

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 2, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	582-83-BZ	<p>Slater & Beckerman LLP 215 East 58th Street, Manhattan Extension of Term for a previously granted Variance (§72-21) to permit the conversion of an existing six story building for commercial use with retail stores on the ground floor which expired on January 10, 2004; Amendment to permit (UG6) use in the cellar and to eliminate the Term; Waiver of the Rules. R8B zoning district. Community Board #6M</p> <p>Examiner: Henry Segovia (212) 788-8749</p> <p>Status: Granted – 2/2/10</p>
2.	75-95-BZ	<p>The Law Office of Fredrick A. Becker 1635 Third Avenue, Manhattan Extension of Term for a special permit (§73-36) which expired on January 28, 2006 for the operation of a Physical Culture Establishment (<i>New York Sports Club</i>); Waiver of the Rules. C2-8 zoning district. Community Board #8M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 2/2/10</p>
3.	5-96-BZ	<p>Sheldon Lobel, P.C. 564/92 Saint John's Place, Brooklyn Extension of Term (§11-411) to permit the operation a one-story public parking garage for no more than 150 cars (UG 8), which expired on March 18, 2007; Amendment to change the parking layout; and an Extension of Time to obtain a certificate of occupancy, which expired on March 18, 1998. R7-1 zoning district. Community Board #8BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 2/2/10</p>

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<i>SOC – DECISIONS</i>		
4.	163-99-BZ	<p>The Law Office of Fredrick A. Becker 503 Broadway, Manhattan Extension of Term for a special permit (§73-36) which will expire on June 28, 2010 for the operation of a Physical Culture Establishment (<i>New York Sports Club</i>); Waiver of the Rules. M1-5B zoning district. Community Board #2M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 2/2/10</p>
5.	75-00-BZ	<p>The Law Office of Fredrick A. Becker 60-69 Woodhaven Boulevard, Queens Extension of Term of a previously granted Variance (§72-21) to permit a real estate office (UG6) in a residential district which expires on July 25, 2010; amendment to change use (within the same UG6 office use). R5 zoning district. Community Board #6Q</p> <p>Examiner: Henry Segovia (212) 788-8749</p> <p>Status: Granted – 2/2/10</p>
6.	311-04-BZ	<p>Rothkrug Rothkrug & Spector LLP 380 Lighthouse Avenue, Staten Island Amendment to a previously granted Variance (§72-21) for a proposed one family dwelling which is contrary to lot coverage (§105-33) and maximum height (§23-631) regulations. R1-2(NA-1) zoning district. Community Board #2SI</p> <p>Examiner: Henry Segovia (212) 788-8749</p> <p>Status: Granted – 2/2/10</p>

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<i>SOC – NEW CASES</i>		
7.	16-36-BZ	Sheldon Lobel, P.C. 1885 Westchester Avenue, Bronx Extension of Term (§11-411) for the continued operation of an existing Gasoline Service Station (<i>Gulf</i>) which expired on November 1, 2007; Waiver of the Rules. C2-2/R5 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8749
		Status: Continued Hearing – 2/23/10
8.	111-71-BZ	Walter T. Gorman, P.E. 185-25 North Conduit Avenue, Queens Extension of Time to obtain a Certificate of Occupancy for a Gasoline Service Station (<i>Shell</i>) which expired on October 28, 2009; Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8749
		Status: Closed, Decision – 2/23/10
9.	35-09-BZ	Kramer Levin Naftalis & Frankel LLP 345-347 East 103rd Street, Manhattan Extension of Time to obtain a Certificate of Occupancy for a (UG16) contractors' establishment on the ground floor of a two-story building which expired on December 9, 2009. R7A zoning district. Community Board #11M
		Examiner: Henry Segovia (212) 788-8749
		Status: Closed, Decision – 2/23/10

