

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MAY 18, 2010  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	16-36-BZ	<p>Sheldon Lobel, P.C. <b>1885 Westchester Avenue, Bronx</b> 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. <b>Community Board#9BX</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 5/18/10</b></p>
2.	1045-67-BZ	<p>Michael A. Cosentino <b>160-10 Crossbay Boulevard, Queens</b> 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 <b>Community Board #10Q</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 5/18/10</b></p>
3.	291-03-BZ	<p>Stuart A. Klein, Esq. <b>1380 62<sup>nd</sup> Street, Brooklyn</b> 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. <b>Community Board #10BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Granted – 5/18/10</b></p>
4.	58-07-BZ	<p>Eric Palatnik, P.C. <b>18-02 Clintonville, Queens</b> Amendment to previously granted variance for a residential building to include two additional objections: dwelling unit size (§23-23) and side yard regulations (§23-461(a)). R3A zoning district. <b>Community Board #7Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Granted – 5/18/10</b></p>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
5.	74-49-BZ	<p>Sheldon Lobel, P.C. <b>515 Seventh Avenue, Manhattan</b> 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. <b>Community Board #5M</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 6/22/10</b></p>
6.	617-80-BZ	<p>Eric Palatnik, P.C. <b>770/780 McDonald Avenue, Brooklyn</b> 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. <b>Community Board #12BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 6/22/10</b></p>
7.	280-98-BZ	<p>Rampulla Associates Architects <b>2936 Hylan Boulevard, Staten Island</b> 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. <b>Community Board #3SI</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 6/8/10</b></p>
8.	200-00-BZ	<p>Eric Palatnik, P.C. <b>107-24 37th Avenue aka 37-16 108th Street, Queens</b> Extension of Term (§72-01 &amp; §72-22) of a variance (§72-21) to allow a physical culture establishment (<i>Squash Fitness Center</i>) to operate in a C1-4 zoning district, which will expire on July 17, 2011; Extension of Time to obtain a certificate of occupancy, which expired on January 28, 2010; Waiver of the Rules. <b>Community Board #3Q</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Closed, Decision – 6/8/10</b></p>

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10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>9.</b>	<b>7-00-BZ</b>	<p>Friedman &amp; Gotbaum  <b>90 Lafayette Street, Manhattan</b>                      Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the enlargement of a UG3 non-profit homeless shelter (<i>New York City Rescue Mission</i>) which expired on March 11, 2009; waiver of the rules. C6-2A zoning district.  <b>Community Board #1M</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Closed, Decision – 6/8/10</b></p>
<b>10.</b>	<b>151-05-BZ</b>	<p>John R. Roe  <b>100 Varick Street, Manhattan</b>                      Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a 10-story residential building which expires on August 8, 2010. M1-6 zoning district.  <b>Community Board #2M</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Closed, Decision – 6/8/10</b></p>

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<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>11.</b>	<b>62-08-A</b>	<p>Eric Palatnik, P.C. <b>398 Nugent Street, Staten Island</b> Proposed construction not fronting on a legally mapped street, contrary to General City Law, Section 36. R1-2 zoning district. <b>Community Board #2SI</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Withdrawn – 5/18/10</b></p>

<b><i>APPEALS – NEW CASES</i></b>		
<b>12.</b>	<b>298-09-A</b>	<p>Joseph A. Sherry <b>109 Beach 217<sup>th</sup> Street, Queens</b> Reconstruction and enlargement of an existing single family home not fronting a legally mapped street, contrary to General City Law Section 36. R4 zoning district. <b>Community Board #14Q</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Continued Hearing – 6/8/10</b></p>
<b>13.</b>	<b>299-09-A</b>	<p>Joseph A. Sherry <b>4 Lincoln Walk, Queens</b> Reconstruction and enlargement of an existing single family home not fronting a legally mapped street, contrary to General City Law Section 36, and partially located within the bed of a mapped street, contrary to General City Law Section 35, and upgrade of a private disposal system in the bed of service road, contrary to Department of Buildings Policy. R4 zoning district. <b>Community Board #14Q</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Granted – 5/18/10</b></p>

