

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 31, 2012

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	529-52-BZ	<p>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</p> <p style="text-align: right;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="text-align: right;">Status: Granted – 1/31/12</p>
2.	321-63-BZ	<p>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</p> <p style="text-align: right;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="text-align: right;">Status: Granted – 1/31/12</p>
3.	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 style="text-align: right;">Examiner: Henry Segovia (212) 788-8757</p> <p style="text-align: right;">Status: Granted – 1/31/12</p>
4.	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</p> <p style="text-align: right;">Examiner: Henry Segovia (212) 788-8757</p> <p style="text-align: right;">Status: Granted – 1/31/12</p>

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5.	156-03-BZ	<p>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: Granted – 1/31/12</p>

<i>SOC – CONTINUED HEARINGS</i>		
6.	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: Closed, Decision – 2/28/12</p>
7.	290-03-BZ/ 40-05-BZ	<p>Patrick W. Jones, P.C. 1097 & 1095 Second Avenue, Manhattan Extension of Term for a previously granted Special Permit (§73-36) for a Physical Culture Establishment (<i>Graceful Services</i>) which expired on September 26, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on April 20, 2005; and an Amendment to legalize an increase in floor area; and Waiver of the Rules. C2-8 (TA) zoning district. Community Board #6M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 2/28/12</p>

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<i>SOC – NEW CASES</i>		
8.	611-76-BZ	<p>Vassalotti Associates Architects, LLP 43-17/21 214th Place, Queens Extension of Term of a Variance (§72-21) for the continued operation of an off-site accessory parking facility for a bank (<i>Capital One</i>) which expires on February 15, 2012. R4 zoning district. Community Board #11Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 2/28/12</p>
9.	540-86-BZ	<p>Slater & Beckerman, LLP 32-11/32-21 Newton Avenue, Queens Extension of Term of a Special Permit (§73-42) for the continued operation of a one story UG6 commercial building (<i>Key Food</i>); an Amendment to eliminate the restriction on hours of operation. C4-2A/R6B zoning district. Community Board #1Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 2/28/12</p>
10.	162-95-BZ & 163-95-BZ	<p>Sheldon Lobel, P.C. 3060 & 3074 Westchester Avenue, Bronx 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. Community Board #10BX</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 3/6/12</p>
11.	327-04-BZ	<p>Sheldon Lobel, P.C. 66-35 108th Street, Queens Amendment to a Variance (§72-21) to increase the size of an existing Synagogue and School (<i>Beth Gavriel</i>) and alter the facade. R1-2 zoning district. Community Board #6Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 2/28/12</p>

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<i>APPEALS – DECISIONS</i>		
12.	29-11-A thru 30-11-A	<p>Gibson, Dunn & Crutcher, LLP 318 Lafayette Street, Manhattan An appeal challenging the Department of Building's revocation of sign permits. M1-5B Zoning District. Community Board #2M</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Deferred Decision – 2/28/12</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	233-10-A	<p>Rothkrug Rothkrug & Spector, LLP 90-22 176th Street, Queens Appeal seeking a common law vested right to continue development commenced under the prior R6 Zoning District. R4-1 zoning district. Community Board #12Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Adjourned, Continued Hearing – 2/28/12</p>

<i>APPEALS – NEW CASES</i>		
14.	186-11-A	<p>Kramer Levin Naftalis & Frankel, LLP 170 Broadway, Manhattan Application pursuant to Multiple Dwelling Law ("MDL") Section 310(2)(a) to waive the court and yard requirements of MDL Section 26 to facilitate the conversion of an existing office building to a transient hotel. C5-5/LM zoning district. Community Board #1M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 2/28/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 31, 2012

1:30 P.M.

BZ – DECISIONS

1.	231-10-BZ	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: Deferred Decision – 2/14/12

BZ – CONTINUED HEARINGS

2.	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 – 2/14/12

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<i>BZ – NEW CASES</i>		
3.	108-11-BZ thru 111-11-BZ	<p>Rothkrug Rothkrug & Spector, LLP 10, 12, 14, 16 Hett Avenue, Staten Island Variance (§72-21) to permit the construction of four semi-detached one-family dwellings that do not provide ground floor commercial use, contrary to §32-433. C1-1/R3-1 zoning district. Community Board #2SI</p> <p>Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 2/28/12</p>
4.	112-11-BZ	<p>Eric Palatnik, P.C. 2994/3018 Cropsey Avenue, Brooklyn 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. Community Board #13BK</p> <p>Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 3/6/12</p>
5.	175-11-BZ	<p>Wachtel & Masyr LLP 550 West 54th Street, aka 770 11th Avenue, Manhattan Special Permit (§73-36) to permit a physical culture establishment (<i>Mercedes House</i>). C6-3X (Clinton Special District). Community Board #4M</p> <p>Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 2/28/12</p>
6.	179-11-BZ	<p>Herrick, Feinstein LLP 65-45 Otto Road, Queens Special Permit (§73-36) to permit a physical culture establishment (<i>New Retro Fitness</i>). M1-1 zoning district. Community Board #5Q</p> <p>Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 2/14/12</p>

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