

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 17, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	188-78-BZ	<p>Ronny A. Livian 8102 New Utrecht Avenue, Brooklyn Amendment (§11-412) to a Variance (§72-21) to add automobile body and sales (UG16) to an existing (UG16) automobile repair and laundry. R-5 zoning district. Community Board #11BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Withdrawn – 5/17/11</p>
2.	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: Deferred Decision – 6/7/11</p>

*****DISCLAIMER*****

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<i>SOC – NEW CASES</i>		
3.	156-03-BZ	<p>Goldman Harris 135-35 Northern Boulevard, Queens Amendment to a variance (§72-21) for a proposed 17-story mixed-use development. The amendment seeks to increase the number of dwelling units from 200 to 357, accessory parking from 229 spaces to 360 spaces, and the amount of retail space. C2-2/R6 zoning district. Community Board #7Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 6/14/11</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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 6/7/11</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
5.	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 – 6/14/11

<i>APPEALS – NEW CASES</i>		
6.	94-10-A	Borah, Goldstein, Altschuler, Nahins & Goidel 27-24 21st Street, Queens Appeal challenging the Department of Buildings’ determination that signs located on the north and south walls of the subject building are not a continuous legal nonconforming use. C2-2 Zoning district Community Board #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 7/12/11
7.	14-11-A	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
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/21/11

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	90-10-BZ	<p>James Chin & Associates, LLC 58-06 Springfield Boulevard, Queens Variance (§72-21) to permit a house of worship (<i>Korean Central Presbyterian Church</i>), contrary to front yard (§24-34), side yard (§24-35), and rear yard (§24-36). R2A zoning district. Community Board #11Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 5/17/11</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> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Deferred Decision – 6/7/11</p>

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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 style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 6/21/11</p>
4.	227-09-BZ	<p>Gerald J. Caliendo, R.A. 100-14 Roosevelt Avenue, Queens Variance (§72-21) to allow a two-story commercial building, contrary to use regulations (§22-10). R6B zoning district. Community Board #4Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 7/12/11</p>
5.	227-10-BZ	<p>Eric Palatnik, P.C. 204-12 Northern Boulevard, Queens Re-instatement (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) (<i>Getty</i>) which expired on October 11, 2000; Amendment to legalize fuel dispensing islands; Extension of Time to obtain a certificate of occupancy which expired on November 17, 1993; Waiver of the rules. C2-2/R3-2 zoning district. Community Board #11Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 7/12/11</p>

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<i>BZ – NEW CASES</i>		
6.	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: Continued Hearing – 6/21/11</p>
7.	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 – 6/21/11</p>
8.	10-11-BZ& 11-11-BZ	<p>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</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 6/21/11</p>
9.	19-11-BZ	<p>Law Office of Fredrick A. Becker 1271 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence, contrary to floor area and open space (§23-141); side yards (§23-461) 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: Continued Hearing – 6/14/11</p>

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