

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 7, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	307-81-BZ	<p>Francis R. Angelino 50 East 69th Street, Manhattan Extension of Term of a variance (§72-21) which permitted a five-story medical office (UG 6) and owner occupied penthouse apartment (UG 2), scheduled to expire on September 15, 2011. R8B (LH-1A) zoning district. Community Board #8M Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 6/7/11</p>
2.	65-90-BZ	<p>Gerald J. Caliendo 65-19 190th Street, Queens Extension of Term of a Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Meadows Spa</i>) which expired on January 29, 2011; Amendment to re-locate establishment from first floor to the cellar. C4-1/PC zoning district. Community Board #8Q Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 6/7/11</p>
3.	95-97-BZ	<p>The Law Office of Fredrick A. Becker 69-47 Austin Street, Queens Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on May 1, 2007; Waiver of the Rules. C4-5X zoning district. Community Board #6Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 6/7/11</p>
4.	101-05-BZ	<p>Friedman & Gotbaum 377 Greenwich Street, Manhattan Amendment to a Variance (§72-21) for a seven-story hotel with penthouse (<i>The Greenwich Hotel</i>). The amendment seeks to legalize the penthouse footprint and modify the penthouse façade. C6-2A/Tribeca Mixed Use (A-1) zoning district. Community Board #1M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 6/7/11</p>

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<i>SOC – CONTINUED HEARINGS</i>		
5.	1069-27-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 6/21/11</p>
6.	827-55-BZ	<p>Eric Palatnik, P.C. 245-20 139th Avenue, Queens Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>British Petroleum</i>) which expires on January 31, 2011. R3-2 zoning district. Community Board #13Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 7/12/11</p>
7.	289-99-BZ	<p>Vito J. Fossella, LPEC 265 Hull Avenue, Staten Island Extension of Term of a variance (§72-21) for a parking facility accessory to a permitted use (UG16 automotive repair and accessory sales) which expired on December 12, 2010. C8-1/R3-1 zoning district. Community Board #2SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 6/7/11</p>

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<i>SOC – NEW CASES</i>		
8.	502-60-BZ	Patrick O’Connell, P.E. 4452 Broadway aka 88/90 Fairview Avenue, Manhattan 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. Community Board #12M Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 7/26/11
9.	739-76-BZ	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 Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 6/21/11
10.	586-87-BZ	Rothkrug Rothkrug & Spector, LLP, 1302/12 65th Street, Brooklyn Extension of Term (§11-411) for the continued operation of an existing gasoline service station (<i>Emporium</i>) with lubritorium, auto repairs and the sale of new/used cars which expired on July 12, 2008; waiver of the rules. R5B/C2-3 zoning district. Community Board #10BX Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/12/11

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<i>APPEALS – DECISIONS</i>		
11.	202-10-BZY	<p>Law Offices of Marvin B. Mitzner 29-11 39th Avenue, Queens</p> <p>Extension of time (§11-332) to complete construction of a minor development commenced under the prior M1-3D zoning district. M1-2/R5D zoning district.</p> <p>Community Board #1Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 6/7/11</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	17-05-A	<p>Sheldon Lobel, P.C. 3329 Giles Place, Bronx</p> <p>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.</p> <p>Community Board #8BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Adjourned, Continued Hearing – 6/14/11</p>
13.	195-10-BZY	<p>Eric Palatnik, P.C. 38-28 27th Street, Queens</p> <p>Extension of time (§11-332) to complete construction of a minor development commenced under the prior M1-3D zoning. M1-2/R5B zoning district.</p> <p>Community Board #1Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 7/12/11</p>
14.	200-10-A thru 205-10-A	<p>Sheldon Lobel, P.C. 1359, 1361, 1365 & 1367 Davies Road, Queens</p> <p>Appeal seeking a common law vested right to continue construction commenced under the prior R5 zoning district. R4-1 zoning district</p> <p>Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 6/21/11</p>

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<i>APPEALS – NEW CASES</i>		
15.	176-10-A	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
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/21/11

