

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 21, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1069-27-BZ	Law Office of Fredrick A. Becker 6702-6724 New Utrecht Avenue, Brooklyn Extension of Term (§11-411) of for the continued operation of an automatic automobile laundry, simonizing room and offices which expired on March 6, 201; Extension of Time to obtain a Certificate of Occupancy. C1-2/R5 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/21/11
2.	221-08-BZ	Board of Standards and Appeals Applicant: Sheldon Lobel, P.C. 34-08 Collins Place, Queens Variance (§72-21) to permit the development of a transient hotel, contrary to district use regulations. M2-1 zoning district. Community Board #7Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Dismissed – New BZ Hearing 7/26/11

*****DISCLAIMER*****

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<i>SOC – CONTINUED HEARINGS</i>		
3.	739-76-BZ	<p>Eric Palatnik, P.C. 212-95 26th Avenue, Queens Extension of Term of a Special Permit (§73-35) for the continued operation of an Amusement arcade (<i>Peter Pan Games</i>) which expired on April 10, 2011. C4-1 zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 7/12/11</p>
4.	982-83-BZ	<p>H. Irving Sigman 191-20 Northern Boulevard, Queens 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. Community Board #11Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 7/19/11</p>
5.	161-06-BZ	<p>Eric Palatnik, P.C. 3349 & 3365 Webster Avenue, Bronx Extension of Time to complete construction of a Variance (§72-21) for the construction of two eight-story mixed-use residential/commercial/community facility buildings which expires on September 11, 2011. C8-2 zoning district. Community Board #7BX</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 7/12/11</p>

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<i>SOC – NEW CASES</i>		
6.	49-06-BZ	Sheldon Lobel, P.C. 2041 Flatbush Avenue, Brooklyn 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. Community Board #18BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/19/11

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<i>APPEALS – DECISIONS</i>		
7.	200-10-A, 203-10-A thru 205-10-A	Sheldon Lobel, P.C. 1359, 1361, 1365 & 1367 Davies Road, Queens Appeal seeking a common law vested right to continue construction commenced under the prior R5 zoning district. R4-1 zoning district Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/21/11

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<i>APPEALS – CONTINUED HEARINGS</i>		
8.	137-10-A & 185-10-A	<p>Joseph A. Sherry 103 Beach 217th Street and 115 Beach 216th Street, Queens Reconstruction and enlargement of an existing single-family home not fronting on a mapped street, contrary to General City Law Section 36. R4 zoning district. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 8/16/11</p>
9.	176-10-A	<p>Sheldon Lobel, P.C. 62 Brighton 2nd Place, Brooklyn Proposed construction of a residential building not fronting a mapped street, contrary to General City Law Section 36. R6 zoning District. Community Board #13BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Adjourned, Continued Hearing – 7/26/11</p>
10.	229-10-BZY	<p>Akerman Senterfitt 163 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>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 7/19/11</p>
11.	14-11-A	<p>Law Office of Fredrick A. Becker 1221 East 22th Street, Brooklyn Appeal challenging a determination by the Department of Buildings that a proposed cellar to a single family home is contrary to accessory use as defined in §12-10 in the zoning resolution. R2 zoning district. Community Board #14BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 8/16/11</p>

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12.	29-11-A thru 30-11-A	<p>Gibson, Dunn & Crutcher, LLP 318 Lafayette Street, Manhattan An appeal challenging the Department of Building's revocation of sign permits. M1-5B Zoning District. Community Board #2M</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Continued Hearing – 8/16/11</p>
13.	32-11-A	<p>Joseph A. Sherry 6 Graham Place, Queens Proposed construction which does not fronting on a mapped street, contrary to General City Law Section 36, Article 3. R4 zoning district. Community Board #14Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Granted – 6/21/11</p>
14.	62-11-A & 63-11-A	<p>Joseph A. Sherry 103 Beach 217th Street and 115 Beach 216th, Queens Appeal challenging the Fire Department's determination that a sprinkler system be provided, per Fire Code section 503.8.2. R4 zoning district. Community Board #14Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 8/16/11</p>
15.	77-11-A	<p>Akerman Senterfitt, LLP 35-16 Astoria Boulevard, Queens 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. Community Board #1Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Continued Hearing – 7/19/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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TUESDAY AFTERNOON, JUNE 21, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	197-10-BZ thru 199-10-BZ	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: Granted – 6/21/11
2.	26-11-BZ	Francis R. Angelino, Esq. 12 East 18th Street, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>SoulCycle</i>). M1-5 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 6/21/11

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<i>BZ – CONTINUED HEARINGS</i>		
3.	169-09-BZ	<p>Sheldon Lobel, P.C. 186 Saint George’s Crescent, Bronx 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. Community Board# 7BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 7/19/11</p>
4.	61-10-BZ	<p>James Chin & Associates, LLC 183 East Broadway, Manhattan 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. Community Board #3M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 7/19/11</p>
5.	3-11-BZ	<p>Law Office of Fredrick A. Becker 1221 East 22nd Street, Brooklyn 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. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned, Continued Hearing – 7/26/11</p>
6.	4-11-BZ	<p>Law Office of Fredrick A. Becker 1747-1751 East 2nd Street, aka 389 Quentin Road, Brooklyn 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. Community Board # 15BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 7/19/11</p>

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<i>BZ – CONTINUED HEARINGS</i>		
7.	10-11-BZ& 11-11-BZ	Rampulla Associates 115, 121 Finley Avenue, Staten Island 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. Community Board #2SI <hr/> Examiner: Ronald Rizzotti (212) 788-8781 <hr/> Status: Closed, Decision – 7/19/11

<i>BZ – NEW CASES</i>		
8.	22-11-BZ	Simons & Wright, LLC 184 North 8th Street, Brooklyn Variance (§72-21) to permit the conversion of a vacant warehouse to a physical culture establishment. R6B zoning district. Community Board #1BK <hr/> Examiner: Rory Levy (212) 788-8749 <hr/> Status: Closed, Decision – 7/26/11
9.	27-11-BZ	Rothkrug Rothkrug & Spector, LLP 86-88 Franklin Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Acqua Ancien Bath</i>). C6-2A zoning district. Community Board #1M <hr/> Examiner: Rory Levy (212) 788-8749 <hr/> Status: Continued Hearing – 7/26/11
10.	36-11-BZ	Francis R. Angelino, Esq. 270 Greenwich Street/103 Warren Street, Manhattan Special Permit (§73-36) to permit the legalization of a Physical Culture Establishment (<i>SoulCycle</i>). C6-3 zoning district. Community Board#1M <hr/> Examiner: Rory Levy (212) 788-8749 <hr/> Status: Closed, Decision – 7/19/11

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<i>BZ – NEW CASES</i>		
11.	37-11-BZ	<p>Moshe M. Friedman 1337 East 26th Street, Brooklyn 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. Community Board #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 7/26/11</p>
12.	59-11-BZ	<p>The Law Office of Fredrick A. Becker 439 Port Richmond Avenue, Staten Island Special Permit (§73-44) to permit the reduction in required parking for an ambulatory diagnostic facility building. C8-1 zoning district. Community Board #1SI</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 7/19/11</p>

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