

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 19, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	752-29-BZ	<p>Jack Gamill, P.E. 8801-8809 4th Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) for the continued operation of Automotive Repair and Dealership (<i>Honda</i>) which expired on April 22, 2010. C4-2 zoning district. Community Board #6BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 10/19/10</p>
2.	656-69-BZ	<p>Rothkrug, Rothkrug & Spector 2617/23 Harway Avenue, aka - 208/18 Bay 43rd Street, Brooklyn Extension of Term of a (UG9) parking lot accessory to an existing funeral home establishment which expired on May 27, 2010; Extension of Time to obtain a Certificate of Occupancy; waiver of the rules. R-5 zoning district. Community Board #13BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 10/19/10</p>
3.	558-71-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 1949 Richmond Avenue, Staten Island Amendment to a previously granted Variance (§72-21) to permit the change of a UG6 eating and drinking establishment to a UG6 retail use without limitation to a single use; minor reduction in floor area; increase accessory parking and increase to the height of the building façade. R3-1 zoning district. Community Board #2SI</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 10/19/10</p>
4.	322-98-BZ	<p>The Law Office of Fredrick A. Becker 300 West 125th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on March 23, 2009; Amendment to legalize the increase in floor area; Waiver of the Rules. C4-4(125) zoning district. Community Board #10M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 10/19/10</p>

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5.	161-00-BZ	Stuart A. Klein, Esq. 320 East 52nd Street, Manhattan Extension of Term of a previously granted Variance (§72-21) for the operation of a Physical Culture Establishment (<i>Bodescu Skin Care</i>) which expired on June 2, 2010; Extension of Time to obtain a Certificate of Occupancy. R8B zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/19/10
6.	181-06-BZ	Goldman Harris LLC 471 Washington Street, Manhattan Amendment to a previously granted Variance (§72-21) to change the permitted ground floor retail to residential in a nine-story building. M1-5/Area B-2 (TMU) zoning district. Community Board #1M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/19/10

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<i>SOC – CONTINUED HEARINGS</i>		
7.	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> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 11/23/10</p>
8.	826-86-BZ thru 828-86-BZ	<p>Eric Palatnik, P.C. 269-10, 270-10, 271-10 Grand Central Parkway, Queens Extension of Time to obtain a Certificate of Occupancy which expired on July 26, 2010 for a Special Permit (§73-11) to allow non-accessory radio towers and transmitting equipment on the roof of a 33-story multiple dwelling (<i>North Shore Towers</i>). R3-2 zoning district Community Board #13Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 10/26/10</p>
9.	294-99-BZ	<p>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</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 11/16/10</p>
10.	344-03-BZ	<p>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</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 11/16/10</p>

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<i>SOC – NEW CASES</i>		
11.	180-99-BZ	<p>Michael T. Cetera 564/66 East New York Avenue, Brooklyn 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. Community Board #9BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 11/9/10</p>
12.	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>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 11/23/10</p>
13.	369-05-BZ	<p>Eric Palatnik, P.C. 908 Clove Road, Staten Island Extension of Time to Complete Construction of a previously approved Variance (§72-21) to construct a four-story multiple dwelling which expires on October 17, 2010. R3-2(HS) zoning district. Community Board #1SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 10/26/10</p>
14.	238-07-BZ	<p>Goldman Harris LLC 5-11 47th Avenue, Queens Amendment of a previously approved Variance (§72-21) to permit a residential/commercial building and community facility/dormitory building. The amendment will divide the project into two separate buildings and allow the construction and occupancy of one building prior to the construction and occupancy of the other. M-4/R6A (LIC) and M1-4 zoning districts. Community Board #2Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Postponed, Public Hearing – 1/11/11</p>

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<i>DISMISSAL CALENDAR</i>		
15.	141-08-BZ	Board of Standards and Appeals Applicant: Sheldon Lobel, PC 46-48 Third Avenue, Brooklyn Dismissal for Lack of Prosecution - Variance (§72-21) to allow for a mixed use building contrary to floor area, lot coverage (§23-145), height (§35-24), and street wall requirements (§101-41). R6A/C2-4 zoning district, DB. Community Board #2BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Dismissed – 10/19/10

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<i>APPEALS – DECISIONS</i>		
16.	110-10-BZY	<p>Cozen O'Connor 93-06 Shore Front Parkway, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 zoning. R5A zoning district Community Board #14Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Granted – 10/19/10</p>

<i>APPEALS – NEW CASES</i>		
17.	366-05-A	<p>Greenberg Traurig 1638 8th Avenue, Brooklyn 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. Community Board #7BK</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 11/9/10</p>
18.	38-10-A	<p>Jack Lester 26-18 210th Street, Queens Appeal challenging the Department of Building's issuance of a building permit to allow for the waiver of parking per §25-35 for a house of worship/community facility. R2A zoning district. Community Board #11Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 12/7/10</p>
19.	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> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 11/16/10</p>

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1:30 P.M.

