

NYC Board of Standards and Appeals

December 11, 2012

Special Order Calendar

10:00 A.M.

<i>Decisions</i>		
1.	1005-66-BZ Closed 11/20	Moshe M. Friedman, P.E. 320 West 30th Street, aka 314-322 West 30th Street, Manhattan Extension of Term of a previously granted variance pursuant to Section 60(1b) of the Multiple Dwelling Law which permitted 22 transient parking spaces which expired on May 2, 2012; Waiver of the Rules. R8B zoning district. Community Board #4M <i>Costanza</i>
2.	299-82-BZ Defer Dec 11/27	Bryan Cave LLP 207-217 Chrystie Street, Manhattan Amendment to a previously granted variance (§72-21) which allowed a residential building. Proposed amendment would permit a new mixed use hotel and residential building on the subject zoning lot. C6-1 zoning district. Community Board #3M <i>Rizzotti</i>
3.	95-90-BZ Closed 11/15	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 <i>Costanza</i>
4.	271-90-BZ Closed 11/15	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 <i>Segovia</i>
5.	67-91-BZ Closed 11/15	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 <i>Costanza</i>
6.	302-01-BZ Closed 11/20	Greenberg Traurig 2519-2525 Creston Avenue, Bronx Extension of Term of a previously granted variance (§72-21) for the continued operation of a parking facility accessory to commercial use which expired on April 23, 2012; Extension of Time to obtain a Certificate of Occupancy which expired on July 10, 2012. R8 zoning district. Community Board #7BX <i>Segovia</i>

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Special Order Calendar
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<i>Decisions</i>		
7.	314-08-BZ Closed 11/15	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 <i>Rizzotti</i>

<i>New Cases</i>		
8.	107-06-BZ	Rothkrug Rothkrug & Spector LLP 140 East 63rd Street, Manhattan Amendment to previously granted Special Permit (§73-36) for the increase (693 square feet) of floor area of an existing Physical Culture Establishment (<i>Equinox</i>). C10-8X/R8B zoning district. Community Board #8M <i>Segovia</i>

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**December 11, 2012
Appeals Calendar
10:00 A.M.**

Continued Hearings		
12.	182-12-A Heard 10/17 <u>1 – Hearing</u>	Davidoff Hutcher & Citron LLP Major Deegan Expressway and 161st Street, Bronx Appeal challenging Department of Buildings' determination that a sign located on railroad property is subject to the NYC Zoning Resolution. Community Board #4BX <div style="text-align: right;"><i>Matias</i></div>
13.	183-12-A thru 188-12-A Heard 10/17 <u>1 – Hearing</u>	Herrick Feinstein, LLP 476, 477, 475 Exterior Street and Major Deegan Expressway, Bronx Appeal challenging Department of Buildings' determination that six signs located on railroad properties are subject to the NYC Zoning Resolution. Community Board #1BX <div style="text-align: right;"><i>Matias</i></div>

New Cases		
14.	162-12-A	Davidoff Hutcher & Citron, LLP 49-21 Astoria Boulevard North, Queens Appeal from Department of Buildings' determination that sign is not entitled to continue non-conforming use status as advertising sign, pursuant to Z.R. §52-731. R4 zoning district. Community Board #1Q <div style="text-align: right;"><i>Matias</i></div>
15.	167-12-A	Davidoff Hutcher & Citron, LLP 101-07 Macombs Place, Manhattan Appeal from Department of Buildings' determination that sign is not entitled to continued non-conforming use status as advertising sign, pursuant to Z.R. §52-731. R7-2 zoning district. Community Board #10M <div style="text-align: right;"><i>Matias</i></div>
16.	169-12-A 170-12-A	Davidoff Hutcher & Citron LLP 24-28 Market Street, Manhattan Appeal from Department of Buildings' determination that signs are not entitled to continued non-conforming use status as advertising signs, pursuant to Z.R. §52-731. R7-2 zoning district. Community Board #3M <div style="text-align: right;"><i>Matias</i></div>

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**December 11, 2012
Zoning Calendar
10:00 A.M.**

