

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 25, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	742-59-BZ	<p>Harold L. Robertson 136 East 55th Street, Manhattan Extension of Term for the continued use of 50 transient parking spaces within an accessory garage in a multiple dwelling building which h expired on June 13, 2011. C6-6 zoning district. Community Board #6M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/25/11</p>
2.	93-95-BZ	<p>Akerman Senterfeit 149-56/58 Cross Island Parkway, Queens Extension of Term of a Variance (§72-21) for the continued operation of a (UG 6a) eating and drinking establishment and (UG 9) catering establishment which expired on June 10, 2007 and waiver of the rules. R3A zoning district. Community Board #7Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/25/11</p>
3.	92-99-BZ thru 102-99-BZ	<p>Sheldon Lobel, P.C. 98-09, 98-25, 98-41, 98-51, 98-33, 98-19, 64th Avenue, Queens Extension of Term for the continued use of transient parking spaces in a multi-unit residential building which expired on May 30, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on May 30, 2011, and Waiver of the Rules. R7-1 zoning district. Community Board #6Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/25/11</p>
4.	200-00-BZ	<p>Eric Palatnik, P.C. 107-24 37th Avenue, Queens Extension of Time to obtain a Certificate of Occupancy of a variance (§72-21) to operate a Physical Culture Establishment (<i>Squash Fitness Center</i>) which expired on June 8, 2011; Waiver of the Rules. C1-4(R6B) zoning district. Community Board #3Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/25/11</p>

*****DISCLAIMER*****

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<i>SOC – CONTINUED HEARINGS</i>		
5.	624-68-BZ	<p>Rothkrug Rothkrug & Spector, LLP 188-07 Northern Boulevard, Queens Extension of Term of a Variance (§72-21) to permit wholesale plumbing supply (UG16), stores and office (UG6) which expired on January 13, 2011; Extension of Time to obtain a Certificate of Occupancy and waiver of the rules. R3-2 zoning district. Community Board #11Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 12/6/11</p>
6.	926-86-BZ	<p>Sheldon Lobel, P.C. 217-07 Northern Boulevard, Queens Extension of Term of a variance for the operation of an automotive dealership with accessory repairs (UG 16B) which expired on November 4, 2010; Extension of time to obtain a Certificate of Occupancy which expired on January 6, 2006; Waiver of the Rules. C2-2/R6-B/R3X zoning district. Community Board #11Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 12/6/11</p>
7.	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 Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 11/15/11</p>
8.	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 Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 11/15/11</p>

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SOC – NEW CASES		
9.	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</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 11/22/11</p>
10.	593-69-BZ	<p>Eric Palatnik, P.C. 108-01 Atlantic Avenue, Queens Amendment (§11-413) to convert automotive repair bays to an accessory convenience store at an existing gasoline service station (<i>Shell</i>). C2-2/R5 zoning district. Community Board #9Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 12/6/11</p>
11.	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</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 11/22/11</p>
12.	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> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 11/15/11</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
13.	182-06-A thru 211-06-A	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
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 11/15/11

<i>APPEALS – NEW CASES</i>		
14.	138-11-A	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
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/22/11
15.	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: Continued Hearing – 11/22/11

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REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 25, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	230-10-BZ	<p>Eric Palatnik, P.C. 177 Kensington Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to open space, lot coverage and floor area (§23-141(b)) and perimeter wall height (§23-631(b)). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 10/25/11</p>
2.	18-11-BZ	<p>Law Office of Fredrick A. Becker 1025 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 yards (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 10/25/11</p>
3.	48-11-BZ	<p>Richard C. Bonsignore 60 Madison Avenue, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Mendez Boxing</i>). C5-2 zoning district. Community Board #5M Examiner: Rory Levy (212) 788-8749 Status: Granted – 10/25/11</p>
4.	58-11-BZ	<p>Friedman & Gotbaum, LLP 20-22 East 91st Street, Manhattan Variance (§72-21) to permit the expansion of a (UG 3) community facility (<i>The Spence School</i>) contrary to lot coverage (§24-11) and rear yard equivalent (§24-382). R8B zoning district. Community Board #8M Examiner: Rory Levy (212) 788-8749 Status: Granted – 10/25/11</p>

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<i>BZ – DECISIONS</i>		
5.	72-11-BZ	<p>Walter T. Gorman, P.E. 101-06 Astoria Boulevard, Queens Re-Instatement (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) which expired on October 8, 1994. R3-2 zoning district. Community Board #3Q Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 10/25/11</p>

<i>BZ – CONTINUED HEARINGS</i>		
6.	43-11-BZ	<p>Harold Weinberg 1926 East 21st 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, lot coverage and open space (§23-141), side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Off Calendar</p>
7.	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 Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 11/22/11</p>
8.	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 Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 11/22/11</p>

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<i>BZ – NEW CASES</i>		
9.	81-11-BZ	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
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 11/22/11
10.	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: Continued Hearing – 11/15/11
11.	126-11-BZ	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
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 11/22/11

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