

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 1, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1095-64-BZ	Garo Gumusvan, R.A. 605 Park Avenue, Manhattan Extension of Term of an approval pursuant to the Multiple Dwelling Law for transient parking spaces, which expired on March 9, 1980. R8B/R-10 zoning district. Community Board#4M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 2/1/11
2.	119-07-BZ	Sheldon Lobel, P.C. 443 39th Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a previously granted Variance (§72-21) permitting a four-story community facility building (UG4A) which expires on January 27, 2011. M1-2 zoning district. Community Board #7BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/1/11

*****DISCLAIMER*****

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<i>SOC – CONTINUED HEARINGS</i>		
3.	55-45-BZ	<p>Walter C. Maffei, AIA 51 Kingsland Avenue, Brooklyn Extension of Term (§11-411) for an existing Gasoline Service Station (<i>Spirit</i>) which expired on February 27, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on May 2, 2001; waiver of the rules. C2-4/R6B zoning district. Community Board #1BK Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 3/1/11</p>
4.	230-98-BZ	<p>Mitchell S. Ross, Esq. 5820 Bay Parkway, Brooklyn Extension of Term of a previously granted Variance (§72-21) for an automotive repair shop and car sales which expired on June 22, 2010. R-5 zoning district. Community Board #12BK Examiner: Henry Segovia (212) 788-8757 Status: Adjourned, Continued Hearing 3/8/11</p>
5.	93-00-BZ	<p>The Law Office of Fredrick A. Becker 19 West 44th Street, Manhattan Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on July 25, 2010. C6-4.5 (MID) zoning district. Community Board #3M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 3/1/11</p>

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<i>SOC – NEW CASES</i>		
6.	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: Continued Hearing – 3/15/11</p>
7.	217-96-BZ	<p>Eric Palatnik, P.C. 165-01 Northern Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy for a previously granted Variance (§72-21) of a car rental facility (<i>Enterprise</i>) with accessory outdoor storage of cars which expired on July 12, 2010; Waiver of the Rules. C1-2/R-2 zoning district. Community Board #7Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 3/1/11</p>
8.	10-99-BZ	<p>The Law Office of Fredrick A. Becker 300 West Service Road, Staten Island Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on October 26, 2009; Waiver of the Rules. M2-1 zoning district. Community Board#3SI Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 3/1/11</p>
9.	328-04-BZ	<p>Goldman Harris LLC 108 Franklin Avenue aka 108-110 Franklin Avenue, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) of a UG2 four-story residential building with 12 dwelling units which expired on November 21, 2010. M1-1 zoning district. Community Board #3BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 3/1/11</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
10.	216-10-A	Kramer Levin Naftalis & Frankel LLP 1466 Broadway, Manhattan Appeal pursuant to Section 310(2) of the Multiple Dwelling Law seeking to vary the court requirements under Section 26 of the Multiple Dwelling Law to permit the hotel conversion of an existing commercial building. C6-7 Zoning District. Community Board #5M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 2/1/11
11.	264-08-A	Slater & Beckerman, LLP 29-23 40th Road aka 30-02 40th Avenue, Queens Extension of Time to complete construction and obtain a Certificate of Occupancy for a previously-granted Common Law vesting application which expires on February 3, 2011. M1-3D previous zoning districts; M1-3/R7X current zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 2/1/11

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APPEALS – NEW CASES		
12.	70-08-A thru 72-08-A	<p>Eric Palatnik, P.C. 215A, 215B, 215C Van Name Avenue, Staten Island Extension of time to complete construction and obtain a Certificate of Occupancy for a previously-granted Common Law vesting which expired on January 13, 2011. R3A zoning district. Community Board #1SI</p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Closed, Decision – 3/8/11</p>
13.	73-08-A thru 75-08-A	<p>Eric Palatnik, P.C. 345A, 345B, 345C Van Name Avenue, Staten Island Extension of time to complete construction and obtain a Certificate of Occupancy for a previously-granted Common Law vesting which expired on January 13, 2011. R3-A zoning district. Community Board #1SI</p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Closed, Decision – 3/8/11</p>
14.	201-10-BZY	<p>Law Offices of Marvin B. Mitzner 180 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</p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Continued Hearing – 3/1/11</p>
15.	215-10-A	<p>Law Offices of Albert K. Butzel 29-01 216th Street, Queens An appeal challenging the issuance of permits and approvals for the expansion of a community facility (<i>St. Mary's Hospital</i>) related to use (§22-14), floor area (§24-111) and setbacks (§24-34). R2A Zoning District. Community Board #11Q</p> <p style="margin-left: 20px;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="margin-left: 20px;">Status: Closed, Decision – 3/8/11</p>

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TUESDAY AFTERNOON, FEBRUARY 1, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	150-10-BZ	<p>Sheldon Lobel, P.C. 1124 East 26th Street, Brooklyn Special Permit (§73-622) for the legalization of the enlargement of an existing single family home, contrary to floor area (23-141); side yard (§23-461) and rear yard regulations (§23-47). R2 zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 2/1/11</p>

<i>BZ – CONTINUED HEARINGS</i>		
2.	35-10-BZ	<p>Sheldon Lobel, P.C. 144-11 77th Avenue, Queens Variance (§72-21) to permit the legalization of an existing synagogue (<i>Congregation Torath Haim Obel Sara</i>), contrary to front yard (§24-34), side yard (§24-35) and rear yard (§24-36). R4 zoning district. Community Board #8Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision – 3/8/11</p>
3.	45-10-BZ	<p>Sheldon Lobel, PC 1413-1429 Edward L. Grant Highway, Bronx Special Permit (§11-411 and §11-412) for the reinstatement of a Variance for the continued operation of a gasoline service station (<i>Getty</i>) which expired on June 23, 1986; Amendment to increase the size of the auto laundry; Extension of Time to obtain a Certificate of Occupancy. C1-4/R7-1 zoning district. Community Board #4BX</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Adjourned, Continued Hearing – 3/15/11</p>

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<i>BZ – CONTINUED HEARINGS</i>		
4.	68-10-BZ	<p>Eric Palatnik, P.C. 80-15 Lefferts Boulevard, Queens Variance (§72-21) to allow a commercial building, contrary to use regulations (§22-00). R5 zoning district. Community Board #9Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 3/8/11</p>
5.	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: Continued Hearing – 3/15/11</p>
6.	183-10-BZ	<p>Rothkrug, Rothkrug & Spector LLP 873 Belmont Avenue, aka 240 Milford Street, Brooklyn Variance (§72-21) for the construction of a detached two-story, two family residence, contrary to front yard (§23-45) and side yard requirements (§23-461). R5 zoning district. Community Board #5BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 3/1/11</p>

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<i>BZ – NEW CASES</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: Continued Hearing – 4/12/11</p>
8.	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 Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 3/1/11</p>
9.	213-10-BZ	<p>EPDSCO, Inc. 2071 Clove Road, Staten Island Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>Dolphin Fitness Center</i>). C8-1 zoning district. Community Board #6SI Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 3/8/11</p>

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