

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 20, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	827-55-BZ	<p>Eric Palatnik, P.C. 245-20 139th Avenue, Queens Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>British Petroleum</i>) which expires on January 31, 2011. R3-2 zoning district. Community Board #13Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/20/11</p>
2.	58-99-BZ	<p>Sheldon Lobel, P.C. 18-10 Utopia Parkway, Queens Extension of Term (§11-411) for a gasoline service station (<i>Gulf</i>) which expired on October 26, 2009; Amendment to the previously approved plans to remove a canopy and Waiver of the Rules. R3-2 zoning district. Community Board #7Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/20/11</p>
3.	201-02-BZ	<p>Eric Palatnik, P.C. 6778 Hylan Boulevard, Staten Island Extension of Time to Complete Construction of a Variance (§72-21) for the construction of a new automotive service station with accessory convenience store which expired on May 22, 2011 and a waiver of the rules. C1-1/R3X (SRD) zoning district. Community Board #3SI Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/20/11</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 20, 2011

10:00 A.M.

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

<i>SOC – NEW CASES</i>		
6.	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 Examiner: Henry Segovia (212) 788-8757 Status: Postponed Hearing – 10/25/11</p>
7.	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 expired on June 13, 2011. C6-6 zoning district. Community Board #6M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 10/25/11</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 20, 2011

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	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 style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 10/25/11</p>
9.	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 style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 10/25/11</p>
10.	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</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 10/25/11</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 20, 2011

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
11.	95-11-A	<p>Gary Lenhart 385 Bayside Drive, Queens Reconstruction and enlargement of a single family dwelling located within the bed of a mapped street, contrary to General City Law Section 35. R4 zoning district. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 9/20/11</p>
12.	100-11-A	<p>Deidre Duffy 157 Ocean Avenue, Queens Reconstruction of a single family home located within the bed of a mapped street, contrary to General City Law Section 35. R4 Zoning District. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 9/20/11</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 20, 2011

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	119-10-BZ	<p>Sheldon Lobel, P.C. 787 Cornaga Avenue, Queens Variance (§72-21) to allow legalization of an enlargement of a residential building, contrary to front yard (§23-45) and height (§23-631) regulations. R2X zoning district. Community Board #14Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 9/20/11</p>
2.	227-10-BZ	<p>Eric Palatnik, P.C. 204-12 Northern Boulevard, Queens Re-instatement (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) (<i>Getty</i>) which expired on October 11, 2000; Amendment to legalize fuel dispensing islands; Extension of Time to obtain a certificate of occupancy which expired on November 17, 1993; Waiver of the rules. C2-2/R3-2 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 9/20/11</p>
3.	1-11-BZ	<p>Martyn & Don Weston Architects 189-191 Atlantic Avenue, Brooklyn Variance (§72-21) to allow a ground floor enlargement to a pre-existing non complying commercial building, contrary to floor area regulations (§53-31). C2-3/R6 zoning district. Community Board #2BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 9/20/11</p>
4.	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 Examiner: Rory Levy (212) 788-8749 Status: Granted – 9/20/11</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 20, 2011

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 10/25/11</p>
6.	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</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 10/25/11</p>
7.	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</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 10/25/11</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 20, 2011

1:30 P.M.

<i>BZ – NEW CASES</i>		
8.	231-10-BZ	<p>Eric Palatnik, P.C. 430-440 Park Avenue, Brooklyn Variance (§72-21) to permit the development of a six-story school (<i>Williamsburg Infant and Early Childhood Development center</i>), contrary to use regulations (§42-11); floor area (§43-122), rear yard (§43-26), and wall height, total height, number of stories, setback, and sky exposure plane (§43-43). M1-1 zoning district. Community Board #3BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 11/15/11</p>
9.	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 – 10/25/11</p>
10.	94-11-BZ	<p>Victor K. Han, RA, AIA, 149-06 Northern Boulevard, Queens Special Permit (§73-36) to allow a physical culture establishment (<i>New York Spa & Sauna</i>). C2-2/R6A&R5 zoning district. Community Board #7Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 11/15/11</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.
