of an existing school (UG 3). M1-1 district. Community Board #3BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 4/21/09</p>
9.	235-08-BZ	<p>Eric Palatnik, P.C. 1508 Union Street, Brooklyn Variance (§72-21) to permit the expansion of a Mikvah (UG 3). The proposal is contrary to ZR §33-12 (floor area ratio) and §33-431 (wall height and required setbacks). C2-3/R4 district. Community Board #9BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 4/28/09</p>
10.	274-08-BZ	<p>Wachtel & Masyr, LLP 41-47 Grand Street, Manhattan Variance (§72-21) to allow for a commercial building, contrary to floor area requirements (§43-12), height and setback requirements (§43-43), and retail use below the level of the second story (§42-14). M1-5A & M1-5B districts. Community Board #2M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 5/12/09</p>
11.	306-08-BZ	<p>Sheldon Lobel, P.C. 969 Third Avenue, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment in the cellar of an existing 21-story mixed-use building. The proposal is contrary to ZR §32-10. C5-2 district. Community Board #6M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 4/21/09</p>

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