

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, NOVEMBER 15, 2012

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	134-06-BZ	<p>Akerman Senterfill, LLP 241-15 Northern Boulevard, Queens Extension of Time to Complete Construction of a previously granted Variance (§72-21) which permitted the construction of a five-story residential building containing 40 dwelling units and 63 accessory parking spaces which expires on September 9, 2012. R1-2 zoning district. Community Board #11Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 11/15/12</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	30-58-BZ	<p>Vassalotti Associates Architects, LLP 184-17 Horace Harding Expressway, Queens Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) which expired on March 12, 2004; Waiver of the Rules. C2-1/R3-1 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 12/4/12</p>
3.	39-65-BZ	<p>Eric Palatnik, P.C. 2701-2711 Knapp Street and 3124-3146 Voohries Avenue, Brooklyn Amendment of a previously-approved variance (§72-01) to convert repair bays to an accessory convenience store at a gasoline service station (<i>Sunoco</i>); Extension of Time to obtain a Certificate of Occupancy, which expired on January 11, 2000; and Waiver of the Rules. C3 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 1/8/13</p>

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4.	548-69-BZ	<p>Eric Palatnik, P.C. 107-10 Astoria Boulevard, Queens Extension of Term for a previously granted variance for the continued operation of a gasoline service station (<i>BP North America</i>) which expired on May 25, 2011; Waiver of the Rules. R3-2 zoning district Community Board #3Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 1/8/13</p>
5.	311-71-BZ	<p>Eric Palatnik, P.C. 1907 Cropsey Avenue, Brooklyn Amendment (§11-412) to permit the conversion of automotive service bays to an accessory convenience store of an existing automotive service station (Sunoco); Extension of Time to obtain a Certificate of Occupancy which expired July 13, 2000; waiver of the rules. R-5 zoning district. Community Board #11BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 12/4/12</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: Closed, Decision – 12/11/12</p>

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<i>SOC – NEW CASES</i>		
7.	95-90-BZ	<p>Akerman Senterfitt, LLP 242-24 Northern Boulevard, Queens Extension of Term of an approved variance (§72-21) which permitted retail (UG 6) with accessory parking for 28 vehicles which expired on January 28, 2012. R1-2 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 12/11/12</p>
8.	67-91-BZ	<p>Sheldon Lobel, P.C. 260-09 Nassau Boulevard, Queens Extension of Term (§11-411) of an approved variance permitting the operation of an automotive service station (UG 16B) with accessory uses which expired on March 17, 2012; Waiver of the Rules. C1-2 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 12/11/12</p>
9.	68-91-BZ	<p>Sheldon Lobel, P.C. 223-15 Union Turnpike, Queens Extension of Term (§11-411) of an approved variance which permitted the operation of an automotive service station (UG 16B) with accessory uses, which expired on May 19, 2012; Amendment §11-412) to permit the legalization of certain minor interior partition changes and a request to permit automotive repair services on Sundays; Waiver of the Rules. R5D/C1-2 & R2A zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 1/8/13</p>
10.	314-08-BZ	<p>Kramer Levin Naftalis & Frankel LLP 437-447 West 13th Street, Manhattan Extension of Time to complete construction of an approved variance (§72-21) to permit the construction of a 12-story commercial office and retail building, which will expire on November 24, 2013; waiver of the Rules. M1-5 zoning district. Community Board #2M Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 12/11/12</p>

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<i>APPEALS – DECISIONS</i>		
11.	194-12-A	John Sullivan 213-14 Union Turnpike, Queens Appeal challenging the Department of Buildings' determination that the proposed nursery school complies with ZR §24-11. R2A Zoning District. Community Board #11Q Examiner: Toni Matias (212) 788-8752 Status: Denied – 11/15/12

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	89-07-A 92-07-A thru 95-07-A	Eric Palatnik, P.C. 460, 472, 476, 480 Thornycroft Avenue and 281 Oakland Street, Staten Island Proposal to build three two-family and one one-family homes located within the bed of a mapped street (Thornycroft Avenue), contrary to Section 35 of the General City Law. R3-2 Zoning district. Community Board #3SI Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 1/8/13

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<i>APPEAL – NEW CASES</i>		
13.	88-12-A 89-12-A	Fried Frank 462 11th Avenue, Manhattan Appeal from determination of the Department of Buildings regarding right to maintain existing advertising signs. C6-4 zoning district. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/11/12
14.	95-12-A 96-12-A	Fried Frank 2284 12th Avenue, Manhattan Appeal from determination of the Department of Buildings regarding right to maintain existing advertising sign. M1-2 zoning district. Community Board #9M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/8/13
15.	99-12-A 100-12-A	Fried Frank 393 Canal Street, Manhattan Appeal from determination of the Department of Buildings regarding right to maintain existing advertising signs. M1-5B zoning district. Community Board #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/8/13
16.	101-12-A	Fried Frank 13-17 Laight Street, Manhattan Appeal from determination of the Department of Buildings regarding right to maintain existing advertising sign. M1-5 zoning district. Community Board #1M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/8/13

