

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 7, 2012

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	737-65-BZ	<p>Sheldon Lobel, P.C. 301-329 East 86th Street, Manhattan Extension of Term permitting the use of 50 surplus tenant parking spaces, within an accessory garage, for transient parking, pursuant to §60 (3) of the Multiple Dwelling Law, which expired on November 3, 2010; Waiver of the Rules. C2-8 (TA), C2-8 and R8B zoning district. Community Board #8M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 2/7/12</p>
2.	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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 2/7/12</p>
3.	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>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 2/7/12</p>

*****DISCLAIMER*****

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<i>SOC – CONTINUED HEARINGS</i>		
4.	352-69-BZ	<p>Sheldon Lobel, P.C. 411 Vanderbilt Avenue, Brooklyn Extension of Term (§72-21) of a Variance for the continued operation of a UG16 animal hospital (<i>Brooklyn Veterinary Hospital</i>) which expired on September 30, 1999; Waiver of the Rules. R6B zoning district. Community Board #2BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 3/6/12</p>

<i>SOC – NEW CASES</i>		
5.	348-75-BZ	<p>Eric Palatnik, P.C. 1050 Forest Avenue, Staten Island Extension of the term of an approved variance that expired on March 9, 1996 to allow for a UG 16 animal hospital, contrary to use regulations. Waiver of the Rules. R3-2 zoning district Community Board #1SI</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 3/20/12</p>
6.	135-01-BZ	<p>Rothkrug Rothkrug & Spector, LLP 1815/17 86th Street, Brooklyn Extension of Term (§11-411) of an approved variance which permitted a high speed auto laundry (UG 16B) which expired on October 30, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on October 30, 2002; Waiver of the Rules. C1-2(R5) zoning district. Community Board #11BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 3/20/12</p>

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<i>SOC – NEW CASES</i>		
7.	148-10-BZ	<p>Eric Palatnik, P.C. 1559 East 29th Street, Brooklyn Amendment to an approved special permit (§73-622) for the enlargement of an existing single family home, contrary to open space and floor area (§23-141) and less than the required rear yard (§23-47) and side yard (§23-461). The amendment seeks to correct open space and floor area calculations and adds a waiver to the perimeter wall height. R3-2 zoning district. Community Board #15BK</p>
		<p>Examiner: Henry Segovia (212) 788-8757</p>
		<p>Status: Continued Hearing – 3/20/12</p>

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<i>APPEALS – DECISIONS</i>		
8.	118-11-A	<p>Joseph A. Sherry 811 Liberty Lane, Queens Proposed building not fronting a mapped street, contrary General City Law 36, and in the bed of a mapped street, contrary to General City Law 35, with a private disposal system in the bed of a mapped street contrary to Department of Buildings’ policy. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 2/7/12</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	232-10-A	<p>Goldman Harris 59 Fourth Avenue, Manhattan An appeal challenging Department of Buildings’ denial of a sign permit on the basis that the advertising sign had not been legally established and not discontinued as per ZR §52-83. C1-6 Zoning District. Community Board #3M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Off Calendar</p>
10.	15-11-A	<p>Slater & Beckerman, LLP 860 Sixth Avenue, Manhattan Appeal challenging the Department of Building’s determination that a non-illuminated advertising sign and structure is not a legal non-conforming advertising sign pursuant to ZR §52-00. C6 zoning district. Community Board #5M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Adjourned, Continued Hearing – 2/14/12</p>
11.	86-11-A	<p>Cozen O’Connor 663-673 2nd Avenue, Manhattan Appeal of the Department of Buildings’ revocation of an approval to permit a non-conforming sign. C1-9 zoning district. Community Board #6M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Adjourned, Continued Hearing – 2/28/12</p>

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<i>APPEALS – NEW CASES</i>		
12.	149-11-A thru 151-11-A	<p>Sheldon Lobel, P.C. 1789, 1793 & 1797 St. John’s Place, Brooklyn Appeal pursuant to NYC Charter §666.7 to permit construction of three, two-family homes within 30'-0” of the street line of Eastern Parkway, contrary to Administrative Code §18-112 and New York City Building Code §3201.3.1. R6 zoning district. Community Board #16BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 3/6/12</p>
13.	161-11-A	<p>Quinn McCabe, LLP 82-20 Britton Avenue, Queens Appeal seeking to vacate a Stop Work Order and rescind revocation of building permits issued for failure to obtain authorization from the adjacent property owner. R7B Zoning District. Community Board #4Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 3/20/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 7, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	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 Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 2/7/12</p>
2.	166-11-BZ	<p>Wachtel & Masyr LLP 1109 Second Avenue aka 245 East 58th Street, Manhattan Special Permit (§73-36) to continue the operation of the Physical Culture Establishment (<i>Crunch Fitness</i>). C2-8 (TA) zoning district. Community Board #6M Examiner: Rory Levy (212) 788-8749 Status: Granted – 2/7/12</p>

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<i>BZ – CONTINUED HEARINGS</i>		
3.	3-11-BZ	<p>Law Office of Fredrick A. Becker 1221 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to floor area and open space (§23-141) 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: Adjourned, Continued Hearing – 4/3/12</p>
4.	76-11-BZ	<p>Sheldon Lobel, P.C. 2263 East 2nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); rear yard (§23-47) and side yard (§23-461). R4/Ocean Parkway zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 3/6/12</p>

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<i>BZ – NEW CASES</i>		
5.	104-11-BZ	<p>Eric Palatnik, P.C. 1936 East 26th Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)) 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 – 4/3/12</p>
6.	177-11-BZ	<p>Rothkrug Rothkrug & Spector, LLP 601 East 156th Street, aka 800 St. Ann’s Avenue, Bronx Special Permit (§73-36) to permit a physical culture establishment (<i>Blink Fitness</i>) within portions of an existing building. C2-3(R7X) zoning district. Community Board #1BX Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 3/6/12</p>
7.	188-11-BZ	<p>Bryan Cave LLP. 286 Spring Street, Manhattan Variance (§72-21) to allow for the conversion of floors two through six from commercial use to residential use, contrary to use regulations (§42-10). M1-6 zoning district. Community Board #2M Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 3/6/12</p>

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