

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>964-87-BZ</b>	<p>Sheldon Lobel, P.C. <b>780-798 Burke Avenue, Bronx</b> Extension of Term for the continued operation of (UG16) Gasoline Service Station (<i>Getty</i>) which expired on February 6, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on January 15, 2003; Amendment to the hours of operation and Waiver of the Rules. C1-3/R6 zoning district. <b>Community Board#12BX</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 5/10/11</b></p>
<b>2.</b>	<b>427-05-BZ</b>	<p>Eric Palatnik, P.C. <b>133-47 39<sup>th</sup> Avenue, Queens</b> Extension of Time to complete construction for a Special Permit (§73-44) to permit a retail, community facility and office development with less than the required parking which expired on March 20, 2011. C4-2 zoning district. <b>Community Board #7Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 5/10/11</b></p>

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>3.</b>	<b>1069-27-BZ</b>	<p>Law Office of Fredrick A. Becker <b>6702-6724 New Utrecht Avenue, Brooklyn</b> 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. <b>Community Board #11BK</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Continued Hearing – 6/7/11</b></p>
<b>4.</b>	<b>677-53-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector <b>61-26/30 Fresh Meadow Lane, Queens</b> 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. <b>Community Board #8Q</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Adjourned, Continued Hearing – 6/14/11</b></p>

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<b><i>SOC – NEW CASES</i></b>		
<b>5.</b>	<b>307-81-BZ</b>	<p>Francis R. Angelino <b>50 East 69<sup>th</sup> Street, Manhattan</b> 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. <b>Community Board #8M</b> <b>Examiner: Carlo Costanza (212) 788-8739</b> <b>Status: Closed, Decision – 6/7/11</b></p>
<b>6.</b>	<b>65-90-BZ</b>	<p>Gerald J. Caliendo <b>65-19 190<sup>th</sup> Street, Queens</b> 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. <b>Community Board #8Q</b> <b>Examiner: Carlo Costanza (212) 788-8739</b> <b>Status: Closed, Decision – 6/7/11</b></p>
<b>7.</b>	<b>145-99-BZ</b>	<p>Bryan Cave LLP <b>286 Spring Street, Manhattan</b> Application to request a re-hearing, pursuant to Board Rules Section 1-10(e), of a variance application for residential conversion of a six-story commercial building, previously denied on March 14, 2000. M1-6 zoning district. <b>Community Board #2M</b> <b>Examiner: Ronald Rizzotti (212) 788-8781</b> <b>Status: Closed, Decision – 5/24/11</b></p>

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<b>8.</b>	<b>111-01-BZ</b>	<p>Eric Palatnik, P.C. <b>9001 Ditmas Avenue, Brooklyn</b> 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. <b>Community Board #17BK</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Continued Hearing – 6/14/11</b></p>
<b>9.</b>	<b>290-06-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel LLP <b>372 Lafayette Street aka 11 Great Jones Street, Manhattan</b> Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a six-story, eight-unit residential building with ground floor retail which expired on April 17, 2011. M1-5B zoning district. <b>Community Board#2M</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Closed, Decision – 5/24/11</b></p>

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<b><i>APPEALS – DECISIONS</i></b>		
<b>10.</b>	<b>222-10-A</b>	<p>Laleh Hawa <b>97 Saint Marks Avenue, Brooklyn</b> Appeal challenging the Department of Buildings’ revocation of a permit for a parking space and curb cut. R6B zoning district <b>Community Board #8BK</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Denied – 5/10/11</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>11.</b>	<b>137-10-A</b>	<p>Joseph A. Sherry <b>103 Beach 217<sup>th</sup> Street, Queens</b> 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. <b>Community Board #14Q</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Adjourned, Continued Hearing – 6/21/11</b></p>
<b>12.</b>	<b>185-10-A</b>	<p>Joseph A. Sherry <b>115 Beach 216<sup>th</sup> Street, Queens</b> Proposed construction not fronting on a mapped street, contrary to General City Law Section 36 within an R4 zoning district. <b>Community Board #14Q</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Adjourned, Continued Hearing – 6/21/11</b></p>
<b>13.</b>	<b>200-10-A thru 205-10-A</b>	<p>Sheldon Lobel, P.C. <b>1359, 1361, 1365 &amp; 1367 Davies Road, Queens</b> Appeal seeking a common law vested right to continue construction commenced under the prior R5 zoning district. R4-1 zoning district <b>Community Board #14Q</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Adjourned, Continued Hearing – 6/7/11</b></p>

