

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 5, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	820-67-BZ	<p>Willy C. Yuin, R.A. 41 Barker Street, Staten Island Extension of Term of an approved Variance (§72-21) for the operation of a automotive repair shop (UG16) which expired on November 8, 2011. R-3A zoning district. Community Board #1SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 6/5/12</p>
2.	305-00-BZ	<p>Robert A. Caneco 268 Adams, Staten Island Extension of Time to obtain a Certificate of Occupancy for a previously approved Variance (§72-21) for the continued operation of a UG8 parking lot which expired on January 15, 2004; waiver of the Rules. R3-1 zoning district. Community Board #2SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 6/5/12</p>
3.	395-04-BZ	<p>Moshe M. Friedman, P.E. 1232 54th Street, Brooklyn Extension of Time to Complete Construction of a previously approved variance (§72-21) for the construction of a UG4 synagogue which expired on November 1, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on November 1, 2009; waiver of the Rules. R5 zoning district. Community Board #12BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 6/5/12</p>
4.	290-06-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 372 Lafayette Street, Manhattan 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 Community Board #2M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Deferred Decision – 6/19/12</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, JUNE 5, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	433-61-BZ	<p>Harold Weinberg, P.E. 1702-12 East 16th Street, Brooklyn 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. Community Board #15BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 7/10/12</p>
6.	271-90-BZ	<p>Rothkrug Rothkrug & Spector LLP 68-01/5 Queens Boulevard, Queens 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. Community Board #2Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned Hearing – 7/10/12</p>
7.	64-96-BZ	<p>Vassalotti Associates Architects, LLP 148-20 Cross Island Parkway, Queens 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. Community Board #7Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 7/10/12</p>
8.	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: Closed, Decision – 7/10/12</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, JUNE 5, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
9.	359-01-BZ	<p>Sheldon Lobel, P.C. 5002 14th Avenue, aka 5000-5014 14th Avenue, aka 1374-1385 50th Street, Brooklyn 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. Community Board #12BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/10/12</p>
10.	128-10-BZ	<p>Eric Palatnik, P.C. 147-58 77th Road, 150th Street and 77th Road, Queens 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. Community Board #8Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 7/10/12</p>

<i>SOC – NEW CASES</i>		
11.	635-57-BZ	<p>Francis R. Angelino, Esq. 115 East 69th Street, Manhattan 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. Community Board #8M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 7/10/12</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, JUNE 5, 2012
10:00 A.M.

SOC – NEW CASES		
12.	678-74-BZ	<p>Tyree Service Corp. 63 Eighth Avenue, Manhattan Amendment of a previously approved variance (§72-21) which permitted the operation of an automotive service station (UG 16B) with accessory uses. The application seeks to legalize the placement of fueling islands and number of fueling dispensers. C1-6 zoning district. Community Board #2M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 6/19/12</p>
13.	37-93-BZ	<p>Sheldon Lobel, P.C 2040 Forest Avenue, Staten Island 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. Community Board #1SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 7/10/12</p>
14.	112-07-BZ	<p>Law Office of Fredrick A. Becker 1089-1093 East 21st Street, Brooklyn 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. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 7/10/12</p>
15.	175-10-BZ	<p>Sheldon Lobel, P.C. 3400 Baychester Avenue, Bronx 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. Community Board #12BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 7/10/12</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, JUNE 5, 2012
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
16.	154-11-A	Eric Palatnik, P.C. 23-10 Queens Plaza South, Queens 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. Community Board #2Q
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 6/5/12
17.	155-11-A	Sheldon Lobel, P.C. 480 Stratford Road, Brooklyn Appeal seeking a common law vested right to continue construction commenced under the prior R6 zoning district regulations. R3X zoning district. Community Board #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 7/10/12
18.	163-11-A	New York City Fire Department 469 West 57th Street, Manhattan 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. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 7/10/12
19.	173-11-A	Rothkrug Rothkrug & Spector, LLP 68-10 58th Avenue, Queens Appeal seeking a determination that the owner of the premises has acquired a common law vested right to complete construction under the prior R4 zoning. R4-1 Zoning district. Community Board #5Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/5/12

