

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 6, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	285-52-BZ	<p>Vassalotti Associates Architects, LLP 30-14 34th Avenue, Queens Extension of Term of a previously granted Variance (§72-21) for the continued operation of a gasoline service station (<i>Getty</i>) which expired on October 21, 2007; Extension of Time to obtain a Certificate of Occupancy which expired on March 9, 2000; Waiver of the rules. R-5 zoning district. Community Board #1Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 12/6/11</p>
2.	926-86-BZ	<p>Sheldon Lobel, P.C. 217-07 Northern Boulevard, Queens Extension of Term of a variance for the operation of an automotive dealership with accessory repairs (UG 16B) which expired on November 4, 2010; Extension of time to obtain a Certificate of Occupancy which expired on January 6, 2006; Waiver of the Rules. C2-2/R6-B/R3X zoning district. Community Board #11Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 12/6/11</p>
3.	170-08-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 411-431 East 69th Street, Manhattan Amendment to a variance (§72-21) for a 16-story biomedical research building (<i>Weill Cornell Medical College</i>) to permit Hunter College to occupy one floor for medical research purposes. R8 zoning district. Community Board #8M Examiner: Rory Levy (212) 788-8749 Status: Granted – 12/6/11</p>
4.	187-08-BZ	<p>Sheldon Lobel, P.C. 1247 38th Street, Brooklyn Amendment to a variance (§72-21) to allow a five-story school (<i>Congregation & Yeshiva Maschzikei Hadas</i>) to add a sub-cellar level, add additional floor area, increase in lot coverage and building heights, and additional interior changes. M1-2/R6B zoning district. Community Board #12BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 12/6/11</p>

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<i>SOC – CONTINUED HEARINGS</i>		
5.	624-68-BZ	Rothkrug Rothkrug & Spector, LLP 188-07 Northern Boulevard, Queens Extension of Term of a Variance (§72-21) to permit wholesale plumbing supply (UG16), stores and office (UG6) which expired on January 13, 2011; Extension of Time to obtain a Certificate of Occupancy and waiver of the rules. R3-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/10/12
6.	593-69-BZ	Eric Palatnik, P.C. 108-01 Atlantic Avenue, Queens Amendment (§11-413) to convert automotive repair bays to an accessory convenience store at an existing gasoline service station (<i>Shell</i>). C2-2/R5 zoning district. Community Board #9Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/10/12

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<i>SOC – NEW CASES</i>		
7.	321-63-BZ	<p>Greenberg Traurig 1775 Grand Concourse, Bronx Amendment of a special permit (§73-65) which permitted the construction of an 8-story enlargement of a telephone exchange building. The Amendment seeks to permit Use Groups 6A, 6B and 6C, pursuant to §122-10. R8/Special Grand Concourse Preservation District. Community Board #5BX</p> <p>Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 1/10/12</p>
8.	271-71-BZ	<p>Sheldon Lobel, P.C. 400 East 56th Street, Manhattan Extension of Term for the continued use of transient parking in a residential apartment building which expired on July 6, 2011; waiver of the rules. R10/C1-5 zoning district. Community Board #6M</p> <p>Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/10/12</p>
9.	255-00-BZ	<p>Sheldon Lobel, P.C. 130-30 31st Avenue, Queens Amendment to a variance (§72-21) to permit a change of use on the 2nd and 3rd floors of the existing building at the premises from UG4 house of worship to UG3 school. M1-1/M2-1 zoning district. Community Board #7Q</p> <p>Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 1/10/12</p>
10.	302-01-BZ	<p>Greenberg Traurig 2519-2525 Creston Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy for a variance for the continued use of a parking facility accessory to commercial use which expired on April 23, 2033; waiver of the rules. R8 zoning district. Community Board #7BX</p> <p>Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/10/12</p>

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<i>SOC – NEW CASES</i>		
11.	8-10-BZ	<p>Board of Standards and Appeals Applicant: Sheldon Lobel, P.C. 58-14 Beach Channel Drive, Queens Dismissal for Lack of Prosecution - Variance (§72-21) to allow the legalization and enlargement of an existing supermarket, contrary to use regulations (§22-00). R4 zoning district. Community Board#14Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Adjourned, Dismissal Calendar – 2/14/12</p>
12.	155-10-BZ	<p>Board of Standards and Appeals Applicant: Sive, Paget & Riesel, P.C. 149-61 Willets Point Boulevard, Queens Dismissal for Lack of Prosecution - Variance (§72-21) to allow for a conversion and enlargement of an existing residential building for community facility use, contrary to side yard (§24-35), front yard (§24-34) and lot coverage (§23-141) regulations. R3-1 zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Withdrawn – 12/6/11</p>

