

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 22, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	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: Granted – 11/22/11</p>
2.	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: Granted – 11/22/11</p>
3.	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: Granted – 11/22/11</p>
4.	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: Granted – 11/22/11</p>

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<i>SOC – CONTINUED HEARINGS</i>		
5.	529-52-BZ	<p>Alfonso Duarte 77-11 Roosevelt Avenue, Queens Extension of Term (§11-411) of a variance permitting automotive repair (UG 16B) with accessory uses which expired on May 9, 2011. C2-3/R6 zoning district. Community Board #3Q Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 1/10/12</p>
6.	335-59-BZ	<p>Alfonso Duarte 3485/95 Atlantic Avenue, Brooklyn Extension of Term (§11-411) of a variance permitting the storage and sales of used cars with accessory office (UG 16B) which expired on December 7, 2009; Waiver of the Rules. R5 zoning district. Community Board #5BK Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 12/13/11</p>
7.	390-61-BZ	<p>Peter Hirshman 148-150 East 33rd Street, Manhattan Amendment (§11-413) of a variance for a UG8 parking garage (<i>Rapid Park Industries</i>) to permit the addition of an auto rental establishment (UG8) in the cellar level; extension of time to obtain a certificate of occupancy which expired on June 29, 2008. R8B zoning district. Community Board #6M Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 12/13/11</p>
8.	742-70-BZ	<p>Rothkrug & Spector, LLP 830 Bay Street, Staten Island Extension of Term of a Variance (§72-21) for the continued operation of an automotive service station which expired on May 18, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on February 26, 2009 and waiver of the rules. C1-1/R3-2 zoning district. Community Board #1SI Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 2/7/12</p>

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9.	252-71-BZ	<p>Alfonso Duarte 190-18 Northern Boulevard, Queens Extension of Term of a variance (§72-21) for the continued sale and installation of automobile seat covers and convertible tops (UG 7), furniture sales (UG 6C), and automotive repairs (UG 16B) which expired on July 13, 2011. R3-2 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 12/13/11</p>
10.	608-85-BZ	<p>Sheldon Lobel, P.C. 33-56 11th Street, Queens Extension of Term of a variance (72-21) which permitted a custom Woodworking Shop (UG 16) which expired on June 17, 2011; Amendment to permit a change of use to a (UG16) General Contractors Establishment and to allow the expansion of two existing mezzanines to create a full second floor. R5 zoning district. Community Board #1Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 12/13/11</p>
11.	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 Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 12/6/11</p>

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<i>SOC – NEW CASES</i>		
12.	332-98-BZ	<p>Sheldon Lobel, P.C. 3155 Grace Avenue, Bronx Amendment to a previously granted Variance (§72-21) for an enlargement to an existing nursing home (<i>Workmen's Circle MultiCare</i>). R5 zoning district. Community Board #12BX Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 1/10/12</p>
13.	290-03-BZ 40-05-BZ	<p>Patrick W. Jones, P.C. 1097 Second Avenue, Manhattan Extension of Term for a previously granted Special Permit (§73-36) for a Physical Culture Establishment (<i>Graceful Services</i>) which expired on September 26, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on April 20, 2005; and an Amendment to legalize an increase in floor area; and Waiver of the Rules. C2-8 (TA) zoning district. Community Board #6M Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 1/31/12</p>
14.	170-08-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 411-431 East 69th Street, Manhattan Amendment to a variance (§72-21) for a 16-story biomedical research building (<i>Weill Cornell Medical College</i>) to permit Hunter College to occupy one floor for medical research purposes. R8 zoning district. Community Board #8M Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 12/6/11</p>

