

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 21, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	16-92-BZ	<p>Sheldon Lobel, PC 72/84 Sullivan Street aka 115 King Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy; Amendment to expand the variance into portion of the lot fronting on King Street to allow a warehouse and storage use (UG 16) and to facilitate a tax lot subdivision; Extension of Term. R5/C1-3 zoning district. Community Board #6BK Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 9/21/10</p>
2.	136-01-BZ	<p>Eric Palatnik, P.C. 11-11 44th Drive, Queens Extension of Time to Complete Construction and Obtain a Certificate of Occupancy for a Variance (§72-21) which permitted non-compliance in commercial floor area and rear yard requirements which expired on July 12, 2010. M1-4/R7A(LIC) zoning district. Community Board#1Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/21/10</p>

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<i>SOC – CONTINUED HEARINGS</i>		
3.	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> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 10/19/10</p>
4.	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> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 10/19/10</p>

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5.	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>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 10/26/10</p>
6.	214-00-BZ	<p>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</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Adjourned, Continued Hearing – 10/26/10</p>
7.	124-05-BZ	<p>Greenberg Traurig 482 Greenwich Street, Manhattan Amendment to a Variance (§72-21) for the construction of a mixed-use building to allow an increase in dwelling units, increase in street wall height and reduction of overall building height; Extension of Time to Complete Construction which expires on September 12, 2010. C6-2A zoning district. Community Board #2M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 10/5/10</p>

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<i>SOC – NEW CASES</i>		
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> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 10/19/10</p>
9.	855-87-BZ	<p>Glen V. Cutrona, AIA 15 Irving Place, Staten Island 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. Community Board #1SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 10/26/10</p>
10.	181-06-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 10/19/10</p>

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<i>APPEALS – DECISIONS</i>		
11.	138-10-A	NYC Economic Development Corporation 174-20 North Boundary Road, Queens Construction of a NYPD vehicle storage facility, to be located within the bed of a mapped street, contrary to General City Law 35. M1-1 Zoning District. Community Board #13Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 9/21/10

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	43-08-A 3-10-A/ 4-10-A	Akerman Senterfitt 144-25 Bayside Avenue and 29-45/29-46 145th Street, Queens Proposed construction in the bed of mapped street contrary to the General City Law Section 35. R2A zoning district. Community Board #7Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 11/9/10
13.	274-09-A	Fire Department of New York 3920 Merritt Avenue aka 3927 Mulvey Avenue, Bronx Application to modify Certificate of Occupancy to require automatic wet sprinkler system throughout the entire building. Community Board #12BX Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 10/26/10
14.	123-10-A & 124-10-A	Fire Department of the City of New York 3931 & 3927 Mulvey Avenue, Bronx Application to modify Certificate of Occupancy to require automatic wet sprinkler system throughout the entire building. Community Board #12BX Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 10/26/10

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<i>APPEALS – NEW CASES</i>		
15.	137-08-A thru 139-08-A	<p>Philip L. Rampulla 50, 55, 60 Blackhorse Court, Staten Island 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. Community Board #2SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 10/26/10</p>
16.	38-10-A	<p>Jack Lester 26-18 210th Street, Queens Appeal challenging the Department of Building's issuance of a building permit for a house of worship/community facility which waived parking per §25-35. R2A zoning district. Community Board #11Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Postponed, Public Hearing – 10/19/10</p>

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REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 21, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	325-09-BZ	<p>Sheldon Lobel, P.C. 1364 & 1366 52nd Street, Brooklyn Variance (§72-21) to permit the proposed four-story and mezzanine synagogue (<i>Congregation Yetev Lev</i>), contrary to lot coverage (§24-11), rear yard (§24-36) and initial setback of front wall (§24-522). R6 zoning district. Community Board #12BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 9/21/10</p>
2.	85-10-BZ	<p>Sheldon Lobel, P.C. 309-311 East Fordham Road a/k/a 316 East Kingsbridge Road, Bronx Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Planet Fitness</i>) on the first and second floors of an existing two-story building. C4-4 zoning district. Community Board #7BX Examiner: Rory Levy (212) 788-8749 Status: Granted – 9/21/10</p>
3.	99-10-BZ	<p>Fridman Saks LLP 2302 Avenue S, Brooklyn Special Permit (§73-622) for the in-Part legalization of construction into the side yard on a corner lot and proposed enlargement to an existing single family home, contrary to open space, lot coverage and floor area (§23-141) and side yards (§23-461). R3-2 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/21/10</p>

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<i>BZ – CONTINUED HEARINGS</i>		
4.	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 Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 11/16/10</p>
5.	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 Examiner: Rory Levy (212) 788-8749 Status: Adjourned, Continued Hearing – 11/23/10</p>
6.	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 Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 10/26/10</p>
7.	6-10-BZ	<p>Sheldon Lobel, P.C. 2147 Mill Avenue, Brooklyn Variance (§72-21) to allow for legalization of an enlargement of a commercial building, contrary to §22-00. R2 zoning district. Community Board #18BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 10/26/10</p>

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<i>BZ – CONTINUED HEARINGS</i>		
8.	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</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 10/19/10</p>
9.	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> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision – 10/19/10</p>

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<i>BZ – NEW CASES</i>		
10.	267-09-BZ & 268-09-BZ	<p>NYC Department of Housing Preservation & Development 1155-75 East Tremont Avenue, (aka 1160 Lebanon Street) and 1157-67 East 178th Street, (aka 1176 East Tremont Avenue), Bronx Variance (§72-21) to permit one eight-story residential building and two 10-story mixed-use buildings with residential and ground floor retail use, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #6BX Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 10/26/10</p>
11.	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 Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 10/26/10</p>
12.	92-10-BZ	<p>Sheldon Lobel, P.C. 39 East 10th Street, Manhattan 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. Community Board #2M Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 10/26/10</p>
13.	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 Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 10/19/10</p>

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