

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 27, 2012

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	118-53-BZ	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 <hr/> Examiner: Henry Segovia (212) 788-8757 <hr/> Status: Granted – 3/27/12

<i>SOC – CONTINUED HEARINGS</i>		
2.	636-70-BZ	Walter T. Gorman, P.E. 105-45 to 105-55 Horace Harding Expressway, Queens Amendment to an approved Special Permit (§73-211) for the operation of an automotive service station (UG 16B) with accessory uses. C2-2/R6 zoning district. Community Board #4Q <hr/> Examiner: Carlo Costanza (212) 788-8739 <hr/> Status: Closed, Decision – 4/24/12
3.	172-86-BZ	Sheldon Lobel, P.C. 256-10 Union Turnpike, Queens Extension of Term of an approved Variance (§72-21) which permitted the construction of a two-story UG6 professional office building which expires on March 31, 2012. R2 zoning district. Community Board #13Q <hr/> Examiner: Henry Segovia (212) 788-8757 <hr/> Status: Closed, Decision – 4/24/12
4.	162-95-BZ & 163-95-BZ	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 <hr/> Examiner: Carlo Costanza (212) 788-8739 <hr/> Status: Closed, Decision – 4/24/12

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<i>SOC – NEW CASES</i>		
5.	389-37-BZ	<p>The Law Office of Fredrick A. Becker 31-08 to 31-12 45th Street, Queens Extension of Time to obtain a Certificate of Occupancy of previously granted variance for the operation of a UG8 parking lot which expired on May 11, 2011; waiver of the Rules. R5/C1-2 zoning district. Community Board #1Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 4/24/12</p>
6.	21-01-BZ	<p>Troutman Sanders, LLP 159-02 Jamaica Avenue, Queens Extension of Term of a special permit (§73-36) for the continued operation of a physical culture establishment (<i>Bally Total Fitness</i>) which expired on May 22, 2011. C6-3 (DJ) zoning district. Community Board #12Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 5/1/12</p>
7.	77-05-BZ	<p>Wachtel & Masyr, LLP 132 West 26th Street, Manhattan Extension of Time to Complete Construction of a previously granted Variance (§72-21) to permit the construction of a 12-story mixed use building, containing residential (UG2) and retail uses (UG6) which expired on February 28, 2010; waiver of the Rules. M1-6 zoning district. Community Board #4M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/1/12</p>
8.	187-10-BZ	<p>NYC Board of Standards and Appeals Applicant: Khalid M. Azam 40-29 72nd Street, Queens Dismissal for lack of Prosecution - Variance (§72-21) to permit the legalization of a three-family building, contrary to side yard regulations (§23-462(c)). R6B zoning district. Community Board #2Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Withdrawn, Public Hearing BZ Calendar – 5/1/12</p>

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<i>APPEALS – DECISIONS</i>		
9.	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> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 3/27/12</p>
10.	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: Granted – 3/27/12</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
11.	45-07-A	<p>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: Closed, Decision – 5/1/12</p>
12.	206-10-A thru 210-10-A	<p>Philip L. Rampulla 3399, 3403, Richmond Road, 14, 15, 17 Tupelo Court, Staten Island Proposed construction of a single family home located within the bed of a mapped street, contrary to General City Law Section 35 and §72-01-(g). R1-2 zoning district. Community Board #2SI Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 4/24/12</p>
13.	125-11-A	<p>Law Offices of Marvin B. Mitzner, LLC 514-516 East 6th Street, Manhattan Appeal challenging the Department of Buildings’ determination to deny the reinstatement of permits that allowed an enlargement to an existing residential building. R7B zoning district. Community Board #3M Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 5/15/12</p>

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<i>APPEALS – NEW CASES</i>		
14.	122-11-A	<p>Rothkrug Rothkrug & Spector, LLP 5 Bement Avenue, Staten Island Proposed construction of a one family dwelling located partially within the bed of a mapped street, contrary to General City Law Section 35. R3-1 Zoning District. Community Board #1SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 5/1/12</p>
15.	163-11-A	<p>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</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 6/5/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 27, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	4-12-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 432-440 Park Avenue, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>The Wright Fit</i>). C5-3/C5-2.5 (MID) zoning district. Community Board #5M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 3/27/12</p>

<i>BZ – CONTINUED HEARINGS</i>		
2.	96-11-BZ	<p>Law Office of Marvin B. Mitzner 514-516 East 6th Street, Manhattan Variance (§72-21) to legalize enlargements to an existing residential building, contrary to floor area (§23-145) and dwelling units (§23-22). R7B zoning district. Community Board #3M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 5/15/12</p>
3.	120-11-BZ	<p>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</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 4/24/12</p>
4.	167-11-BZ	<p>Eric Palatnik, P.C. 1677 Bruckner Boulevard, Bronx Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) with an accessory drive-through facility. C1-2/R5 zoning district. Community Board #9BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 4/24/12</p>

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<i>BZ – NEW CASES</i>		
5.	71-11-BZ	<p>Sheldon Lobel, P.C. 41-02 Forley Street, Queens Variance (§72-21) to legalize the conversion of a mosque (<i>Masjid Al-Taufiq</i>), contrary to lot coverage (§24-11), front yard (§24-34), and side yard (§24-35) regulations. R4 zoning district. Community Board #4Q</p> <p>Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 5/1/12</p>
6.	183-11-BZ	<p>Friedman & Gotbaum, LLP 1133 York Avenue, Manhattan Variance (§72-21) to allow the construction of a new outpatient surgical center (<i>Memorial Hospital for Cancer and Allied Diseases</i>), contrary to floor area ratio (§33-123); rear yard (§33-261) height and setback (§33-432); and curb cut (§13-142) regulations. C1-9/C8-4 zoning districts. Community Board #8M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 5/8/12</p>
7.	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 – 5/1/12</p>

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