

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 12, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	433-65-BZ	<p>Andrea Claire/Peter Hirshman 15 West 72nd Street, Manhattan Extension of Term of an approval pursuant to the Multiple Dwelling Law for transient parking, 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: Granted – 4/12/11</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	677-53-BZ	<p>Rothkrug Rothkrug & Spector 61-26/30 Fresh Meadow Lane, Queens Extension of Term (§11-411) of a Variance for the operation of a UG16 Auto Body Repair Shop (<i>Carriage House</i>) with incidental painting and spraying which expired on March 24, 2007; Extension of Time to Obtain a Certificate of Occupancy which expired on January 13, 1999; Amendment (§11-412) to enlarge the building; Waiver of the Rules. R4/C2-2 zoning district. Community Board #8Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 5/10/11</p>
3.	827-55-BZ	<p>Eric Palatnik, P.C. 245-20 139th Avenue, Queens Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>British Petroleum</i>) which expires on January 31, 2011. R3-2 zoning district. Community Board #13Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Adjourned, Continued Hearing – 6/7/11</p>

*****DISCLAIMER*****

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<i>SOC – CONTINUED HEARINGS</i>		
4.	964-87-BZ	<p>Sheldon Lobel, P.C. 780-798 Burke Avenue, Bronx Extension of Term for the continued operation of (UG16) Gasoline Service Station (<i>Getty</i>) which expired on February 6, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on January 15, 2003; Amendment to the hours of operation and Waiver of the Rules. C1-3/R6 zoning district. Community Board#12BX Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 5/10/11</p>

<i>SOC – NEW CASES</i>		
5.	1069-27-BZ	<p>Law Office of Fredrick A. Becker 6702-6724 New Utrecht Avenue, Brooklyn Extension of Term (§11-411) of for the continued operation of an automatic automobile laundry, simonizing room and offices which expired on March 6, 201; Extension of Time to obtain a Certificate of Occupancy. C1-2/R5 zoning district. Community Board #11BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 5/10/11</p>
6.	982-83-BZ	<p>H. Irving Sigman 191-20 Northern Boulevard, Queens Extension of Term (§11-411) of a previously approved variance permitting retail and office use (UG 6), which expired on March 6, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on May 25, 2006; Amendment (§11-412) to increase number of stores/offices from five to six; Waiver of the Rules. R3-2 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 5/24/11</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
7.	222-10-A	Laleh Hawa 97 Saint Marks Avenue, Brooklyn Appeal challenging the Department of Buildings’ revocation of a permit for a parking space and curb cut. R6B zoning district Community Board #8BK <hr/> Examiner: Toni Matias (212) 788-8752 <hr/> Status: Closed, Decision – 5/10/11

<i>APPEALS – NEW CASES</i>		
8.	228-10-BZY	Akerman Senterfitt 180 Ludlow Street, Manhattan Extension of time (§11-332) to complete construction under the prior C6-1 zoning district regulations. C4-4A zoning district. Community Board #3M <hr/> Examiner: Toni Matias (212) 788-8752 <hr/> Status: Continued Hearing – 5/10/11
9.	229-10-BZY	Akerman Senterfitt 163 Orchard Street, Manhattan Extension of time (§11-332) to complete construction of a minor development commenced under the prior C6-1 zoning district. C4-4A zoning district. Community Board #3M <hr/> Examiner: Toni Matias (212) 788-8752 <hr/> Status: Continued Hearing – 5/10/11

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	277-07-BZ	<p>Miele Associates, LLP 165-35 North Conduit Avenue, Queens 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 Community Board #12Q Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 4/12/11</p>
2.	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: Granted – 4/12/11</p>
3.	130-10-BZ	<p>Sheldon Lobel, P.C. 1153 85th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141) and perimeter wall height (§23-631) regulations. R3X zoning district. Community Board #10BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 4/12/11</p>
4.	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 Examiner: Henry Segovia (212) 788-8757 Status: Granted – 4/12/11</p>

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<i>BZ – DECISIONS</i>		
5.	197-10-BZ thru 199-10-BZ	<p>Antonio S. Valenziano, AIA 59, 63 & 67 Fillmore Street, Staten Island Variance (§72-21) to allow three residential buildings in a manufacturing district, contrary to use regulations (§42-10). M1-1 zoning district. Community Board#1SI</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Deferred Decision – 5/17/11</p>
6.	218-10-BZ	<p>Simons & Wright LLC 123 East 98th Street, aka 1 Blake Avenue, Brooklyn Special Permit (§73-19) for the construction of a four-story school (<i>Brownsville Ascend Charter School</i>). C8-2 zoning district. Community Board #16BK</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 4/12/11</p>

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<i>BZ – CONTINUED HEARINGS</i>		
7.	240-09-BZ	<p>T-Mobile Northeast LLC/Omnipoint Communications Inc. 454 City Island Avenue, Bronx Variance (§72-21) to construct a telecommunications facility on the rooftop of an existing building, contrary to height (Special City Island District (CD), §112-103, §33-431) and rear and side yard setback (§§23-47 and 23-464) requirements. R3A/C2-2/CD districts. Community Board #10BX Examiner: Rory Levy (212) 788-8749 Status: Adjourned, Continued Hearing – 5/24/11</p>
8.	31-10-BZ	<p>Eric Palatnik, P.C. 85-15 Queens Boulevard aka 51-35 Reeder Street, Queens Variance (§72-21) to allow for a commercial building, contrary to use (§22-00), lot coverage (§23-141), front yard (§23-45), side yard (§23-464), rear yard (§33-283), height (§23-631) and location of uses within a building (§32-431) regulations. C1-2/R6, C2-3/R6, C1-2/R7A, R5 zoning districts. Community Board #4Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 6/7/11</p>
9.	90-10-BZ	<p>James Chin & Associates, LLC 58-06 Springfield Boulevard, Queens Variance (§72-21) to permit a house of worship (<i>Korean Central Presbyterian Church</i>), contrary to front yard (§24-34), side yard (§24-35), and rear yard (§24-36). R2A zoning district. Community Board #11Q Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 5/17/11</p>
10.	227-10-BZ	<p>Eric Palatnik, P.C. 204-12 Northern Boulevard, Queens Re-instatement (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) (<i>Getty</i>) which expired on October 11, 2000; Amendment to legalize fuel dispensing islands; Extension of Time to obtain a certificate of occupancy which expired on November 17, 1993; Waiver of the rules. C2-2/R3-2 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 5/17/11</p>

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<i>BZ – NEW CASES</i>		
11.	46-10-BZ	Eric Palatnik, P.C. 1401 Sheepshead Bay Road, Brooklyn Special Permit (§73-44) to permit a reduction in required parking for ambulatory and diagnostic treatment center. C4-2 zoning district. Community Board #15BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 6/7/11
12.	54-10-BZ	Eric Palatnik, P.C. 150(c) Sheepshead Bay Road, aka 1508 Avenue Z, Brooklyn Special Permit (§73-44) to permit reduction in required parking for an ambulatory diagnostic or treatment center. C4-2 zoning district. Community Board #15BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 6/7/11
13.	1-11-BZ	Martyn & Don Weston Architects 189-191 Atlantic Avenue, Brooklyn Variance (§72-21) to allow a ground floor enlargement to a pre-existing non complying commercial building, contrary to floor area regulations (§53-31). C2-3/R6 zoning district. Community Board #2BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 6/7/11

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