

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 17, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	139-92-BZ	Samuel H. Valencia 52-15 Roosevelt Avenue, Queens Extension of Term for a previously granted Special Permit (§73-244) for the continued operation of a UG12 Eating and Drinking Establishment with Dancing (<i>Deseos</i>) which expired on March 7, 2010; Waiver of the Rules. C2-2/R6 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/17/10
2.	268-98-BZ	Sheldon Lobel, P.C. 1252 Forest Avenue, Staten Island Extension of Term for the continued use of a Gasoline Service Station with accessory Convenience Store (<i>7-Eleven</i>) which expired on August 10, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on August 10, 2000; Waiver of the Rules. C2-1/R3-2 zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/17/10

*****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, AUGUST 17, 2010

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	74-49-BZ	<p>Sheldon Lobel, P.C. 515 Seventh Avenue, Manhattan Extension of Time to obtain a Certificate of Occupancy for an existing parking garage which expired on September 17, 2009; Waiver of the Rules. M1-6 (Garment Center) zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 10/19/10</p>
4.	558-71-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 1949 Richmond Avenue, Staten Island Amendment to a previously granted Variance (§72-21) to permit the change of a UG6 eating and drinking establishment to a UG6 retail use without limitation to a single use; minor reduction in floor area; increase accessory parking and increase to the height of the building façade. R3-1 zoning district. Community Board #2SI</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 9/21/10</p>
5.	200-98-BZ	<p>The Law Office of Fredrick A. Becker 633 Third Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on April 30, 2008; Waiver of the Rules. C5-3(Mid) zoning district. Community Board #6M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 9/14/10</p>
6.	290-99-BZ	<p>Rothkrug, Rothkrug & Spector 99/101 Greenwich Avenue, Manhattan Extension of Term of a previously granted Variance (§72-21) for the continued operation of a Physical Culture Establishment (<i>Equinox</i>) which expired on March 28, 2010. C1-6/R6 zoning district. Community Board #2M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 9/14/10</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, AUGUST 17, 2010

10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	637-74-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 1048-62 Second Avenue, Manhattan Extension of Term for transient parking in a garage accessory to a multiple dwelling which expired on May 6, 2010; Waiver of the Rules. C1-9(TA)/R8 zoning district. Community Board #6M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 9/14/10</p>
8.	221-97-BZ	<p>Wachtel & Masyr, LLP 550 Second Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the operation of a physical culture establishment which expired on June 16, 2008; Amendment for a change in ownership from <i>Bally Total Fitness</i> to <i>Crunch Fitness</i>; Waiver of the Rules. C2-5/R-8 zoning district. Community Board #6M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 9/14/10</p>
9.	136-01-BZ	<p>Eric Palatnik, P.C. 11-11 44th Drive, Queens Extension of Time to Complete Construction and Obtain a Certificate of Occupancy for a Variance (§72-21) which permitted non-compliance in commercial floor area and rear yard requirements which expired on July 12, 2010. M1-4/R7A(LIC) zoning district. Community Board #1Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 9/14/10</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, AUGUST 17, 2010

10:00 A.M.

APPEALS – DECISIONS

10.	71-10-A thru 84-10-A	Eric Palatnik, P.C. 102-118 Turner Street and 1661 to 1669 Woodrow Road, Staten Island Appeal seeking a determination that the owner has acquired a vested right to complete construction under the prior R3-2 zoning district. R3-1 zoning district. Community Board #3SI Examiner: Toni Matias (212) 788-8752 Status: Granted – 8/17/10
-----	-------------------------	--

APPEALS – CONTINUED HEARINGS

11.	274-09-A	Fire Department of New York 3920 Merritt Avenue aka 3927 Mulvey Avenue, Bronx Application to modify Certificate of Occupancy to require automatic wet sprinkler system throughout the entire building. Community Board #12BX Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 9/21/10
-----	----------	--

APPEALS – NEW CASES

12.	123-10-A & 124-10-A	Fire Department of the City of New York 3931 & 3927 Mulvey Avenue, The Bronx Application to modify Certificate of Occupancy to require automatic wet sprinkler system throughout the entire building. Community Board #12BX Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 9/21/10
13.	110-10-BZY	Cozen O'Connor 93-06 Shore Front Parkway, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 zoning. R5A zoning district Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 10/5/10

