

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 29, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	230-98-BZ	<p>Mitchell S. Ross, Esq. 5820 Bay Parkway, Brooklyn Extension of Term of a previously granted Variance (§72-21) for an automotive repair shop and car sales which expired on June 22, 2010. R-5 zoning district. Community Board #12BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 3/29/11</p>
2.	197-00-BZ	<p>Rothkrug Rothkrug & Spector 420 Lexington Avenue, Manhattan Extension of Term of a special permit (§73-36) for the operation of a physical culture establishment (<i>Equinox</i>) which expired on December 4, 2010. C5-3(Mid) zoning district. Community Board #5M Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 3/29/11</p>
3.	289-00-BZ	<p>The Law Office of Fredrick A. Becker 160 Water Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) for the continued operation of a Physical Cultural Establishment (<i>New York Sports Club</i>) which expires on March 6, 2011. C5-5 (LM) zoning district. Community Board #1M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 3/29/11</p>
4.	197-02-BZ	<p>Gary Silver, AIA 2825 Nostrand Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Culture Establishment which expired on November 26, 2007; Extension of Time to obtain a Certificate of Occupancy; Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #18BK Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 3/29/11</p>

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<i>SOC – DECISIONS</i>		
5.	215-06-BZ	<p>Sheldon Lobel, P.C. 202-06 Hillside Avenue, Queens Extension of Term of an existing Gasoline Service Station (<i>Gulf</i>) with accessory convenience store which expires on July 24, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on June 17, 2010; Waiver of the Rules. C1-2/R4 zoning district. Community Board #12Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Granted – 3/29/11</p>
6.	236-07-BZ	<p>Greenberg Traurig, LLP 53-65 Hope Street, Brooklyn Amendment to previously approved Special Permit (§73-46) to allow additional dwelling units and waiver of parking spaces. M1-2/R6A (MX-8) zoning district. Community Board #1BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 3/29/11</p>

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<i>SOC – CONTINUED HEARINGS</i>		
7.	164-60-BZ	<p>Carl A. Sulfaro 100-20 Metropolitan Avenue, Queens Extension of Term (§11-411) for an automotive service station (UG 16B) (<i>Sunoco</i>) with accessory uses which expired on April 10, 2010; Waiver of the Rules. C1-3/R3-2 zoning district. Community Board #6Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 5/3/11</p>
8.	433-65-BZ	<p>Andrea Claire/Peter Hirshman 15 West 72nd Street, Manhattan Extension of Term of an approval pursuant to the Multiple Dwelling Law for transient parking, which expired on June 22, 2010. R8B/R10A zoning district. Community Board #7M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 4/12/11</p>
9.	703-80-BZ	<p>Joseph P. Morsellino 2994/3018 Cropsey Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) for the continued operation of an existing scrap metal storage establishment which expires on December 2, 2010; Amendment to legalize the enclosure of an open storage area. C8-1 zoning district. Community Board #13BK</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 5/24/11</p>
10.	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</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 5/3/11</p>

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<i>SOC – CONTINUED HEARINGS</i>		
11.	276-02-BZ	<p>Eric Palatnik, P.C. 160 Norfolk Street, Brooklyn Extension of Time to Complete Construction and an Amendment to a previously approved Special Permit (§73-622) to an existing one family dwelling, contrary to lot coverage and floor area (§23-141) and side yard (§23-461). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/3/11</p>

<i>SOC – NEW CASES</i>		
12.	406-82-BZ	<p>Eric Palatnik, P.C. 2411 86th Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a Special Permit (§73-243) for an eating and drinking establishment (<i>McDonald's</i>) with accessory drive-thru, which expired on January 22, 2009; waiver of the rules. C1-3/R5 zoning district. Community Board #11BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/3/11</p>
13.	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: Continued Hearing – 5/3/11</p>

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<i>APPEALS – DECISIONS</i>		
14.	154-10-A	Isaac Rosenberg 540 Bedford Avenue, Brooklyn Appeal challenging a determination by Department of Buildings to revoke permits and approvals based on failure to provide owner authorization in accordance with §28-104.8.2 of the Administrative Code. R7-1 Zoning District. Community Board #1BK Examiner: Toni Matias (212) 788-8752 Status: Denied – 3/29/11

