

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<i>SOC – DECISIONS</i>		
1.	297-99-BZ	Walter T. Gorman, P.E. 45-05 Bell Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy for a Gasoline Service Station (<i>Mobil</i>) which expires on February 12, 2010. C2-2/R6-B zoning district. Community Board #11Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 3/2/10
2.	78-05-BZ	Sheldon Lobel, P.C. 264-15 77th Avenue, Queens Extension of Time to Complete Construction of a previously granted Variance (§72-21) for proposed expansion of an existing synagogue which expired on September 20, 2009; Waiver of the Rules. R-2 zoning district. Community Board #13Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 3/2/10

*****DISCLAIMER*****

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<i>SOC – CONTINUED HEARINGS</i>		
3.	603-86-BZ	<p>H. Irving Sigman PE 88-34 Parsons Boulevard, aka 88-26/34 Parsons Boulevard, Queens Extension of Term for a Variance (§72-21) allowing the construction of retail stores (UG 6), which expired on September 8, 2007; Amendment to the accessory open parking area and refuse area and request to eliminate the term; Waiver of the Rules. R7A (Downtown Jamaica Special District) zoning district. Community Board #12Q</p> <p style="margin-left: 20px;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="margin-left: 20px;">Status: Continued Hearing – 4/13/10</p>
4.	813-87-BZ	<p>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</p> <p style="margin-left: 20px;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="margin-left: 20px;">Status: Closed, Decision – 3/23/10</p>

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<i>DISMISSAL CASES</i>		
5.	224-07-BZ thru 226-07-BZ	NYC Board of Standards and Appeals Applicant: Eric Palatnik, P.C. 1940/1942/1946 54th Street, Brooklyn Dismissal for lack of prosecution of an application for a residential development, contrary to rear yard (§23-52) and density (§23-146) regulations. R5 zoning district Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Withdrawn – 3/2/10

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<i>APPEALS – NEW CASES</i>		
6.	303-09-BZY	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 – 3/23/10
7.	334-09-A	Gary D. Lenhart 132 Ocean Avenue, Queens Reconstruction and enlargement of a single family home not fronting on a mapped street, contrary to General City Law Section 36, and upgrade of private disposal system in the bed of a service road, contrary to Department of Buildings Policy. R4 zoning district. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 3/2/10

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	256-07-BZ	<p>Rothkrug, Rothkrug & Spector LLP 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: Deferred Decision – 3/23/10</p>
2.	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: Deferred Decision – 3/16/10</p>
3.	186-08-BZ	<p>Petrus Fortune, P.E. 3065 Atlantic Avenue, Brooklyn Special Permit (§73-19) to allow the legalization and enlargement of a school (<i>Followers of Jesus Mennonite Church & School</i>) in a former manufacturing building, contrary to ZR §42-10. M1-1 zoning district. Community Board #5BK Examiner: Rory Levy (212) 788-8749 Status: Deferred Decision – 4/27/10</p>
4.	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 Examiner: Henry Segovia (212) 788-8757 Status: Granted – 3/2/10</p>

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5.	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> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 3/2/10</p>
6.	2-10-BZ	<p>Akerman Senterfitt LLP 310 East 14th Street, Manhattan Special Permit (§73-641) to allow enlargement of a community facility (<i>New York Eye and Ear Infirmary</i>) within the required rear yard equivalent, contrary to §33-283. C1-6A/C1-7A zoning districts. Community Board #2M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 3/2/10</p>

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<i>BZ – CONTINUED HEARINGS</i>		
7.	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: Continued Hearing – 4/13/10</p>
8.	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: Closed, Decision – 3/16/10</p>
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 Examiner: Henry Segovia (212) 788-8757 Status: Adjourned, Continued Hearing – 3/23/10</p>
10.	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: Closed, Decision – 3/23/10</p>

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<i>BZ – NEW CASES</i>		
11.	239-07-BZ	Rothkrug, Rothkrug & Spector, LLP 57-38 Waldron Street, Queens Variance (§72-21) to permit a community youth center (UG 4) in the cellar and first floor in a proposed three-story and penthouse mixed-use building, contrary to side yard (§24-35). R5 zoning district. Community Board #4Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 4/20/10
12.	173-09-BZ	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: Continued Hearing – 4/13/10
13.	282-09-BZ	Steven Williams, P.E. 54-19 Myrtle Avenue, Queens Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Ritchie's Gym</i>) on the third floor of a four-story commercial building. C4-3 zoning district. Community Board #5Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 4/13/10

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