

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 23, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1493-61-BZ 1495-61-BZ 1497-61-BZ 1499-61-BZ 1501-61-BZ	Bryan Cave, LLP 415, 425, 435, 445, 455 West 23rd Street, aka 420, 430, 440, 450, 460 West 24th Street, Manhattan Extension of Term (§11-411) for transient parking in a multiple dwelling building which expired on February 27, 2002; waiver of the rules. R8A zoning district. Community Board #4M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 11/23/10
2.	273-03-BZ thru 285-03-BZ	Sheldon Lobel, P.C. 211-51/49/45/43/41/54/52/50/48/46/44/42 94th Road, Queens Extension of Time to Complete Construction of a previously granted Variance (§72-21) for proposed two-story, semi-detached two-family residences which expired on December 7, 2008; waiver of the rules. R2, R3-2/C1-2 zoning district. Community Board #13Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 11/23/10

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<i>SOC – CONTINUED HEARINGS</i>		
3.	74-49-BZ	<p>Sheldon Lobel, P.C. 515 Seventh Avenue, Manhattan 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. Community Board #5M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 1/11/11</p>
4.	914-86-BZ	<p>Stuart A. Klein, Esq 1-19 Eastern Parkway, Brooklyn Extension of Term of a previously granted Variance (§72-21) for the continued operation of a Physical Culture Establishment (<i>Eastern Athletic</i>) which expired on May 17, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on November 12, 1998; Amendment to the interior layout and the hours of operation; Waiver of the Rules. R8X zoning district. Community Board #8BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 12/14/10</p>
5.	175-05-BZ	<p>Eric Palatnik, P.C. 18-24 Luquer Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to construct a four-story multiple dwelling with accessory parking which expires on January 9, 2011. M1-1 zoning district. Community Board #16BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 12/14/10</p>

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<i>SOC – NEW CASES</i>		
6.	132-58-BZ	<p>Sheldon Lobel, P.C. 17-45 Francis Lewis Boulevard aka 17-55 Francis Lewis Boulevard, Queens Extension of Term (§11-411) of a previously approved automotive service station (UG 16B) (<i>Gulf</i>) with accessory uses which expired on June 18, 2010. C1-2/R3-2 zoning district. Community Board #7Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 1/11/11</p>
7.	156-73-BZ	<p>Gary Maranga, R.A. 1975 Eastchester Road, Bronx Extension of Term for surplus transient parking in a multiple dwelling which is accessory to Albert Einstein College of Medicine which expired on June 26, 2008; Waiver of the Rules. R6 zoning district. Community Board #11BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 12/7/10</p>
8.	66-90-BZ	<p>Eric Palatnik, P.C. 43-03 Astoria Boulevard, Queens Extension of Term for a UG16 Gasoline Service Station (<i>Mobil</i>) which expired on October 1, 2010. R5 zoning district. Community Board #1Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 12/14/10</p>

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<i>APPEALS – DECISIONS</i>		
9.	237-09-A & 238-09-A	Rothkrug Rothkrug & Spector 81, 85 Archwood Avenue, aka 5219 Amboy Road, Staten Island Proposed construction in the bed of a mapped street, contrary to General City Law Section 35. R3X zoning district. Community Board #3SI Examiner: Toni Matias (212) 788-8752 Status: Granted – 11/23/10
10.	113-10-BZY	Rothkrug Rothkrug & Spector 30-86 36th Street, Queens Extension of time (§11-331) to complete construction of a minor development commenced under the prior R6 zoning. R5B zoning district. Community Board #1Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 11/23/10

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<i>APPEALS – CONTINUED HEARINGS</i>		
11.	116-10-BZY	<p>Ackerman Senterfitt 35-16 Astoria Boulevard, Queens Extension of time (§11-331) to complete construction of a minor development commenced under the prior R6 zoning district. R6B zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Adjourned, Continued Hearing – 1/11/11</p>

<i>APPEALS – NEW CASES</i>		
12.	114-10-BZY & 115-10-BZY	<p>Nikolaos Sellas 26-58 & 26-60 30th Street, Queens Extension of time (§11-331) to complete construction of a major development commenced under the prior R6 zoning district. R6B zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 12/14/10</p>

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<i>BZ – DECISIONS</i>		
1.	92-08-BZ	<p>Juan D. Reyes, Esq. 13 Crosby Street, Manhattan Variance (§72-21) to allow for Use Group 6 below the floor level of the second story in an existing building, contrary to use, rear yard and floor area regulations (§42-14, 43-12 and 43-26). M1-5B zoning district. Community Board #4M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 11/23/10</p>
2.	173-09-BZ	<p>Law Offices of Howard Goldman LLC 845 Broadway, Brooklyn Variance (§ZR 72-21) to allow for a four story mixed use building contrary to use regulations. (ZR §32-00, §42-00) C8-2 / M1-1 zoning districts. Community Board #4BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Deferred Decision – 12/14/10</p>
3.	251-09-BZ	<p>Rothkrug Rothkrug & Spector 130-34 Hawtree Creek Road, Queens Variance (§72-21) to permit the development of a two-story community facility (<i>Bethany Church</i>). The proposal is contrary to §§ 24-34 (front yard) and 25-31 (parking). R3-2 zoning district. Community Board#10Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 11/23/10</p>
4.	89-10-BZ	<p>Francis R. Angelino, Esq. 53 Mercer Street, Manhattan Variance (§72-21) to allow for a commercial use below the floor level of the second story, contrary to §§42-14(D)(2)(b). M1-5B zoning district. Community Board #2M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 11/23/10</p>