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<i>DISMISSAL CASES</i>		
10.	184-07-BZ & 185-07-BZ	<p>NYC Board of Standards and Appeals Applicant: Eric Palatnik, P.C. 35 and 36 Fountain Avenue, Brooklyn Dismissal for lack of prosecution of an application for a variance to allow a residential building, contrary to use regulations. M1-1 zoning district. Community Board #5BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Withdrawn – 2/2/10</p>
11.	255-08-BZ & 256-08-BZ	<p>NYC Board of Standards and Appeals Applicant: Eric Palatnik, P.C. 1994-1996 Madison Avenue, Manhattan Dismissal for lack of prosecution of an application for a variance to allow residential buildings, contrary to lot area regulations. R7-2 zoning district. Community Board #11M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Postponed, New Dismissal Calendar – 2/9/10</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
12.	147-08-BZY	<p>Hui-Li Xu 95-04 Allendale Street, Queens Extension of time (§11-331) to complete construction of a minor development commenced under the prior zoning district. R5 zoning district. Community Board #12Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Adjourned, Continued Hearing – 6/22/10</p>
13.	265-09-A	<p>Gary D. Lenhart 165 Ocean Avenue, Queens Reconstruction and enlargement of an existing single family home and the upgrade of a private disposal system located within the bed of a mapped street, contrary to General City Law Section 35 and Department of Buildings Policy. R4 Zoning District. Community Board #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Adjourned, Continued Hearing – 2/9/10</p>

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<i>APPEALS – NEW CASES</i>		
14.	252-09-A	<p>Marc A. Chiffert, P.E. 2788 Grand Concourse Boulevard, Bronx Appeal challenging the NYC Fire Department determination that construction of a proposed building on a private street does not provide proper fire access for emergency vehicles. R8 zoning district. Community Board #15BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 3/9/10</p>
15.	306-09-A	<p>NYC Department of Buildings 37-48 60th Street, Queens Appeal seeking to revoke the Certificate of Occupancy for failure to comply with provisions of the Zoning Resolution, Building Code and Multiple Dwelling Law. R5 Zoning district. Community Board #1Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 3/16/10</p>
16.	312-09-A thru 323-09-A	<p>Kramer Levin Naftalis & Frankel, LLP 340 Court Street, 283-291 Union Street, 292-298 Sackett Street, Brooklyn Appeal seeking a common law vested right to complete construction commenced under the prior R6/C1-3 zoning district. R6A/C2-4 & R6B zoning district. Community Board #6BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 2/23/10</p>

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	246-09-BZ	Sheldon Lobel, P.C. 636 Louisiana Avenue, Brooklyn Variance (§72-21) to allow for the construction of a four story assisted living facility (<i>Brooklyn Boulevard ALP</i>) contrary to floor area, dwelling units and parking regulations (§§ 23-141/62-321, 23-22, 25-23). R5 district. Community Board #18BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 2/2/10

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<i>BZ – CONTINUED HEARINGS</i>		
2.	309-08-BZ	<p>Rothkrug, Rothkrug & Spector LLP 1717 Pitman Avenue, The Bronx Variance (§72-21) for the construction of a three story, two-family home, contrary to front yards (§23-45) and floor area (§23-141). R4-1 zoning district. Community Board #12BX</p> <p>Examiner: Henry Segovia (212) 788-8749</p> <p>Status: Closed, Decision – 3/2/10</p>
3.	44-09-BZ	<p>Philip L. Rampulla 2175 Richmond Avenue, Staten Island Variance (§72-21) to allow for a two-story commercial building (UG 6) with accessory parking, contrary to use regulations (§22-00). R3-1 district. Community Board #2SI</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 3/9/10</p>
4.	182-09-BZ	<p>Eric Palatnik, P.C. 612 West 180th Street, Manhattan Variance (§72-21) to legalize the existing UG 3 novitiate and UG 4 house of worship (<i>Congregation Mita</i>), contrary to §§ 24-35 (side yard) and 24-36 (rear yard). R7-2 zoning district. Community Board #12M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 3/2/10</p>
5.	253-09-BZ	<p>MetroPCS New York, LLC 53-00 65th Place, Queens Special Permit (§73-30) to install public utility wireless telecommunications facility on roof of existing building. R4 zoning district. Community Board #5Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Closed, Decision – 2/23/10</p>

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<i>BZ – NEW CASES</i>		
6.	234-09-BZ	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) 788-8749 Status: Continued Hearing – 3/9/10
7.	272-09-BZ	Jeffrey A. Chester, Esq. 32-62 Steinway Street, Queens Special Permit (§73-36) to legalize the operation of an existing physical culture establishment (<i>Lucille Roberts</i>) on the cellar, first and second floors in an existing two-story building. C4-2 zoning district. Community Board #1Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 3/9/10
8.	294-09-BZ	Rothkrug, Rothkrug & Spector LLP 3768 Richmond Avenue, Staten Island Special Permit (§73-125) to legalize a one-story ambulatory diagnostic and treatment health care facility. R3A zoning district. Community Board #3SI Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 2/23/10

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