

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 24, 2012  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>389-37-BZ</b>	<p>The Law Office of Fredrick A. Becker <b>31-08 to 31-12 45<sup>th</sup> Street, Queens</b> Extension of Time to obtain a Certificate of Occupancy of previously granted variance for the operation of a UG8 parking lot which expired on May 11, 2011; waiver of the Rules. R5/C1-2 zoning district. <b>Community Board #1Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 4/24/12</b></p>
<b>2.</b>	<b>764-56-BZ</b>	<p>Alfonso Duarte, P.E. <b>200-05 Horace Harding Expressway, Queens</b> Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) with accessory uses and the sale of used cars (UG 16B), which expires on October 22, 2012. C1-2/R3-2 zoning district. <b>Community Board #11Q</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 4/24/12</b></p>
<b>3.</b>	<b>636-70-BZ</b>	<p>Walter T. Gorman, P.E. <b>105-45 to 105-55 Horace Harding Expressway, Queens</b> Amendment to an approved Special Permit (§73-211) for the operation of an automotive service station (UG 16B) with accessory uses. C2-2/R6 zoning district. <b>Community Board #4Q</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 4/24/12</b></p>
<b>4.</b>	<b>172-86-BZ</b>	<p>Sheldon Lobel, P.C. <b>256-10 Union Turnpike, Queens</b> Extension of Term of an approved Variance (§72-21) which permitted the construction of a two-story UG6 professional office building which expires on March 31, 2012. R2 zoning district. <b>Community Board #13Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 4/24/12</b></p>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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<b>5.</b>	<b>162-95-BZ &amp; 163-95-BZ</b>	Sheldon Lobel, P.C. <b>3060 &amp; 3074 Westchester Avenue, Bronx</b> Extension of Term to permit the continued operation of a Physical Cultural Establishment ( <i>Planet Fitness</i> ) which expired on July 30, 2006; Amendment to increase the floor area of the establishment. Waiver of the rules. C2-4/R6 and R7-1 zoning district. <b>Community Board #10BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 4/24/12</b>

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>442-42-BZ</b>	<p>Eric Palatnik, P.C. <b>2001/2011 Cropsey Avenue, Brooklyn</b> Amendment (§11-412) to enlarge an existing gasoline service station (<i>Shell</i>) and legalize the conversion of repair bays to an accessory convenience store. R-5 zoning district. <b>Community Board #11BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 5/8/12</b></p>
<b>7.</b>	<b>188-78-BZ</b>	<p>Eric Palatnik, P.C. <b>8102 New Utrecht Avenue, Brooklyn</b> Amendment (§11-413) to a previously granted Variance (§72-21) to add (UG16) automobile body with spray painting booth and automobile sales to an existing (UG16) automobile repair and auto laundry. R5 zoning district. <b>Community Board #11BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 5/15/12</b></p>
<b>8.</b>	<b>1259-79-BZ</b>	<p>Sheldon Lobel, P.C. <b>29 West 26<sup>th</sup> Street, Manhattan</b> Extension of Time to Complete Construction of a Variance (§72-21) to convert the fourth and sixth floors of an existing building from manufacturing lofts to residential use which expired on April 27, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on October 27, 2011; waiver of the Rules. M1-6 zoning district. <b>Community Board #5M</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 5/8/12</b></p>
<b>9.</b>	<b>271-90-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP <b>68-01/5 Queens Boulevard, Queens</b> Extension of Term (§11-411) for the continued operation of a UG16 automotive repair shop with used car sales which expired on October 29, 2011. R7X/C2-3 zoning district. <b>Community Board #2Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 6/5/12</b></p>

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<b>10.</b>	<b>203-07-BZ</b>	Sheldon Lobel, P.C. <b>137-35 Elder Avenue, Queens</b> Amendment to a previous variance (§72-21) which allowed for the construction of a mixed use building, contrary to floor area an open space regulations. The amendment requests changes to the interior layout which would decrease medical office space, increase the number of dwelling units from 28 to 36, and increase parking from 58 to 61 spaces. R6/C2-2 zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Ronald Rizzotti (212) 788-8781</b>
		<b>Status: Closed, Decision – 5/8/12</b>

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<b><i>SOC – NEW CASES</i></b>		
<b>11.</b>	<b>196-49-BZ</b>	<p>Walter T. Gorman, P.E. <b>1280 Allerton Avenue, Bronx</b> Extension of Term of an approved variance for the continued operation of a gasoline service station (<i>Sunoco</i>) which expired on September 30, 2005; Amendment for the addition of a lift in the service building and an air tower and car vacuum on the site. R4 zoning district. <b>Community Board #11BX</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Continued Hearing – 5/15/12</b></p>
<b>12.</b>	<b>290-06-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel, LLP <b>372 Lafayette Street, Manhattan</b> Amendment of an approved variance (§72-21) for a new residential building with ground floor commercial, contrary to use regulations. The amendment requests an increase in commercial floor area and a decrease in the residential floor area. M1-5B zoning district <b>Community Board #2M</b> <b>Examiner: Ronald Rizzotti (212) 788-8781</b> <b>Status: Closed, Decision – 5/15/12</b></p>
<b>13.</b>	<b>248-08-BZ</b>	<p>New York City Board of Standards <b>3550 Eastchester Road, Bronx</b> Application – Eric Palatnik, P.C. Dismissal for Lack of Prosecution --Variance (§72-21) to permit the development of a religious-based school and church, contrary to floor area and floor area ratio (§24-11), rear yard (§24-36), and parking (§25-31). R5 zoning district. <b>Community Board #12BX</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Off Calendar</b></p>