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<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>14.</b>	<b>228-10-BZY</b>	Akerman Senterfitt <b>180 Ludlow Street, Manhattan</b> Extension of time (§11-332) to complete construction under the prior C6-1 zoning district regulations. C4-4A zoning district. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 5/24/11</b>
<b>15.</b>	<b>229-10-BZY</b>	Akerman Senterfitt <b>163 Orchard Street, Manhattan</b> Extension of time (§11-332) to complete construction of a minor development commenced under the prior C6-1 zoning district. C4-4A zoning district. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Adjourned, Continued Hearing – 6/21/11</b>

<b><i>APPEALS – NEW CASES</i></b>		
<b>16.</b>	<b>202-10-BZY</b>	Law Offices of Marvin B. Mitzner <b>29-11 39<sup>th</sup> Avenue, Queens</b> 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. <b>Community Board #1Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 6/7/11</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 10, 2011

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>189-09-BZ/ 190-09-A</b>	<p>Eric Palatnik, P.C.  <b>3067 Richmond Terrace, Staten Island</b>                      Variance (§72-21) and waiver to the General City Law Section 35 to permit the legalization of an existing mosque and Sunday school (<i>Nor Al-Islam Society</i>), contrary to use and maximum floor area ratio (§§42-00 and 43-12) and construction with the bed of a mapped street. M3-1 zoning district.  <b>Community Board #1SI</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Granted – 5/10/11</b></p>
<b>2.</b>	<b>304-09-BZ</b>	<p>Stuart A. Klein, Esq.  <b>81-111 Junius Street, Brooklyn</b>                      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.  <b>Community Board #16BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Deferred Decision – 6/7/11</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>3.</b>	<b>95-10-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>2216 Quentin Road, Brooklyn</b>                      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.  <b>Community Board#15BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Adjourned, Continued Hearing – 6/7/11</b></p>
<b>4.</b>	<b>118-10-BZ</b>	<p>Eric Palatnik, P.C.  <b>2102/24 Avenue Z, aka 2609/15 East 21<sup>st</sup> Street, Brooklyn</b>                      Reinstatement (§11-411 &amp; §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.  <b>Community Board #15BK</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Continued Hearing – 6/7/11</b></p>
<b>5.</b>	<b>128-10-BZ</b>	<p>Eric Palatnik, P.C.  <b>147-58 77<sup>th</sup> Road, Queens</b>                      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.  <b>Community Board #8Q</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Adjourned, Continued Hearing – 6/14/11</b></p>

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<b>6.</b>	<b>177-10-BZ</b>	Rothkrug Rothkrug & Spector, LLC <b>8 Orange Avenue, Staten Island</b> 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. <b>Community Board #1SI</b>
		<b>Examiner: Ronald Rizzotti (212) 788-8781</b>
		<b>Status: Continued Hearing – 6/7/11</b>
<b>7.</b>	<b>9-11-BZ</b>	Sheldon Lobel, P.C. <b>2129A-39A White Plains Road, a/k/a 2129-39 White Plains Road, a/k/a 626-636 Lydig Avenue, Bronx</b> Special Permit (§73-36) to permit the operation of the proposed physical culture establishment ( <i>Planet Fitness</i> ). C4-4 zoning district. <b>Community Board #11BX</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 5/24/11</b>

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<b><i>BZ – NEW CASES</i></b>		
<b>8.</b>	<b>2-11-BZ</b>	<p>Cozen O'Connor  <b>117 Seventh Avenue South, Manhattan</b>                      Variance (§72-21) to allow for a residential and community facility enlargement to an existing commercial building, contrary to setback (§33-432) and open space regulations (§23-14). C4-5 zoning district.  <b>Community Board #2M</b></p> <hr/> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <hr/> <p><b>Status: Continued Hearing – 7/12/11</b></p>
<b>9.</b>	<b>25-11-BZ</b>	<p>Sheldon Lobel, P.C.  <b>760 Parkside Avenue, Brooklyn</b>                      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.  <b>Community Board #9BK</b></p> <hr/> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <hr/> <p><b>Status: Closed, Decision – 6/14/11</b></p>

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