

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 6, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	352-69-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 3/6/12</p>
2.	548-79-BZ	<p>Bryan Cave LLP 247-251 West 29th Street, Manhattan Amendment of a previously approved variance (§72-21) which permitted residential use (UG2) on floors 3 through 15. Application seeks to legalize residential use on the 2nd floor, contrary to use regulations §42-481. M1-6D zoning district. Community Board #5M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 3/6/12</p>

<i>SOC – CONTINUED HEARINGS</i>		
3.	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>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Adjourned, Continued Hearing – 3/27/12</p>

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<i>SOC – NEW CASES</i>		
4.	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 – 4/3/12</p>
5.	997-84-BZ	<p>Akerman Senterfitt, LLP 800 Union Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy for an existing six story public parking garage with an automobile rental establishment which expired on June 4, 2008; waiver of the rules. R6A zoning district. Community Board #6BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 4/3/12</p>
6.	271-90-BZ	<p>Rothkrug Rothkrug & Spector LLP 68-01/5 Queens Boulevard, Queens Extension of Term (§11-411) of a Variance (§72-21) 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: Continued Hearing – 4/24/12</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
7.	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 Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 3/27/12</p>

<i>APPEALS – NEW CASES</i>		
8.	155-11-A	<p>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: Continued Hearing – 4/3/12</p>
9.	162-11-A	<p>Akerman Senterfitt, LLP 179 Ludlow Street, Manhattan Appeal seeking a common law vested right to continue construction commenced under prior C6-1 zoning district regulations. C4-4A zoning district. Community Board #3M Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 4/3/12</p>

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	76-11-BZ	<p>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: Granted – 3/6/12</p>
2.	87-11-BZ	<p>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: Granted – 3/6/12</p>
3.	130-11-BZ	<p>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: Granted – 3/6/12</p>
4.	159-11-BZ	<p>Eric Palatnik, P.C. 212-01 26th Avenue, Queens Special Permit (§73-36) to permit the legalization of an existing Physical Culture Establishment (<i>Hi Performance Tai Kwon Do</i>). C4-1 zoning district. Community Board #7Q Examiner: Rory Levy (212) 788-8749 Status: Granted – 3/6/12</p>

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<i>BZ – DECISIONS</i>		
5.	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</p> <p>Status: Granted – 3/6/12</p>
6.	184-11-BZ	<p>Law Office of Fredrick A. Becker 945 East 23rd Street, Brooklyn Special Permit §73-622 for the enlargement of an existing single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 3/6/12</p>
7.	188-11-BZ	<p>Bryan Cave LLP. 286 Spring Street, Manhattan Variance (§72-21) to allow for the conversion of floors two through six from commercial use to residential use, contrary to use regulations (§42-10). M1-6 zoning district. Community Board #2M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 3/6/12</p>

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<i>BZ – CONTINUED HEARINGS</i>		
8.	21-11-BZ	<p>Eric Palatnik, P.C. 1810 Voorhies Avenue, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory or diagnostic treatment facility. C1-2/R4 zoning district. Community Board #15BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 5/8/12</p>
9.	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</p> <p>Status: Continued Hearing – 4/24/12</p>
10.	177-11-BZ	<p>Rothkrug Rothkrug & Spector, LLP 601 East 156th Street, aka 800 St. Ann’s Avenue, Bronx Special Permit (§73-36) to permit a physical culture establishment (<i>Blink Fitness</i>) within portions of an existing building. C2-3(R7X) zoning district. Community Board #1BX</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 3/20/12</p>

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<i>BZ – NEW CASES</i>		
11.	195-11-BZ	<p>Law Office of Fredrick A. Becker 2070 East 21st 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(b)); side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 4/3/12</p>
12.	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: Closed, Decision – 3/27/12</p>

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