

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 14, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	316-06-BZ	<p>Watchel & Masyr LLP 2960 Webster Avenue, The Bronx Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a six story accessory garage (UG4) with 825 parking spaces on six stories, one cellar and the roof level which expired on April 10, 2011. R7D/C2-1 zoning district. Community Board #18BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 6/14/11</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	677-53-BZ	<p>Rothkrug Rothkrug & Spector 61-26/30 Fresh Meadow Lane, Queens Extension of Term (§11-411) of a Variance for the operation of a UG16 Auto Body Repair Shop (<i>Carriage House</i>) with incidental painting and spraying which expired on March 24, 2007; Extension of Time to Obtain a Certificate of Occupancy which expired on January 13, 1999; Amendment (§11-412) to enlarge the building; Waiver of the Rules. R4/C2-2 zoning district. Community Board #8Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 7/12/11</p>
3.	111-01-BZ	<p>Eric Palatnik, P.C. 9001 Ditmas Avenue, Brooklyn Extension of term of a previously granted Special Permit (§73-243) for an accessory drive-thru facility at an eating and drinking establishment (<i>Wendy's</i>) which expired February 1, 2011; Amendment for minor modification to previous conditions on the site. C1-2 (R5) zoning district. Community Board #17BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 7/12/11</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, JUNE 14, 2011

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	156-03-BZ	<p>Goldman Harris 135-35 Northern Boulevard, Queens Amendment to a variance (§72-21) for a proposed 17-story mixed-use development. The amendment seeks to increase the number of dwelling units from 200 to 357, accessory parking from 229 spaces to 360 spaces, and the amount of retail space. C2-2/R6 zoning district. Community Board #7Q Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/12/11</p>

<i>SOC – NEW CASES</i>		
5.	662-65-BZ	<p>Rothkrug Rothkrug & Spector, LLP 3875 Flatbush Avenue, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted a public parking lot (UG 8), which expired on January 23, 2011; Waiver of the Rules. C1-2/R5 zoning district. Community Board #18BK Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 7/12/11</p>
6.	1250-65-BZ	<p>Peter Hirshman 55 East 87th Street, Manhattan Extension of Term for transient parking in an existing multiple dwelling which expired on March 21, 2011. R8B zoning district. Community Board #8M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 7/12/11</p>
7.	118-95-BZ	<p>Carl A Sulfaro 89-03 57th Avenue, Queens 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. Community Board #4Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/26/11</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, JUNE 14, 2011
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	17-05-A	<p>Sheldon Lobel, P.C. 3329 Giles Place, Bronx Application to reopen pursuant to a court remand for a determination of whether the property owner has established a common law vested right to continue construction under the prior R6 zoning district. R4A zoning district. Community Board #8BX</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 8/16/11</p>
9.	96-10- A & 97-10-A	<p>Rothkrug Rothkrug & Spector 673 & 675 Hunter Avenue, Staten Island 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. Community Board #2SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 7/12/11</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, JUNE 14, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	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> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Granted – 6/14/11</p>
2.	9-11-BZ	<p>Sheldon Lobel, P.C. 2129A-39A White Plains Road, a/k/a 2129-39 White Plains Road, a/k/a 626-636 Lydig Avenue, Bronx Special Permit (§73-36) to permit the operation of the proposed physical culture establishment (<i>Planet Fitness</i>). C4-4 zoning district. Community Board #11BX</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Granted – 6/14/11</p>
3.	25-11-BZ	<p>Sheldon Lobel, P.C. 760 Parkside Avenue, Brooklyn Variance (§72-21) to permit the enlargement of an existing medical research facility (<i>Downstate Advanced Biotechnology Incubator</i>), contrary to floor area (§43-10), height and setback (§43-20), required parking (§43-21), parking space dimensions (§44-42) and off street loading bay (§44-52) regulations. M1-1 zoning district. Community Board #9BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Granted – 6/14/11</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, JUNE 14, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	119-10-BZ	<p>Sheldon Lobel, P.C. 787 Cornaga Avenue, Queens 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. Community Board #14Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 7/26/11</p>
5.	128-10-BZ	<p>Eric Palatnik, P.C. 147-58 77th Road, Queens 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. Community Board #8Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 7/26/11</p>
6.	19-11-BZ	<p>Law Office of Fredrick A. Becker 1271 East 24th 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 yards (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 7/12/11</p>
7.	23-11-BZ	<p>Sheldon Lobel, P.C. 490 Fulton Street, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). C5-4 (DB) zoning district. Community Board #2BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/12/11</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, JUNE 14, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
8.	56-10-BZ	<p>T-Mobile Northeast LLC 3424 Quentin Road, Brooklyn 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. Community Board #18BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 7/26/11</p>
9.	6-11-BZ	<p>Paul Bonfilio 50-20 216th Street, Queens 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. Community Board #11Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/26/11</p>
10.	34-11-BZ	<p>Joan Humphreys/A & H Architecture PC 272 Driggs Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Caribou Baby</i>). C2-4 Overlay/R6B zoning district. Community Board #1BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/12/11</p>
11.	49-11-BZ	<p>Sheldon Lobel, P.C. 135 West 20th Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Barry's Bootcamp</i>). C6-3A zoning district. Community Board #4M Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/12/11</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.
