

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 16, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	294-99-BZ	Rothkrug, Rothkrug & Spector 521 5th Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Equinox</i>) which expired on May 9, 2010. C5-3(MID) & C5-2.5(MID) zoning district. Community Board #5M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 11/16/10
2.	214-00-BZ	Harold Weinberg 2777 Plumb 2nd Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a Special Permit (§73-242) for an eating and drinking establishment; Extension of Term; Amendment to the site plan; and Waiver of the Rules. C3 zoning district Community Board #15BK Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 11/16/10

<i>SOC – CONTINUED HEARINGS</i>		
3.	344-03-BZ	Goldman, Harris LLC 2777 Flatbush Avenue, Brooklyn Extension of Term of a Special Permit (§73-242) permitting an eating and drinking establishment which expired on July 12, 2010. C3 zoning district. Community Board #18BK Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 12/7/10

*****DISCLAIMER*****

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<i>SOC – NEW CASES</i>		
4.	433-65-BZ	<p>Andrea Claire/Peter Hirshman 15 West 72nd Street, Manhattan Extension of Term for transient parking in a parking garage accessory to a multiple dwelling building which expired on June 22, 2010. R8B/R10A zoning district. Community Board #7M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Postponed, Public Hearing – 1/11/11</p>
5.	315-90-BZ	<p>Sheldon Lobel, P.C. 82-06 Astoria Boulevard, Queens Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>Gulf</i>) with accessory convenience store which expires on March 13, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on March 13, 2003; waiver of the rules. C2-2/R4 zoning district. Community Board #3Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 12/14/10</p>

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<i>APPEALS – DECISIONS</i>		
6.	111-10-A	<p>Victor K. Han 211-08 Northern Boulevard, Queens Appeal challenging Department of Building's determination that a proposed hotel does not meet the requirements of §32-14 and is therefore not permitted. C2-2 zoning district. Community Board #11Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Withdrawn – 11/16/10</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
7.	125-10-A	<p>Simons & Wright 346 Ovington Avenue, Brooklyn Appeal challenging the interpretation of ZR §23-22 as it applies to the required density factor for existing buildings in an R5B zoning district. Community Board #10BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Adjourned, Continued Hearing – 12/14/10</p>

<i>APPEALS – NEW CASES</i>		
8.	188-10-A	<p>Gary Lenhart 9 Olive Walk, Queens Proposed construction not fronting on a mapped street, contrary to General City Law Section 36 within an R4 zoning district. Community Board #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 11/16/10</p>

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REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 16, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	117-10-BZ	<p>Law Office of Fredrick A. Becker 1954 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to side yards (§23-461) and less than the required rear yard (§23-47). R5 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 11/16/10</p>

<i>BZ – CONTINUED HEARINGS</i>		
2.	98-08-BZ	<p>Gerald J. Caliendo 583 Franklin Avenue, Brooklyn Variance (§72-21) to allow a four-story residential building containing four (4) dwelling units, contrary to use regulations (§42-00). M1-1 district. Community Board #8BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 12/14/10</p>
3.	24-09-BZ	<p>Sheldon Lobel, PC. 78-10 164th Street, Queens Variance to allow the enlargement of a community facility (<i>Meadow Park Rehabilitation and Health Care Center</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), height (§24-521) and rear yard (§24-382) regulations. R3-2 district. Community Board #8Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 1/11/11</p>

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<i>BZ – CONTINUED HEARINGS</i>		
4.	219-09-BZ thru 223-09-BZ	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
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Withdrawn – 11/16/10
5.	309-09-BZ	Harold Weinberg, P.E. 2173 65th Street, Brooklyn Variance (§72-21) to allow a mixed use building, contrary to lot coverage (§23-145), side yard (§35-541) and height (§35-542) regulations. R6A/C2-3 zoning district. Community Board #11BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 1/11/11
6.	103-10-BZ	Law Office of Frederick A. Becker 1036 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement and in-part legalization of an existing single family home contrary to floor area, open space (§23-141), side yard requirement (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/14/10
7.	104-10-BZ	Moshe M. Friedman, P.E. 5002 19th Avenue, aka 1880-1890 50th Street, Brooklyn Variance (§72-21) to permit the extension and conversion of an existing residential building to a synagogue and rectory, contrary to lot coverage and floor area (§24-11) front yard (§24-34), side yard (§24-35) and wall height and sky exposure plane (§24-521). R5 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 12/14/10

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<i>BZ – NEW CASES</i>		
8.	107-10-BZ	<p>Akerman Senterfitt 12-24 149th Street, Queens Variance (§72-21) to allow for a community facility use (<i>Associazione Sacchese D’America</i>), contrary to side yard regulations (§24-35). R2 zoning district. Community Board #7Q</p> <p style="text-align: center;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="text-align: center;">Status: Continued Hearing – 12/14/10</p>
9.	178-10-BZ	<p>Law Office of Fredrick A. Becker 943 East 24th Street, Brooklyn Special Permit (§73-622) for the legalization and enlargement of a single family home, contrary to floor area and open space (§23-141); side yards (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK</p> <p style="text-align: center;">Examiner: Henry Segovia (212) 788-8757</p> <p style="text-align: center;">Status: Continued Hearing – 12/14/10</p>
10.	179-10-BZ	<p>Sheldon Lobel, P.C. 249 Duffield Street, Brooklyn Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>Planet Fitness</i>). C6-4 zoning district. Community Board #2BK</p> <p style="text-align: center;">Examiner: Rory Levy (212) 788-8749</p> <p style="text-align: center;">Status: Continued Hearing – 12/14/10</p>
11.	182-10-BZ	<p>Law Office of Fredrick A. Becker 1082 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK</p> <p style="text-align: center;">Examiner: Henry Segovia (212) 788-8757</p> <p style="text-align: center;">Status: Continued Hearing – 12/14/10</p>

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