<i>APPEALS – CONTINUED HEARINGS</i>		
15.	96-10-A/ 97-10-A	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 Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 5/17/11

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<i>APPEALS – NEW CASES</i>		
16.	137-10-A	Joseph A. Sherry 103 Beach 217th 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 Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 5/10/11
17.	185-10-A	Joseph A. Sherry 115 Beach 216th Street, Queens Proposed construction not fronting on a mapped street, contrary to General City Law Section 36 within an R4 zoning district. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 5/10/11
18.	12-11-A	Gary Lenhart 44 Beach 221st Street, Queens Reconstruction and enlargement of an existing single-family dwelling not fronting on a mapped street, contrary to General City Section 36. R4 zoning district. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 3/29/11

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REGULAR MEETING

TUESDAY AFTERNOON, MARCH 29, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	134-10-BZ	Slater & Beckerman 107 Union Street, Brooklyn Variance (§72-21) to allow a residential building, contrary to floor area (§43-12), height (§43-43), and use (§42-10) regulations. M1-1 zoning district. Community Board #6BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Deferred Decision – 5/3/11
2.	175-10-BZ	Sheldon Lobel, P.C. 3400 Baychester Avenue, Bronx Special Permit (§11-411) for an Extension of Term of a previously approved Automotive Service Station (UG 16B) which expired on December 18, 2001; Extension of Time to obtain a certificate of occupancy which expired on September 21, 1994; Waiver of the Rules of Practice and Procedures. R4 zoning district. Community Board #12BX Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 5/3/11
3.	183-10-BZ	Rothkrug, Rothkrug & Spector LLP 873 Belmont Avenue aka 240 Milford Street, Brooklyn Variance (§72-21) for the construction of a detached two-story, two family residence, contrary to front yard (§23-45) and side yard requirements (§23-461). R5 zoning district. Community Board #5BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 5/3/11

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<i>BZ – CONTINUED HEARINGS</i>		
4.	187-07-BZ	<p>Dennis D. Dell’Angelo 4677 Hylan Boulevard, Staten Island Variance (§72-21) to permit accessory parking for an existing eating and drinking establishment, contrary to use regulations (§22-00). R3X zoning district. Community Board #3SI</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 5/3/11</p>
5.	127-10-BZ	<p>Law Office of Fredrick A. Becker 45 Coleridge Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space, lot coverage (§23-141), exceeds the maximum perimeter wall height (§23-631) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/3/11</p>
6.	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</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 5/10/11</p>

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7.	156-10-BZ thru 164-10-BZ	<p>Rothkrug, Rothkrug & Spector LLP 1204, 1208, 1214, 1220, 1226, 1232, 1264, 1270, 1276 37th Street, Brooklyn Variance (§72-21) to allow residential buildings, contrary to rear yard (§23-47) and minimum distance between windows and lot lines (§23-861) regulations. M1-2/R6A zoning district. Community Board #12BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 5/3/11</p>
8.	165-10-BZ thru 172-10-BZ	<p>Rothkrug, Rothkrug & Spector LLP 1304, 1310, 1316, 1322, 1328, 1334, 1362, 1368 37th Street, Brooklyn Variance (§72-21) to allow residential buildings, contrary to rear yard (§23-47) and minimum distance between windows and lot lines (§23-861) regulations. M1-2/R6A zoning district. Community Board #12BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 5/3/11</p>
9.	218-10-BZ	<p>Simons & Wright LLC 123 East 98th Street, aka 1 Blake Avenue, Brooklyn Special Permit (§73-19) for the construction of a four-story school (<i>Brownsville Ascend Charter School</i>). C8-2 zoning district. Community Board #16BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 4/12/11</p>

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<i>BZ – NEW CASES</i>		
10.	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: Continued Hearing – 5/17/11</p>
11.	177-10-BZ	<p>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</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 5/10/11</p>
12.	7-11-BZ	<p>Sheldon Lobel, P.C. 177 Dyckman Street, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Planet Fitness</i>). C4-4 zoning district. Community Board #12M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 5/3/11</p>

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