

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MAY 1, 2012  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>21-01-BZ</b>	Troutman Sanders, LLP <b>159-02 Jamaica Avenue, Queens</b> 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. <b>Community Board #12Q</b> <b>Examiner: Carlo Costanza (212) 788-8739</b> <b>Status: Granted – 5/1/12</b>
<b>2.</b>	<b>256-02-BZ</b>	Goldman Harris LLC <b>160 Imlay Street, Brooklyn</b> Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the re-use of a vacant six story manufacturing building, and the addition of three floors, for residential (UG2) use, which expired on March 18, 2012. M2-1 zoning district. <b>Community Board #6BK</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Granted – 5/1/12</b>
<b>3.</b>	<b>77-05-BZ</b>	Wachtel & Masyr, LLP <b>132 West 26<sup>th</sup> Street, Manhattan</b> 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. <b>Community Board #4M</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Granted – 5/1/12</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, MAY 1, 2012  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
4.	808-55-BZ	<p>Sheldon Lobel, P.C. <b>35-04 Bell Boulevard, Queens</b> Extension of Term (§11-411) for the continued operation of a gasoline service station (<i>Gulf</i>) with accessory convenience store which expired on March 27, 2012; Waiver of the Rules. C2-2/R4 zoning district. <b>Community Board #11Q</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Closed, Decision – 5/15/12</b></p>
5.	820-67-BZ	<p>Willy C. Yuin, R.A. <b>41 Barker Street, Staten Island</b> 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. <b>Community Board #1SI</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Closed, Decision – 6/5/12</b></p>
6.	64-96-BZ	<p>Vassalotti Associates Architects, LLP <b>148-20 Cross Island Parkway, Queens</b> 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. <b>Community Board #7Q</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Continued Hearing – 6/5/12</b></p>
7.	135-01-BZ	<p>Rothkrug Rothkrug &amp; Spector, LLP <b>1815/17 86<sup>th</sup> Street, Brooklyn</b> 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. <b>Community Board #11BK</b> <b>Examiner: Carlo Costanza (212) 788-8739</b> <b>Status: Continued Hearing – 6/5/12</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, MAY 1, 2012  
10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
8.	305-00-BZ	<p>Robert A. Caneco <b>268 Adams, Staten Island</b> 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. <b>Community Board #2SI</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Closed, Decision – 6/5/12</b></p>
9.	359-01-BZ	<p>Sheldon Lobel, P.C. <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> 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. <b>Community Board #12BK</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Continued Hearing – 6/5/12</b></p>
10.	395-04-BZ	<p>Moshe M. Friedman, P.E. <b>1232 54<sup>th</sup> Street, Brooklyn</b> 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. <b>Community Board #12BK</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Closed, Decision – 6/5/12</b></p>
11.	128-10-BZ	<p>Eric Palatnik, P.C. <b>147-58 77<sup>th</sup> Road, 150<sup>th</sup> Street and 77<sup>th</sup> Road, Queens</b> 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. <b>Community Board #8Q</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Continued Hearing – 6/5/12</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, MAY 1, 2012  
10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
12.	45-07-A	<p>Eric Palatnik, P.C. <b>1472 East 19<sup>th</sup> Street, Brooklyn</b> 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. <b>Community Board #14BK</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 5/1/12</b></p>
13.	122-11-A	<p>Rothkrug Rothkrug &amp; Spector, LLP <b>5 Bement Avenue, Staten Island</b> 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. <b>Community Board #1SI</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 5/1/12</b></p>
14.	161-11-A	<p>Quinn McCabe, LLP <b>82-20 Britton Avenue, Queens</b> Appeal seeking to vacate a Stop Work Order and rescind revocation of building permits issued for failure to obtain authorization from the adjacent property owner. R7B Zoning District. <b>Community Board #4Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 5/1/12</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, MAY 1, 2012  
10:00 A.M.**

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>15.</b>	<b>162-11-A</b>	Akerman Senterfitt, LLP <b>179 Ludlow Street, Manhattan</b> Appeal seeking a common law vested right to continue construction commenced under prior C6-1 zoning district regulations. C4-4A zoning district. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/12/12</b>
<b>16.</b>	<b>173-11-A</b>	Rothkrug Rothkrug & Spector, LLP <b>68-10 58<sup>th</sup> Avenue, Queens</b> 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. <b>Community Board #5Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 6/5/12</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, MAY 1, 2012  
10:00 A.M.

<i><b>APPEALS – NEW CASES</b></i>		
17.	19-12-A	<p>Goldman Harris, LLC  <b>38-30 28<sup>th</sup> Street, Queens</b>                      Appeal seeking a common law vested right to continue development commenced under the prior zoning district. M1-2/R5B/LIC zoning district  <b>Community Board #1Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Closed, Decision – 6/5/12</b></p>
18.	41-12-A	<p>Queens First Properties, LLC  <b>112-26 38<sup>th</sup> Avenue, Queens</b>                      Appeal seeking a common law vested right to continue development commenced under the prior R6 Zoning District. R5A zoning district.  <b>Community Board #3Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Closed, Decision – 6/5/12</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, MAY 1, 2012  
1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>195-11-BZ</b>	<p>Law Office of Fredrick A. Becker <b>2070 East 21<sup>st</sup> Street, Brooklyn</b> 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. <b>Community Board #15BK</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Granted – 5/1/12</b></p>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>2.</b>	<b>71-11-BZ</b>	<p>Sheldon Lobel, P.C. <b>41-02 Forley Street, Queens</b> 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. <b>Community Board #4Q</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Continued Hearing – 5/15/12</b></p>
<b>3.</b>	<b>169-11-BZ</b>	<p>Eric Palatnik, P.C. <b>2257 East 14<sup>th</sup> Street, Brooklyn</b> 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. <b>Community Board #15BK</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Closed, Decision – 6/5/12</b></p>
<b>4.</b>	<b>193-11-BZ</b>	<p>Eric Palatnik, P.C. <b>215 Exeter Street, Brooklyn</b> 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. <b>Community Board #15BK</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Continued Hearing – 6/5/12</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, MAY 1, 2012  
1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>5.</b>	<b>187-10-BZ</b>	<p>Khalid M. Azam, Esq. <b>40-29 72<sup>nd</sup> Street, Queens</b> Variance (§72-21) to permit the legalization of a three-family building, contrary to side yard zoning requirements (§23-462(c)). R6B zoning district. <b>Community Board #2Q</b></p> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 6/5/12</b></p>
<b>6.</b>	<b>187-11-BZ</b>	<p>Davidoff Malito &amp; Hutcher, LLP <b>118 Sanford Street, Brooklyn</b> 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. <b>Community Board #3BK</b></p> <p><b>Examiner: Ronald Rizzotti (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 6/5/12</b></p>
<b>7.</b>	<b>40-12-BZ</b>	<p>Francis R. Angelino, Esq. <b>2385 Richmond Avenue, Staten Island</b> Special Permit (§73-36) to allow a physical culture establishment (<i>Global Health Clubs</i>). C2-1 zoning district. <b>Community Board #2SI</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 6/5/12</b></p>
<b>8.</b>	<b>42-12-BZ</b>	<p>Sheldon Lobel, P.C. <b>158 West 27<sup>th</sup> Street, Manhattan</b> 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. <b>Community Board #5M</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 6/5/12</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.**

\*\*\*\*\*