

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 27, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	603-86-BZ	<p>H. Irving Sigman PE 88-34 Parsons Boulevard, aka 88-26/34 Parsons Boulevard, Queens Extension of Term for a Variance (§72-21) allowing the construction of retail stores (UG 6), which expired on September 8, 2007; Amendment to the accessory open parking area and refuse area and request to eliminate the term; Waiver of the Rules. R7A (Downtown Jamaica Special District) zoning district. Community Board #12Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 4/27/10</p>
2.	72-99-BZ	<p>Rothkrug Rothkrug & Spector 1633 Broadway, 215 West 50th Street; 210 West 51st Street, Manhattan Extension of Term to permit the continued operation of a Physical Cultural Establishment (<i>Equinox Fitness</i>) which expired on January 11, 2010. C6-7 (MID) zoning district. Community Board #5M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 4/27/10</p>
3.	196-08-BZ	<p>Gage Parking Consultants 792 Tenth Avenue/455 West 53rd Street, Manhattan Amendment of a previous grant for public parking garage; amendment would enclose rooftop parking. C6-2 (Special Clinton District) zoning district. Community Board #4M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 4/27/10</p>

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<i>SOC – CONTINUED HEARINGS</i>		
4.	291-03-BZ	<p>Stuart A. Klein, Esq. 1380 62nd Street, Brooklyn Extension of term of a variance (§72-21) for construction of a new residential building; amendment to add increase the number of dwelling units, FAR, height and parking spaces. M1-1/R5B zoning districts. Community Board #10BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 5/18/10</p>

<i>SOC – NEW CASES</i>		
5.	803-61-BZ	<p>Eric Palatnik, P.C. 1416 Hylan Boulevard, Staten Island Extension of Term for the continued use of a Gasoline Service Station (<i>British Petroleum</i>) which expires on November 14, 2011; Waiver of the Rules. C2-1/R3-2 zoning districts. Community Board #2SI Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 5/25/10</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
6.	157-07-BZY	Ackerman Senterfitt 55 Eckford Street, Brooklyn Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6/M1-1 zoning district. M1-2 /R6A, M1-2 R6B, MX8 zoning district. Community Board #1BK Examiner: Toni Matias (212) 788-8752 Status: Granted – 4/27/10
7.	315-08-A	Stuart A. Klein, Esq. 246 Spring Street, Manhattan An appeal seeking the revocation of permits for a condominium hotel on the basis that the approved plans allow for exceeding of maximum permitted floor area. M1-6 zoning. Community Board #2M Examiner: Toni Matias (212) 788-8752 Status: Adjourned, Continued Hearing – 6/8/10
8.	287-09-BZY & 288-09-BZY	Sheldon Lobel, P.C. 87-85 & 87-87 144th Street, Queens Extension of time (§11-332) to complete construction of a major development commenced under the prior R6 zoning. R5 zoning district. Community Board #12Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 5/11/10
9.	303-09-BZY	Eric Palatnik, P.C. 517 53rd Street, Brooklyn Extension of time (§11-332) to complete construction of an enlargement commenced under the prior C4-3 zoning district. R6B zoning district Community Board #7BK Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 5/11/10

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<i>APPEALS – NEW CASES</i>		
10.	57-10-A	<p>Eric Palatnik, P.C. 517 53rd Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior C4-3 zoning district. R6B zoning district. Community Board #7BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 5/11/10</p>
11.	10-10-A	<p>Law Office of Fredrick A. Becker 1882 East 12th Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district. R6 zoning district. Community Board #15BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 6/8/10</p>
12.	23-10-A thru 26-10-A	<p>Richard Bowers 39-39 223rd Street and 223-01/15/19 Mia Drive, Queens Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district regulations. R1-2 zoning district. Community Board #11Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 6/8/10</p>

