

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 22, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	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 (Splash) which expired on March 5, 2010. C6-4A zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/22/10
2.	242-02-BZ	Joseph Fullam 1 North Railroad Street, Staten Island Amendment to a previously granted Variance (§72-21) for the construction of a two family residence contrary to parking requirement (§25-21) and (§25-622). R3X/SR zoning district. Community Board #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/22/10

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SOC – CONTINUED HEARINGS		
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> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 8/17/10</p>
4.	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</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 7/27/10</p>
5.	739-76-BZ	<p>Joseph P. Morsellino, Esq. 212-95 26th Avenue, Queens Extension of Term for a UG15 Amusement Arcade (<i>Peter Pan Games</i>) which expired on April 10, 2010 and an Extension of Time to obtain a Certificate of Occupancy which expired on May 18, 2009. C4-1 zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 6/22/10</p>

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6.	617-80-BZ	Eric Palatnik, P.C. 770/780 McDonald Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) of a UG9 catering establishment which expires on December 9, 2010; an Amendment to the interior layout; Extension of Time to Complete Construction and to obtain a Certificate of Occupancy which expires on March 14, 2010 and Waiver of the Rules. M1-1 zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/27/10
7.	189-96-BZ	John C. Chen 85-12 Roosevelt Avenue, Queens Extension of Term for a previously granted Special Permit (§73-244) of a UG12 Eating and Drinking establishment with entertainment and dancing (<i>Flamingos</i>) which expires on May 19, 2010. C2-3/R6 zoning district. Community Board #4Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/27/10

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<i>SOC – NEW CASES</i>		
8.	16-92-BZ	<p>Sheldon Lobel, PC 72/84 Sullivan Street aka 115 King Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy; Amendment to expand the variance into the portion of the lot fronting on King Street to allow a UG 16 warehouse and storage use and to facilitate a tax lot subdivision. R5/C1-3 zoning district. Community Board #6BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Postponed Hearing – 7/27/10</p>
9.	268-98-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 7/27/10</p>
10.	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>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 8/3/10</p>

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<i>APPEALS – DECISIONS</i>		
11.	295-09-A & 296-09-A	<p>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</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 6/22/10</p>
12.	53-10-A	<p>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</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 6/22/10</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
13.	147-08-BZY	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
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/13/10
14.	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 – 8/17/10
15.	283-09-BZY thru 286-09-BZY	Rothkrug, Rothkrug & Spector, LLP 90-18 176th Street, 175/19/21/23 Lauren Court, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 zoning district. R4-1 zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/13/10

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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 Examiner: Ronald Rizzotti (212) 788-8781 Status: Deferred Decision – 8/3/10</p>
2.	36-10-BZ	<p>Eric Palatnik, P.C. 1225 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space ration (23-141); side yard (23-461) and rear yard (23-47). R3-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 6/22/10</p>
3.	41-10-BZ	<p>Kramer Levin Naftalis & Frankel LLP 522-566/596-600 First Avenue aka 400-424 East 34th Street and 423-437 East 30th Street, Manhattan Variance pursuant (§72-21) to allow for the enlargement of a community facility (<i>NYU Langone Medical Center</i>) contrary to rear yard (§24-36) and signage regulations (§§22-321, 22-331, 22-342). R8 zoning district. Community Board #6M Examiner: Ronald Rizzotti (212) 788-8781 Status: Deferred Decision – 7/13/10</p>

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<i>BZ – CONTINUED HEARINGS</i>		
4.	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 Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 7/13/10</p>
5.	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 Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 8/3/10</p>
6.	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 Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 8/3/10</p>

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7.	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>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 8/3/10</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: Closed, Decision – 7/13/10</p>
9.	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 – 7/27/10</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: Closed, Decision – 8/3/10</p>

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<i>BZ – CONTINUED HEARINGS</i>		
11.	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 Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 8/3/10</p>
12.	33-10-BZ	<p>Rothkrug Rothkrug & Spector, LLP 692 Broadway (aka 384/8 Lafayette Street, 2/20 East 4th Street) Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment. M1-5B zoning district. Community Board #2M Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/13/10</p>
13.	37-10-BZ	<p>Eric Palatnik, P.C. 1230 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space (23-141); side yard (23-461) and rear yard (23-47). R2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 7/27/10</p>

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<i>BZ – NEW CASES</i>		
14.	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 – 8/17/10</p>
15.	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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 8/3/10</p>
16.	326-09-BZ	<p>Bryan Cave LLP 38-15 138th Street, Queens Special Permit (§73-66) to allow for the development of four mixed use buildings (Flushing Commons) which exceed the height regulations around airports, contrary to §61-21. C4-3 zoning district. Community Board #7Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 7/27/10</p>
17.	70-10-BZ	<p>Sheldon Lobel, P.C. 37-08 Union Street, Queens Special Permit (ZR §73-66) to allow for the construction of a 14 story mixed use building to exceed the maximum height limits around airports, contrary to §61-21. C4-3 zoning district. Community Board#7Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 7/27/10</p>

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