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<i>APPEALS – DECISIONS</i>		
15.	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> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Denied – 11/22/11</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
16.	29-11-A thru 30-11-A	<p>Gibson, Dunn & Crutcher, LLP 318 Lafayette Street, Manhattan An appeal challenging the Department of Building's revocation of sign permits. M1-5B Zoning District. Community Board #2M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 1/31/12</p>
17.	40-11-A	<p>Bryan Cave LLP 25 Central Park West, Manhattan Appeal challenging the Department of Building’s determination that non-conforming commercial use was discontinued pursuant to ZR §52-61. R10A & C4-7 LSD Zoning district. Community Board #7M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 12/6/11</p>
18.	138-11-A	<p>Sheldon Lobel, P.C. 64-01 Woodside Avenue, Queens Appeal seeking a common law vested right to complete construction under the prior R6 zoning district regulations. R5D zoning district. Community Board #2Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 12/13/11</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
19.	140-11-A & 141-11-A	Sheldon Lobel, P.C. 69-17 & 69-19 38th Avenue, Queens Appeal seeking a common law vested right to complete construction under the prior R6 zoning district regulations. R5D zoning district. Community Board #2Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/13/11

<i>APPEALS – NEW CASES</i>		
20.	61-11-A	NYC Fire Department 134 9th Avenue, Manhattan Application seeking to modify Certificate of Occupancy to require an automatic sprinkler system for residents on upper floors of building. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/10/12

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<i>BZ – DECISIONS</i>		
1.	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: Granted – 11/22/11</p>
2.	81-11-BZ	<p>Rothkrug Rothkrug & Spector, LLP 1380 Metropolitan Avenue aka 44/64 Metropolitan Oval, Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Blink Fitness</i>). C4-2 zoning district. Community Board #9BX</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 11/22/11</p>
3.	126-11-BZ	<p>Greenberg Traurig, LLP 87-89 Chambers Street, Manhattan Variance (§72-21) to allow for the construction of a new mixed use building, contrary to lot coverage and rear yard equivalent (§§23-145 and 23-532) and accessory off-street parking regulations (§13-00). C6-3A/Tribeca Special District Community Board #1M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 11/22/11</p>

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<i>BZ – CONTINUED HEARINGS</i>		
4.	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: Adjourned, Continued Hearing – 2/7/12</p>
5.	47-11-BZ	<p>Law Office of Fredrick A. Becker 1213 Bay 25th Street, Queens Variance (§72-21) to allow a three-story yeshiva (<i>Yeshiva Zichron Aryeh</i>) with dormitories, contrary to use (§22-13), floor area (§§23-141 and 24-111), side setback (§24-551) and parking regulations (§25-31). R2 zoning district. Community Board #14Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Adjourned, Continued Hearing – 12/6/11</p>
6.	54-11-BZ	<p>Law Office of Fredrick A. Becker 6010 Bay Parkway, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory diagnostic or treatment facility building. R6/C1-3 zoning district. Community Board #12BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 1/10/12</p>
7.	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: Closed, Decision – 1/10/12</p>

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<i>BZ – CONTINUED HEARINGS</i>		
8.	76-11-BZ	<p>Sheldon Lobel, P.C. 2263 East 2nd Street, 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); rear yard (§23-47) and side yard (§23-461). R4/Ocean Parkway zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 1/10/12</p>
9.	82-11-BZ	<p>Sheldon Lobel, P.C. 2020 Homecrest Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141); side yard (§23-461); rear yard (§23-47) regulations. R5 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 12/13/11</p>
10.	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 – 12/6/11</p>

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<i>BZ – NEW CASES</i>		
11.	92-11-BZ	<p>Sheldon Lobel, P.C. 1349 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family home contrary to floor area and open space (§23-141(a)); 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: Continued Hearing – 12/13/11</p>
12.	134-11-BZ	<p>Eric Palatnik, P.C. 335 Madison Avenue, Manhattan Special Permit (ZR §73-36) to allow the operation of a physical culture establishment (<i>Spa Castle</i>). C5-3 zoning district. Community Board #5M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 12/13/11</p>
13.	137-11-BZ	<p>Slater & Beckerman, LLP 455 Carroll Street, Brooklyn Variance (§72-21) to allow the conversion of the second floor and second floor mezzanine from manufacturing and commercial uses to residential use, contrary to §42-10. M1-2 zoning district. Community Board #6BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 1/10/12</p>
14.	152-11-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 240 East 38th Street, Manhattan Variance (§72-21) to allow modifications to the existing plazas and arcades associated with the partial re-use of an existing building for a community facility (<i>NYU Langone Medical Center</i>), contrary to §37-625. C1-9 zoning district. Community Board #6M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 12/13/11</p>

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