

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 26, 2011  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>1.</b>	<b>502-60-BZ</b>	<p>Patrick O’Connell, P.E. <b>4452 Broadway aka 88/90 Fairview Avenue, Manhattan</b> Extension of Term (§11-411) of a variance permitting the use of a parking lot (UG 8) for parking and storage of more than five (5) motor vehicles which expired on January 20, 2011. C2-4/R7-2 zoning district. <b>Community Board #12M</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <hr/> <p><b>Status: Continued Hearing – 9/13/11</b></p>
<b>2.</b>	<b>118-95-BZ</b>	<p>Carl A Sulfaro <b>89-03 57<sup>th</sup> Avenue, Queens</b> Extension of Term of a previously granted Special Permit (§73-243) for the continued operation of a drive-thru facility at an eating and drinking establishment (<i>White Castle</i>) which expires on July 25, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on May 22, 2008; Waiver of the rules. C1-2/R6 zoning district. <b>Community Board #4Q</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-5757</b></p> <hr/> <p><b>Status: Continued Hearing – 9/13/11</b></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, JULY 26, 2011  
10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
3.	887-54-BZ	<p>Eric Palatnik, P.C. <b>218-01 Northern Boulevard, Brooklyn</b> Extension of Time to obtain a Certificate of Occupancy for an existing gasoline service station (<i>British Petroleum</i>) with accessory convenience store (<i>7-Eleven</i>) which expired on June 15, 2011. C2-2/R6B zoning district. <b>Community Board #11BK</b> <b>Examiner: Henry Segovia (212) 788-5757</b> <b>Status: Closed, Decision – 8/23/11</b></p>
4.	713-55-BZ	<p>Walter T. Gorman, P.E. <b>181-05 Horace Harding Expressway, Queens</b> Extension of Term (§11-411) of a variance for the continued operation of a gasoline service station (<i>Mobil</i>) which expired on December 11, 2011. C2-2/R3-1 zoning district. <b>Community Board #11Q</b> <b>Examiner: Henry Segovia (212) 788-5757</b> <b>Status: Continued Hearing – 8/23/11</b></p>
5.	742-70-BZ	<p>Rothkrug &amp; Spector, LLP <b>830 Bay Street, Staten Island</b> Extension of Term of a Variance (§72-21) for the continued operation of an automotive service station which expired on May 18, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on February 26, 2009 and waiver of the rules. C1-1/R3-2 zoning district. <b>Community Board #1SI</b> <b>Examiner: Henry Segovia (212) 788-5757</b> <b>Status: Continued Hearing – 9/13/11</b></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, JULY 26, 2011  
10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
6.	93-95-BZ	<p>Akerman Senterfeit <b>149-56/58 Cross Island Parkway, Queens</b> Extension of Term of a Variance (§72-21) for the continued operation of a (UG 6a) eating and drinking establishment and (UG 9) catering establishment which expired on June 10, 2007 and waiver of the rules. R3A zoning district. <b>Community Board #7Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-5757</b></p> <p><b>Status: Continued Hearing – 8/23/11</b></p>
7.	172-96-BZ	<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> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Postponed Hearing – 8/6/11</b></p>
8.	51-07-BZ	<p>Sheldon Lobel, P.C. <b>70-44/52 Kissena Boulevard, Queens</b> Amendment to a Variance (§72-21) to legalize the change of use from a (UG6) one-story retail building to a (UG3) community facility with changes to the exterior façade and interior layout. R4 zoning district. <b>Community Board #8Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-5757</b></p> <p><b>Status: Continued Hearing – 9/13/11</b></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, JULY 26, 2011  
10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
9.	52-11-A	New York City Economic Development Corporation <b>South Street &amp; John Street, Manhattan</b> Variance pursuant to NYC Building Code (Appendix G, Section G304.1.2) to allow for a portion of a structure to be located below a flood zone. C2-8 zoning district. <b>Community Board #1M</b>
		<b>Examiner: Ronald Rizzotti (212) 788-8781</b>
		<b>Status: Granted – 7/26/11</b>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
10.	176-10-A	Sheldon Lobel, P.C. <b>62 Brighton 2<sup>nd</sup> Place, Brooklyn</b> Proposed construction of a residential building not fronting a mapped street, contrary to General City Law Section 36. R6 zoning District. <b>Community Board #13BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 8/23/11</b>

\*\*\*\*\*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, JULY 26, 2011

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</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: Granted – 7/26/11</b></p>
<b>2.</b>	<b>95-10-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>2216 Quentin Road, Brooklyn</b>                      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.  <b>Community Board#15BK</b>  <b>Examiner: Henry Segovia (212) 788-5757</b>  <b>Status: Granted – 7/26/11</b></p>
<b>3.</b>	<b>22-11-BZ</b>	<p>Simons &amp; Wright, LLC  <b>184 North 8<sup>th</sup> Street, Brooklyn</b>                      Variance (§72-21) to permit the conversion of a vacant warehouse to a physical culture establishment. R6B zoning district.  <b>Community Board #1BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Granted – 7/26/11</b></p>
<b>4.</b>	<b>24-11-BZ</b>	<p>Greenberg Traurig  <b>44-50 East 2<sup>nd</sup> Street, Manhattan</b>                      Variance (§72-21) to permit the construction of an elevator and vestibule in the courtyard of a school building (<i>WCL Academy</i>) contrary to floor area (§24-11), lot coverage (§24-11) and permitted obstruction requirements (§24-51). C6-2A/R8B zoning district.  <b>Community Board #3M</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Granted – 7/26/11</b></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, JULY 26, 2011**