<i>Decisions</i>		
1.	160-11-BZ Def. Dec.11/20	Slater & Beckerman, LLP 42 East 69th Street, Manhattan Variance (§72-21) to allow for the enlargement of a community facility (<i>Jewish National Fund</i>), contrary to rear yard (§24-33), rear yard setback (§24-552), lot coverage (§24-11), and height and setback (§§23-633, 24-591) regulations. R8B/LH-1A zoning district. Community Board # 8M <i>Rizzotti</i>
2.	104-12-BZ Closed 11/15	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 <i>Costanza</i>
3.	112-12-BZ Closed 11/15	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 <i>Segovia</i>
4.	137-12-BZ Def. Dec.11/15	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 <i>Rizzotti</i>

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**December 11, 2012
Zoning Calendar
10:00 A.M.**

<i>Decisions</i>		
5.	154-12-BZ Closed 11/15	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 <i>Segovia</i>
6.	163-12-BZ Def. Dec. 11/15	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 <i>Rizzotti</i>

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Zoning Calendar
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<i>Continued Hearings</i>		
7.	42-10-BZ Adj. 11/20 <u>1 – Hearing</u> <u>4 – Adjournments</u>	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 <i>Rizzotti</i>
8.	35-11-BZ Adj. 10/16 <u>3 – Hearings</u> <u>4 - Adjournments</u>	The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Ohel</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), side yard (§24-35), rear yard (§24-36) and parking (§25-31). R2A zoning district. Community Board #13Q <i>Rizzotti</i>
9.	113-11-BZ Adj. 11/20 <u>2 – Hearings</u> <u>2 - Adjournments</u>	Slater & Beckerman, LLP 66 Van Cortlandt Park South, Bronx Variance (§72-21) to permit a proposed enlargement of a Use Group 3 nursing home (<i>St. Patricks Home for the Aged and Infirm</i>) contrary to rear yard equivalent requirements (§24-382). R7-1 zoning district. Community Board #8BX <i>Rizzotti</i>
10.	190-11-BZ Heard 11/15 <u>2 – Hearings</u>	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 <i>Rizzotti</i>
11.	30-12-BZ Heard 10/23 <u>3– Hearings</u>	Eric Palatnik, P.C. 142-41 Roosevelt Avenue, Queens Special Permit (§73-49) to permit accessory parking on the roof of an existing one-story supermarket, contrary to §36-11. R6/C2-2 zoning district. Community Board #7Q <i>Rizzotti</i>
12.	209-12-BZ Heard 11/15 <u>1 – Hearing</u>	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 <i>Levy</i>
13.	241-12-BZ Heard 11/15 <u>1 – Hearing</u>	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 <i>Rizzotti</i>

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New Cases		
14.	57-12-BZ	<p>Eric Palatnik, P.C. 2670 East 12th 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); side yards (§23-461); less than the required rear yard (§23-37). R4 zoning district. Community Board #15BK</p> <p style="text-align: right;"><i>Segovia</i></p>
15.	212-12-BZ	<p>Gerald J. Caliendo, R.A., AIA, 38-03 Bell Boulevard, Queens Special Permit (§73-36) to permit a physical culture establishment (<i>Massage Envy</i>) in the cellar and first floor of the existing commercial building. C2-2/R6B zoning district. Community Board #11Q</p> <p style="text-align: right;"><i>Levy</i></p>
16.	275-12-BZ	<p>Law Office of Fredrick A. Becker 2122 Avenue N, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence, contrary to floor area and open space (§23-141), and side yard (§23-461) regulations. R2 zoning district. Community Board #14BK</p> <p style="text-align: right;"><i>Segovia</i></p>
17.	283-12-BZ	<p>Sheldon Lobel, P.C. 440 Broadway, Manhattan Variance (§72-21) to permit a UG 6 retail use on the first floor and cellar of the existing building, contrary to Section 42-14D(2)(b). M1-5B zoning district. Community Board #2M</p> <p style="text-align: right;"><i>Rizzotti</i></p>

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