

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 13, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	662-56-BZ	Rothkrug Rothkrug & Spector, LLP 3875 Flatbush Avenue, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted a public parking lot (UG 8), which expired on January 23, 2011; Waiver of the Rules. C1-2/R5 zoning district. Community Board #18BK Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 9/13/11
2.	586-87-BZ	Rothkrug Rothkrug & Spector, LLP, 1302/12 65th Street, Brooklyn Extension of Term (§11-411) for the continued operation of an existing gasoline service station (<i>Emporium</i>) with lubritorium, auto repairs and the sale of new/used cars which expired on July 12, 2008; waiver of the rules. R5B/C2-3 zoning district. Community Board #10BX Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/13/11
3.	259-06-BZ	Law office of Fredrick A. Becker 1885-1891 Ocean Parkway, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the enlargement of an existing one and two-story synagogue which expired on June 12, 2011. R-5 (OP) zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/13/11
4.	302-06-BZ	Harold Weinberg 1791 Ocean Parkway, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a mezzanine and a two-story enlargement over the existing two-story community facility building which expired on June 12, 2011. R6A in OP zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/13/11

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<i>SOC – CONTINUED HEARINGS</i>		
5.	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: Closed, Decision – 10/18/11</p>
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> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 10/18/11</p>
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> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 10/18/11</p>

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<i>SOC – CONTINUED HEARINGS</i>		
8.	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: Continued Hearing – 10/25/11</p>
9.	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 Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 10/18/11</p>

<i>SOC – NEW CASES</i>		
10.	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 Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 10/18/11</p>
11.	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 Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 10/18/11</p>

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<i>SOC – NEW CASES</i>		
12.	624-68-BZ	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 – 10/25/11
13.	351-05-BZ	Simons & Wright LLC 146 Conover Street, Brooklyn Extension of Time to Complete Construction of a Variance (§72-21) for the construction of six-unit, four story residential building which expired on August 22, 2010; Waiver of the rules. M2-1 zoning district. Community Board #6BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 9/27/11
14.	265-08-BZ	Richard Bass/Herrick, Feinstein, LLP 70 Wyckoff Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a Variance (§72-21) for the legalization of residential units in a manufacturing building which expired on August 9, 2011. M1-1 zoning district. Community Board #4BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 9/27/11
15.	13-09-BZ	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 Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 9/27/11

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<i>APPEALS – DECISIONS</i>		
16.	77-11-A	<p>Akerman Senterfitt, LLP 35-16 Astoria Boulevard, Queens Appeal seeking a determination that the property owner has acquired a common law vested right to continue development under the prior R6 zoning regulations. R6B zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 9/13/11</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
17.	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: Continued Hearing – 10/25/11</p>
18.	224-10-A	<p>Joseph A. Sherry 173 Reid Avenue, Queens Proposed reconstruction and enlargement not fronting on a legally mapped street contrary to General City Law Section 36 and the building and private disposal system is located within the bed of a mapped street contrary to General City Law Section 35 and Department of Buildings Policy. R4 Zoning District. COMMUNITY BOARD #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 9/13/11</p>

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<i>APPEALS – NEW CASES</i>		
19.	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: Closed, Decision – 10/18/11</p>
20.	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> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 10/18/11</p>

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	177-10-BZ	<p>Rothkrug Rothkrug & Spector, LLC 8 Orange Avenue, Staten Island Variance (§72-21) for the construction of a detached three-story single family home, contrary to open space (§23-141); front yard (§23-45) and side yard (§23-461). R3A zoning district. Community Board #1SI</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 9/13/11</p>
2.	4-11-BZ	<p>Law Office of Fredrick A. Becker 1747-1751 East 2nd Street, aka 389 Quentin Road, Brooklyn Variance (§72-21) to allow a three-story synagogue, contrary to lot coverage (§24-11), floor area (§113-51), wall height and total height (§113-55), front yard (§113-542), side yards (§113-543), encroachment into required setback and sky exposure plane (§113-55), and parking (§25-18, 25-31, and 113-561). R5 zoning district. Community Board # 15BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 9/13/11</p>
3.	38-11-BZ	<p>Eric Palatnik, P.C. 1368 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home to be converted into a single family home, contrary to floor area and open space (§23-141(a)); side yard (§23-461(a)) 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: Granted – 9/13/11</p>
4.	51-11-BZ	<p>Law Office of Fredrick A. Becker 1226 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence, contrary to floor area and open space (§23-141); and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 9/13/11</p>

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<i>BZ – DECISIONS</i>		
5.	65-11-BZ	<p>Sheldon Lobel, P.C. 1750 East Gun Hill Road, Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) in an existing one-story building. C2-1/R3-2 zoning district. Community Board #11BX</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 9/13/11</p>
6.	68-11-BZ	<p>Law Office of Fredrick A. Becker 1636 East 23rd Street, Brooklyn Special Permit (§73-622) for enlargement of existing single family home, contrary to floor area, lot coverage and open space (§23-141); rear yard (§23-47) and side yard (§23-461). R3-2 zoning district. Community Board#15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 9/13/11</p>

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<i>BZ – CONTINUED HEARINGS</i>		
7.	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: Closed, Decision – 10/18/11
8.	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: Closed, Decision – 10/18/11
9.	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: Closed, Decision – 10/18/11
10.	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: Closed, Decision – 10/18/11

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<i>BZ – CONTINUED HEARINGS</i>		
11.	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 – 10/18/11</p>
12.	64-11-BZ	<p>Rampulla Associates Architects 32-28 49th Street, Queens Special Permit (§73-36) to allow the operation of a physical cultural establishment (<i>Retro Fitness</i>). C8-1 zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision – 9/20/11</p>

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<i>BZ – NEW CASES</i>		
13.	43-11-BZ	<p>Harold Weinberg 1296 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</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 9/27/11</p>
14.	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</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision – 10/25/11</p>
15.	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> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 10/25/11</p>

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