

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 18, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	677-53-BZ	<p>Rothkrug Rothkrug & Spector 61-26/30 Fresh Meadow Lane, Queens 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. Community Board #8Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 10/18/11</p>
2.	329-59-BZ	<p>Mango & Iacoviello, LLP 910-924 Ninth Avenue, aka 22-44 West 60th Street, Manhattan Extension of Term for the continued operation of transient parking in a multiple dwelling which expired on November 4, 2008; an Extension of Time to obtain a Certificate of Occupancy which expired on November 4, 2008 and waiver of rules. R8/C6-6(MID) zoning district. Community Board #4M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 10/18/11</p>
3.	1045-64-BZ	<p>Hal Dorfman, R.A. 300-330 East 33rd Street, Manhattan Extension of Term for the continued operation of transient parking which expired on June 21, 2011. R8 zoning district. Community Board #6M</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Granted – 10/18/11</p>
4.	86-92-BZ	<p>Randy M. Gulkis, DDS 15 First Street, Staten Island Extension of Term of a Variance (§72-21) for the continued operation of a UG6B dental office which expired on June 11, 2011. R3X zoning district. Community Board #2SI</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 10/18/11</p>

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<i>SOC – DECISIONS</i>		
5.	51-07-BZ	<p>Sheldon Lobel, P.C. 70-44/52 Kissena Boulevard, Queens Amendment to a Variance (§72-21) to legalize the change of use from a (UG6) one-story retail building to a (UG3) community facility with changes to the exterior façade and interior layout. R4 zoning district. Community Board #8Q</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/18/11

<i>SOC – CONTINUED HEARINGS</i>		
6.	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>
		Examiner: Carlo Costanza (212) 788-8739
		Status: Postponed Hearing – 11/1/11
7.	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</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/22/11

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<i>SOC – NEW CASES</i>		
8.	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 – 11/22/11</p>
9.	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: Continued Hearing – 11/22/11</p>
10.	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 Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 11/15/11</p>
11.	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: Continued Hearing – 11/22/11</p>

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<i>APPEALS – DECISIONS</i>		
12.	176-10-A	<p>Sheldon Lobel, P.C. 62 Brighton 2nd Place, Brooklyn Proposed construction of a residential building not fronting a mapped street, contrary to General City Law Section 36. R6 zoning District. Community Board #13BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 10/18/11</p>
13.	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> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 11/15/11</p>
14.	14-11-A	<p>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</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Denied – 10/18/11</p>
15.	69-11-A & 70-11-A	<p>Sheldon Lobel, P.C. 88-11& 88-13 173rd Street, Queens Appeal seeking a determination that the owner of has acquired a common law vested right to continue development commenced under the prior R6 zoning district. R4-1 Zoning District. Community Board #12Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 10/18/11</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
16.	232-10-A	<p>Goldman Harris 59 Fourth Avenue, Manhattan An appeal challenging Department of Buildings’ denial of a sign permit on the basis that the advertising sign had not been legally established and not discontinued as per ZR §52-83. C1-6 Zoning District. Community Board #3M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Adjourned, Continued Hearing – 12/6/11</p>
17.	15-11-A	<p>Slater & Beckerman, LLP 860 Sixth Avenue, Manhattan Appeal challenging the Department of Building's determination that a non-illuminated advertising sign and structure is not a legal non-conforming advertising sign pursuant to ZR §52-00. C6 zoning district. Community Board #5M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Adjourned, Continued Hearing – 12/6/11</p>
18.	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: Adjourned, Continued Hearing – 11/22/11</p>
19.	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: Continued Hearing – 11/22/11</p>

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<i>APPEALS – NEW CASES</i>		
20.	114-11-A	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 245 th), contrary to General City Law Section 35. R1-1/Riverdale SNAD zoning district. Community Board #8BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 11/1/11

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	230-09-BZ	Peter Hirshman 1700 White Plains Road, Bronx Variance (§72-21) for the construction of a three story, three family residence, contrary to front yard regulations (§23-45). R-5 zoning district. Community Board #11BX Examiner: Henry Segovia (212) 788-8757 Status: Granted – 10/18/11
2.	54-10-BZ	Eric Palatnik, P.C. 150(c) Sheepshead Bay Road, aka 1508 Avenue Z, Brooklyn Special Permit (§73-44) to permit reduction in required parking for an ambulatory diagnostic or treatment center. C4-2 zoning district. Community Board #15BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Withdrawn – 10/18/11
3.	194-10-BZ	Eric Palatnik, P.C. 175 Exeter Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 10/18/11
4.	196-10-BZ	James Chin & Associates 234 East 53rd Street, Manhattan Variance (§72-21) to allow ground floor commercial use in an existing residential building, contrary to use regulations (§22-00). R8B zoning district. Community Board #6M Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 10/18/11

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<i>BZ – DECISIONS</i>		
5.	6-11-BZ	Paul Bonfilio 50-20 216th Street, Queens Variance (§72-21) to permit the construction of a one family detached residence on a vacant corner tax lot contrary to ZR §23-711 for minimum distance between buildings on the same zoning lot; ZR §23-461 for less than the required width of a side yard on a corner lot and ZR §23-89(b) less than the required open area between two buildings. R2A zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/18/11

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<i>BZ – CONTINUED HEARINGS</i>		
6.	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: Closed, Decision – 11/15/11</p>
7.	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> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Adjourned, Continued Hearing – 11/1/11</p>
8.	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> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Adjourned, Continued Hearing – 11/22/11</p>
9.	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> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 11/22/11</p>

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<i>BZ – NEW CASES</i>		
10.	39-11-BZ	<p>Bryan Cave LLP 2230-2234 Kimball Street, Brooklyn Variance (§72-21) to legalize a mixed use building, contrary to floor area (§24-162), parking (ZR §25-31), permitted obstructions (§24-33/23-44), open space access (§12-10), side yard setback (§24-55), and distance required from windows to lot line (§ 23-861). R4 zoning district. Community Board #18BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 12/6/11</p>
11.	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: Continued Hearing – 11/22/11</p>
12.	106-11-BZ	<p>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</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 11/15/11</p>

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