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<i>BZ – DECISIONS</i>		
5.	148-10-BZ	Eric Palatnik, P.C. 1559 East 29th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141), side yards (§23-461) and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/23/10

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<i>BZ – CONTINUED HEARINGS</i>		
6.	129-07-BZ	<p>Gerald J. Caliendo, R.A. 1101 Irving Avenue, Queens Variance (§72-21) to allow a residential use in a manufacturing district, contrary to use regulations (§42-00). M1-4 zoning district. Community Board #5Q</p> <p style="text-align: center;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="text-align: center;">Status: Withdrawn – 11/23/10</p>
7.	130-07-BZ thru 134-07-BZ	<p>Gerald J. Caliendo, R.A. 1501, 1503, 1505, 1507 Cooper Avenue, Queens Variance (§72-21) to allow a residential use in a manufacturing district, contrary to use regulations (§42-00). M1-4 zoning district. Community Board #5Q</p> <p style="text-align: center;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="text-align: center;">Status: Withdrawn – 11/23/10</p>
8.	304-09-BZ	<p>Stuart A. Klein, Esq. 75-121 Junius Street, Brooklyn Variance (§72-21) to allow the erection of a ten-story, mixed-use community facility (<i>Women In Need</i>) and commercial building, contrary to floor area (§42-00, 43-12 and 43-122), height and sky exposure plane (§43-43), and parking (§44-21). M1-4 zoning district. Community Board #16BK</p> <p style="text-align: center;">Examiner: Rory Levy (212) 788-8749</p> <p style="text-align: center;">Status: Adjourned, Continued Hearing – 1/11/11</p>
9.	305-09-BZ	<p>Davidoff Malito & Hutcher, LLP 110-04 Atlantic Avenue, Queens Variance (§72-21) to permit the enlargement of an existing community facility building (<i>South Queens Boys & Girls Club</i>) contrary to floor area (§33-121) and height (§33-431). C2-2/R5 zoning district. Community Board #9Q</p> <p style="text-align: center;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="text-align: center;">Status: Closed, Decision – 12/7/10</p>

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<i>BZ – CONTINUED HEARINGS</i>		
10.	43-10-BZ	<p>Gerald J. Caliendo, R.A., AIA 23-70 Steinway Street, Queens Special Permit (§73-244) to allow an eating and drinking establishment without restrictions and no limitation on entertainment and dancing. C2-2/R5 zoning district. Community Board#1Q</p> <p style="text-align: center;">Examiner: Rory Levy (212) 788-8749</p> <p style="text-align: center;">Status: Adjourned, Continued Hearing – 12/14/10</p>
11.	47-10-BZ	<p>Eric Palatnik, P.C. 895 Zerega Avenue aka 2352 Story Avenue, The Bronx Variance (§72-21) to allow a manufacturing use in a residential district, contrary to ZR 22-00. M1-1/R3-2 zoning district. Community Board #9BX</p> <p style="text-align: center;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="text-align: center;">Status: Adjourned, Continued Hearing – 1/11/11</p>
12.	95-10-BZ	<p>Law Office of Fredrick A. Becker 2216 Quentin Road, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (§23-141); side yard (§23-461 and less than the required rear yard (§23-47). R3-2 zoning district. Community Board#15BK</p> <p style="text-align: center;">Examiner: Henry Segovia (212) 788-8757</p> <p style="text-align: center;">Status: Adjourned, Continued Hearing – 1/11/11</p>

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<i>BZ – NEW CASES</i>		
13.	122-10-BZ	<p>Bryan Cave LLP 163 West 78th Street, Manhattan Variance (§72-21) to permit the rooftop addition for a community facility use (<i>Rodeph Sholom School</i>), contrary to maximum height regulations (§23-692). R8B zoning district. Community Board #7M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision – 12/14/10</p>
14.	149-10-BZ	<p>Eric Palatnik, P.C. 1415 East 29th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and lot coverage (§23-141); side yard (§23-461) and less than the minimum rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 1/11/11</p>
15.	150-10-BZ	<p>Sheldon Lobel, P.C. 1124 East 26th Street, Brooklyn Special Permit (§73-622) for the legalization of the enlargement of an existing single family home, contrary to floor area (23-141); side yard (§23-461) and rear yard regulations (§23-47). R2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 1/11/11</p>
16.	190-10-BZ	<p>Sheldon Lobel, P.C. 250-10 Grand Central Parkway, Queens Variance (§72-21) to permit the addition of a third floor to an existing two-story school building (<i>Yeshiva Har Torah</i>), contrary to rear yard (§24-36) and setback (§24-551) regulations. R3-2 zoning district. Community Board #13Q</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing – 12/14/10</p>

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