<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> <p style="text-align: center;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="text-align: center;">Status: Closed, Decision – 11/23/10</p>
2.	234-09-BZ	<p>Sheldon Lobel, P.C. 25-71 44th Street, Queens Variance (§72-21) for the construction of a detached two-family home contrary to side yard regulations (§23-48). R-5 zoning district. Community Board #1Q</p> <p style="text-align: center;">Examiner: Henry Segovia (212) 788-8757</p> <p style="text-align: center;">Status: Granted – 10/19/10</p>
3.	105-10-BZ	<p>Eric Palatnik, P.C. 269 77th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to side yard regulations (§23-461). R-4A/C1-3 (BRSD) zoning district. Community Board #10BK</p> <p style="text-align: center;">Examiner: Henry Segovia (212) 788-8757</p> <p style="text-align: center;">Status: Granted – 10/19/10</p>
4.	106-10-BZ	<p>Sheldon Lobel, P.C. 240 West 38th Street, Manhattan Special Permit (§73-36) to legalize a physical culture establishment (<i>Harmony Spa</i>) on the third floor of an existing four-story commercial building. M1-6 zoning district. Community Board #5M</p> <p style="text-align: center;">Examiner: Rory Levy (212) 788-8749</p> <p style="text-align: center;">Status: Granted – 10/19/10</p>

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5.	112-10-BZ	<p>Sheldon Lobel, P.C. 915 Dean Street, Brooklyn Special Permit (§73-44) to permit reduction in required parking in connection with change of use from UG 16 to UG 6 in an existing building. M1-1 zoning district. Community Board #8BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 10/19/10</p>

<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> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Adjourned, Continued Hearing – 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> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Adjourned, Continued Hearing – 11/23/10</p>
8.	6-09-BZ	<p>Rampulla Associate Architects 24 Nelson Avenue, Staten Island 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 & Special Growth Management District) zoning district. Community Board #3SI</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 11/9/10</p>

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9.	189-09-BZ/ 190-09-A	<p>Eric Palatnik, P.C. 3067 Richmond Terrace, Staten Island Variance (§72-21) and waiver to the General City Law Section 35 to permit the legalization of an existing mosque and Sunday school (<i>Nor Al-Islam Society</i>), contrary to use and maximum floor area ratio (§§42-00 and 43-12) and construction with the bed of a mapped street. M3-1 zoning district. Community Board #1SI Examiner: Rory Levy (212) 788-8749 Status: Adjourned, Continued Hearing – 12/7/10</p>
10.	192-09-BZ	<p>Sheldon Lobel, P.C. 912 Broadway, Brooklyn Special Permit (§72-52) to allow for the construction of a commercial building with accessory parking. R6 and R6/C2-3 zoning districts. Community Board #3BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 12/7/10</p>
11.	39-10-BZ	<p>Eric Palatnik, P.C. 2032 East 17th Street, Brooklyn Variance (§72-21) for the legalization of a single-family home, contrary to side yards (§23-461). R-5 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 11/9/10</p>
12.	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 Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 11/23/10</p>

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<i>BZ – CONTINUED HEARINGS</i>		
13.	66-10-BZ	<p>Eric Palatnik, P.C. 1618 Shore Boulevard, 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) and side yards (§23-461). R3-1 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 11/9/10</p>
14.	91-10-BZ	<p>Eric Palatnik, P.C. 123 Coleridge Street, Brooklyn 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. Community Board#15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 11/9/10</p>

<i>BZ – NEW CASES</i>		
15.	55-10-BZ	<p>Eric Palatnik, P.C. 40-22 Main Street, Queens Special Permit (§73-44) to permit a reduction in required parking for an ambulatory or diagnostic treatment center. C4-2/C4-3 zoning districts. Community Board #7Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 12/14/10</p>
16.	103-10-BZ	<p>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</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 11/16/10</p>

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17.	129-10-BZ	<p>Andrea M. Harris 98-18 103rd Avenue, Queens Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Traditional Karate America</i>). M1-2 zoning district. Community Board #9Q</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision – 11/9/10</p>
18.	131-10-BZ	<p>The Law Office of Fredrick A. Becker 841 Broadway, Manhattan 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. Community Board #2M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision – 11/9/10</p>
19.	152-10-BZ	<p>Peter Poruczynski, RA 158 85th Street, 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. R2 zoning district. Community Board #10BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 11/9/10</p>

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