

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 13, 2013

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	102-95-BZ	<p>Law Office of Fredrick A. Becker 50 West 17th Street, Manhattan Extension of Term of a Special Permit (§73-244) for the continued operation of a UG12 Easting/Drinking Establishment (<i>Splash</i>) which expired on March 5, 2013; Amendment to modify the interior of the establishment. C6-4A zoning district. Community Board #5M Examiner: Henry Segovia (212) 386-0074 Status: Withdrawn – 8/13/13</p>
2.	27-05-BZ	<p>Sheldon Lobel, P.C. 91-11 Roosevelt Avenue, 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 April 18, 2011; Amendment to permit the legalization of site layout and operational changes; Waiver of the Rules. C2-4/R6 zoning district. Community Board #3Q Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 8/13/13</p>
3.	45-08-BZ	<p>Rampulla Associates 55 Androvette Street, Staten Island Extension Time to Complete Construction of Variance (§72-21) to construct a new four-story, 81 unit age restricted residential facility which expired on May 19, 2013. M1-1 (Area M), SRD & SGMD zoning district. Community Board #3SI Examiner: Henry Segovia (212) 386-0074 Status: Granted – 8/13/13</p>

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<i>SOC – CONTINUED HEARINGS</i>		
4.	615-57-BZ	<p>Sheldon Lobel, P.C. 154-11 Horace Harding Expressway, Queens Extension of Term (§11-411) of a previously granted variance for the continued operation of a (UG 16B) automotive service station (<i>Gulf</i>) with accessory uses, which expired on June 5, 2013. C1-3/R5B zoning district. Community Board #7Q Examiner: Henry Segovia (212) 386-0074 Status: Adjourned – Continued Hearing – 9/10/13</p>

<i>SOC – NEW CASES</i>		
5.	378-04-BZ	<p>Sheldon Lobel, P.C. 94 Kingsland Avenue, Brooklyn Extension of Time to Complete Construction of a previously granted variance (§72-21) for the construction of a four-story residential building with an accessory four-car garage, which expired on December 11, 2011 and an Amendment to reduce the scope and non-compliance of the approval; waiver of the Rules. M1-1 zoning district. Community Board #1BK Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 9/10/13</p>
6.	107-11-BZ	<p>Sheldon Lobel, P.C. 1643 East 21st Street, Brooklyn Amendment of a previously granted variance (§72-21) to waive bulk regulations for the enlargement of a synagogue and rabbi's residence (<i>Congregation Yeshiva Bais Yitzchok</i>); amendment classifies the enlargement as a new building, which requires a waiver of parking regulations (§25-31). R4-1 zoning district. Community Board #14BK Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 9/10/13</p>

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<i>APPEALS – DECISIONS</i>		
7.	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) 386-0085 Status: Granted – 8/13/13
8.	308-12-A	Francis R. Angelino, Esq. 39-27 29th Street, Queens Request that the owner has a common law vested right to continue construction and obtain a Certificate of Occupancy under the prior M1-3 zoning district. M1-2/R5D zoning district. Community Board #1Q Examiner: Toni Matias (212) 386-0085 Status: Granted – 8/13/13

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	268-12-A thru 271-12-A	Eric Palatnik, P.C. 8/10/16/18 Pavilion Hill Terrace, Staten Island Proposed construction of a single family semi-detached building not fronting a mapped street, contrary to General City Law Section 36. R3-1 zoning district. Community Board #1SI Examiner: Toni Matias (212) 386-0085 Status: Withdrawn – 8/13/13
10.	75-13-A	Law Office of Fredrick A. Becker 5 Beekman Street, Manhattan Appeal of §310(2) of the MDL relating to the court requirements (MDL §26(7)) to allow the conversion of an existing commercial building to a transient hotel. C5-5(LM) zoning district. Community Board #1M Examiner: Ronald Rizzotti (212) 386-0081 Status: Closed, Decision – 9/17/13

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<i>APPEAL – NEW CASES</i>		
11.	200-10-A 203-10-A thru 205-10-A	<p>Sheldon Lobel, PC 1359, 1365, 1367 Davies Road, Queens Extension of time to complete construction and obtain a Certificate of Occupancy of a previous vested rights approval, which expires on June 21, 2013. Prior zoning district R5. R4-1 zoning district. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 9/10/13</p>
12.	157-12-A	<p>Sheldon Lobel, P.C. 184-27 Hovenden Road, Queens Appeal challenging Department of Buildings’ determination that the subject property not be developed as an "existing small lot" pursuant to ZR §23-33 as it does not meet the definition of ZR §12-10. R1-2 zoning district. Community Board #8Q</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 9/24/13</p>
13.	58-13-A	<p>Rothkrug Rothkrug & Spector LLP 4 Wiman Place, Staten Island Proposed construction of a twelve-family residential building located partially within the bed of a mapped but unbuilt street contrary to General City Law Section 35. R4/M3-1 Zoning District. Community Board #1SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 9/24/13</p>
14.	98-13-A	<p>Eric Palatnik, P.C. 107 Haven Avenue, Staten Island Proposed two-story two family residential development which is within the unbuilt portion of the mapped street on the corner of Haven Avenue and Hull Street, contrary to General City Law 35 R3-1 zoning district. Community Board #2SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 9/24/13</p>

