

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 8, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	442-42-BZ	<p>Eric Palatnik, P.C. 2001/2011 Cropsey Avenue, Brooklyn Amendment (§11-412) to enlarge an existing gasoline service station (<i>Shell</i>) and legalize the conversion of repair bays to an accessory convenience store. R-5 zoning district. Community Board #11BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/8/12</p>
2.	1259-79-BZ	<p>Sheldon Lobel, P.C. 29 West 26th Street, Manhattan Extension of Time to Complete Construction of a Variance (§72-21) to convert the fourth and sixth floors of an existing building from manufacturing lofts to residential use which expired on April 27, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on October 27, 2011; waiver of the Rules. M1-6 zoning district. Community Board #5M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/8/12</p>
3.	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: Granted – 5/8/12</p>
4.	203-07-BZ	<p>Sheldon Lobel, P.C. 137-35 Elder Avenue, Queens Amendment to a previous variance (§72-21) which allowed for the construction of a mixed use building, contrary to floor area an open space regulations. The amendment requests changes to the interior layout which would decrease medical office space, increase the number of dwelling units from 28 to 36, and increase parking from 58 to 61 spaces. R6/C2-2 zoning district. Community Board #7Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 5/8/12</p>

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<i>SOC – CONTINUED HEARINGS</i>		
5.	319-53-BZ	<p>Ficara & Associates, P.C. 1135 East 222nd Street, Bronx Extension of Term (§11-411) for the continued operation of an automotive repair shop with no body work which expired on January 31, 2011; Waiver of the Rules. R5 zoning district. Community Board #12BX</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 6/19/12</p>
6.	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> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 6/5/12</p>

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<i>SOC – NEW CASES</i>		
7.	534-65-BZ	<p>Alfonso Duarte 104-40 Queens Boulevard, Queens Extension of Term permitting surplus tenant parking spaces, within an accessory garage, for transient parking pursuant to §60 (3) of the Multiple Dwelling Law, which expired on July 13, 2010; waiver of the Rules. R7-1 zoning district. Community Board #6Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 6/12/12</p>
8.	749-65-BZ	<p>Sheldon Lobel, P.C. 1820 Richmond Road, Staten Island Extension of Time to obtain a Certificate of Occupancy for a previously granted Variance (§72-21) for the continued operation of a UG16 Gasoline Service Station (<i>Getty</i>) which expired on March 8, 2012. Community Board #2SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 6/12/12</p>
9.	339-04-BZ	<p>Eric Palatnik, P.C. 157-30 Willets Point Boulevard, Queens 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. Community Board #7Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 6/12/12</p>

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<i>APPEALS – DECISIONS</i>		
10.	119-11-A	<p>Bryan Cave LLP 2230-2234 Kimball Street, Brooklyn 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. Community Board #18BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Deferred Decision – 7/10/12</p>
11.	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</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Deferred Decision – 6/5/12</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
12.	32-12-A	<p>Gary Lenhart 110 Beach 220th Street, Queens Proposed reconstruction and enlargement of the existing single family dwelling not fronting a mapped street, contrary to Article 3, Section 36 of the General City Law, and the proposed upgrade to the existing private disposal system located partially in the bed of the service road, contrary to Buildings Department policy. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 5/8/12</p>
13.	51-12-A	<p>Zygmunt Staszewski 46 Tioga Walk, Queens Proposed re-construction of an existing building located partially in the bed of a mapped street (Beach 216 Street), contrary to Section 35 of the General City Law and Buildings Department policy. R4 zoning district. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 5/8/12</p>
14.	52-12-A	<p>Zygmunt Staszewski 35 Janet Lane, Queens Proposed re-construction of an existing building located in the bed of a mapped street, contrary to Section 35 of the General City Law, not fronting a mapped street, contrary to Section 36 of General City Law and contrary to the Department of Buildings policy. R4 zoning district. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 6/12/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 8, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	129-11-BZ	Jeffrey Chester, Esq. 465 Carroll Street, Brooklyn Variance (§72-21) to allow for the construction of a residential building, contrary to use regulations (§42-00). M1-2 zoning district. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 6/19/12
2.	22-12-BZ	Francis R. Angelino, Esq. 1470 Third Avenue, Manhattan Special Permit (§73-36) to allow the enlargement of an existing Physical Culture Establishment (<i>SoulCycle</i>). Community Board #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 5/8/12

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<i>BZ – CONTINUED HEARINGS</i>		
3.	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 – 6/19/12</p>
4.	104-11-BZ	<p>Eric Palatnik, P.C. 1936 East 26th Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)) 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: Adjourned, Continued Hearing – 6/19/12</p>
5.	142-11-BZ	<p>Goldman Harris LLC 207 West 75th Street, Manhattan 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. Community Board #7M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 7/10/12</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</p> <p>Status: Closed, Decision – 6/19/12</p>

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<i>BZ – NEW CASES</i>		
7.	42-10-BZ	<p>Sheldon Lobel, P.C. 2170 Mill Avenue, Brooklyn 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. Community Board #18BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 7/10/12</p>
8.	117-11-BZ	<p>Sheldon Lobel, P.C. 86-50 Edgerton Boulevard, Queens Variance (§72-21) to permit the development of a new athletic center accessory to an existing UG 3 school (<i>Mary Louis Academy</i>), contrary to maximum height and sky exposure plane (§24-521), minimum rear yard, (§24-382) minimum front yard (§24-34) and nameplates or identification signs (§22-321). R1-2 and R5 zoning districts. Community Board #8Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 6/12/12</p>
9.	5-12-BZ	<p>Moshe M. Friedman, P.E. 812 Dahill Road, Brooklyn Variance (§72-21) for the addition of a third floor to an existing two family residential building, contrary to front yard requirements (§23-146(c)), front yards and side yard requirement (§23-146(d)). R5 zoning district/Borough Park. Community Board #12BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 6/19/12</p>

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<i>BZ – NEW CASES</i>		
10.	8-12-BZ	<p>Law Office of Fredrick A. Becker 705 Gravesend Neck Road, 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); side yards (§23-461) and less than the required rear yard (§23-47). R4 zoning district/Special Ocean Parkway District. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 6/12/12</p>
11.	44-12-BZ	<p>Sheldon Lobel, P.C. 1024 Flatbush Avenue, Brooklyn 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. Community Board #14BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 6/12/12</p>

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