

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, NOVEMBER 9, 2010  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	<b>395-60-BZ</b>	<p>Sheldon Lobel, P.C. <b>2557-2577 Linden Boulevard, Brooklyn</b> Extension of Time to obtain a Certificate of Occupancy for a previously granted Automotive Repair Shop and Convenience Store use which expired on May 17, 2010. R-5 zoning district. <b>Community Board #5M</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Granted – 11/9/10</b></p>
2.	<b>855-87-BZ</b>	<p>Glen V. Cutrona, AIA <b>15 Irving Place, Staten Island</b> Amendment to a previously granted Variance (§72-21) to remove the term for a (UG16) warehouse with (UG6) offices on the mezzanine level. R3A zoning district. <b>Community Board #1SI</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Granted – 11/9/10</b></p>
3.	<b>26-94-BZ</b>	<p>Rampulla Associates, AIA <b>141 Mansion Avenue, Staten Island</b> Extension of Term of a Special Permit (§73-242) for a (UG6) eating and drinking establishment which expires on June 6, 2011. C3A (SSRD) zoning district. <b>Community Board #3SI</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Granted – 11/9/10</b></p>

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

**This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.**

\*\*\*\*\*

**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

**REGULAR MEETING**

**TUESDAY MORNING, NOVEMBER 9, 2010**

**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>180-99-BZ</b>	Michael T. Cetera <b>564/66 East New York Avenue, Brooklyn</b> Extension of Term of a previously granted Variance (§72-21) for a non-conforming (UG9A) catering establishment which expired on April 4, 2010; waiver of the rules. R6 zoning district. <b>Community Board #9BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 12/7/10</b>

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

**This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.**

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, NOVEMBER 9, 2010  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
5.	575-37-BZ	<p>Carl A. Sulfaro, Esq. <b>60-93 Flushing Avenue, Queens</b> Extension of Term (§11-411) for the continued operation of a gasoline service station (<i>Gulf</i>) which expired on February 14, 2008; waiver of the Rules. C1-3/R5B zoning district. <b>Community Board #5Q</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Continued Hearing – 12/7/10</b></p>
6.	15-99-BZ	<p>The Law Office of Fredrick A. Becker <b>217 Broadway, Manhattan</b> Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on June 15, 2009; waiver of the rules. C5-3 (LM) zoning district. <b>Community Board #1M</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Continued Hearing – 12/7/10</b></p>
7.	43-99-BZ	<p>Carl A. Sulfaro, Esq. <b>88-02 Northern Boulevard, Queens</b> Extension of Term of a Special Permit (§73-243) for the continued operation of a drive-thru accessory to an eating and drinking establishment (<i>White Castle</i>) which expired on December 7, 2009; Waiver of the Rules. C1-2/R4 zoning district. <b>Community Board #3Q</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Continued Hearing – 12/7/10</b></p>

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, NOVEMBER 9, 2010  
10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
8.	366-05-A	<p>Greenberg Traurig <b>1638 8<sup>th</sup> Avenue, Brooklyn</b> Extension of time to complete construction and obtain a Certificate of Occupancy for a previously-granted vesting application under the Common Law which expired on August 22, 2010. R5 previous zoning districts; R5-B current zoning district. <b>Community Board #7BK</b></p> <p style="margin-left: 20px;"><b>Examiner: Toni Matias (212) 788-8752</b></p> <p style="margin-left: 20px;"><b>Status: Granted – 11/9/10</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
9.	43-08-A 3-10-A/ 4-10-A	<p>Akerman Senterfitt <b>144-25 Bayside Avenue and 29-45/29-46 145<sup>th</sup> Street, Queens</b> Proposed construction in the bed of mapped street contrary to the General City Law Section 35. R2A zoning district. <b>Community Board #7Q</b></p> <p style="margin-left: 20px;"><b>Examiner: Toni Matias (212) 788-8752</b></p> <p style="margin-left: 20px;"><b>Status: Closed, Decision – 12/7/10</b></p>
10.	137-08-A thru 139-08-A	<p>Philip L. Rampulla <b>50, 55, 60 Blackhorse Court, Staten Island</b> Proposed construction of a one-family residence within the bed of a legally mapped street, contrary to General City Law Section 35. R1-2 zoning district. <b>Community Board #2SI</b></p> <p style="margin-left: 20px;"><b>Examiner: Toni Matias (212) 788-8752</b></p> <p style="margin-left: 20px;"><b>Status: Closed, Decision – 12/7/10</b></p>
11.	121-10-A	<p>Rothkrug, Rothkrug &amp; Spector <b>25-50 Francis Lewis Boulevard aka 166-43 168th Street, Queens</b> An appeal challenging the Department of Buildings determination that a demolition permit signoff was required before issuance of an alteration permit, as per BC 28-105.3 of the NYC Building Code. R2A zoning district. <b>Community Board #7Q</b></p> <p style="margin-left: 20px;"><b>Examiner: Toni Matias (212) 788-8752</b></p> <p style="margin-left: 20px;"><b>Status: Closed, Decision – 1/11/11</b></p>

