

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 1, 2011
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	672-65-BZ	<p>Joseph Pell Lombardi 122 East 38th Street, Manhattan Extension of Term for the continued use of UG6 offices on three floors of a five-story residential building which expired on November 13, 2004; Waiver of the Rules. R8B zoning district. Community Board #6M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 11/1/11</p>
2.	224-66-BZ	<p>Peter Hirshman 325-335 East 49th Street, aka 328-334 East 50th Street, Manhattan Extension of Term for the continued use of transient parking in a multiple dwelling building which expired on June 14, 2011. R8B zoning district. Community Board #6M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 11/1/11</p>
3.	172-96-BZ	<p>Law Office of Mitchell Ross 597/599 Marcy Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy for an existing (UG 16) welding shop which expired on May 17, 2010; Waiver of the Rules. C1-3/R6 zoning district. Community Board #3BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 11/1/11</p>
4.	269-98-BZ	<p>Mothiur Rahman 70 East 184th Street, Bronx Extension of Time to obtain a Certificate of Occupancy for a Variance (§72-21) for the construction of a two-story building with UG6 commercial use which expired on August 25, 2011. R8 zoning district. Community Board #5BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 11/1/11</p>

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5.	13-09-BZ	<p>Moshe M. Friedman, P.E. 5611 21st Street, Brooklyn Amendment to a previously approved variance (§72-21) to allow a synagogue contrary to Floor & Lot Coverage (§24-11), Front Yard (§24-34) and Side Yard (§24-35). R5 zoning district Community Board #12BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 11/1/11</p>

<i>SOC – CONTINUED HEARINGS</i>		
6.	281-39-BZ	<p>Eric Palatnik, P.C. 1605 Lexington Avenue, Manhattan Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) with accessory uses which expired on May 18, 2009; Waiver of the Rules. C1/R7-2 zoning district. Community Board #11M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 11/22/11</p>
7.	502-60-BZ	<p>Patrick O’Connell, P.E. 4452 Broadway aka 88/90 Fairview Avenue, Manhattan Extension of Term (§11-411) of a variance permitting the use of a parking lot (UG 8) for parking and storage of more than five (5) motor vehicles which expired on January 20, 2011. C2-4/R7-2 zoning district. Community Board #12M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Withdrawn – 11/1/11</p>

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<i>SOC – NEW CASES</i>		
8.	88-81-BZ	<p>Rothkrug Rothkrug & Spector, LLP 3309 Richmond Avenue, Staten Island Extension of Term of a variance (§72-21) which permitted the conversion of an existing two-story building from a dwelling and day care center to an office building which expired on July 21, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on June 18, 2003. R3-1 zoning district. Community Board #3SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 11/22/11</p>
9.	250-00-BZ	<p>Bryan Cave LLP, 521-541 & 553-563 LaGuardia Place, Manhattan Extension of term a variance (§11-411) to allow transient parking for 149 cars in an existing multiple dwelling accessory garage, and a minor amendment to permit parking on the access ramp. R7-2/C1-5 zoning district. Community Board #2M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 11/22/11</p>
10.	187-08-BZ	<p>Sheldon Lobel, P.C. 1247 38th Street, Brooklyn Amendment to a variance (§72-21) to allow a five-story school (<i>Congregation & Yeshiva Maschzikei Hadas</i>) to add a sub-cellar level, add additional floor area, increase in lot coverage and building heights, and additional interior changes. M1-2/R6B zoning district. Community Board #12BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 11/22/11</p>
11.	112-10-BZ	<p>Sheldon Lobel, P.C. 915 Dean Street, Brooklyn Amendment to a Special Permit (§73-44) to permit the reduction in required parking with change of use from UG16 to UG6. M1-1 zoning district. Community Board #8BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 11/22/11</p>

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<i>APPEALS – DECISIONS</i>		
12.	50-11-A	<p>Steven Bennett, Esq. 134-07 87th Avenue, Queens Appeal seeking a common law vested right to continue development under prior zoning (§23-541). R4-1 zoning district. Community Board #9Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Denied – 11/1/11</p>
13.	114-11-A	<p>Greenberg Traurig, LLP 655 West 254th Street, Bronx Proposed construction of stone wall, pier, curbs and related footings for an accessory parking area to SAR Academy to be located within the bed of the mapped street (West 245th), contrary to General City Law Section 35. R1-1/Riverdale SNAD zoning district. Community Board #8BX</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 11/1/11</p>

<i>APPEALS – NEW CASES</i>		
14.	98-11-A	<p>Goldman Harris, LLC 2812-2814 Voorhies Avenue, Brooklyn Appeal Challenging Department of Buildings’ determination that accessory off- street parking under ZR §25-31 is not required. R4 Zoning District. Community Board #15BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 11/22/11</p>

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	221-08-BZ	<p>Sheldon Lobel, P.C. 34-08 Collins Place, Queens Variance (§72-21) to permit the development of a transient hotel, contrary to district use regulations. M2-1 zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Withdrawn – 11/1/11</p>
2.	235-10-BZ	<p>Cozen O'Connor 2063 Ralph Avenue, Brooklyn Variance (§72-21) to allow a commercial use in a residential zone, contrary to use regulations (§22-00). R3-2 zoning district. Community Board #18BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 11/1/11</p>
3.	17-11-BZ	<p>Sheldon Lobel, P.C. 2255 East 2nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family residence, to be converted to a single family residence, contrary to floor area, lot coverage and open space (§23-141(b)) and rear yard (§23-47) regulations. R4/OP zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 11/1/11</p>

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<i>BZ – CONTINUED HEARINGS</i>		
4.	2-11-BZ	<p>Cozen O'Connor 117 Seventh Avenue South, Manhattan 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. Community Board #2M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 11/22/11</p>
5.	21-11-BZ	<p>Eric Palatnik, P.C. 1810 Voorhies Avenue, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory or diagnostic treatment facility. C1-2/R4 zoning district. Community Board #15BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 1/24/12</p>
6.	67-11-BZ	<p>Sheldon Lobel, P.C. 1430 East 29th Street, Brooklyn Special Permit (§73-622) for the enlargement of existing single family home, contrary to floor area and open space (§23-141) side yard and (§23-47) rear yard. R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 11/22/11</p>
7.	74-11-BZ	<p>James Chin & Associates, LLC 1058 Forest Avenue, Staten Island Variance (§72-21) to allow the conversion of a community facility building for office use, contrary to use regulations. R3-2 & R-2 zoning district. Community Board #1SI</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 12/6/11</p>

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8.	73-11-BZ	<p>Rampulla Associates Architects 70 Tennyson Drive, Staten Island Variance (§72-21) to allow a three-story, 87-unit residential building, contrary to use regulations of (§32-11), height (§23-631) and parking (§25-23) regulations. C3A/SRD zoning district. Community Board #2SI</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 12/6/11</p>
9.	89-11-BZ	<p>Law Office of Fredrick A. Becker 2224 Avenue S, Brooklyn 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 yards (§23-461) and perimeter wall height (§23-631). R3-2 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 11/22/11</p>
10.	115-11-BZ	<p>Law Office of Fredrick A. Becker 1110 East 22nd 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 yard (§23-461) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 12/6/11</p>

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