

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

|                                |  |   |
|--------------------------------|--|---|
| <b><i>SPECIAL DECISION</i></b> |  |   |
| <b>1.</b>                      |  | NYC Board of Standards and Appeals<br><b>Rules of Practice and Procedure</b><br>Chapter 1, Title 2 of the Rules of the City of New York<br><b>Status: Granted – 7/10/12</b> |

|                               |                  |   |
|-------------------------------|------------------|---|
| <b><i>SOC – DECISIONS</i></b> |                  |   |
| <b>2.</b>                     | <b>635-57-BZ</b> | Francis R. Angelino, Esq.<br><b>115 East 69<sup>th</sup> Street, Manhattan</b><br>Extension of Term (§11-411) of a previously approved variance permitting the continued use of the cellar, first and second floors of a five-story building for general office use (UG6) which expired on January 26, 2012; waiver of the rules. R8B zoning district.<br><b>Community Board #8M</b><br><b>Examiner: Henry Segovia (212) 788-8757</b><br><b>Status: Granted – 7/10/12</b> |
| <b>3.</b>                     | <b>313-77-BZ</b> | Goldman Harris LLC<br><b>1200 Broadway, Manhattan</b><br>Amendment to a variance (§72-21) which allowed the conversion of a manufacturing building to residential use. The proposal is to construct a one-story penthouse and roof deck enlargement within the approved envelope. M1-6 zoning district.<br><b>Community Board #5M</b><br><b>Examiner: Henry Segovia (212) 788-8757</b><br><b>Status: Granted – 7/10/12</b>  |
| <b>4.</b>                     | <b>64-96-BZ</b>  | Vassalotti Associates Architects, LLP<br><b>148-20 Cross Island Parkway, Queens</b><br>Extension of Term for the continued operation of a UG16B automotive repair shop ( <i>Meniko Autoworks, Ltd.</i> ) which expired on December 11, 2011. C1-2/R3A zoning district.<br><b>Community Board #7Q</b><br><b>Examiner: Henry Segovia (212) 788-8757</b><br><b>Status: Granted – 7/10/12</b>   |

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

**This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.**

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

| <b><i>SOC – DECISIONS</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>5.</b>                     | <b>135-01-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector, LLP<br/><b>1815/17 86<sup>th</sup> Street, Brooklyn</b><br/>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.<br/><b>Community Board #11BK</b><br/><b>Examiner: Carlo Costanza (212) 788-8739</b><br/><b>Status: Deferred Decision – 9/11/12</b></p> |
| <b>6.</b>                     | <b>359-01-BZ</b> | <p>Sheldon Lobel, P.C.<br/><b>5002 14<sup>th</sup> Avenue, aka 5000-5014 14<sup>th</sup> Avenue, aka 1374-1385 50<sup>th</sup> Street, Brooklyn</b><br/>Amendment to previously approved variance (§72-21) for a school (<i>Bnos Zion of Bobov</i>). Amendment would legalize the enclosure of an one-story entrance, contrary to lot coverage and floor area ratio (§24-11). R6 zoning district.<br/><b>Community Board #12BK</b><br/><b>Examiner: Rory Levy (212) 788-8749</b><br/><b>Status: Granted – 7/10/12</b></p> |
| <b>7.</b>                     | <b>339-04-BZ</b> | <p>Eric Palatnik, P.C.<br/><b>157-30 Willets Point Boulevard, Queens</b><br/>Extension of Term (§11-411) of a previously granted variance which permits an automotive service station (UG 16B) which expires on June 4, 2012. R3-1 zoning district.<br/><b>Community Board #7Q</b><br/><b>Examiner: Carlo Costanza (212) 788-8739</b><br/><b>Status: Granted – 7/10/12</b></p>  |
| <b>8.</b>                     | <b>175-10-BZ</b> | <p>Sheldon Lobel, P.C.<br/><b>3400 Baychester Avenue, Bronx</b><br/>Extension of Time to obtain a Certificate of Occupancy for a previously approved gasoline service station (<i>Getty</i>) which expired on March 29, 2012. R4 zoning district.<br/><b>Community Board #12BX</b><br/><b>Examiner: Henry Segovia (212) 788-8757</b><br/><b>Status: Granted – 7/10/12</b></p>   |