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

**REGULAR MEETING**

**TUESDAY MORNING, NOVEMBER 9, 2010**

**10:00 A.M.**

<b><i>APPEALS – NEW CASES</i></b>		
<b>12.</b>	<b>184-10-A</b>	Deidre Duffy, PE <b>20 Olive Walk, Queens</b> Proposed construction not fronting a 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: Granted – 11/9/10</b>

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

**This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.**

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 9, 2010

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>210-07-BZ</b>	<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></p> <p style="color: green;"><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <p style="color: red;"><b>Status: Granted – 11/9/10</b></p>
<b>2.</b>	<b>6-09-BZ</b>	<p>Rampulla Associate Architects  <b>24 Nelson Avenue, Staten Island</b>                      Variance (§72-21) to permit the legalization of an existing Automotive Repair Facility (UG 16B), contrary to ZR §32-10. C4-1 (Special South Richmond Development District &amp; Special Growth Management District) zoning district.  <b>Community Board #3SI</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p style="color: red;"><b>Status: Granted – 11/9/10</b></p>
<b>3.</b>	<b>39-10-BZ</b>	<p>Eric Palatnik, P.C.  <b>2032 East 17<sup>th</sup> Street, Brooklyn</b>                      Variance (§72-21) for the legalization of a single-family home, contrary to side yards (§23-461). R-5 zoning district.  <b>Community Board #15BK</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Granted – 11/9/10</b></p>
<b>4.</b>	<b>66-10-BZ</b>	<p>Eric Palatnik, P.C.  <b>1618 Shore Boulevard, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (23-141) and side yards (23-461). R3-1 zoning district.  <b>Community Board #15BK</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Deferred Decision – 12/7/10</b></p>

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 9, 2010

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
5.	91-10-BZ	<p>Eric Palatnik, P.C.  <b>123 Coleridge Street, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of an existing single family home contrary to open space, lot coverage and floor area (§23-141); side yard (§23-461); rear yard (§23-47) and perimeter wall height (§23-631). R3-1 zoning district.  <b>Community Board #15BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 11/9/10</b></p>
6.	129-10-BZ	<p>Andrea M. Harris  <b>98-18 103<sup>rd</sup> Avenue, Queens</b>                      Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Traditional Karate America</i>). M1-2 zoning district.  <b>Community Board #9Q</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Granted – 11/9/10</b></p>
7.	131-10-BZ	<p>The Law Office of Fredrick A. Becker  <b>841 Broadway, Manhattan</b>                      Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Jivamukti Yoga Studio</i>). C6-4 (US)/C6-1 zoning districts.  <b>Community Board #2M</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Granted – 11/9/10</b></p>
8.	152-10-BZ	<p>Peter Poruczynski, RA  <b>158 85<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 and lot coverage §23-141. R2 zoning district.  <b>Community Board #10BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 11/9/10</b></p>