**1:30 P.M.**

<b><i>BZ – DECISIONS</i></b>		
<b>5.</b>	<b>37-11-BZ</b>	Moshe M. Friedman <b>1337 East 26<sup>th</sup> Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yards (§23-461) and (§23-48) and less than the required rear yard (§23-47). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-5757</b>
		<b>Status: Granted – 7/26/11</b>

\*\*\*\*\***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, JULY 26, 2011

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>236-09-BZ</b>	<p>Marvin Mitzner, Esq.  <b>140-148 West 28<sup>th</sup> Street, Manhattan</b>                      Variance (§72-21) to allow for a 29 story mixed use commercial and residential building contrary to use regulations (§42-00), floor area (§43-12), rear yard equivalent (§43-28), height (§43-43), tower regulations (§43-45) and parking (§13-10). M1-6 zoning district.  <b>Community Board #5M</b></p> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 9/27/11</b></p>
<b>7.</b>	<b>56-10-BZ</b>	<p>T-Mobile Northeast LLC  <b>3424 Quentin Road, Brooklyn</b>                      Variance (§72-21) to construct a telecommunications facility on the rooftop of an existing building. The proposal is contrary to perimeter wall height (§33-431) sky exposure plane (§33-431) and front yard (§23-45). C1-2/R3-2 zoning district.  <b>Community Board #18BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Withdrawn – 7/26/11</b></p>
<b>8.</b>	<b>119-10-BZ</b>	<p>Sheldon Lobel, P.C.  <b>787 Cornaga Avenue, Queens</b>                      Variance (§72-21) to allow legalization of an enlargement of a residential building, contrary to front yard (§23-45) and height (§23-631) regulations. R2X zoning district.  <b>Community Board #14Q</b></p> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <p><b>Status: Adjourned, Continued Hearing – 8/23/11</b></p>
<b>9.</b>	<b>128-10-BZ</b>	<p>Eric Palatnik, P.C.  <b>147-58 77<sup>th</sup> Road, Queens</b>                      Variance (§72-21) to permit proposed synagogue, religious school and Rabbi's residence (<i>Jewish Center of Kew Gardens</i>) contrary to floor area and lot coverage (§24-11), height, setback and sky exposure plane (§24-521), front yard (§24-34), side yards (§24-35), side setback (§24-551), and minimum distance between windows (§24-672 and §23-863). R4 zoning district.  <b>Community Board #8Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision – 8/23/11</b></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, JULY 26, 2011

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
10.	194-10-BZ	<p>Eric Palatnik, P.C.  <b>175 Exeter Street, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district.  <b>Community Board #15BK</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-5757</b></p> <p style="color: red;"><b>Status: Continued Hearing – 8/16/11</b></p>
11.	196-10-BZ	<p>James Chin &amp; Associates  <b>234 East 53<sup>rd</sup> Street, Manhattan</b>                      Variance (§72-21) to allow ground floor commercial use in an existing residential building, contrary to use regulations (§22-00). R8B zoning district.  <b>Community Board #6M</b></p> <p style="color: green;"><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <p style="color: red;"><b>Status: Continued Hearing – 8/23/11</b></p>
12.	3-11-BZ	<p>Law Office of Fredrick A. Becker  <b>1221 East 22<sup>nd</sup> Street, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of a single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R2 zoning district.  <b>Community Board #14BK</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-5757</b></p> <p style="color: red;"><b>Status: Adjourned, Continued Hearing – 10/18/11</b></p>
13.	6-11-BZ	<p>Paul Bonfilio  <b>50-20 216<sup>th</sup> Street, Queens</b>                      Variance (§72-21) to permit the construction of a one family detached residence on a vacant corner tax lot contrary to ZR §23-711 for minimum distance between buildings on the same zoning lot; ZR §23-461 for less than the required width of a side yard on a corner lot and ZR §23-89(b) less than the required open area between two buildings.                      R2A zoning district.  <b>Community Board #11Q</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-5757</b></p> <p style="color: red;"><b>Status: Adjourned, Continued Hearing – 9/13/11</b></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, JULY 26, 2011

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>14.</b>	<b>21-11-BZ</b>	<p>Eric Palatnik, P.C.  <b>1810 Voorhies Avenue, Brooklyn</b>                      Special Permit (§73-44) to permit the reduction in required parking for an ambulatory or diagnostic treatment facility. C1-2/R4 zoning district.  <b>Community Board #15BK</b></p> <hr/> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <hr/> <p><b>Status: Adjourned, Continued Hearing – 8/23/11</b></p>
<b>15.</b>	<b>27-11-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>86-88 Franklin Street, Manhattan</b>                      Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Acqua Ancien Bath</i>). C6-2A zoning district.  <b>Community Board #1M</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Closed, Decision – 8/23/11</b></p>
<b>16.</b>	<b>59-11-BZ</b>	<p>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></p> <hr/> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <hr/> <p><b>Status: Granted – 7/26/11</b></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, JULY 26, 2011

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>17.</b>	<b>221-08-BZ</b>	<p>Sheldon Lobel, P.C.  <b>34-08 Collins Place, Queens</b>                      Variance (§72-21) to permit the development of a transient hotel, contrary to district use regulations. M2-1 zoning district.  <b>Community Board #7Q</b>  <b>Examiner: Ronald Rizzotti (212) 788-8781</b>  <b>Status: Continued Hearing – 9/27/11</b></p>
<b>18.</b>	<b>60-11-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1214 East 29<sup>th</sup> Street, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of existing 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.  <b>Community Board #14BK</b>  <b>Examiner: Henry Segovia (212) 788-5757</b>  <b>Status: Continued Hearing – 8/23/11</b></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.

\*\*\*\*\*