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

| <b><i>SOC – CONTINUED HEARINGS</i></b> |           |  |
|--|-----------|--|
| 9.                                     | 433-61-BZ | <p>Harold Weinberg, P.E.<br/><b>1702-12 East 16<sup>th</sup> Street, Brooklyn</b><br/>Extension of Term (§11-411) of a variance which permitted a one story and mezzanine retail building, contrary to use regulations; Waiver of the Rules. R7A zoning district.<br/><b>Community Board #15BK</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Closed, Decision – 8/7/12</b></p>   |
| 10.                                    | 271-90-BZ | <p>Rothkrug Rothkrug &amp; Spector LLP<br/><b>68-01/5 Queens Boulevard, Queens</b><br/>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.<br/><b>Community Board #2Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Adjourned, Continued Hearing – 8/7/12</b></p>   |
| 11.                                    | 37-93-BZ  | <p>Sheldon Lobel, P.C<br/><b>2040 Forest Avenue, Staten Island</b><br/>Extension of Term of a previously granted Special Permit (§73-36) for the operation of a Physical Culture Establishment (<i>Planet Fitness</i>) which expired on November 9, 2003; Waiver of the Rules. C8-1 zoning district.<br/><b>Community Board #1SI</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 8/7/12</b></p>  |
| 12.                                    | 112-07-BZ | <p>Law Office of Fredrick A. Becker<br/><b>1089-1093 East 21<sup>st</sup> Street, Brooklyn</b><br/>Amendment for the increase in floor area and Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a two story and cellar (UG4) synagogue (<i>Bnai Shloima Zalman</i>) which expired on September 11, 2011. R-2 zoning district.<br/><b>Community Board #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 8/7/12</b></p> |

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>13.</b>                             | <b>128-10-BZ</b> | <p>Eric Palatnik, P.C.<br/><b>147-58 77<sup>th</sup> Road, 150<sup>th</sup> Street and 77<sup>th</sup> Road, Queens</b><br/>Amendment to previously approved variance (§72-21) for a synagogue. Amendment would allow increased non-compliance in building height (§24-521), floor area (§24-11) and lot coverage (§24-11) regulations. R4 zoning district.<br/><b>Community Board #8Q</b><br/><b>Examiner: Rory Levy (212) 788-8749</b><br/><b>Status: Continued Hearing – 8/7/12</b></p> |

| <b><i>SOC – NEW CASES</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>14.</b>                    | <b>365-79-BZ</b> | <p>Phillips Nizer LLP<br/><b>90-02 Queens Boulevard, Queens</b><br/>Amendment of a variance (§72-21) which allowed a hospital to be built contrary to bulk regulations. The amendment would convert the hospital building to commercial, community facility and residential uses. R6B/C1-2 zoning district.<br/><b>Community Board #4Q</b><br/><b>Examiner: Ronald Rizzotti (212) 788-8781</b><br/><b>Status: Continued Hearing – 8/14/12</b></p>                   |
| <b>15.</b>                    | <b>25-89-BZ</b>  | <p>Phillips Nizer LLP<br/><b>58-04 Hoffman Drive, Queens</b><br/>Amendment of a variance (§72-21) which allowed for an accessory parking garage to be built for a hospital. The amendment seeks to permit the accessory parking to be used for community facility, commercial and residential uses. R6B/C1-2 zoning district.<br/><b>Community Board #4Q</b><br/><b>Examiner: Ronald Rizzotti (212) 788-8781</b><br/><b>Status: Continued Hearing – 8/14/12</b></p> |