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<i>BZ – DECISIONS</i>		
1.	195-12-BZ	<p>Law Office of Eduardo J. Diaz 108-15 Cross Bay Boulevard, Queens Re-instatement (§11-411) of a previously approved variance which allowed a two-story office building (UG6) and four parking spaces, which expired on May 13, 2000. Waiver of the Rules. R4 zoning district. Community Board #10BK Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 8/13/13</p>
2.	13-13-BZ & 14-13-BZ	<p>Slater & Beckerman, P.C. 98 & 96 DeGraw Street, Brooklyn Variance (§72-21) to allow two single-family residential buildings, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #6BK Examiner: Ronald Rizzotti (212) 386-0081 Status: Deferred Decision – 9/24/13</p>
3.	50-13-BZ	<p>Lewis E. Garfinkel 1082 East 24th 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); and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 8/13/13</p>
4.	57-13-BZ	<p>Eric Palatnik, P.C. 282 Beaumont 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); and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 8/13/13</p>

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5.	84-13-BZ	Rothkrug Rothkrug & Spector LLP 184 Kent Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>SoulCycle</i>) within portions of an existing cellar and seven-story mixed-use building. C2-4/R6 zoning district. Community Board #1BK Examiner: Rory Levy (212) 386-0082 Status: Granted – 8/13/13
6.	108-13-BZ	Rothkrug Rothkrug & Spector, LLP 100/28 West 42nd Street aka 101/31 West 41st Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Equinox</i>). C5-3, C6-6, C6-7 & C5-2 (Mid)(T) zoning districts. Community Board #5M Examiner: Rory Levy (212) 386-0082 Status: Granted – 8/13/13

<i>BZ – CONTINUED HEARINGS</i>		
7.	236-12-BZ	Rothkrug Rothkrug & Spector LLP 1487 Richmond Road, Staten Island Variance (§72-21) to permit the extension of an existing medical office, contrary to use (§ 22-10) and side yard regulations (§24-35). R2 zoning district. Community Board #2SI Examiner: Ronald Rizzotti (212) 386-0081 Status: Adjourned, Continued Hearing – 9/10/13
8.	282-12-BZ	Eric Palatnik, P.C. 1995 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to side yard requirements (§23-461), and a variance (§72-21), contrary to front yard requirements (§23-45). R5 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 9/24/13

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<i>BZ – CONTINUED HEARINGS</i>		
9.	301-12-BZ	Rothkrug Rothkrug & Spector, LLP 213-11/19 35th Avenue, Queens Special permit (§73-52) to allow a 25 foot extension of an existing commercial use into a residential zoning district, and §73-63 to allow the enlargement of a legal non-complying building. C2-2(R4) and R2A zoning districts. Community Board #11Q Examiner: Ronald Rizzotti (212) 386-0081 Status: Continued Hearing – 9/10/13
10.	338-12-BZ	Eric Palatnik, P.C. 164-20 Northern Boulevard, Queens Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Metro Gym</i>) located in an existing one-story and cellar commercial building. C2-2/R5B zoning district. Community Board #7Q Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 9/10/13
11.	83-13-BZ	Boris Saks, Esq. 3089 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) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 9/10/13
12.	96-13-BZ	Rothkrug Rothkrug & Spector LLP 1054 Simpson Street, Bronx Variance (§72-21) to permit construction of ambulatory diagnostic treatment health facility (UG4), contrary to rear yard regulations (§23-47). R7-1 and C1-4 zoning districts. Community Board #2BX Examiner: Ronald Rizzotti (212) 386-0081 Status: Closed, Decision – 9/17/13

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13.	322-12-BZ	<p>Law Office of Fredrick A. Becker 701 Avenue P, Brooklyn Variance (§72-21) to permit the enlargement of a single-family residence, contrary to open space and lot coverage (§23-141); less than the minimum required front yard (§23-45) and perimeter wall height (§23-631). R5 (OP) zoning district. Community Board #12BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 9/17/13</p>
14.	61-13-BZ	<p>Slater and Beckerman P.C. 1385 Broadway, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Crunch</i>). M1-6GC zoning district. Community Board #5M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 9/17/13</p>
15.	77-13-BZ	<p>Friedman & Gotbaum, LLP 45 Great Jones Street, Manhattan Variance (§72-21) to permit residential use, contrary to ZR 42-00 and ground floor commercial use contrary to ZR§42-14(D)(2)(b). M1-5B zoning district. Community Board #2M</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Closed, Decision – 9/24/13</p>
16.	82-13-BZ	<p>Law Office of Fredrick A. Becker 1957 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to floor area (§23-141), side yards (§23-461) and less than the required rear yard (§23-47). R5 zoning district. Community Board # 15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 9/17/13</p>

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17.	170-13-BZ	Venable LLP 25-10 30th Avenue, Queens Variance (§72-21) to allow the enlargement of Mount Sinai Hospital of Queens contrary to §24-52 (height & setback); §24-11 (lot coverage); §24-36 (rear yard); and §§24-382 & 33-283 (rear yard equivalents). R6 & C1-3 zoning districts. Community Board #1Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 9/10/13

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