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<i><b>APPEALS – DECISIONS</b></i>		
<b>14.</b>	<b>206-10-A thru 210-10-A</b>	<p>Philip L. Rampulla <b>3399, 3403, Richmond Road, 14, 15, 17 Tupelo Court, Staten Island</b> Proposed construction of a single family home located within the bed of a mapped street, contrary to General City Law Section 35 and §72-01-(g). R1-2 zoning district. <b>Community Board #2SI</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Granted – 4/24/12</b></p>
<b>15.</b>	<b>86-11-A</b>	<p>Cozen O'Connor <b>663-673 Second Avenue, Manhattan</b> Appeal of the Department of Buildings' revocation of an approval to permit a non-conforming sign. C1-9 zoning district. <b>Community Board #6M</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Deferred Decision – 6/19/12</b></p>

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<i><b>APPEALS – NEW CASES</b></i>		
16.	154-11-A	<p>Eric Palatnik, P.C.  <b>23-10 Queens Plaza South, Queens</b>                      Appeal seeking reversal of a Department of Buildings’ determination that the non-illuminated sign located on top the building of the site is not a legal non-conforming advertising sign that may be maintained and altered. M1-9 zoning district.  <b>Community Board #2Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Continued Hearing – 5/15/12</b></p>
17.	180-11-A & 181-11-A	<p>Eric Palatnik, P.C.  <b>34-57 &amp; 34-59 107<sup>th</sup> Street, Queens</b>                      An appeal seeking a common law vested right to continue development commenced under the prior R6B zoning district. R5 zoning district.  <b>Community Board #3Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Continued Hearing – 6/5/12</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 24, 2012

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>120-11-BZ</b>	<p>Goldman Harris LLC  <b>52-11 29<sup>th</sup> Street, Queens</b>                      Special Permit (§73-44) to reduce the parking requirement for office use and catering use (parking requirement category B1) in a new commercial building. M1-3 zoning district.  <b>Community Board #2Q</b></p> <hr/> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <hr/> <p><b>Status: Granted – 4/24/12</b></p>
<b>2.</b>	<b>167-11-BZ</b>	<p>Eric Palatnik, P.C.  <b>1677 Bruckner Boulevard, Bronx</b>                      Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) with an accessory drive-through facility. C1-2/R5 zoning district.  <b>Community Board #9BX</b></p> <hr/> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <hr/> <p><b>Status: Granted – 4/24/12</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>3.</b>	<b>35-11-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>226-10 Francis Lewis Boulevard, Queens</b>                      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.  <b>Community Board #13Q</b>  <b>Examiner: Ronald Rizzotti (212) 788-8781</b>  <b>Status: Continued Hearing – 5/15/12</b></p>
<b>4.</b>	<b>102-11-BZ</b>	<p>H. Irving Sigman  <b>131-23 31 Avenue, Queens</b>                      Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>New York Spa</i>). M1-1 (CP) zoning district.  <b>Community Board #7Q</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Closed, Decision – 5/15/12</b></p>
<b>5.</b>	<b>112-11-BZ</b>	<p>Eric Palatnik, P.C.  <b>2994/3018 Cropsey Avenue, Brooklyn</b>                      Variance (§72-21) to legalize the extension of the use and enlargement of the zoning lot of a previously approved scrap metal yard (UG 18), contrary to §32-10. C8-1 zoning district.  <b>Community Board #13BK</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Closed, Decision – 6/5/12</b></p>
<b>6.</b>	<b>176-11-BZ</b>	<p>Eric Palatnik, P.C.  <b>150 Norfolk Street, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of an existing single family home, contrary to lot coverage and floor area (§23-141(b)); side yards (§23-461(a)) and less than the required rear yard (§23-47). R3-1 zoning district.  <b>Community Board #15BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 5/15/12</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>3-12-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1913 East 28<sup>th</sup> Street, Brooklyn</b>                      Special Permit (§73-622) for the enlargement an existing single family home, contrary to floor area (§23-141(b)) and side yard (§23-461(b)) requirements. R4 zoning district.  <b>Community Board #15BK</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Closed, Decision – 5/15/12</b></p>

<b><i>BZ – NEW CASES</i></b>		
<b>8.</b>	<b>174-11-BZ</b>	<p>Sahn Ward Coschignano &amp; Baker, PLLC  <b>145-15 33<sup>rd</sup> Avenue, Queens</b>                      Variance (§72-21) to permit the development of a two-story chapel (<i>The Church of Jesus Christ of Latter-day Saints</i>), contrary to floor area ratio (§24-111) and permitted obstructions in the side yards and rear yard (§24-33). R2A zoning district.  <b>Community Board #7Q</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Continued Hearing – 6/5/12</b></p>
<b>9.</b>	<b>7-12-BZ</b>	<p>Eric Palatnik, P.C.  <b>419 West 55<sup>th</sup> Street, Manhattan</b>                      Special Permit (§73-36) to allow a physical culture establishment (<i>Revolutions 55</i>). C6-2/R8 zoning district.  <b>Community Board #4BK</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Continued Hearing – 6/5/12</b></p>
<b>10.</b>	<b>26-12-BZ</b>	<p>Sheldon Lobel, P.C.  <b>73-49 Grand Avenue, Queens</b>                      Special Permit (§73-52) to allow the extension of accessory commercial parking in a residential zoning district. C1-2/R6B &amp; R4-1 zoning districts.  <b>Community Board #5Q</b></p> <hr/> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <hr/> <p><b>Status: Continued Hearing – 5/15/12</b></p>

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