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

**This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.**

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

| <b><i>SOC – NEW CASES</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>16.</b>                    | <b>337-90-BZ</b> | <p>Sheldon Lobel, P.C.<br/><b>1415-17 East 92<sup>nd</sup> Street, Brooklyn</b><br/>Extension of Term (§11-411) of a previously approved variance which permitted an automotive repair establishment (UG 16B) and a two-story mixed-use building with retail (UG 6) and residential (UG 2), which will expire on June 2, 2012. C1-3/R5D zoning district.<br/><b>Community Board #18BK</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <hr/> <p><b>Status: Closed, Decision – 8/7/12</b></p>   |
| <b>17.</b>                    | <b>51-06-BZ</b>  | <p>Sheldon Lobel, P.C.<br/><b>188-02/22 Union Turnpike, Queens</b><br/>Amendment of a variance (§72-21) which permitted a Physical Culture Establishment and a dance studio (Use Group 9), contrary to use regulations. The amendment seeks to enlarge the floor area of the PCE; Extension of Time to obtain a Certificate of Occupancy which expired on May 25, 2011; Waiver of the Rules. C1-2/R2 zoning district.<br/><b>Community Board #8Q</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <hr/> <p><b>Status: Closed, Decision – 8/14/12</b></p> |

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

**This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.**

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

| <b><i>APPEALS – DECISIONS</i></b> |                        |  |
|-----------------------------------|------------------------|--|
| 18.                               | 119-11-A               | <p>Bryan Cave LLP<br/>2230-2234 Kimball Street, Brooklyn</p> <p>Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under prior zoning regulations in effect on July 14, 2005. R4 zoning district.</p> <p><b>Community Board #18BK</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Deferred Decision – 9/11/12</b></p> |
| 19.                               | 155-11-A               | <p>Sheldon Lobel, P.C.<br/>480 Stratford Road, Brooklyn</p> <p>Appeal seeking a common law vested right to continue construction commenced under the prior R6 zoning district regulations. R3X zoning district.</p> <p><b>Community Board #14BK</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Deferred Decision – 7/24/12</b></p>   |
| 20.                               | 180-11-A &<br>181-11-A | <p>Eric Palatnik, P.C.<br/>34-57 &amp; 34-59 107<sup>th</sup> Street, Queens</p> <p>An appeal seeking a common law vested right to continue development commenced under the prior R6B zoning district. R5 zoning district.</p> <p><b>Community Board #3Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 7/10/12</b></p>  |

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |          |  |
|--|----------|--|
| 21.  | 163-11-A | <p>New York City Fire Department<br/>469 West 57<sup>th</sup> Street, Manhattan</p> <p>Appeal to modify the existing Certificate of Occupancy to provide additional fire safety measures in the form of a wet sprinkler system throughout the entire building.</p> <p><b>Community Board #4M</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Adjourned, Continued Hearing – 8/21/12</b></p> |

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 10, 2012

10:00 A.M.

| <i>APPEALS – NEW CASES</i> |         |  |
|----------------------------|---------|--|
| 22.                        | 17-12-A | Joseph A. Sherry<br><b>409 Seabreeze Walk, Queens</b><br>Proposed building is not fronting a mapped street, contrary to § 36 General City Law and in the bed of a mapped street, contrary to Art. §35 of the General City Law. Private disposal system in the bed of a mapped street contrary to Department of Buildings’ policy. R4 zoning district.<br><b>Community Board #14Q</b> |
|                            |         | <b>Examiner: Toni Matias (212) 788-8752</b>  |
|                            |         | <b>Status: Closed, Decision – 7/24/12</b>  |
| 23.                        | 18-12-A | Joseph A. Sherry<br><b>377 Bayside Avenue, Queens</b><br>Proposed building is not fronting a mapped street, contrary to §36 General City Law. R4 zoning district.<br><b>Community Board #14Q</b>   |
|                            |         | <b>Examiner: Toni Matias (212) 788-8752</b>  |
|                            |         | <b>Status: Closed, Decision – 7/24/12</b>  |

