

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 23, 2010

10:00 A.M.

SOC – DECISIONS

1.	813-87-BZ	The Law Office of Fredrick A. Becker 110 Boerum Place, Brooklyn Extension of Term for a special permit (§73-36) which expired on April 12, 2008 for the operation of a Physical Culture Establishment (<i>New York Sports Club</i>); Waiver of the Rules. C2-3 (R6) zoning district. Community Board#2BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 3/23/10

SOC – CONTINUED HEARINGS

2.	16-36-BZ	Sheldon Lobel, P.C. 1885 Westchester Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy of an existing Gasoline Service Station (<i>Gulf</i>) which expired on March 18, 2009; Waiver of the Rules. C2-2/R5 zoning district. Community Board#9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/11/10

*****DISCLAIMER*****

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<i>SOC – NEW CASES</i>		
3.	11-93-BZ	Sheldon Lobel, P.C. 46-45 Kissena Boulevard aka 140-01 Laburnum Avenue, Queens Extension of Term (§§11-411 & §11-412) to allow the continued operation of an Eating and Drinking establishment (UG 6) which expired on March 15, 2004; Amendment to legalize alterations to the structure; Waiver of the Rules. C2-2 and R3-2 zoning districts. Community Board # 7Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 5/11/10
4.	201-01-BZ	Sheldon Lobel, P.C. 2591 Atlantic Avenue, Brooklyn Extension of Term (§72-01 & 72-22) of a previously approved variance permitting the operation of a automobile laundry, lubrication and accessory automobile supply store (UG16b); Amendment seeking to legalize changes and increase in floor area; and Waiver of the Rules. C4-1 zoning district. Community Board #5BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 5/11/10

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<i>APPEALS – DECISIONS</i>		
5.	64-07-A	<p>Stuart A. Klein 1704 Avenue N, Brooklyn Appeal for a common law vested right to continue construction commenced under the prior R6 zoning district. R4-1 zoning district Community Board #14BK Examiner: Toni Matias (212) 788-8752 Status: Granted – 3/23/10</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
6.	280-09-A	<p>Kramer Levin Naftalis & Frankel, LLP 330 West 86th Street, Manhattan Appeal challenging Department of Building's authority under the City Charter to interpret or enforce provisions of Article 16 of the General Municipal Law as it applies to the construction of a proposed 16 story+ penthouse. R10A Zoning district. Community Board #7M Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 4/20/10</p>
7.	303-09-BZY	<p>Ray Chen 517 53rd Street, Brooklyn Extension of time (§11-332) to complete construction of an enlargement commenced under the prior C4-3 zoning district. R6B zoning district Community Board #7BK Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 4/27/10</p>

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<i>APPEALS – NEW CASES</i>		
8.	157-07-BZY II	<p>Ackerman Senterfitt 55 Eckford Street, Brooklyn Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6/M1-1 zoning district. M1-2 /R6A, M1-2 R6B, MX8 zoning district. Community Board #1BK</p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Continued Hearing – 4/27/10</p>
9.	287-09-BZY & 288-09-BZY	<p>Sheldon Lobel, P.C. 87-85 & 87-87 144th Street, Queens Extension of time (§11-332) to complete construction of a major development commenced under the prior R6 zoning. R5 zoning district. Community Board #12Q</p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Continued Hearing – 4/27/10</p>
10.	7-10-A	<p>Gary Lenhart 93 Hillside Avenue, Queens Reconstruction and enlargement of an existing single family dwelling located within the bed of a mapped street and the upgrade of existing non conforming private disposal system, contrary to General City Law Section 35 and Department of Buildings Policy. R4 zoning district. Community Board #14Q</p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Continued Hearing – 4/20/10</p>

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<i>BZ – DECISIONS</i>		
1.	256-07-BZ	<p>Rothkrug, Rothkrug & Spector 1978 Atlantic Avenue, Brooklyn Variance (§72-21) to permit a three-story, five-unit residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board # 8BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 3/23/10</p>
2.	254-08-BZ	<p>Eric Palatnik, P.C. 1214 East 15th Street, Brooklyn Variance (§72-21) to legalize and enlarge a Yeshiva (<i>Yeshiva Obr Yitzychok</i>) contrary to §42-11 (use regulations), §43-122 (floor area), §43-43 (wall height, number of stories, and sky exposure plane). §43-301 (required open area). M1-1D zoning district. Community Board # 14BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 3/23/10</p>
3.	292-09-BZ	<p>Martyn & Don Weston 9310-9333 Third Avenue, Brooklyn Special Permit (§11-411, §11-413 & §73-03) to reinstate previously granted variance which expired on December 7, 1999; amendment to change use from a gasoline service station (UG16B) to automotive repair establishment (UG16B); Waiver of the Boards Rules. C1-3/R6A & R5B (Special Bay Ridge District). Community Board #10BK Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 3/23/10</p>
4.	329-09-BZ	<p>Eric Palatnik, P.C. 26 Falmouth Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 3/23/10</p>

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<i>BZ – CONTINUED HEARINGS</i>		
5.	214-07-BZ	<p>Sheldon Lobel, P.C. 3217 Irwin Avenue, Bronx Variance (§72-21) to allow a public parking garage and increase the maximum permitted floor area in a mixed residential and community facility building, contrary to §22-10 and §24-162. R6 zoning district. Community Board #8BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 4/20/10</p>
6.	220-08-BZ	<p>Moshe M. Friedman 95 Taaffe Place, Brooklyn Variance (§72-21) to permit the enlargement of a non-conforming one-family dwelling, contrary to §42-10. M1-1 zoning district. Community Board #3BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 4/27/10</p>
7.	162-09-BZ	<p>Sheldon Lobel, P.C. 30-33 Steinway Street, Queens Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Planet Fitness</i>) in the cellar, first, and second floors in an existing two-story building; Special Permit (§73-52) to extend the C4-2A zoning district regulations 25 feet into the adjacent R5 zoning district. C4-2A/R5 zoning districts. Community Board # 1Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 4/20/10</p>
8.	294-09-BZ	<p>Rothkrug, Rothkrug & Spector 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</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 4/20/10</p>

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<i>BZ – CONTINUED HEARINGS</i>		
9.	311-09-BZ	<p>Eric Palatnik, P.C. 1092 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to open space and floor area (§23-141(a)), side yard (§23-461(a)) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 4/27/10</p>
10.	332-09-BZ	<p>Moshe M. Friedman 1462 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home, contrary to floor area and open space (§23-141(a)); less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 4/13/10</p>

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<i>BZ – NEW CASES</i>		
11.	327-09-BZ	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 Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 5/18/10
12.	9-10-BZ	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 Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 4/27/10
13.	14-10-BZ	Friedman & Gotbaum, LLP 38-50 Cooper Square, Manhattan Special Permit (§73-19) to allow a Use Group 3 school (<i>Grace Church High School</i>). M1-5B zoning district. Community Board #2M Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 4/27/10
14.	18-10-BZ	Sheldon Lobel, P.C. 50 East 42nd Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Lucille Roberts</i>) in the cellar and a portion of the first floor in an existing 26-story building. C5-3 zoning district. Community board #5M Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 4/13/10

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