

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 3, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	159-99-BZ	<p>Law Office of Fredrick A. Becker 1347-1357 38th Street, Brooklyn Amendment to legalize modification to a previously granted Variance (§72-21) of a one-story UG4 Synagogue and Yeshiva (<i>Congregation Beis Meir</i>). M2-1 zoning district. Community Board#12BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 8/3/10</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	589-31-BZ	<p>Eric Palatnik, P.C. 159-02 Meyer Avenue, Queens Amendment pursuant (§11-413) to permit the proposed change of use group from UG16 (Gasoline Service Station) to UG16 (Automotive Repair) with accessory used car sales. R3-2 zoning district. Community Board #12Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 8/24/10</p>
3.	139-92-BZ	<p>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</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 8/17/10</p>

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4.	44-97-BZ/ 174-00-BZ	<p>Stuart A. Klein, Esq. 78-80 Leonard Street & 79 Worth Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a Physical Culture Establishment which expired on October 28, 2007; Amendment of plans in sub-cellar; Waiver of the Rules. C6-2A zoning district. Community Board #1M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 8/24/10</p>
5.	44-99-BZ	<p>Phillip L. Rampulla 194 Brighton Avenue, Staten Island Extension of Term for the continued use of an Automotive Repair Shop (UG16) which expired on February 1, 2010; Waiver of the Rules. R3A zoning district. Community Board #1SI</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 8/24/10</p>
6.	164-04-BZ	<p>Sheldon Lobel, P.C. 2241 Westchester Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy for a previously granted physical culture establishment (<i>Planet Fitness</i>) which expired on February 7, 2007; Amendment to change operator, hours of operation and interior modification; Waiver of the Rules. C2-1/R6 zoning district. Community Board #10BX</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 9/14/10</p>

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<i>SOC – NEW CASES</i>		
7.	736-45-BZ	Walter T. Gorman, P.E. 3740 Broadway, Manhattan Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>Mobil</i>) which expires on March 17, 2011. C2-4/R8 zoning district. Community Board #12M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 8/24/10
8.	1715-61-BZ	Mitchell S. Ross, Esq. 129-02 Guy R. Brewer Boulevard, Queens Extension of Time to Obtain a Certificate of Occupancy of a UG6A dry cleaning establishment (<i>21st Century Cleaners</i>) which expired on June 8, 2010. R3X zoning district. Community Board #12Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 9/14/10
9.	60-90-BZ	EPDSCO, Inc. 525 Forest Avenue, Staten Island Extension of Term of a previously granted Special Permit (§73-211) for the continued use of a Gasoline Service Station (<i>Citgo</i>) and Automotive Repair Shop which expired on February 25, 2001; Waiver of the Rules. C2-1/R3X zoning district. Community Board #1SI Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 9/14/10
10.	98-97-BZ	Law Office of Fredrick A. Becker 270 Eighth 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 November 1, 2006; Amendment to change the hours of operations; Waiver of the Rules. C2-7A zoning district. Community Board #4M Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 9/14/10

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<i>APPEALS – DECISIONS</i>		
11.	217-09-A	Marvin B. Mitzner, Esq. 514-516 East 6th Street, Manhattan An appeal seeking to vary the applicable provisions under the Multiple Dwelling Law as it applies to the enlargement of non-fireproof tenement buildings. R7-2 zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 8/3/10
12.	298-09-A	Joseph A. Sherry 109 Beach 217th Street, Queens Reconstruction and enlargement of an existing single family home not fronting a legally mapped street, contrary to General City Law Section 36. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 9/14/10

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<i>APPEALS – CONTINUED HEARINGS</i>		
13.	67-10-A	<p>Gary D. Lenhart, R.A. 72 Bedford Avenue, Queens Proposed reconstruction and enlargement of an existing single-family dwelling and the proposed upgrade of the existing non-conforming private disposal system within the bed of a mapped street, contrary to Article 3, Section 35 of the General City Law. R4 zoning district. Community Board #14Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Granted – 8/3/10</p>
14.	71-10-A thru 84-10-A	<p>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</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 8/17/10</p>