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 10, 2012

1:30 P.M.

| <b><i>BZ – DECISIONS</i></b> |           |  |
|------------------------------|-----------|--|
| 1.                           | 107-11-BZ | <p>Sheldon Lobel, P.C.<br/> <b>1643 East 21<sup>st</sup> Street, Brooklyn</b><br/>                     Variance (§72-21) to permit the enlargement of a synagogue (<i>Congregation Yeshiva Bais Yitzchok</i>) contrary to the bulk requirements for community facility buildings. R4-1 zoning district.<br/> <b>Community Board #14BK</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 788-8749</b></p> <p style="color: red;"><b>Status: Granted – 7/10/12</b></p>   |
| 2.                           | 20-12-BZ  | <p>Herrick, Feinstein LLP,<br/> <b>203 Berry Street, aka 195-205 Berry Street; 121-127 N. 3<sup>rd</sup> Street, Brooklyn</b><br/>                     Special Permit (§73-36) to allow the legalization of the operation of a physical culture establishment (<i>Retro Fitness</i>) in an under construction mixed residential/commercial building. M1-2/R6B zoning district.<br/> <b>Community Board #1BK</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 788-8749</b></p> <p style="color: red;"><b>Status: Granted – 7/10/12</b></p> |
| 3.                           | 44-12-BZ  | <p>Sheldon Lobel, P.C.<br/> <b>1024 Flatbush Avenue, Brooklyn</b><br/>                     Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) within an existing four-story building. C4-4A zoning district.<br/> <b>Community Board #14BK</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 788-8749</b></p> <p style="color: red;"><b>Status: Granted – 7/10/12</b></p>  |
| 4.                           | 78-12-BZ  | <p>Francis R. Angelino, Esq.<br/> <b>443 Park Avenue South, Manhattan</b><br/>                     Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>End 2 End</i>). C6-4A zoning district.<br/> <b>Community Board #5M</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 788-8749</b></p> <p style="color: red;"><b>Status: Granted – 7/10/12</b></p>   |

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 10, 2012

1:30 P.M.

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                  |   |
|---------------------------------------|------------------|---|
| <b>5.</b>                             | <b>42-10-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>2170 Mill Avenue, Brooklyn</b><br/>                     Variance (§72-21) to allow for a mixed use building, contrary to use (§22-10), floor area, lot coverage, open space (§23-141), maximum dwelling units (§23-22), and height (§23-631) regulations. R3-1/C2-2 zoning district.<br/> <b>Community Board #18BK</b><br/> <b>Examiner: Ronald Rizzotti (212) 788-8781</b><br/> <b>Status: Adjourned, Continued Hearing – 8/21/12</b></p> |
| <b>6.</b>                             | <b>142-11-BZ</b> | <p>Goldman Harris LLC<br/> <b>207 West 75<sup>th</sup> Street, Manhattan</b><br/>                     Variance (§72-21) to allow a new residential building, contrary to height and setback (§23-692), rear setback (§23-633), and lot coverage (§23-145) regulations. C4-6A zoning district.<br/> <b>Community Board #7M</b><br/> <b>Examiner: Ronald Rizzotti (212) 788-8781</b><br/> <b>Status: Withdrawn – 7/10/12</b></p>  |
| <b>7.</b>                             | <b>187-11-BZ</b> | <p>Davidoff Malito &amp; Hutcher, LLP<br/> <b>118 Sanford Street, Brooklyn</b><br/>                     Variance (§72-21) to allow for the enlargement and conversion of existing manufacturing building to mixed-use residential and commercial, contrary to use regulations, (§42-00). M1-1 zoning district.<br/> <b>Community Board #3BK</b><br/> <b>Examiner: Ronald Rizzotti (212) 788-8781</b><br/> <b>Status: Closed, Decision – 9/11/12</b></p>                   |
| <b>8.</b>                             | <b>193-11-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>215 Exeter Street, Brooklyn</b><br/>                     Special Permit (§73-622) for an enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141(b)); side yard (§23-461) and rear yard (§23-47) regulations. R3-1 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Examiner: Henry Segovia (212) 788-8757</b><br/> <b>Status: Continued Hearing – 7/24/12</b></p>           |