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<b><i>APPEALS – NEW CASES</i></b>		
<b>14.</b>	<b>53-10-A</b>	Sheldon Lobel, P.C. <b>2031 Burr Avenue, Bronx</b> 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. <b>Community Board #10BX</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/15/10</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, MAY 18, 2010  
1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>220-08-BZ</b>	<p>Moshe M. Friedman <b>95 Taaffe Place, Brooklyn</b> Variance (§72-21) to permit the enlargement of a non-conforming one-family dwelling, contrary to §42-10. M1-1 zoning district. <b>Community Board #3BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Granted – 5/18/10</b></p>
<b>2.</b>	<b>29-09-BZ</b>	<p>Law Office of Fredrick A. Becker <b>44 Brunswick Street, Staten Island</b> Variance (§72-21) to legalize and enlarge a synagogue (<i>Chabad Israeli Center</i>), contrary to lot coverage, front yards, side yards, and parking regulations. R3X zoning district. <b>Community Board #2SI</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Deferred Decision – 7/13/10</b></p>
<b>3.</b>	<b>273-09-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP <b>117-40 125<sup>th</sup> Street, Queens</b> Variance (§72-21) for the construction of a two-story, one-family home, contrary to side yards (§23-461). R3-2 zoning district. <b>Community Board #10Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 5/18/10</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>239-07-BZ</b>	Rothkrug, Rothkrug & Spector, LLP, <b>57-38 Waldron Street, Queens</b> 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. <b>Community Board #4Q</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Withdrawn – 5/18/10</b>
<b>5.</b>	<b>44-09-BZ</b>	Philip L. Rampulla <b>2175 Richmond Avenue, Staten Island</b> Variance (§72-21) to allow for a two-story commercial building (UG 6) with accessory parking, contrary to use regulations (22-00). R3-1 district. <b>Community Board #2 SI</b> <b>Examiner: Ronald Rizzotti (212) 788-8781</b> <b>Status: Continued Hearing – 7/13/10</b>
<b>6.</b>	<b>234-09-BZ</b>	Sheldon Lobel, P.C. <b>25-71 44<sup>th</sup> Street, Queens</b> Variance (§72-21) for the construction of a detached two-family home contrary to side yard regulations (§23-48). R-5 zoning district. <b>Community Board # 1Q</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Continued Hearing – 7/13/10</b>

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7.	327-09-BZ	Sheldon Lobel, P.C. <b>255 Butler Street, Brooklyn</b> 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. <b>Community Board #6BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 6/22/10</b>
8.	14-10-BZ	Friedman & Gotbaum, LLP <b>38-50 Cooper Square, Manhattan</b> Special Permit (§73-19) to allow a Use Group 3 school ( <i>Grace Church High School</i> ). M1-5B zoning district. <b>Community Board #2M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 5/18/10</b>

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<b><i>BZ – NEW CASES</i></b>		
9.	210-07-BZ	<p>Eric Palatnik, P.C.  <b>15 Luquer Street, Brooklyn</b>                      Variance (§72-21) to allow for a residential use in a manufacturing district, contrary to §42-00. M1-1 zoning district.  <b>Community Board #6BK</b>  <b>Examiner: Ronald Rizzotti (212) 788-8781</b>  <b>Status: Continued Hearing – 7/13/10</b></p>
10.	33-10-BZ	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>692 Broadway (aka 384/8 Lafayette Street, 2/20 East 4<sup>th</sup> Street) Manhattan</b>                      Special Permit (§73-36) to allow the operation of a physical culture establishment. M1-5B zoning district.  <b>Community Board #2M</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 6/22/10</b></p>
11.	36-10-BZ	<p>Eric Palatnik, P.C.  <b>1225 East 28<sup>th</sup> Street, Brooklyn</b>                      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.  <b>Community Board #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 6/22/10</b></p>
12.	37-10-BZ	<p>Eric Palatnik, P.C.  <b>1230 East 27<sup>th</sup> Street, Brooklyn</b>                      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). R3-2 zoning district.  <b>Community Board #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 6/22/10</b></p>

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