

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 15, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	887-54-BZ	<p>Eric Palatnik, P.C. 218-01 Northern Boulevard, Queens Extension of Term (§11-411) for the continued use of gasoline station (<i>British Petroleum</i>) with accessory convenience store (<i>7-Eleven</i>) which expires on September 23, 2010. C2-2/R6B zoning district. Community Board #11Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 6/15/10</p>
2.	834-60-BZ	<p>Sheldon Lobel, P.C. 140 Vanderbilt Avenue, Brooklyn Extension of Term for the continued use of a Gasoline Service Station (<i>Gulf</i>) with minor auto repairs which expired on March 7, 2006; Extension of Time to obtain a Certificate of Occupancy which expired on March 2, 2000; Amendment to legalize an accessory convenience store and Waiver of the Rules. C2-4/R-7A, R-5B zoning district. Community Board #2BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 6/15/10</p>
3.	280-98-BZ	<p>Rampulla Associates Architects 2936 Hylan Boulevard, Staten Island Extension of Term of a variance (§72-21) for the continued operation of a UG4 Dental Office which expired on February 8, 2010; Amendment to convert the basement garage into dental office floor area. R-2 zoning district. Community Board #3SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 6/15/10</p>

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<i>SOC – CONTINUED HEARINGS</i>		
4.	102-95-BZ	The Law Office of Fredrick A. Becker 50 West 17th Street, Manhattan Extension of Term of a previously granted Special Permit (73-244) for a UG12 Eating and Drinking Establishment (<i>Splash</i>) which expired on March 5, 2010. C6-4A zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/22/10
5.	103-05-A	Rothkrug, Rothkrug, Spector, LLP 366 Nugent Street, Staten Island Application to reopen pursuant to a court remand (Appellate Division) for a determination of whether the Department of Buildings issued a permit in error based on alleged misrepresentations made by the owner during the permit application process. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/13/10

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<i>SOC – NEW CASES</i>		
6.	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> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 7/13/10</p>
7.	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: Continued Hearing – 7/13/10</p>
8.	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> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 8/3/10</p>

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<i>SOC – NEW CASES</i>		
9.	280-09-A	NYC Board of Standards and Appeals 330 West 86th Street, Manhattan Review of Board decision pursuant to Sec 1-10(f) of the Board’s Rules and 666(8) of the City Charter of an appeal challenging the Department of Building’s authority under the City Charter to interpret or enforce provisions of Article 16 of the General Municipal Law relating to the construction of a proposed 17 story residential building. R10A zoning district. Community Board #7M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/13/10

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APPEALS – DECISIONS

10.	295-09-A & 296-09-A	Rothkrug Rothkrug & Spector, LLP 81 and 83 Cortlandt Street, Staten Island Proposed construction of one family home located within the bed of a mapped street (Bache Street), contrary to Section 35 of the General City Law. R3A Zoning District Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred, Decision – 6/22/10

APPEALS – CONTINUED HEARINGS

11.	53-10-A	Sheldon Lobel, P.C. 2031 Burr Avenue, Bronx Appeal seeking a determination that the owner has acquired a vested right to complete construction under the prior R7-1 zoning district. R5A zoning district. Community Board #10BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/22/10

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<i>APPEALS – NEW CASES</i>		
12.	237-09-A/ 238-09-A	<p>Rothkrug Rothkrug & Spector, LLP 81, 85 Archwood Avenue aka 5219 Amboy Road, Staten Island Proposed construction in the bed of a mapped street, contrary to General City Law Section 35. R3X zoning district. Community Board #3SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 7/27/10</p>
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>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Postponed Hearing – 7/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 15, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	19-10-BZ/ 62-10-A	<p>Akerman Senterfitt, LLP 100 Oak Point Avenue, Bronx Special Permit (§ 73-482) to allow for an accessory parking facility in excess of 150 spaces, and proposed construction not fronting a legally mapped street, contrary to General City Law Section 36. M3-1 zoning district. Community Board #2BX Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 6/15/10</p>

<i>BZ – CONTINUED HEARINGS</i>		
2.	160-08-BZ	<p>Dominick Salvati and Son Architects 651-671 Fountain Avenue, Brooklyn Variance (§72-21) to permit the legalization of commercial storage of motor vehicles/buses (UG 16C) with accessory fuel storage and motor vehicles sales and repair (UG 16B), which is contrary to §22-00. R4 zoning district. Community Board #5BK Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 7/13/10</p>
3.	271-09-BZ	<p>Sheldon Lobel, P.C. 132-40 Metropolitan Avenue, Queens Special Permit (§73-36) to legalize the operation of an existing physical culture establishment (<i>Planet Fitness</i>) on the first, second, and third floors of an existing three-story building. C2-3 zoning district. Community Board #9Q Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/13/10</p>

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<i>BZ – CONTINUED HEARINGS</i>		
4.	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 Examiner: Rory Levy (212) 788-8749 Status: Adjourned, Continued Hearing – 7/27/10</p>
5.	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: Continued Hearing – 8/3/10</p>
6.	333-09-BZ	<p>Moshe M. Friedman 360 Troy Avenue aka 348-350 Troy Avenue aka 1505-1513 Carroll Street, Brooklyn Variance (§72-21) to permit the vertical extension of an existing religious school (<i>Congregation Yeshiva Beis Chaya Mushika</i>), contrary to floor area, lot coverage, height, sky exposure plane, front yard, and side yard regulations (§§24-11, 24-521, 24-34, and 24-35). R4 zoning district. Community Board # 9BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/13/10</p>
7.	21-10-BZ	<p>Sheldon Lobel, P.C. 2801 Roelbling Avenue aka 1590 Hutchison River Parkway, Bronx Special Permit (§73-243) to legalize an eating and drinking establishment with a drive-through. C1-2/R4A zoning district. Community Board #10BX Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 7/27/10</p>

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<i>BZ – NEW CASES</i>		
8.	22-10-BZ	<p>Harold Weinberg, P.E. 620 East 102nd Street, Brooklyn Special Permit (§73-19) to allow the proposed one-story day care center (<i>Sunshine Day Care</i>). C8 zoning district. Community Board #18BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 7/13/10</p>
9.	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 Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/27/10</p>
10.	87-10-BZ	<p>Dennis D. Dell’Angelo 1333 East 24th 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) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 7/13/10</p>
11.	88-10-BZ	<p>Dennis D. Dell’Angelo 1327 East 21st Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space (§23-141) and side yards (§23-461). R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/27/10</p>

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