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<i>BZ – DECISIONS</i>		
1.	186-08-BZ	Petrus Fortune, P.E. 3065 Atlantic Avenue, Brooklyn Special Permit (§73-19) to allow the legalization and enlargement of a school (<i>Followers of Jesus Mennonite Church & School</i>) in a former manufacturing building, contrary to ZR §42-10. M1-1 zoning district. Community Board #5BK Examiner: Rory Levy (212) 788-8749 Status: Deferred Decision – 6/8/10
2.	311-09-BZ	Eric Palatnik, P.C. 1092 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to open space and floor area (§23-141(a)), side yard (§23-461(a)) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 4/27/10
3.	330-09-BZ	Eric Palatnik, P.C. 230 Amherst Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to open space, lot coverage and floor area (§23-141) and rear yard (§23-47). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 4/27/10
4.	18-10-BZ Closed 4/13	Sheldon Lobel, P.C. 50 East 42nd Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Lucille Roberts</i>) in the cellar and a portion of the first floor in an existing 26-story building. C5-3 zoning district. Community Board #5M Examiner: Rory Levy (212) 788-8749 Status: Granted – 4/27/10

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<i>BZ – CONTINUED HEARINGS</i>		
5.	220-08-BZ	<p>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</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 5/18/10</p>
6.	302-08-BZ	<p>Rothkrug, Rothkrug & Spector LLP 4368 Furman Avenue, The Bronx Variance (§72-21) to permit an existing semi-detached residential building, contrary to side yard regulations (§23-462) R5 district. Community Board #12BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 6/22/10</p>
7.	234-09-BZ	<p>Sheldon Lobel, P.C. 25-71 44th Street, Queens Variance (§72-21) for the construction of a detached two-family home contrary to side yard regulations (§23-48). R-5 zoning district. Community Board # 1Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 5/18/10</p>
8.	270-09-BZ	<p>Sheldon Lobel, P.C. 1910 Homecrest Avenue, Brooklyn Variance (§72-21) for the construction of a single family home on a vacant corner lot, contrary to floor area (§23-141), side yards (§23-461) and front yard (§23-47). R4-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned, Continued Hearing – 5/11/10</p>

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BZ – CONTINUED HEARINGS		
9.	307-09-BZ	<p>Law Office of Fredrick A. Becker 1358-1360 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of existing single family home, contrary to open space and floor area (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/11/10</p>
10.	9-10-BZ	<p>Eric Palatnik, P.C. 231-10 Northern Boulevard, Queens Variance (§72-21) to allow a restaurant use in an existing building, contrary to §22-00. R1-2 zoning district. Community Board#11Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 5/25/10</p>
11.	13-10-BZ	<p>Eric Palatnik, P.C. 79 Amherst Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two -family home to be converted to a single family home, contrary to lot coverage and floor area (§23-141); side yards (§23-461) and rear yard (§23-47). R3-1 zoning district. Community Board # 15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/8/10</p>
12.	14-10-BZ	<p>Friedman & Gotbaum, LLP 38-50 Cooper Square, Manhattan Special Permit (§73-19) to allow a Use Group 3 school (<i>Grace Church High School</i>). M1-5B zoning district. Community Board #2M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 5/18/10</p>

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<i>BZ – NEW CASES</i>		
13.	194-09-BZ	<p>Sheldon Lobel, P.C. 2113 Utica Avenue, 2095-211 Utica Avenue, Brooklyn Variance to allow the construction of a four story mixed use building contrary to floor area (§23-141), open space (§23-141), lot coverage (§23-141), front yard (§23-45), height (§23-631), open space used for parking (§25-64) and parking requirements (§25-23); and to allow for the enlargement of an existing commercial use contrary to §22-10. R3-2 zoning district. Community Board# 18BK</p> <p style="margin-left: 20px;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="margin-left: 20px;">Status: Continued Hearing – 6/22/10</p>
14.	304-09-BZ	<p>Stuart A. Klein, Esq. 75-121 Junius Street, Brooklyn Variance (§72-21) to allow the erection of a ten-story, mixed-use community facility and commercial building, contrary to floor area (§42-00, 43-12 and 43-122), height and sky exposure plane (§43-43), and parking (§44-21). M1-4 zoning district. Community Board #16BK</p> <p style="margin-left: 20px;">Examiner: Rory Levy (212) 788-8749</p> <p style="margin-left: 20px;">Status: Continued Hearing – 6/15/10</p>
15.	34-10-BZ	<p>James Chin & Associates, LLC, 429 Broome Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>York Spa Beauty Care</i>) in the cellar and first floor of an existing five-story building. M1-5B zoning district. Community Board #2M</p> <p style="margin-left: 20px;">Examiner: Rory Levy (212) 788-8749</p> <p style="margin-left: 20px;">Status: Continued Hearing – 6/8/10</p>

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