

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 13, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	335-59-BZ	<p>Alfonso Duarte 3485/95 Atlantic Avenue, Brooklyn Extension of Term (§11-411) of a variance permitting the storage and sales of used cars with accessory office (UG 16B) which expired on December 7, 2009; Waiver of the Rules. R5 zoning district. Community Board #5BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 12/13/11</p>
2.	390-61-BZ	<p>Peter Hirshman 148-150 East 33rd Street, Manhattan Amendment (§11-413) of a variance for a UG8 parking garage (<i>Rapid Park Industries</i>) to permit the addition of an auto rental establishment (UG8) in the cellar level; extension of time to obtain a certificate of occupancy which expired on June 29, 2008. R8B zoning district. Community Board #6M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 12/13/11</p>
3.	252-71-BZ	<p>Alfonso Duarte 190-18 Northern Boulevard, Queens Extension of Term of a variance (§72-21) for the continued sale and installation of automobile seat covers and convertible tops (UG 7), furniture sales (UG 6C), and automotive repairs (UG 16B) which expired on July 13, 2011. R3-2 zoning district. Community Board #11Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 12/13/11</p>
4.	608-85-BZ	<p>Sheldon Lobel, P.C. 33-56 11th Street, Queens Extension of Term of a variance (72-21) which permitted a custom Woodworking Shop (UG 16) which expired on June 17, 2011; Amendment to permit a change of use to a (UG16) General Contractors Establishment and to allow the expansion of two existing mezzanines to create a full second floor. R5 zoning district. Community Board #1Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 12/13/11</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, DECEMBER 13, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	185-05-BZ	<p>John C. Chen 62-02 Roosevelt Avenue, Queens Extension of Term of a Variance (§72-21) for an eating and drinking establishment with dancing (UG12A) which expired on January 10, 2008; Amendment to permit the enlargement of the dance floor and kitchen; Extension of Time to complete construction which expired on January 10, 2009; waiver of the rules. C1-2/R6 zoning district. Community Board #2Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 12/13/11</p>

<i>SOC – CONTINUED HEARINGS</i>		
6.	188-96-BZ	<p>Mitchell S. Ross, Esq. 444 Soundview Avenue, Bronx Extension of Term (§11-411) of a variance for the continued operation of a Gasoline Service Station (<i>Gulf</i>) with accessory convenience store which expired January 6, 2008; Waiver of the rules. R5 zoning district. Community Board #9BX Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 1/10/12</p>
7.	789-45-BZ	<p>Walter T. Gorman, P.E. 56-02/56-20 Broadway, Queens Extension of Term of a previously granted Variance (§72-21) for the continued operation of a (UG16) gasoline service station (<i>Getty</i>) which expired on July 13, 2006; Extension of Time to Obtain a Certificate of Occupancy which expired February 4, 2005; Waiver of the Rules. M1-1/R5 zoning district. Community Board #2Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/10/12</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, DECEMBER 13, 2011

10:00 A.M.

SOC – NEW CASES		
8.	248-75-BZ	<p>Alfonso Duarte, P.E. 1621 York Avenue, aka 436 East 86th Street, Manhattan Extension of Term permitting the use of a maximum of 50 transient parking spaces within an accessory garage granted by the Board pursuant to §60 (3) of the Multiple Dwelling Law, which expired on October 14, 2010; Waiver of the Rules. R8B, R10 and C1-5 zoning districts. Community Board #8M Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 1/24/12</p>
9.	280-98-BZ	<p>Rampulla Associates Architects, LLP 2936 Hylan Boulevard, Staten Island Extension of Time to obtain a Certificate of Occupancy for a Variance (§72-21) for the continued operation of a UG4 dental office which expired on June 15, 2011. R2 zoning district. Community Board #3SI Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/10/12</p>
10.	11-93-BZ	<p>Sheldon Lobel, P.C. 46-45 Kissena Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy for a UG6 Eating and Drinking Establishment (<i>Eastern Pavilion Chinese Restaurant</i>) which expired on October 5, 2011. C2-2/R3-2 zoning district. Community Board #7Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 1/24/12</p>
11.	18-09-BZ	<p>Stuart A. Klein 250 West 54th Street, Manhattan Extension of Term of a special permit (§73-36) for the continued operation of a physical culture establishment (<i>Gold's Gym</i>) which expired on November 1, 2011. C6-5 zoning district. Community Board #5M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/24/12</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, DECEMBER 13, 2011
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	138-11-A	<p>Sheldon Lobel, P.C. 64-01 Woodside Avenue, Queens Appeal seeking a common law vested right to complete construction under the prior R6 zoning district regulations. R5D zoning district. Community Board #2Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 12/13/11</p>
13.	140-11-A & 141-11-A	<p>Sheldon Lobel, P.C. 69-17 & 69-19 38th Avenue, Queens Appeal seeking a common law vested right to complete construction under the prior R6 zoning district regulations. R5D zoning district. Community Board #2Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 12/13/11</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, DECEMBER 13, 2011
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
14.	233-10-A	Rothkrug Rothkrug & Spector, LLP 90-22 176th Street, Queens Appeal seeking a common law vested right to continue development commenced under the prior R6 Zoning District. R4-1 zoning district. Community Board #12Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 1/31/12
15.	86-11-A	Cozen O'Connor 663-673 2nd Avenue, Manhattan Appeal of the Department of Buildings' revocation of an approval to permit a non-conforming sign. C1-9 zoning district. Community Board #6M Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 2/7/12
16.	170-11-A & 171-11-A	Gibson, Dunn & Crutcher, LLP 318 Lafayette Street, Manhattan Appeal seeking a common law vested right for a sign under the prior zoning regulations, which were amended on February 27, 2001. M1-5B Community Board #2M Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 1/24/12

