

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 16, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	21-91-BZ	Sheldon Lobel, P.C. 2407-2417 Linden Boulevard, Brooklyn Extension of Term (§72-01 & 72-22) of a previous variance that permits the operation of an automotive glass and mirror repair establishment (UG 7D) and used car sales (UG 16B) which expired on July 24, 2009; Waiver of the Rules. R5 zoning district. Community Board #5BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 3/16/10
2.	280-01-BZ	Cozen O’Connor 663-673 Second Avenue, Manhattan Extension of Time to Complete Construction and Extension of Time to obtain a Certificate of Occupancy of a previously granted Variance (72-21) for the construction of a mixed-use building which expires on May 7, 2010. C1-9 zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/16/10

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<i>SOC – CONTINUED HEARINGS</i>		
3.	223-98-BZ	<p>Andrea Claire/Peter Hirshman 51-59 Maujer Street aka 451-459 Lorimer Street, Brooklyn Extension of Term of a previous variance that permits the operation of an automotive service station (UG 16B) which will expire on February 1, 2010; Amendment to allow used car sales (UG 16B); Extension of Time to obtain a Certificate of Occupancy which expired on June 10, 2003; Waiver of the Rules. R6B zoning district. Community Board #1BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 4/13/10</p>
4.	208-03-BZ	<p>Stuart A. Klein, Esq. 255 Shell Road, Brooklyn Extension of Term of a previously granted Variance (§72-21) for a UG9 catering hall which expired on October 19, 2009. R4/C1-2/M1-1 OP zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 4/13/10</p>
5.	291-03-BZ	<p>Stuart A. Klein, Esq. 1380 62nd Street, Brooklyn Extension of term of a variance (§72-21) for construction of a new residential building; amendment to add increase the number of dwelling units, FAR, height and parking spaces. M1-1/R5B zoning districts. Community Board #10BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Adjourned, Continued Hearing – 4/27/10</p>
6.	196-08-BZ	<p>Gage Parking Consultants 792 Tenth Avenue/455 West 53rd Street, Manhattan Amendment of a previous grant for public parking garage; amendment would enclose rooftop parking. C6-2 (Special Clinton District) zoning district. Community Board #4M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 4/13/10</p>

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<i>SOC – NEW CASES</i>		
7.	1045-67-BZ	Michael A. Cosentino 160-10 Crossbay Boulevard, Queens Extension of term of a variance (§72-21) for an accessory parking lot to be used for adjoining commercial uses, which expired on June 27, 1998; waiver of the Rules; and an Amendment to eliminate the term. R2 zoning district Community Board #10Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 4/20/10

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<i>APPEALS – CONTINUED HEARINGS</i>		
8.	62-08-A	<p>Eric Palatnik, P.C. 398 Nugent Street, Staten Island Proposed construction not fronting on a legally mapped street, contrary to General City Law, Section 36. R1-2 zoning district. Community Board #2SI Examiner: Toni Matias (212) 788-8752 Status: Adjourned, Continued Hearing – 5/18/10</p>
9.	300-08-A	<p>Marvin Mitzner 39-35 27th Street, Queens An appeal seeking a determination that the property owner has acquired a common law vested right to continue development under the prior M1-3 zoning district regulations. M1-2 /R5B zoning district. Community Board #1Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 4/20/10</p>
10.	315-08-A	<p>Stuart A. Klein, Esq. 246 Spring Street, Manhattan An appeal seeking the revocation of permits for a condominium hotel on the basis that the approved plans allow for exceeding of maximum permitted floor area. M1-6 zoning. Community Board #2M Examiner: Toni Matias (212) 788-8752 Status: Adjourned, Continued Hearing – 4/27/10</p>
11.	57-09-A thru 158-09-A	<p>Eric Palatnik, P.C. Maguire Woods, Santa Monica Lane, Woodrow, Staten Island An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district regulations. R3-2 (SSRD) zoning district. Community Board #3SI Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 4/13/10</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
12.	306-09-A	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
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/13/10

<i>APPEALS – NEW CASES</i>		
13.	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: Continued Hearing – 4/20/10

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	97-08-BZ	<p>Eric Palatnik, P.C. 84 Sanford Street, Brooklyn Special Permit (§73-19) to allow the legalization of an existing school (<i>Central UTA</i>) (UG 3). M1-1 district. Community Board #3BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 3/16/10</p>
2.	187-08-BZ	<p>Sheldon Lobel, P.C. 1247 38th Street, Brooklyn Variance (§72-21) to permit the construction of a six-story community facility building (<i>Congregation & Yeshiva Machzikei Hadas</i>), contrary to ZR §42-00. M2-1 zoning district. Community Board #12BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 3/16/10</p>
3.	197-08-BZ	<p>Stuart A. Klein 341/349 Troy Avenue, aka 1515 Carroll Street, Brooklyn Variance (§72-21) to permit a four-story and penthouse residential building, contrary to §23-141 (FAR, open space ratio), §23-22 (number of dwelling units), §23-45 (front yard), §23-462 (side yard), and §23-631 (wall height). R4 district. Community Board #9BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 3/16/10</p>
4.	328-09-BZ	<p>Bryan Cave LLP 28-34 West End Avenue, 246-252 West 61st Street, Manhattan Variance (§72-21) to allow for the construction of a community facility (<i>The Abraham Joshua Heschel School</i>), contrary to height and setback, and rear yard requirements. (§§33-432, 23-634, 33-432). C6-2/C4-7 zoning districts. Community Board # 7M Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 3/16/10</p>

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<i>BZ – CONTINUED HEARINGS</i>		
5.	302-08-BZ	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: Continued Hearing – 4/27/10
6.	28-09-BZ	Moshe M. Friedman, P.E. 133 Taaffe Place, Brooklyn Variance (§72-21) to permit a four-story residential building on a vacant lot, contrary to use regulations (§42-10). M1-1 zoning district. Community Board #3BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 4/20/10
7.	214-09-BZ	Rothkrug, Rothkrug & Spector, LLP 1464 Astor Avenue, Bronx Special Permit (§73-125) to allow for a 9,996 sq ft ambulatory diagnostic or treatment center which exceeds the 1,500 sq ft maximum allowable floor area set forth in ZR §22-14. R4-1 zoning district. Community Board #11BX Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 4/20/10
8.	270-09-BZ	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 Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 4/27/10

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<i>BZ – CONTINUED HEARINGS</i>		
9.	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</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing – 4/20/10</p>
10.	273-09-BZ	<p>Rothkrug Rothkrug & Spector LLP 117-40 125th Street, Queens Variance (§72-21) for the construction of a two-story, one-family home, contrary to side yards (§23-461). R3-2 zoning district. Community Board #10Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 4/20/10</p>

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<i>BZ – NEW CASES</i>		
11.	192-09-BZ	<p>Sheldon Lobel, P.C. 912 Broadway, Brooklyn Variance (§72-21) to allow for the construction of a department store (UG10), contrary to use regulations (§§22-00, 32-00). R6 and R6/C2-3 zoning districts. Community Board #3BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 5/11/10</p>
12.	11-10-BZ	<p>Rothkrug Rothkrug & Spector, LLP 562 Court Street (aka 21 Garnet Street), Brooklyn Special Permit (§73-36) to legalize and enlarge a physical culture establishment (<i>CKO Kickboxing</i>). C2-3/R6 zoning district. Community Board # 6BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 4/13/10</p>
13.	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 Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 4/27/10</p>

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