

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 8, 2011

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>128-00-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>10/16 Wall Street, Manhattan</b>                      Extension of Term of a Special Permit (ZR §73-36) for the continued operation of a physical culture establishment (<i>Equinox</i>) which expired on September 12, 2010. C5-5(LM) zoning district.  <b>Community Board #1M</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Granted – 2/8/11</b></p>
<b>2.</b>	<b>379-01-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>4 Irving Place, Manhattan</b>                      Extension of Term of a Special Permit (§73-36) for the continued operation of physical culture establishment (<i>New York Sports Club</i>), located in portions of the basement, first floor and second floor, in a 33 story office building, which expires on April 16, 2011. C6-3X/C1-9 zoning district.  <b>Community Board #6M</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Granted – 2/8/11</b></p>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
3.	132-58-BZ	<p>Sheldon Lobel, P.C.  <b>17-45 Francis Lewis Boulevard aka 17-55 Francis Lewis Boulevard, Queens</b>                      Extension of Term (§11-411) of a previously approved automotive service station (UG 16B) (<i>Gulf</i>) with accessory uses which expired on June 18, 2010. C1-2/R3-2 zoning district.  <b>Community Board #7Q</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Closed, Decision – 3/8/11</b></p>
4.	433-65-BZ	<p>Andrea Claire/Peter Hirshman  <b>15 West 72<sup>nd</sup> Street, Manhattan</b>                      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.  <b>Community Board #7M</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Adjourned, Continued Hearing – 3/29/11</b></p>
5.	749-65-BZ	<p>Sheldon Lobel, P.C.  <b>1820 Richmond Road, Staten Island</b>                      Extension of Term of a previously granted Variance (§72-21) for the continued operation of a UG16 Gasoline Service Station (<i>Getty</i>) with accessory uses which expired on November 3, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on December 19, 2002; Waiver of the Rules. R3X zoning district.  <b>Community Board #2SI</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 3/8/11</b></p>

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<b><i>SOC – NEW CASES</i></b>		
<b>6.</b>	<b>899-65-BZ</b>	<p>Sheldon Lobel, P.C.  <b>231-245 East 63<sup>rd</sup> Street, aka 1201 1222 2<sup>nd</sup> Avenue, Manhattan</b>                      Extension of Term permitting 75 surplus tenant parking spaces, within an accessory garage, for transient parking pursuant to §60 (3) of the Multiple Dwelling Law (MDL), which expired on November 16, 2010. C2-8/R8B zoning district.  <b>Community Board #8M</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Closed, Decision – 3/15/11</b></p>
<b>7.</b>	<b>197-02-BZ</b>	<p>Gary Silver, AIA  <b>2825 Nostrand Avenue, Brooklyn</b>                      Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Culture Establishment which expired on November 26, 2007; Extension of Time to obtain a Certificate of Occupancy; Waiver of the Rules. C2-2/R3-2 zoning district.  <b>Community Board #18BK</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Continued Hearing – 3/15/11</b></p>
<b>8.</b>	<b>259-08-BZ</b>	<p>Jeffrey A. Chester/Einbinder &amp; Dunn  <b>242-02 61<sup>st</sup> Avenue, Queens</b>                      Amendment of a variance (§72-21) permitting the expansion of a non-conforming supermarket (UG 6). The amendment would remove a condition limiting the signage to C1 regulations. R4 zoning district.  <b>Community Board #11Q</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Closed, Decision – 3/15/11</b></p>

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<b><i>APPEALS – NEW CASES</i></b>		
<b>9.</b>	<b>96-10-A &amp; 97-10-A</b>	<p>Rothkrug Rothkrug &amp; Spector  <b>673 &amp; 675 Hunter Avenue, Staten Island</b>                      Proposed construction of a single family home located within the bed of a mapped street (Jay Street), contrary to General City Law Section 35. R3-1 Zoning District.  <b>Community Board #2SI</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Continued Hearing – 3/29/11</b></p>
<b>10.</b>	<b>214-10-A</b>	<p>Carol E. Rosenthal, Esq./Fried Frank  <b>97-45 Queens Boulevard, Queens</b>                      Appeal challenging the Department of Buildings determination regarding maximum number of dwelling units (§23-22) allowed in a residential conversion of an existing building. C4-2 zoning district.  <b>Community Board #6Q</b></p> <hr/> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <hr/> <p><b>Status: Closed, Decision – 3/15/11</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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TUESDAY AFTERNOON, FEBRUARY 8, 2011

