

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 19, 2011  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>982-83-BZ</b>	<p>H. Irving Sigman <b>191-20 Northern Boulevard, Queens</b> 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. <b>Community Board #11Q</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 7/19/11</b></p>
<b>2.</b>	<b>49-06-BZ</b>	<p>Sheldon Lobel, P.C. <b>2041 Flatbush Avenue, Brooklyn</b> Extension of Time to complete construction of a previously granted Variance (§72-21) for the construction of a two-story commercial building which expired on May 8, 2011. R3-2/C1-2 zoning district. <b>Community Board #18BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 7/19/11</b></p>

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

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<b><i>SOC – NEW CASES</i></b>		
<b>3.</b>	<b>1045-67-BZ</b>	<p>Michael A. Cosentino  <b>160-10, 36, 50 Cross Bay Boulevard, Queens</b>                      Extension of Time to obtain a Certificate of Occupancy for a previously approved Variance (§72-01 &amp; 72-22) for an accessory parking lot to be used for adjoining commercial uses which expired on May 18, 2011.                      C2-2/R-2 zoning district.  <b>Community Board #10Q</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Closed, Decision – 8/16/11</b></p>
<b>4.</b>	<b>172-96-BZ</b>	<p>Law Office of Mitchell Ross  <b>597/599 Marcy Avenue, Brooklyn</b>                      Extension of Time to obtain a Certificate of Occupancy for an existing (UG 16) welding shop which expired on May 17, 2010; Waiver of the Rules. C1-3/R6 zoning district.  <b>Community Board #3BK</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Postponed Hearing – 7/26/11</b></p>

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<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>229-10-BZY</b>	Akerman Senterfitt <b>163 Orchard Street, Manhattan</b> Extension of time (§11-332) to complete construction of a minor development commenced under the prior C6-1 zoning district. C4-4A zoning district. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 8/16/11</b>
<b>6.</b>	<b>77-11-A</b>	Akerman Senterfitt, LLP <b>35-16 Astoria Boulevard, Queens</b> Appeal seeking a determination that the property owner has acquired a common law vested right to continue development under the prior R6 zoning regulations. R6B zoning district. <b>Community Board #1Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 8/16/11</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 19, 2011

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>201-08-BZ</b>	Rothkrug Rothkrug & Spector, LLP <b>40-38 216<sup>th</sup> Street, Queens</b> Variance (§72-21) to allow a one story commercial building (UG 6); contrary to use regulations (§22-00). R3X zoning district. <b>Community Board #11Q</b>
		<b>Examiner: Ronald Rizzotti (212) 788-8781</b>
		<b>Status: Deferred Decision – 8/23/11</b>
<b>2.</b>	<b>169-09-BZ</b>	Sheldon Lobel, P.C. <b>186 Saint George’s Crescent, Bronx</b> Variance (§72-21) to allow a multi-family residential building, contrary to floor area (§23-145), rear yard (§23-47), height and setback (§23-633), rear setback (§23-663), minimum distance between windows and lot lines (§23-861), and maximum number of dwelling units (§23-22) regulations. R8 zoning district. <b>Community Board #7BX</b>
		<b>Examiner: Ronald Rizzotti (212) 788-8781</b>
		<b>Status: Deferred Decision – 8/23/11</b>
<b>3.</b>	<b>61-10-BZ</b>	James Chin & Associates, LLC <b>183 East Broadway, Manhattan</b> Variance (§72-21) to legalize an existing building contrary to height (§23-692), lot coverage (§23-245), rear yard (§23-532) and floor area (§23-145) regulations. R7-2/C1-5 zoning district. <b>Community Board #3M</b>
		<b>Examiner: Ronald Rizzotti (212) 788-8781</b>
		<b>Status: Granted – 7/19/11</b>
<b>4.</b>	<b>10-11-BZ&amp; 11-11-BZ</b>	Rampulla Associates <b>115, 121 Finley Avenue, Staten Island</b> Variance (§72-21) to allow two, single family homes contrary to front yard (§23-45) and rear yard regulations (§23-47). R3-1 zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Ronald Rizzotti (212) 788-8781</b>
		<b>Status: Granted – 7/19/11</b>

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<b><i>BZ – DECISIONS</i></b>		
5.	36-11-BZ	Francis R. Angelino, Esq. <b>270 Greenwich Street/103 Warren Street, Manhattan</b> Special Permit (§73-36) to permit the legalization of a Physical Culture Establishment ( <i>SoulCycle</i> ). C6-3 zoning district. <b>Community Board #1M</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Granted – 7/19/11</b>
6.	59-11-BZ	The Law Office of Fredrick A. Becker <b>439 Port Richmond Avenue, Staten Island</b> Special Permit (§73-44) to permit the reduction in required parking for an ambulatory diagnostic facility building. C8-1 zoning district. <b>Community Board #1SI</b> <b>Examiner: Ronald Rizzotti (212) 788-8781</b> <b>Status: Continued Hearing – 7/26/11</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
7.	230-09-BZ	Peter Hirshman <b>1700 White Plains Road, Bronx</b> Variance (§72-21) for the construction of a three story, three family residence, contrary to front yard regulations (§23-45). R-5 zoning district. <b>Community Board #11BX</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Continued Hearing – 9/13/11</b>
8.	4-11-BZ	Law Office of Fredrick A. Becker <b>1747-1751 East 2<sup>nd</sup> Street, aka 389 Quentin Road, Brooklyn</b> Variance (§72-21) to allow a three-story synagogue, contrary to lot coverage (§24-11), floor area (§113-51), wall height and total height (§113-55), front yard (§113-542), side yards (§113-543), encroachment into required setback and sky exposure plane (§113-55), and parking (§25-18, 25-31, and 113-561). R5 zoning district. <b>Community Board #15BK</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Continued Hearing – 8/16/11</b>

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<b><i>BZ – NEW CASES</i></b>		
<b>9.</b>	<b>51-11-BZ</b>	Law Office of Fredrick A. Becker <b>1226 East 26<sup>th</sup> Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family residence, contrary to floor area and open space (§23-141); and rear yard (§23-47) regulations. R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/16/11</b>
<b>10.</b>	<b>55-11-BZ</b>	Sheldon Lobel, P.C. <b>2914 Third Avenue, Bronx</b> Special Permit (§73-36) to allow the operation of a physical culture establishment ( <i>Planet Fitness</i> ). C4-4 zoning district. <b>Community Board #1BX</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 8/16/11</b>
<b>11.</b>	<b>56-11-BZ</b>	Sheldon Lobel, P.C. <b>957 East 7<sup>th</sup> Street, Brooklyn</b> Variance (§72-21) for the enlargement of an existing one-family semi-detached residence, contrary to use (§ 22-11) and (§52-22); side yard (§23-461(a)) and floor area (§ 23-141). R2X zoning district. <b>Community Board #12BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/23/11</b>
<b>12.</b>	<b>57-11-BZ</b>	Sheldon Lobel, P.C. <b>208 West 125<sup>th</sup> Street, Manhattan</b> Special Permit (§73-36) to allow the operation of a physical culture establishment ( <i>Planet Fitness</i> ). C6-3/C4-4D. <b>Community Board #10M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 8/23/11</b>

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