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, AUGUST 17, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	254-09-BZ thru 256-09-BZ	<p>Ivan F. Khoury 101/03/05 Astoria Boulevard aka 27-31 Kearney Street, Queens Variance (§72-21) to legalize three existing homes, contrary to front yard (§23-45) and rear yard (§23-47) regulations. R3-2 zoning district. Community Board #3Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 8/17/10</p>
2.	327-09-BZ	<p>Sheldon Lobel, P.C. 255 Butler Street, Brooklyn Special Permit (§73-19) to allow a Use Group 3 charter school (<i>Summit Academy</i>) with first floor retail use in an existing warehouse. M1-2 zoning district. Community Board #6BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 8/24/10</p>
3.	59-10-BZ	<p>Sheldon Lobel, P.C. 519 Eighth Avenue, Manhattan Special Permit (73-36) to allow a physical culture establishment (<i>Luxe Den Salon & Spa</i>). M1-6/C6-4M zoning district. Community Board #4M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 8/17/10</p>
4.	64-10-BZ	<p>Law Office Fredrick A. Becker 1253 East 29th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yards (§23-461 & 23-48) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 8/17/10</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, AUGUST 17, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	65-10-BZ	Eric Palatnik, P.C. 55 Beaumont Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (§23-141) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/17/10
6.	93-10-BZ	Harold Weinberg P.E. 198 Varet Street, Brooklyn Variance (§72-21) to convert the ground floor of a community facility (<i>Williamsburg Charter School</i>) from parking to school use, contrary to floor area regulations (§43-122). Community Board #1BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 8/17/10

*****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, AUGUST 17, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	219-09-BZ thru 223-09-BZ	<p>Gerald J. Caliendo, RA 806 – 810 East 147th Street, The Bronx Variance (§72-21) to allow for five, two family residential buildings, contrary to §42-00. M1-2 district. Community Board#1BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 10/5/10</p>
8.	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 – 10/5/10</p>
9.	63-10-BZ	<p>Gerald J. Caliendo 163-18 Jamaica Avenue, Queens Special Permit (§73-36) to legalize the operation of a physical culture establishment on the second floor of a seven-story commercial building. C6-3 zoning district. Community Board #12Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 9/14/10</p>
10.	85-10-BZ	<p>Sheldon Lobel, P.C. 309-311 East Fordham Road a/k/a 316 East Kingsbridge Road, Bronx Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Planet Fitness</i>) on the first and second floors of an existing two-story building. C4-4 zoning district. Community Board #7BX</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 9/14/10</p>
11.	86-10-BZ	<p>Sheldon Lobel, P.C. 93-08 95th Avenue, Queens Special Permit (§§11-411 & 11-412) for the re-instatement of a previously granted Variance for a UG16 manufacturing use which expired on June 10, 1980; the legalization of 180 square foot enlargement at the rear of the building; waiver of the rules. R-5 zoning district. Community Board#9Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 9/14/10</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, AUGUST 17, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
12.	277-07-BZ	<p>Miele Associates, LLP 165-35 North Conduit Avenue, Queens Variance (§72-21) proposed to erect a one story automotive service station with accessory convenience store, contrary to §22-10. R3-1 zoning district Community Board #12Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 10/5/10</p>
13.	60-10-BZ	<p>Sheldon Lobel, P.C. 54 Thompson Street, Manhattan Variance (§72-21) to allow a commercial use below the floor level of the second story, contrary to §42-14(D)(2)(b). M1-5B zoning district. Community Board #2M</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 10/5/10</p>
14.	99-10-BZ	<p>Fridman Saks LLP 2302 Avenue S, Brooklyn Special Permit (§73-622) for the in-Part legalization of construction into the side yard on a corner lot and proposed enlargement to an existing single family home, contrary to open space, lot coverage and floor area (§23-141) and side yards (§23-461). R3-2 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 9/14/10</p>
15.	106-10-BZ	<p>Sheldon Lobel, P.C. 240 West 38th Street, Manhattan Special Permit (§73-36) to legalize a physical culture establishment (<i>Harmony Spa</i>) on the third floor of an existing four-story commercial building. M1-6 zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing – 9/21/10</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.