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 9, 2010

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
9.	277-07-BZ	<p>Miele Associates, LLP  <b>165-35 North Conduit Avenue, Queens</b>                      Variance (§72-21) for the development of a one-story automotive service station with accessory convenience store, contrary to §22-10. R3-1 zoning district  <b>Community Board #12Q</b></p> <p style="text-align: center;"><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p style="text-align: center;"><b>Status: Continued Hearing – 12/14/10</b></p>
10.	31-09-BZ	<p>Eric Palatnik, PC  <b>117-04 Sutphin Boulevard, Queens</b>                      Special Permit (§11-411, §11-412, §11-413) for re-instatement of previous variance, which expired on November 12, 1990; amendment for a change of use from a gasoline service station (UG16b) to automotive repair establishment and automotive sales (UG16b); enlargement of existing one story structure; and Waiver of the Rules. C2-2/R3-2 zoning district.  <b>Community Board #12Q</b></p> <p style="text-align: center;"><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p style="text-align: center;"><b>Status: Continued Hearing – 12/14/10</b></p>
11.	194-09-BZ	<p>Sheldon Lobel, P.C.  <b>2113 Utica Avenue, 2095-211 Utica Avenue, Brooklyn</b>                      Variance to allow the construction of a four story mixed use building contrary to floor area (§23-141), open space (§23-141), lot coverage (§23-141), front yard (§23-45), height (§23-631), open space used for parking (§25-64) and parking requirements (§25-23); and to allow for the enlargement of an existing commercial use contrary to §22-10. R3-2 zoning district.  <b>Community Board #18BK</b></p> <p style="text-align: center;"><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <p style="text-align: center;"><b>Status: Adjourned, Continued Hearing – 12/7/10</b></p>
12.	35-10-BZ	<p>Sheldon Lobel, P.C.  <b>144-11 77th Avenue, Queens</b>                      Variance (§72-21) to permit the legalization of an existing synagogue (<i>Congregation Torath Haim Obel Sara</i>), contrary to front yard (§24-34), side yard (§24-35) and rear yard (§24-36). R4 zoning district.  <b>Community Board #8Q</b></p> <p style="text-align: center;"><b>Examiner: Rory Levy (212) 788-8749</b></p> <p style="text-align: center;"><b>Status: Continued Hearing – 12/7/10</b></p>

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 9, 2010

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>13.</b>	<b>60-10-BZ</b>	<p>Sheldon Lobel, P.C.  <b>54 Thompson Street, Manhattan</b>                      Variance (§72-21) to allow a commercial use below the floor level of the second story, contrary to §42-14(D)(2)(b). M1-5B zoning district.  <b>Community Board #2M</b></p> <p style="color: green;"><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <p style="color: red;"><b>Status: Closed, Decision – 12/7/10</b></p>
<b>14.</b>	<b>92-10-BZ</b>	<p>Sheldon Lobel, P.C.  <b>39 East 10th Street, Manhattan</b>                      Variance (§72-21) to allow for the construction of an elevator in an existing residential building, contrary to floor area, open space (§23-142) and court regulations (§§23-85, 23-87). R7-2 zoning district.  <b>Community Board #2M</b></p> <p style="color: green;"><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <p style="color: red;"><b>Status: Closed, Decision – 12/14/10</b></p>

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 9, 2010

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>15.</b>	<b>140/142/144/ 146-10-BZ 141/143/145/ 147-10-A</b>	Rothkrug Rothkrug & Spector, LLP <b>160, 170, 181, 191, Edinboro Road, Staten Island</b> Variance (§72-21) to allow four single-family homes on a zoning lot that does not meet the minimum lot width requirements (§23-32), and waiver to the General City Law, Section 36, for development not fronting a mapped street. R1-2 (NA-1) zoning district. <b>Community Board #2SI</b> <b>Examiner: Ronald Rizzotti (212) 788-8781</b> <b>Status: Continued Hearing – 12/14/10</b>
<b>16.</b>	<b>151-10-BZ</b>	Sheldon Lobel, P.C. <b>224 West 35<sup>th</sup> Street, Manhattan</b> Special Permit (§73-36) to legalize the operation of a physical culture establishment ( <i>Bamboo Garden Spa</i> ). M1-6 zoning district. <b>Community Board#5M</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Continued Hearing – 12/7/10</b>
<b>17.</b>	<b>175-10-BZ</b>	Sheldon Lobel, P.C. <b>3400 Baychester Avenue, Bronx</b> Special Permit (§11-411) for an Extension of Term of a previously approved Automotive Service Station (UG 16B) which expired on December 18, 2001; Extension of Time to obtain a certificate of occupancy which expired on September 21, 1994; Waiver of the Rules of Practice and Procedures. R4 zoning district. <b>Community Board#12BX</b> <b>Examiner: Carlo Costanza (212) 788-8739</b> <b>Status: Continued Hearing – 12/7/10</b>

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

**This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.**

\*\*\*\*\*