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
1.	192-09-BZ	Sheldon Lobel, P.C. <b>912 Broadway, Brooklyn</b> Special Permit (§72-52) to allow for the construction of a commercial building with accessory parking. R6 and R6/C2-3 zoning districts. <b>Community Board #3BK</b> <b>Examiner: Ronald Rizzotti (212) 788-8781</b> <b>Status: Withdrawn – 2/8/11</b>
2.	55-10-BZ	Eric Palatnik, P.C. <b>40-22 Main Street, Queens</b> Special Permit (§73-44) to permit a reduction in required parking for an ambulatory or diagnostic treatment center. C4-2/C4-3 zoning districts. <b>Community Board #7Q</b> <b>Examiner: Ronald Rizzotti (212) 788-8781</b> <b>Status: Granted – 2/8/11</b>
3.	140/142/144/ 146-10-BZ 141/143/145/ 147-10-A	Rothkrug Rothkrug & Spector, LLP <b>160, 170, 181, 191, Edinboro Road, Staten Island</b> Variance (§72-21) to allow four single-family homes on a zoning lot that does not meet the minimum lot width requirements (§23-32), and waiver to the General City Law, Section 36, for development not fronting a mapped street. R1-2 (NA-1) zoning district. <b>Community Board #2SI</b> <b>Examiner: Ronald Rizzotti (212) 788-8781</b> <b>Status: Granted – 2/8/11</b>
4.	173-10-BZ	Nasir J. Khanzada <b>65-06 Fresh Pond Road, Queens</b> Special Permit (§73-30) to legalize the operation of a physical culture establishment ( <i>Olympia Spa</i> ). C2-4/R6B zoning district. <b>Community Board #5Q</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Granted – 2/8/11</b>

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<b><i>BZ – DECISIONS</i></b>		
<b>5.</b>	<b>174-10-BZ</b>	The Briarwood Organization, LLC <b>36-29 Bell Boulevard, Queens</b> Special Permit (§73-44) to allow for a reduction in parking for a mixed office and community facility building. R4/C2-2 zoning district. <b>Community Board #11Q</b>
		<b>Examiner: Ronald Rizzotti (212) 788-8781</b>
		<b>Status: Granted – 2/8/11</b>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>24-09-BZ</b>	<p>Sheldon Lobel, PC.  <b>78-10 164th Street, Queens</b>                      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.  <b>Community Board #8Q</b>  <b>Examiner: Ronald Rizzotti (212) 788-8781</b>  <b>Status: Adjourned, Continued Hearing – 3/15/11</b></p>
<b>7.</b>	<b>127-10-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>45 Coleridge Street, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space, lot coverage (§23-141), exceeds the maximum perimeter wall height (§23-631) and less than the required rear yard (§23-47). R3-1 zoning district.  <b>Community Board #15BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 3/8/11</b></p>
<b>8.</b>	<b>134-10-BZ</b>	<p>Slater &amp; Beckerman  <b>107 Union Street, Brooklyn</b>                      Variance (§72-21) to allow a residential building, contrary to floor area (§43-12), height (§43-43), and use (§42-10) regulations. M1-1 zoning district.  <b>Community Board#6BK</b>  <b>Examiner: Ronald Rizzotti (212) 788-8781</b>  <b>Status: Closed, Decision – 3/29/11</b></p>

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<b><i>BZ – NEW CASES</i></b>		
9.	<b>118-10-BZ</b>	<p>Eric Palatnik, P.C.  <b>2102/24 Avenue Z, aka 2609/15 East 21<sup>st</sup> Street, Brooklyn</b>                      Reinstatement (§11-411 &amp; §11-413) of an approval permitting the operation of an automotive service station (UG 16B), with accessory uses, which expired on December 9, 2003; amendment to legalize a change in use from automotive service station to automotive repair, auto sales and hand car washing. R4 zoning district.  <b>Community Board #15BK</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Continued Hearing – 3/15/11</b></p>
10.	<b>192-10-BZ</b>	<p>Vincent L. Petraro, PLLC  <b>39-16 College Point Boulevard, Queens</b>                      Special Permit (§73-66) to allow for a waiver of height restrictions around airports. C4-2 zoning district.  <b>Community Board #7Q</b>  <b>Examiner: Ronald Rizzotti (212) 788-8781</b>  <b>Status: Continued Hearing – 3/8/11</b></p>
11.	<b>193-10-BZ</b>	<p>Vincent L. Petraro, PLLC  <b>35-27 Prince Street, Queens</b>                      Special Permit (§73-66) to allow for a waiver of height restrictions around airports. C4-3 zoning district.  <b>Community Board #7Q</b>  <b>Examiner: Ronald Rizzotti (212) 788-8781</b>  <b>Status: Continued Hearing – 3/8/11</b></p>

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