

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 27, 2011

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	713-55-BZ	Walter T. Gorman, P.E. 181-05 Horace Harding Expressway, Queens Extension of Term (§11-411) of a variance for the continued operation of a gasoline service station (<i>Mobil</i>) which expired on December 11, 2011. C2-2/R3-1 zoning district. Community Board #11Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/27/11
2.	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: Granted – 9/27/11
3.	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: Granted – 9/27/11

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<i>SOC – CONTINUED HEARINGS</i>		
4.	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: Continued Hearing – 11/1/11</p>
5.	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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 10/25/11</p>
6.	188-96-BZ	<p>Mitchell S. Ross, Esq. 444 Soundview Avenue, Bronx Extension of Term (§11-411) of a variance for the continued operation of a Gasoline Service Station (<i>Gulf</i>) with accessory convenience store which expired January 6, 2008; Waiver of the rules. R5 zoning district. Community Board #9BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 11/15/11</p>
7.	13-09-BZ	<p>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</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 11/1/11</p>

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<i>SOC – NEW CASES</i>		
8.	672-65-BZ	Joseph Pell Lombardi 122 East 38th Street, Manhattan Extension of Term for the continued use of UG6 offices on three floors of a five-story residential building which expired on November 13, 2004; Waiver of the Rules. R8B zoning district. Community Board #6M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 11/1/11
9.	224-66-BZ	Peter Hirshman 325-335 East 49th Street, aka 328-334 East 50th Street, Manhattan Extension of Term for the continued use of transient parking in a multiple dwelling building which expired on June 14, 2011. R8B zoning district. Community Board #6M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 11/1/11
10.	172-96-BZ	Law Office of Mitchell Ross 597/599 Marcy Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy for an existing (UG 16) welding shop which expired on May 17, 2010; Waiver of the Rules. C1-3/R6 zoning district. Community Board #3BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 11/1/11
11.	269-98-BZ	Mothiur Rahman 70 East 184th Street, Bronx Extension of Time to obtain a Certificate of Occupancy for a Variance (§72-21) for the construction of a two-story building with UG6 commercial use which expired on August 25, 2011. R8 zoning district. Community Board #5BX Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 11/1/11

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<i>APPEALS – CONTINUED HEARINGS</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 style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 10/18/11</p>
13.	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 style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 10/18/11</p>

<i>APPEALS – NEW CASES</i>		
14.	50-11-A	<p>Steven Bennett, Esq. 134-07 87th Avenue, Queens Appeal seeking a common law vested right to continue development under prior zoning (§23-541). R4-1 zoning district. Community Board #9Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 11/1/11</p>
15.	114-11-A	<p>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 245th), contrary to General City Law Section 35. R1-1/Riverdale SNAD zoning district. Community Board #8BX</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Postponed Hearing – 10/18/11</p>

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	236-09-BZ	<p>Marvin Mitzner, Esq. 140-148 West 28th Street, Manhattan Variance (§72-21) to allow for a 29 story mixed use commercial and residential building contrary to use regulations (§42-00), floor area (§43-12), rear yard equivalent (§43-28), height (§43-43), tower regulations (§43-45) and parking (§13-10). M1-6 zoning district. Community Board #5M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Withdrawn – 9/27/11</p>
2.	56-11-BZ	<p>Sheldon Lobel, P.C. 957 East 7th Street, Brooklyn Variance (§72-21) for the enlargement of an existing one-family semi-detached residence, contrary to use (§ 22-11) and (§52-22); side yard (§23-461(a)) and floor area (§ 23-141). R2X zoning district. Community Board #12BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 9/27/11</p>
3.	60-11-BZ	<p>Sheldon Lobel, P.C. 1214 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 (§23-461) 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: Granted – 9/27/11</p>

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<i>BZ – CONTINUED HEARINGS</i>		
4.	221-08-BZ	<p>Sheldon Lobel, P.C. 34-08 Collins Place, Queens Variance (§72-21) to permit the development of a transient hotel, contrary to district use regulations. M2-1 zoning district. Community Board #7Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision – 11/1/11</p>
5.	31-10-BZ	<p>Eric Palatnik, P.C. 85-15 Queens Boulevard aka 51-35 Reeder Street, Queens Variance (§72-21) to allow for a commercial building, contrary to use (§22-00), lot coverage (§23-141), front yard (§23-45), side yard (§23-464), rear yard (§33-283), height (§23-631) and location of uses within a building (§32-431) regulations. C1-2/R6, C2-3/R6, C1-2/R7A, R5 zoning districts. Community Board #4Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 11/15/11</p>
6.	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</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 10/25/11</p>
7.	235-10-BZ	<p>Cozen O'Connor 2063 Ralph Avenue, Brooklyn Variance (§72-21) to allow a commercial use in a residential zone, contrary to use regulations (§22-00). R3-2 zoning district. Community Board #18BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision – 11/1/11</p>

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<i>BZ – CONTINUED HEARINGS</i>		
8.	17-11-BZ	<p>Sheldon Lobel, P.C. 2255 East 2nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family residence, to be converted to a single family residence, contrary to floor area, lot coverage and open space (§23-141(b)) and rear yard (§23-47) regulations. R4/OP zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 11/1/11</p>
9.	21-11-BZ	<p>Eric Palatnik, P.C. 1810 Voorhies Avenue, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory or diagnostic treatment facility. C1-2/R4 zoning district. Community Board #15BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 11/1/11</p>
10.	31-11-BZ	<p>Goldman Harris LLC 1665 Jerome Avenue, Bronx Variance (§72-21) to allow a mixed use community facility and commercial building, contrary to use (§32-12), floor area (§33-123), rear yard (§33-292), and height and setback (§33-432) regulations. C8-3 zoning district. Community Board #5BX Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 12/13/11</p>
11.	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: Continued Hearing – 10/25/11</p>

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<i>BZ – NEW CASES</i>		
12.	35-11-BZ	The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Obel</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), side yard (§24-35), rear yard (§24-36) and parking (§25-31). R2A zoning district. Community Board #13Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 12/13/11
13.	67-11-BZ	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 Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 11/1/11
14.	74-11-BZ	James Chin & Associates, LLC 1058 Forest Avenue, Staten Island Variance (§72-21) to allow the conversion of a community facility building for office use, contrary to use regulations. R3-2 & R-2 zoning district. Community Board #1SI Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 11/1/11

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