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<i>APPEALS – DECISIONS</i>		
13.	40-11-A	<p>Bryan Cave LLP 25 Central Park West, Manhattan Appeal challenging the Department of Building’s determination that non-conforming commercial use was discontinued pursuant to ZR §52-61. R10A & C4-7 LSD Zoning district. Community Board #7M</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 12/6/11</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
14.	232-10-A	<p>Goldman Harris 59 Fourth Avenue, Manhattan An appeal challenging Department of Buildings’ denial of a sign permit on the basis that the advertising sign had not been legally established and not discontinued as per ZR §52-83. C1-6 Zoning District. Community Board #3M</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Adjourned, Continued Hearing – 2/7/12</p>
15.	15-11-A	<p>Slater & Beckerman, LLP 860 Sixth Avenue, Manhattan Appeal challenging the Department of Building's determination that a non-illuminated advertising sign and structure is not a legal non-conforming advertising sign pursuant to ZR §52-00. C6 zoning district. Community Board #5M</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Adjourned, Continued Hearing – 2/7/12</p>

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<i>APPEALS – NEW CASES</i>		
16.	125-11-A	Law Offices of Marvin B. Mitzner, LLC 514-516 East 6th Street, Manhattan Appeal challenging the Department of Buildings' determination to deny the reinstatement of permits that allowed an enlargement to an existing residential building. R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 6, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	39-11-BZ	<p>Bryan Cave LLP 2230-2234 Kimball Street, Brooklyn Variance (§72-21) to legalize a mixed use building, contrary to floor area (§24-162), parking (ZR §25-31), permitted obstructions (§24-33/23-44), open space access (§12-10), side yard setback (§24-55), and distance required from windows to lot line (§ 23-861). R4 zoning district. Community Board #18BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Denied – 12/6/11</p>
2.	90-11-BZ 91-11-BZ	<p>Malcom Kaye, AIA 23, 25 Windom Avenue, Staten Island Variance (§72-21) to allow the legalization of two semi-detached homes, contrary to lot area and lot width (§23-32), rear yard (§23-47), parking (§25-141) and floor area (§23-141) regulations. R3-1 zoning district. Community Board #2SI</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Denied – 12/6/11</p>
3.	94-11-BZ	<p>Victor K. Han, RA, AIA, 149-06 Northern Boulevard, Queens Special Permit (§73-36) to allow a physical culture establishment (<i>New York Spa & Sauna</i>). C2-2/R6A&R5 zoning district. Community Board #7Q</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Granted – 12/6/11</p>
4.	101-11-BZ	<p>Dennis D. Dell'Angelo 1152 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two-family home, to be converted to a single-family home, contrary to floor area and open space (§23-141); side yard (§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: Granted – 12/6/11</p>

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<i>BZ – DECISIONS</i>		
5.	115-11-BZ	Law Office of Fredrick A. Becker 1110 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space (§23-141); 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: Continued Hearing – 1/24/12

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<i>BZ – CONTINUED HEARINGS</i>		
6.	47-11-BZ	<p>Law Office of Fredrick A. Becker 1213 Bay 25th Street, Queens Variance (§72-21) to allow a three-story yeshiva (<i>Yeshiva Zichron Aryeh</i>) with dormitories, contrary to use (§22-13), floor area (§§23-141 and 24-111), side setback (§24-551) and parking regulations (§25-31). R2 zoning district. Community Board #14Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 1/24/12</p>
7.	73-11-BZ	<p>Rampulla Associates Architects 70 Tennyson Drive, Staten Island Variance (§72-21) to allow a three-story, 87-unit residential building, contrary to use regulations of (§32-11), height (§23-631) and parking (§25-23) regulations. C3A/SRD zoning district. Community Board #2SI Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 1/24/12</p>
8.	74-11-BZ	<p>James Chin & Associates, LLC 1058 Forest Avenue, Staten Island Variance (§72-21) to allow the conversion of a community facility building for office use, contrary to use regulations. R3-2 & R-2 zoning district. Community Board#1SI Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 1/10/12</p>
9.	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: Closed, Decision – 12/13/11</p>

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<i>BZ – NEW CASES</i>		
10.	42-11-BZ	<p>Eric Palatnik, P.C. 135-11 40th Road, Queens Special Permit (§73-44) to permit the reduction in required parking for an ambulatory or diagnostic treatment facility and for office uses. C4-2 zoning district. Community Board #7Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 1/10/12</p>
11.	96-11-BZ	<p>Law Office of Marvin B. Mitzner 514-516 East 6th Street, Manhattan Variance (§72-21) to legalize enlargements to an existing residential building, contrary to floor area (§23-145) and dwelling units (§23-22). R7B zoning district. Community Board #3M Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 2/14/12</p>
12.	105-11-BZ	<p>Slater & Beckerman, LLP 147 Remsen Street, Brooklyn Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Massage Spa Emv</i>). C5-2A (Special Downtown Brooklyn District) zoning district. Community Board #2BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 1/10/12</p>

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