<i>APPEALS – NEW CASES</i>		
15.	102-10-A	<p>Gary D. Lenhart 48 Tioga Walk, Queens Proposed reconstruction and enlargement of an existing single family home located in the bed of a mapped street contrary to General City Law Section 35. R4 zoning district. Community Board #14Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Granted – 8/3/10</p>

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<i>BZ – DECISIONS</i>		
1.	173-09-BZ	<p>Law Offices of Howard Goldman LLC 845 Broadway, Brooklyn Variance (§72-21) to allow a seven-story mixed use building, contrary to use regulations (§32-00, 42-00). C8-2/M1-1 zoning districts. Community Board #4BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Reopened, Continued Hearing – 8/3/10</p>
2.	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 style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Granted – 8/3/10</p>
3.	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 style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 8/3/10</p>
4.	27-10-BZ	<p>Eric Palatnik, P.C. 117 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to open space, lot coverage and floor area (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 8/3/10</p>

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<i>BZ – DECISIONS</i>		
5.	40-10-BZ	<p>Sheldon Lobel, PC 150 Kenilworth Place, Brooklyn Variance (§72-21) to allow for an existing building to be converted for commercial use, contrary to §22-10. C4-4A/R5B zoning district. Community Board #14BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 8/3/10</p>
6.	58-10-BZ	<p>Sheldon Lobel, P.C. 16 Eckford Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Barones Health Club</i>) in the existing one-story building. M1-2/R6A zoning district/MX8 special district. Community Board #1BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 8/3/10</p>
7.	6-09-BZ	<p>Rampulla Associate Architects 24 Nelson Avenue, Staten Island Variance (§72-21) to permit the legalization of an existing Automotive Repair Facility (UG 16B), contrary to ZR §32-10. C4-1 (Special South Richmond Development District & Special Growth Management District) zoning district. Community Board #3SI</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 9/14/10</p>
8.	31-09-BZ	<p>Eric Palatnik, PC 117-04 Sutphin Boulevard, Queens Special Permit (§11-411, §11-412, §11-413) for re-instatement of previous variance, which expired on November 12, 1990; amendment for a change of use from a gasoline service station (UG16b) to automotive repair establishment and automotive sales (UG16b); enlargement of existing one story structure; and Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #12Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Adjourned, Continued Hearing – 8/24/10</p>

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<i>BZ – CONTINUED HEARINGS</i>		
9.	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 Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 9/14/10</p>
10.	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 Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 8/17/10</p>
11.	325-09-BZ	<p>Sheldon Lobel, P.C. 1364 & 1366 52nd Street, Brooklyn Variance (§72-21) to permit the proposed four-story and mezzanine synagogue (<i>Congregation Yetev Lev</i>), contrary to lot coverage (§24-11), rear yard (§24-36) and initial setback of front wall (§24-522). R6 zoning district. Community Board #12BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 9/21/10</p>
12.	65-10-BZ	<p>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: Closed, Decision – 8/17/10</p>

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<i>BZ – CONTINUED HEARINGS</i>		
13.	66-10-BZ	<p>Eric Palatnik, P.C. 1618 Shore Boulevard, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (23-141) and side yards (§23-461). R3-1 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 9/14/10</p>

<i>BZ – NEW CASES</i>		
14.	251-09-BZ	<p>Rothkrug Rothkrug & Spector, LLP 130-34 Hawtree Creek Road, Queens Variance (§72-21) to permit the development of a two-story community facility (<i>Bethany Church</i>). The proposal is contrary to §§24-34 (front yard) and 25-31 (parking). R3-2 zoning district. Community Board#10Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 9/14/10</p>
15.	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> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 8/17/10</p>

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<i>BZ – NEW CASES</i>		
16.	91-10-BZ	<p>Eric Palatnik, P.C. 123 Coleridge 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); side yard (§23-461); rear yard (§23-47) and perimeter wall height (§23-631). R3-1 zoning district. Community Board#15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 9/14/10</p>
17.	93-10-BZ	<p>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</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 8/17/10</p>
18.	98-10-BZ	<p>Stuart A. Klein, Esq. 44 Lispenard Street, Manhattan Special Permit (§73-621) to allow a rooftop addition to an existing five-story, mixed-use building, contrary to §111-111. Tribeca Mixed-Use Special District/M1-5 zoning district. Community Board#1M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 8/24/10</p>

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