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 10, 2012

1:30 P.M.

| <b><i>BZ – CONTINUED HEARINGS</i></b> |          |   |
|---------------------------------------|----------|---|
| 9.                                    | 7-12-BZ  | <p>Eric Palatnik, P.C.<br/> <b>419 West 55<sup>th</sup> Street, Manhattan</b><br/>                     Special Permit (§73-36) to allow a physical culture establishment (<i>Revolutions 55</i>). C6-2/R8 zoning district.<br/> <b>Community Board #4BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 8/21/12</b></p>  |
| 10.                                   | 64-12-BZ | <p>Rothkrug Rothkrug &amp; Spector, LLP<br/> <b>163-02 Jamaica Avenue, Queens</b><br/>                     Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Blink Fitness</i>) within portions of an existing building. C6-3(DP) zoning district.<br/> <b>Community Board #12Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision – 7/24/12</b></p>  |
| 11.                                   | 68-12-BZ | <p>Vassalotti Associates Architects, LLP<br/> <b>89-15 Rockaway Boulevard, Queens</b><br/>                     Re-instatement (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on December 22, 1999; Waiver of the Rules. R5 zoning district.<br/> <b>Community Board #9Q</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Continued Hearing – 8/7/12</b></p> |

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 10, 2012

1:30 P.M.

| <b><i>BZ – NEW CASES</i></b> |           |   |
|------------------------------|-----------|---|
| 12.                          | 147-11-BZ | Sheldon Lobel, P.C.<br><b>24-47 95<sup>th</sup> Street, Queens</b><br>Variance (§72-21) to permit the construction of a single-family, semi-detached residence, contrary to floor area (§23-141) and side yard (§23-461) regulations. R3-2 zoning district.<br><b>Community Board #3Q</b><br><b>Examiner: Henry Segovia (212) 788-8757</b><br><b>Status: Continued Hearing – 8/14/12</b>  |
| 13.                          | 16-12-BZ  | Eric Palatnik, P.C.<br><b>184 Nostrand Avenue, Brooklyn</b><br>Special Permit (§73-19) to allow for a school, contrary to use regulations (§42-00). M1-2 zoning district.<br><b>Community Board #4BK</b><br><b>Examiner: Ronald Rizzotti (212) 788-8781</b><br><b>Status: Continued Hearing – 8/21/12</b>   |
| 14.                          | 80-12-BZ  | Rothkrug Rothkrug & Spector LLP<br><b>140 East 63<sup>rd</sup> Street, Manhattan</b><br>Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>SoulCycle</i> ). C1-8X and R8B zoning districts.<br><b>Community Board #8M</b><br><b>Examiner: Rory Levy (212) 788-8749</b><br><b>Status: Continued Hearing – 8/14/12</b>  |
| 15.                          | 104-12-BZ | Sheldon Lobel, P.C.<br><b>178-21 &amp; 179-19 Hillside Avenue, Queens</b><br>Re-instatement (§11-411) of a previously approved variance which expired on May 20, 2000 which permitted accessory retail parking on the R5 portion of a zoning lot; Extension of Time to obtain a Certificate of Occupancy which expired on April 11, 1994; Waiver of the Rules. C2-4/R6A and R5 zoning district.<br><b>Community Board #8Q</b><br><b>Examiner: Carlo Costanza (212) 788-8739</b><br><b>Status: Continued Hearing – 8/14/12</b> |

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*