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<i>BZ – DECISIONS</i>		
1.	304-09-BZ	<p>Stuart A. Klein, Esq. 81-111 Junius Street, Brooklyn Variance (§72-21) to allow the erection of a ten-story, mixed-use community facility (<i>Women In Need</i>) and commercial building, contrary to floor area (§42-00, 43-12 and 43-122), height and sky exposure plane (§43-43), and parking (§44-21). M1-4 zoning district. Community Board #16BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 6/7/11</p>
2.	197-10-BZ thru 199-10-BZ	<p>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</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Deferred Decision – 6/21/11</p>
3.	16-11-BZ	<p>Eric Palatnik, P.C. 181-30 Aberdeen Road, Queens Special Permit (§73-621) for the enlargement of an existing two story with attic single family home contrary to floor area and open space (§23-141(a)). R1-2 zoning district. Community Board #8Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 6/7/11</p>

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<i>BZ – CONTINUED HEARINGS</i>		
4.	201-08-BZ	Rothkrug Rothkrug & Spector, LLP 40-38 216th Street, Queens Variance (§72-21) to allow a one story commercial building (UG 6); contrary to use regulations (§22-00). R3X zoning district. Community Board #11Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 7/19/11
5.	24-09-BZ	Sheldon Lobel, PC. 78-10 164th Street, Queens 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. Community Board #8Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 7/12/11
6.	31-10-BZ	Eric Palatnik, P.C. 85-15 Queens Boulevard aka 51-35 Reeder Street, Queens Variance (§72-21) to allow for a commercial building, contrary to use (§22-00), lot coverage (§23-141), front yard (§23-45), side yard (§23-464), rear yard (§33-283), height (§23-631) and location of uses within a building (§32-431) regulations. C1-2/R6, C2-3/R6, C1-2/R7A, R5 zoning districts. Community Board #4Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 8/16/11

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<i>BZ – CONTINUED HEARINGS</i>		
7.	46-10-BZ	<p>Eric Palatnik, P.C. 1401 Sheepshead Bay Road, Brooklyn Special Permit (§73-44) to permit a reduction in required parking for ambulatory and diagnostic treatment center. C4-2 zoning district. Community Board #15BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 8/16/11</p>
8.	54-10-BZ	<p>Eric Palatnik, P.C. 150(c) Sheepshead Bay Road, aka 1508 Avenue Z, Brooklyn Special Permit (§73-44) to permit reduction in required parking for an ambulatory diagnostic or treatment center. C4-2 zoning district. Community Board#15BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 8/16/11</p>
9.	95-10-BZ	<p>Law Office of Fredrick A. Becker 2216 Quentin Road, Brooklyn 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. Community Board#15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 7/12/11</p>
10.	118-10-BZ	<p>Eric Palatnik, P.C. 2102/24 Avenue Z, aka 2609/15 East 21st Street, Brooklyn Reinstatement (§11-411 & §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. Community Board #15BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 7/12/11</p>

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<i>BZ – CONTINUED HEARINGS</i>		
11.	177-10-BZ	Rothkrug Rothkrug & Spector, LLC 8 Orange Avenue, Staten Island Variance (§72-21) for the construction of a detached three-story single family home, contrary to open space (§23-141); front yard (§23-45) and side yard (§23-461). R3A zoning district. Community Board #1SI Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 7/12/11
12.	196-10-BZ	James Chin & Associates 234 East 53rd Street, Manhattan Variance (§72-21) to allow ground floor commercial use in an existing residential building, contrary to use regulations (§22-00). R8B zoning district. Community Board #6M Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 7/26/11
13.	1-11-BZ	Martyn & Don Weston Architects 189-191 Atlantic Avenue, Brooklyn Variance (§72-21) to allow a ground floor enlargement to a pre-existing non complying commercial building, contrary to floor area regulations (§53-31). C2-3/R6 zoning district. Community Board #2BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 7/12/11

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<i>BZ – NEW CASES</i>		
14.	230-09-BZ	Peter Hirshman 1700 White Plains Road, Bronx Variance (§72-21) for the construction of a three story, three family residence, contrary to front yard regulations (§23-45). R-5 zoning district. Community Board #11BX Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/19/11
15.	194-10-BZ	Eric Palatnik, P.C. 175 Exeter Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/26/11
16.	21-11-BZ	Eric Palatnik, P.C. 1810 Voorhies Avenue, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory or diagnostic treatment facility. C1-2/R4 zoning district. Community Board #15BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 7/26/11
17.	24-11-BZ	Greenberg Traurig 44-50 East 2nd Street, Manhattan 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. Community Board #3M Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 7/12/11

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