

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 15, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	727-59-BZ	<p>Sheldon Lobel, P.C. 2 Fifth Avenue, Manhattan Extension of Term (§11-411) for transient parking in a multiple dwelling building which expired on July 12, 2011. R10/R6 zoning district. Community Board #2M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 11/15/11</p>
2.	118-95-BZ	<p>Carl A Sulfaro 89-03 57th Avenue, Queens Extension of Term of a previously granted Special Permit (§73-243) for the continued operation of a drive-thru facility at an eating and drinking establishment (<i>White Castle</i>) which expires on July 25, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on May 22, 2008; Waiver of the rules. C1-2/R6 zoning district. Community Board #4Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 11/15/11</p>
3.	17-99-BZ	<p>The Law Office of Fredrick A. Becker 1736 Leif Ericson Drive, Brooklyn Extension of Term of a Special Permit (73-36) for the continued operation of a Physical Culture Establishment (<i>New York Sports Club</i>), on portions of the first floor and second floor of the subject premises, which expired on December 29, 2008; Waiver of the Rules. M3-1 zoning district. Community Board #11BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 11/15/11</p>
4.	75-06-BZ	<p>Eric Palatnik, P.C. 108-20 71st Avenue, Queens Extension of Time to complete construction of a variance (§72-21) for a mixed use building contrary to FAR, open space and sky exposure plane regulations, and an amendment to eliminate a sub-cellar and modify the building envelope. C1-2/R7-1 district. Community Board #6Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 11/15/11</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 15, 2011
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	188-96-BZ	<p>Mitchell S. Ross, Esq. 444 Soundview Avenue, Bronx Extension of Term (§11-411) of a variance for the continued operation of a Gasoline Service Station (<i>Gulf</i>) with accessory convenience store which expired January 6, 2008; Waiver of the rules. R5 zoning district. Community Board #9BX</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 12/13/11</p>
6.	185-05-BZ	<p>John C. Chen 62-02 Roosevelt Avenue, Queens Extension of Term of a Variance (§72-21) for an eating and drinking establishment with dancing (UG12A) which expired on January 10, 2008; Amendment to permit the enlargement of the dance floor and kitchen; Extension of Time to complete construction which expired on January 10, 2009; waiver of the rules. C1-2/R6 zoning district. Community Board #2Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 12/13/11</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 15, 2011

10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	789-45-BZ	<p>Walter T. Gorman, P.E. 56-02/56-20 Broadway, Queens Extension of Term of a previously granted Variance (§72-21) for the continued operation of a (UG16) gasoline service station (<i>Getty</i>) which expired on July 13, 2006; Extension of Time to Obtain a Certificate of Occupancy which expired February 4, 2005; Waiver of the Rules. M1-1/R5 zoning district. Community Board #2Q</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 12/13/11
8.	285-52-BZ	<p>Vassalotti Associates Architects, LLP 30-14 34th Avenue, Queens Extension of Term of a previously granted Variance (§72-21) for the continued operation of a gasoline service station (<i>Getty</i>) which expired on October 21, 2007; Extension of Time to obtain a Certificate of Occupancy which expired on March 9, 2000; Waiver of the rules. R-5 zoning district. Community Board #1Q</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/6/11

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 15, 2011
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	182-06-A thru 211-06-A	<p>Akerman Senterfitt, LLP Beach 5th Street, Beach 6th Street and Seagirt Avenue, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for a previously-granted Common Law Vesting which expired March 19, 2011. R4A zoning district Community Board #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 11/15/11</p>
10.	219-10-A	<p>Sheldon Lobel, P.C. 74-76 Adelphi Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R6 zoning district. R5B zoning district. Community Board #2BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Withdrawn – 11/15/11</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 15, 2011

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
11.	116-11-A	<p>Deidre Duffy 835 Liberty Lane, Queens Proposed reconstruction and enlargement of an existing single family home which does not front on a legally mapped street, contrary to General City Law Section 36. R4 zoning district. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 11/15/11</p>
12.	139-11-A	<p>Gary Lenhart 63 Hillside Avenue, Queens Proposed reconstruction and enlargement of an existing single home partially in the bed of the mapped street, contrary to General City Law Section 35. R4 zoning district. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 11/15/11</p>
13.	148-11-A	<p>Gary Lenhart 32 Kildare Walk, Queens Proposed reconstruction and enlargement of an existing single family dwelling which does not front on a mapped street, contrary to General City Law Section 36, and the proposed upgrade of an existing non-conforming private disposal system partially in the bed of the service road, contrary to Building Department policy. R4 zoning district. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 11/15/11</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 15, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	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> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 11/15/11</p>

<i>BZ – CONTINUED HEARINGS</i>		
2.	31-10-BZ	<p>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</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 12/13/11</p>
3.	231-10-BZ	<p>Eric Palatnik, P.C. 430-440 Park Avenue, Brooklyn Variance (§72-21) to permit the development of a six-story school (<i>Williamsburg Infant and Early Childhood Development center</i>), contrary to use regulations (§42-11); floor area (§43-122), rear yard (§43-26), and wall height, total height, number of stories, setback, and sky exposure plane (§43-43). M1-1 zoning district. Community Board #3BK</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 12/13/11</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 15, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	94-11-BZ	Victor K. Han, RA, AIA, 149-06 Northern Boulevard, Queens Special Permit (§73-36) to allow a physical culture establishment (<i>New York Spa & Sauna</i>). C2-2/R6A&R5 zoning district. Community Board #7Q Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 12/6/11
5.	101-11-BZ	Dennis D. Dell'Angelo 1152 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two-family home, to be converted to a single-family home, contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 12/6/11
6.	106-11-BZ	Sheldon Lobel, P.C. 27-28 Thomson Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). M1-5/R7-3/Long Island City zoning district. Community Board #2Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 12/13/11

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 15, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
7.	90-11-BZ 91-11-BZ	Malcom Kaye, AIA 23, 25 Windom Avenue, Staten Island Variance (§72-21) to allow the legalization of two semi-detached homes, contrary to lot area and lot width (§23-32), rear yard (§23-47), parking (§25-141) and floor area (§23-141) regulations. R3-1 zoning district. Community Board #2SI Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 12/6/11
8.	123-11-BZ	Wachtel & Masyr LLP 350 Amsterdam Avenue, Manhattan Special Permit (ZR §73-36) to allow the operation of a physical culture establishment (<i>SoulCycle</i>). C2-7A & C4-6A zoning districts. Community Board #7M Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 12/13/11
9.	124-11-BZ	Sheldon Lobel, P.C. 2488 Grand Concourse, Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). C4-4 zoning district. Community Board #5BX Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 12/13/11

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.