*****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, DECEMBER 13, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	31-11-BZ	<p>Goldman Harris LLC 1665 Jerome Avenue, Bronx Variance (§72-21) to allow a mixed use community facility and commercial building, contrary to use (§32-12), floor area (§33-123), rear yard (§33-292), and height and setback (§33-432) regulations. C8-3 zoning district. Community Board #5BX Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 12/13/11</p>
2.	82-11-BZ	<p>Sheldon Lobel, P.C. 2020 Homecrest Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141); side yard (§23-461); rear yard (§23-47) regulations. R5 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 12/13/11</p>
3.	89-11-BZ	<p>Law Office of Fredrick A. Becker 2224 Avenue S, 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 yards (§23-461) and perimeter wall height (§23-631). R3-2 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 12/13/11</p>
4.	123-11-BZ	<p>Wachtel & Masyr LLP 350 Amsterdam Avenue, Manhattan Special Permit (ZR §73-36) to allow the operation of a physical culture establishment (<i>SoulCycle</i>). C2-7A & C4-6A zoning districts. Community Board #7M Examiner: Rory Levy (212) 788-8749 Status: Granted – 12/13/11</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, DECEMBER 13, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	124-11-BZ	<p>Sheldon Lobel, P.C. 2488 Grand Concourse, Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). C4-4 zoning district. Community Board #5BX</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 12/13/11</p>
6.	152-11-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 240 East 38th Street, Manhattan Variance (§72-21) to allow modifications to the existing plazas and arcades associated with the partial re-use of an existing building for a community facility (<i>NYU Langone Medical Center</i>), contrary to §37-625. C1-9 zoning district. Community Board #6M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 12/13/11</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, DECEMBER 13, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	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: Closed, Decision – 1/24/12</p>
8.	231-10-BZ	<p>Eric Palatnik, P.C. 430-440 Park Avenue, Brooklyn Variance (§72-21) to permit the development of a six-story school (<i>Williamsburg Infant and Early Childhood Development center</i>), contrary to use regulations (§42-11); floor area (§43-122), rear yard (§43-26), and wall height, total height, number of stories, setback, and sky exposure plane (§43-43). M1-1 zoning district. Community Board #3BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 1/31/12</p>
9.	35-11-BZ	<p>The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Obel</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), side yard (§24-35), rear yard (§24-36) and parking (§25-31). R2A zoning district. Community Board #13Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 2/28/12</p>
10.	92-11-BZ	<p>Sheldon Lobel, P.C. 1349 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family home contrary to floor area and open space (§23-141(a)); side yard (§23-461) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/24/12</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, DECEMBER 13, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	106-11-BZ	Sheldon Lobel, P.C. 27-28 Thomson Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). M1-5/R7-3/Long Island City zoning district. Community Board #2Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/24/12
12.	134-11-BZ	Eric Palatnik, P.C. 335 Madison Avenue, Manhattan Special Permit (ZR §73-36) to allow the operation of a physical culture establishment (<i>Spa Castle</i>). C5-3 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/10/12

*****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, DECEMBER 13, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
13.	66-11-BZ	<p>Wachtel & Masyr LLP 172-220 Third Street, Brooklyn Variance (§72-21) to permit a UG6 food store (<i>Whole Foods</i>) larger than 10,000 square feet, contrary to use regulations (§42-12). M2-1 zoning district. Community Board #6BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 1/24/12</p>
14.	121-11-BZ	<p>The Law Office of Fredrick A. Becker 351 Convent Avenue aka 418 & 420 West 145th Street, Manhattan Variance to legalize a two story and basement rear yard enlargement to a church (<i>Convent Avenue Baptist Church</i>), contrary to permitted rear yard regulations (§24-33), and lot coverage (§24-11). R7-2 zoning district. Community Board #9M Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 1/24/12</p>
15.	128-11-BZ	<p>Law Office of Fredrick A. Becker 1860 East 23rd 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 Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/24/12</p>
16.	158-11-BZ	<p>Rothkrug Rothkrug & Spector LLP 2166 Nostrand Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Blink</i>). C4-4A zoning district. Community Board #14BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 1/24/12</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.
