

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 10, 2012

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	789-45-BZ	Walter T. Gorman, P.E. 56-02/56-20 Broadway, Queens Extension of Term of a previously granted Variance (§72-21) for the continued operation of a (UG16) gasoline service station (<i>Getty</i>) which expired on July 13, 2006; Extension of Time to Obtain a Certificate of Occupancy which expired February 4, 2005; Waiver of the Rules. M1-1/R5 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/10/12
2.	593-69-BZ	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: Granted – 1/10/12
3.	271-71-BZ	Sheldon Lobel, P.C. 400 East 56th Street, Manhattan Extension of Term for the continued use of transient parking in a residential apartment building which expired on July 6, 2011; waiver of the rules. R10/C1-5 zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/10/12
4.	280-98-BZ	Rampulla Associates Architects, LLP 2936 Hylan Boulevard, Staten Island Extension of Time to obtain a Certificate of Occupancy for a Variance (§72-21) for the continued operation of a UG4 dental office which expired on June 15, 2011. R2 zoning district. Community Board #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/10/12

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5.	255-00-BZ	Sheldon Lobel, P.C. 130-30 31st Avenue, Queens Amendment to a variance (§72-21) to permit a change of use on the 2nd and 3rd floors of the existing building at the premises from UG4 house of worship to UG3 school. M1-1/M2-1 zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 1/10/12
6.	302-01-BZ	Greenberg Taurig 2519-2525 Creston Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy for a variance for the continued use of a parking facility accessory to commercial use which expired on April 23, 2033; waiver of the rules. R8 zoning district. Community Board #7BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/10/12

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<i>SOC – CONTINUED HEARINGS</i>		
7.	529-52-BZ	Alfonso Duarte 77-11 Roosevelt Avenue, Queens Extension of Term (§11-411) of a variance permitting automotive repair (UG 16B) with accessory uses which expired on May 9, 2011. C2-3/R6 zoning district. Community Board #3Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 1/31/12
8.	321-63-BZ	Greenberg Traurig 1775 Grand Concourse, Bronx Amendment of a special permit (§73-65) which permitted the construction of an 8-story enlargement of a telephone exchange building. The Amendment seeks to permit Use Groups 6A, 6B and 6C, pursuant to §122-10. R8/Special Grand Concourse Preservation District. Community Board #5BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 1/31/12
9.	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: Closed, Decision – 2/7/12
10.	188-96-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/31/12

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SOC – CONTINUED HEARINGS

11.	332-98-BZ	<p>Sheldon Lobel, P.C. 3155 Grace Avenue, Bronx Amendment to a previously granted Variance (§72-21) for an enlargement to an existing nursing home (<i>Workmen's Circle MultiCare</i>). R5 zoning district. Community Board #12BX Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/31/12</p>
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SOC – NEW CASES

12.	118-53-BZ	<p>Issa Khorasanchi 106-57/61 160th Street, Queens Extension of Term (§11-411) for continued operation of UG6 retail stores which expired on December 7, 2011. R4 zoning district. Community Board #12Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 2/28/12</p>
13.	295-57-BZ	<p>Vassalotti Associates Architects, LLP 146-15 Union Turnpike, Queens Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>British Petroleum</i>) which expired on August 7, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on February 7, 2002. C1-2/R4 zoning district. Community Board #8Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 1/31/12</p>
14.	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 Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 2/7/12</p>

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<i>SOC – NEW CASES</i>		
15.	352-69-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/7/12
16.	156-03-BZ	Goldman Harris LLC 135-35 Northern Boulevard, Queens Extension of Time to Complete Construction of a Variance (§72-21) for the construction of a 17-story mixed-use commercial/community facility/residential building which expires on January 12, 2012. R6/C2-2 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/31/12

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<i>APPEALS – DECISIONS</i>		
17.	61-11-A	NYC Fire Department 134 9th Avenue, Manhattan Application seeking to modify Certificate of Occupancy to require an automatic sprinkler system for residents on upper floors of building. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/10/12

<i>APPEALS – NEW CASES</i>		
18.	45-07-A	Eric Palatnik, P.C. 1472 East 19th Street, Brooklyn Extension of time to complete construction, which expired on July 10, 2011, in accordance with a previously approved common law vested rights application for a two-story and attic mixed-use residential and community facility building. R4-1 zoning district. Community Board #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 2/14/12
19.	8-11-A	Beach Haven Group, LLC 2781 Shell Road, Brooklyn Proposed reconstruction of a tennis club located within the bed of a mapped street (Atwater Court and Colby Court), contrary to General City Law Section 35. R5 zoning district. Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/24/12

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TUESDAY AFTERNOON, JANUARY 10, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	42-11-BZ	Eric Palatnik, P.C. 135-11 40th Road, Queens Special Permit (§73-44) to permit the reduction in required parking for an ambulatory or diagnostic treatment facility and for office uses. C4-2 zoning district. Community Board #7Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 1/10/12
2.	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: Granted – 1/10/12
3.	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: Granted – 1/10/12
4.	76-11-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Reopened, Continued Hearing – 2/7/12

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5.	105-11-BZ	Slater & Beckerman, LLP 147 Remsen Street, Brooklyn Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Massage Spa Envy</i>). C5-2A (Special Downtown Brooklyn District) zoning district. Community Board #2BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 1/10/12
6.	134-11-BZ	Eric Palatnik, P.C. 335 Madison Avenue, Manhattan Special Permit (ZR §73-36) to allow the operation of a physical culture establishment (<i>Spa Castle</i>). C5-3 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 1/10/12

<i>BZ – CONTINUED HEARINGS</i>		
7.	54-11-BZ	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: Closed, Decision – 2/7/12
8.	137-11-BZ	Slater & Beckerman, LLP 455 Carroll Street, Brooklyn Variance (§72-21) to allow the conversion of the second floor and second floor mezzanine from manufacturing and commercial uses to residential use, contrary to §42-10. M1-2 zoning district. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 2/28/12

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BZ – NEW CASES		
9.	87-11-BZ	Eric Palatnik, P.C. 159 Exeter Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (23-141(b)). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/14/12
10.	120-11-BZ	Goldman Harris LLC 52-11 29th Street, Queens 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. Community Board #2Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 2/14/12
11.	130-11-BZ	Law Office of Fredrick A. Becker 3600 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an 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
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/31/12
12.	166-11-BZ	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: Closed, Decision – 2/7/12

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