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<i>BZ – DECISIONS</i>		
1.	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 Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 11/15/12</p>
2.	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 Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 11/15/12</p>
3.	12-12-BZ & 110-12-A	<p>Greenberg Traurig, LLP 100 Varick Street, Manhattan Variance (§72-21) for a new residential building with ground floor retail, contrary to use (§42-10) and height and setback (§§43-43 & 44-43) regulations. Variance to §§26(7) and 30 of the Multiple Dwelling Law (pursuant to §310) to facilitate the new building, contrary to court regulations. M1-6 zoning district. Community Board #2M Examiner: Ronald Rizzotti (212) 788-8781 Status: Deferred Decision – 1/8/13</p>
4.	137-12-BZ	<p>Fried Frank Harris Shriver & Jacobson, LLP 515-523 East 73rd Street, Manhattan Variance (§72-21) to allow for an ambulatory diagnostic and treatment health care facility (<i>Hospital for Special Surgery</i>), contrary to rear yard equivalent, use, height and setback, floor area, and parking spaces (§§42-12, 43-122, 43-23, 43-28, 43-44, and 13-133) regulations. M1-4/M3-2 zoning districts. Community Board #8M Examiner: Ronald Rizzotti (212) 788-8781 Status: Deferred Decision – 12/11/12</p>

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5.	163-12-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 435 East 30th Street, Manhattan Variance (§72-21) to permit the development of a new biomedical research facility on the main campus of the NYU Langone Medical Center, contrary to rear yard equivalent, height, lot coverage, and tower coverage (§§24-382, 24-522, 24-11, 24-54) regulations. R8 zoning district. Community Board #6M Examiner: Ronald Rizzotti (212) 788-8781 Status: Deferred Decision – 12/11/12</p>

<i>BZ – CONTINUED HEARINGS</i>		
6.	190-11-BZ	<p>Sheldon Lobel, P.C. 1197 Bryant Avenue, Bronx Variance (§72-21) to legalize Use Group 6 retail stores, contrary to use regulations (§22-10). R7-1 zoning district. Community Board #3BX Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 12/11/12</p>
7.	9-12-BZ	<p>Eric Palatnik, P.C. 186 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 1/29/13</p>
8.	104-12-BZ	<p>Sheldon Lobel, P.C. 178-21 & 179-19 Hillside Avenue, Queens Re-instatement (§11-411) of a previously approved variance which expired on May 20, 2000 which permitted accessory retail parking on the R5 portion of a zoning lot; Extension of Time to obtain a Certificate of Occupancy which expired on April 11, 1994; Waiver of the Rules. C2-4/R6A and R5 zoning district. Community Board #8Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 12/11/12</p>

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<i>BZ – NEW CASES</i>		
9.	55-12-BZ	<p>Eric Palatnik, P.C. 762 Wythe Avenue, Brooklyn Special Permit (§73-19) to permit the legalization of an existing Use Group 3 religious-based, non-profit school (<i>Kollel L'Horoab</i>), contrary to use regulations (§42-00). M1-2 zoning district. Community Board #1BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 1/8/13</p>
10.	67-12-BZ	<p>Sheldon Lobel, P.C. 1442 First Avenue, Manhattan Variance (§72-21) to allow for the extension of an eating and drinking establishment to the second floor, contrary to use regulations (§32-421). C1-9 zoning district. Community Board #8M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 1/15/13</p>
11.	112-12-BZ	<p>Rothkrug Rothkrug & Spector LLP 244 Demorest Avenue, Staten Island Special Permit (§73-621) for the enlargement of an existing one-family dwelling, contrary to open space regulations (§23-141). R2 zoning district. Community Board #1SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 12/11/12</p>
12.	154-12-BZ	<p>Law Office of Fredrick A. Becker 1202 East 22nd Street, 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(a)) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 12/11/12</p>

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13.	209-12-BZ	<p>The Law Offices of Stuart Klein 910 Manhattan Avenue, Brooklyn Special Permit (§73-36) to permit the operation of a physical culture establishment. C4-3A zoning district. Community Board #1BK</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 12/11/12</p>
14.	241-12-BZ	<p>Greenberg Traurig, LLP 8-12 Bond Street aka 358-364 Lafayette Street, Manhattan Variance (§72-21) to permit the construction of a new mixed residential and retail building, contrary to use regulations (§42-10 and 42-14D(2)(b)). M1-5B zoning district. Community Board #2M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 12/11/12</p>

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