*****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, JUNE 5, 2012
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
20.	19-12-A	<p>Goldman Harris, LLC 38-30 28th Street, Queens Appeal seeking a common law vested right to continue development commenced under the prior zoning district. M1-2/R5B/LIC zoning district. Community Board #1Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 6/5/12</p>
21.	41-12-A	<p>Queens First Properties, LLC 112-26 38th Avenue, Queens Appeal seeking a common law vested right to continue development commenced under the prior R6 Zoning District. R5A zoning district. Community Board #3Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 6/5/12</p>
22.	180-11-A & 181-11-A	<p>Eric Palatnik, P.C. 34-57 & 34-59 107th Street, Queens An appeal seeking a common law vested right to continue development commenced under the prior R6B zoning district. R5 zoning district. Community Board #3Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 6/19/12</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, JUNE 5, 2012
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
23.	80-11-A 84-11-A 85-11-A 103-11-A	<p>Marvin B. Mitzner, Esq. 331, 333, 335, 329 East 9th Street, Manhattan Appeals pursuant to §310 of the Multiple Dwelling Law (MDL) to allow for enlargement to a five-story building, contrary to MDL §§ 51, 143, 146, 148 and 149. R8B zoning district. Community Board #3M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 7/17/12</p>
24.	83-11-A	<p>Marvin B. Mitzner, Esq. 159 West 78th Street, Manhattan Appeal pursuant to §310 of the Multiple Dwelling Law (MDL) to allow for a one-story enlargement of a four-story building, contrary to Multiple Dwelling Law §171(2)(f). R8B zoning district. Community Board #7M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 7/17/12</p>
25.	38-12-A 39-12-A	<p>Rothkrug Rothkrug & Spector, LLP 131 & 133 Aviston Street, Staten Island Proposed construction of a single family home that does not front on a legally mapped street, contrary to General City Law Section 36. R3-1 Zoning District. Community Board #3SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 6/19/12</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, JUNE 5, 2012
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	187-10-BZ	<p>Khalid M. Azam, Esq. 40-29 72nd Street, Queens Variance (§72-21) to permit the legalization of a three-family building, contrary to side yard zoning requirements (§23-462(c)). R6B zoning district. Community Board #2Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Denied – 6/5/12</p>
2.	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 Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 6/5/12</p>
3.	169-11-BZ	<p>Eric Palatnik, P.C. 2257 East 14th Street, Brooklyn Special Permit (§73-622) to allow the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)); side yards (§23-461(a)) and less than the required rear yard (§23-47). R-4 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 6/5/12</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, JUNE 5, 2012
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	174-11-BZ	<p>Sahn Ward Coschignano & Baker, PLLC 145-15 33rd Avenue, Queens 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. Community Board #7Q</p> <p>Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/17/12</p>
5.	187-11-BZ	<p>Davidoff Malito & Hutcher, LLP 118 Sanford Street, Brooklyn 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. Community Board #3BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 7/10/12</p>
6.	193-11-BZ	<p>Eric Palatnik, P.C. 215 Exeter Street, Brooklyn 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)); less than the minimum side yard (§23-461) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/10/12</p>
7.	7-12-BZ	<p>Eric Palatnik, P.C. 419 West 55th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Revolutions 55</i>). C6-2/R8 zoning district. Community Board #4BK</p> <p>Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 7/10/12</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, JUNE 5, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	40-12-BZ	Francis R. Angelino, Esq. 2385 Richmond Avenue, Staten Island Special Permit (§73-36) to allow a physical culture establishment (<i>Global Health Clubs</i>). C2-1 zoning district. Community Board #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/19/12
9.	42-12-BZ	Sheldon Lobel, P.C. 158 West 27th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Planet Fitness</i>) on a portion of the cellar, first and second floors of the existing twelve-story building at the premises. M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/19/12

*****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, JUNE 5, 2012
1:30 P.M.

<i>BZ – NEW CASES</i>		
10.	97-11-BZ	<p>Eric Palatnik, P.C. 1730 Cross Bronx Expressway, Bronx Variance (§72-21) to permit the expansion of an auto service station (UG 16B) and enlargement of an accessory convenience store use on a new zoning lot, contrary to use regulations. The existing use was permitted on a smaller zoning lot under a previous variance. R5 zoning district. Community Board #9BX</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 8/7/12</p>
11.	23-12-BZ	<p>Simons & Wright, LLC 951 Grand Street, Brooklyn Variance (§72-21) to allow for the development of a residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 7/17/12</p>
12.	30-12-BZ	<p>Eric Palatnik, P.C. 142-41 Roosevelt Avenue, Queens Special Permit (§73-49) to permit accessory parking on the roof of an existing one-story supermarket, contrary to §36-11. R6/C2-2 zoning district. Community Board #7Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 8/21/12</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, JUNE 5, 2012
1:30 P.M.

<i>BZ – NEW CASES</i>		
13.	64-12-BZ	<p>Rothkrug Rothkrug & Spector, LLP 163-02 Jamaica Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Blink Finess</i>) within portions of an existing building. C6-3(DP) zoning district. Community Board #12Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 7/10/12</p>
14.	68-12-BZ	<p>Vassalotti Associates Architects, LLP 89-15 Rockaway Boulevard, Queens 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. Community Board #9Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 7/10/12</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.
