

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 8, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	132-58-BZ	<p>Sheldon Lobel, P.C. 17-45 Francis Lewis Boulevard aka 17-55 Francis Lewis Boulevard, Queens Extension of Term (§11-411) of a previously approved automotive service station (UG 16B) (<i>Gulf</i>) with accessory uses which expired on June 18, 2010. C1-2/R3-2 zoning district. Community Board #7Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 3/8/11</p>
2.	749-65-BZ	<p>Sheldon Lobel, P.C. 1820 Richmond Road, Staten Island Extension of Term of a previously granted Variance (§72-21) for the continued operation of a UG16 Gasoline Service Station (<i>Getty</i>) with accessory uses which expired on November 3, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on December 19, 2002; Waiver of the Rules. R3X zoning district. Community Board #2SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 3/8/11</p>

<i>SOC – CONTINUED HEARINGS</i>		
3.	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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 3/29/11</p>

*****DISCLAIMER*****

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<i>SOC – NEW CASES</i>		
4.	677-53-BZ	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 Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 4/12/11
5.	198-00-BZ	C. Anthony LoPresti 4641 Hylan Boulevard, Staten Island Extension of Term of a Special Permit (§73-125) for the conversion of a portion of the first floor community facility to medical offices, which expired on December 12, 2010. R1-2 zoning district. Community Board #3SI Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 4/5/11
6.	122-06-BZ	Sheldon Lobel, P.C 2671 86th Street, Brooklyn Extension of Time to Complete Construction of a Variance (§72-21) for the enlargement of an existing medical office building and the construction of residences, which expired on February 6, 2011. R5 and C2-3/R5 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 4/5/11
7.	215-09-BZ	Law Office of Fredrick A. Becker 92-16 95th Avenue, Queens Extension of Time to obtain a Certificate of Occupancy, which expired on May 17, 2010, for a previously approved amendment (§§11-411 & 11-413) which permitted a change of use from a wholesale (Use Group 7) to a retail (Use Group 6) use on the ground floor of a three-story building; Waiver of the Rules. R5 zoning district. Community Board #9Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 4/5/11

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<i>APPEALS – DECISIONS</i>		
8.	70-08-A thru 72-08-A	<p>Eric Palatnik, P.C. 215A, 215B, 215C Van Name Avenue, Staten Island Extension of time to complete construction and obtain a Certificate of Occupancy for a previously-granted Common Law vesting which expired on January 13, 2011. R3A zoning district. Community Board #1SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 3/8/11</p>
9.	73-08-A thru 75-08-A	<p>Eric Palatnik, P.C. 345A, 345B, 345C Van Name Avenue, Staten Island Extension of time to complete construction and obtain a Certificate of Occupancy for a previously-granted Common Law vesting which expired on January 13, 2011. R3-A zoning district. Community Board #1SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 3/8/11</p>
10.	215-10-A	<p>Law Offices of Albert K. Butzel 29-01 216th Street, Queens An appeal challenging the issuance of permits and approvals for the expansion of a community facility (<i>St. Mary's Hospital</i>) related to use (§22-14), floor area (§24-111) and setbacks (§24-34). R2A Zoning District. Community Board #11Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Denied – 3/8/11</p>

<i>APPEALS – NEW CASES</i>		
11.	837-85-A	<p>Angelo F. Liarkos, R.A. 166-18 73rd Avenue, Queens Extension of term to allow the continued operation of a medical office (UG4) in an existing frame structure which expired on December 17, 2010. R2 Zoning District. Community Board #8Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 4/5/11</p>

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	35-10-BZ	<p>Sheldon Lobel, P.C. 144-11 77th Avenue, Queens Variance (§72-21) to permit the legalization of an existing synagogue (<i>Congregation Torath Haim Obel Sara</i>), contrary to front yard (§24-34), side yard (§24-35) and rear yard (§24-36). R4 zoning district. Community Board #8Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 3/8/11</p>
2.	68-10-BZ	<p>Eric Palatnik, P.C. 80-15 Lefferts Boulevard, Queens Variance (§72-21) to allow a commercial building, contrary to use regulations (§22-00). R5 zoning district. Community Board #9Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 3/8/11</p>
3.	213-10-BZ	<p>EPDSCO, Inc. 2071 Clove Road, Staten Island Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>Dolphin Fitness Center</i>). C8-1 zoning district. Community Board #6SI</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 3/8/11</p>
4.	217-10-BZ	<p>Law Office of Fredrick A. Becker 4009 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single home, contrary to floor area and lot coverage (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 3/8/11</p>

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<i>BZ – DECISIONS</i>		
5.	234-10-BZ	<p>Moshe M. Friedman 2115 Avenue K, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141(a)) and rear yard (§23-47) regulations. R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 3/8/11</p>

<i>BZ – CONTINUED HEARINGS</i>		
6.	201-08-BZ	<p>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</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 5/3/11</p>
7.	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: Continued Hearing – 3/29/11</p>
8.	192-10-BZ	<p>Vincent L. Petraro, PLLC 39-16 College Point Boulevard, Queens Special Permit (§73-66) to allow for a waiver of height restrictions around airports. C4-2 zoning district. Community Board #7Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 4/5/11</p>

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9.	193-10-BZ	Vincent L. Petraro, PLLC 35-27 Prince Street, Queens Special Permit (§73-66) to allow for a waiver of height restrictions around airports. C4-3 zoning district. Community Board #7Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 4/5/11
10.	226-10-BZ/ 606-75-BZ	Rothkrug Rothkrug & Spector LLP 405/42 Hudson Street, Manhattan Special Permit (§73-36) to allow a Physical Culture Establishment (<i>Equinox Fitness</i>) on the first, ninth and tenth floors of an existing 10-story mixed-use building; Amendment to a prior variance (§72-21) to reflect the proposed establishment. M1-5 zoning district. Community Board #2M Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 4/5/11

<i>BZ – NEW CASES</i>		
11.	61-10-BZ	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 Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 5/3/11

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