

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 26, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	20-08-BZ	<p>Law Office of Fredrick A. Becker 53-55 Beach Street, Manhattan</p> <p>Extension of Time to Complete Construction of approved Special Permit (75-53) for the vertical enlargement to an existing warehouse (UG17) which expired on January 13, 2013. C6-2A zoning district. Community Board #1M</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 2/26/13</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	135-46-BZ	<p>Eric Palatnik, P.C. 3802 Avenue U, Brooklyn</p> <p>Extension of Term (§11-411) of approved variance which permitted an automotive service station (UG 16B) with accessory uses, which expired on January 29, 2012, and an amendment (§11-413) to convert the use to auto laundry (UG 16B) hand car wash; waiver for the Rules. R4 zoning district. Community Board #18BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Adjourned, Continued Hearing – 3/19/13</p>
3.	410-68-BZ	<p>Eric Palatnik, P.C. 85-05 Astoria Boulevard, Queens</p> <p>Extension of Term (§11-411) of approved variance which permitted the operation of (UG16B) automotive service station (<i>Citgo</i>) with accessory uses, which expired on November 26, 2008; Extension of Time to obtain a Certificate of Occupancy which expired on January 11, 2008; Waiver of the Rules. R3-2 zoning district. Community Board #3Q</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Adjourned, Continued Hearing – 3/19/13</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, FEBRUARY 26, 2013

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	103-91-BZ	Davidoff Hutcher & Citron, LLP 248-18 Sunrise Highway, Queens Extension of term of approved variance permitting an auto laundry use (UG 16B); Amendment to permit changes to the layout and extend hours of operation. C2-1/R3-2 zoning district. Community Board #13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 4/9/13
5.	197-08-BZ	Stuart Klein, Esq. 341-349 Troy Avenue, aka 1515 Carroll Street, Brooklyn Amendment to an approved variance (§72-21) to permit a four-story and penthouse residential building, contrary to floor area and open space (§23-141), units (§23-22), front yard (§23-45), side yard (§23-462), and height (§23-631). Amendment seeks to reduce the number of units and parking and increase the size of the rooftop mechanical equipment. R4 zoning district. Community Board #9BK
		Examiner: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 4/23/13

*****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, FEBRUARY 26, 2013

10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	239-02-BZ	Greenberg Traurig, LLP 110 Waverly Place, Manhattan Extension of Term of a previously-granted Variance (§72-21) for the continued operation of a Use Group 6A eating and drinking establishment (<i>Babbo</i>) located at the cellar level, ground floor, and second floor of the subject premises, which expired on December 17, 2012. R7-2 zoning district. Community Board #2M
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/23/13
7.	374-04-BZ	Greenberg Traurig, LLP 246 Front Street, Manhattan Extension of Time to complete construction of a previously-granted Variance (§72-21) for the development of a seven-story residential building with ground floor commercial space, which expired on October 18, 2009; Amendment to approved plans; and waiver of the Rules. C6-2A zoning district/SLMD. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 3/19/13

*****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, FEBRUARY 26, 2013
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
8.	103-12-A	Sheldon Lobel, P.C. 74-76 Adelphi Street, Brooklyn Appeal seeking a common law vested right to continue development commenced under the prior R6 zoning district. R5B zoning district. Community Board #2BK Examiner: Toni Matias (212) 386-0085 Status: Reopened, Continued Hearing – 4/9/13
9.	108-12-A & 109-12-A	Davidoff Malito & Hatcher LLP 4612 Third Avenue, Brooklyn Appeal challenging Department of Buildings' determination that signs are not entitled to non-conforming use status as accessory business or non-commercial signs, pursuant to Z.R. §§42-58 and 52-61. Community Board #7BK Examiner: Toni Matias (212) 386-0085 Status: Denied – 2/26/13

*****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, FEBRUARY 26, 2013
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	89-07-A 92-07-A thru 95-07-A	<p>Eric Palatnik, P.C. 460, 472, 476, 480Thornycroft 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</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 3/19/13</p>

<i>APPEALS – NEW CASES</i>		
11.	110-10-BZY	<p>Sheldon Lobel, P.C. 123 Beach 93rd Street, Queens Extension of time to complete construction (§11-332) for an additional two years for a minor development, which expired on October 19, 2012. R5A zoning district. Community Board #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Closed, Decision – 3/19/13</p>
12.	201-10-BZY	<p>Kramer Levin Naftalis & Frankel 180 Orchard Street, Manhattan Extension of time to complete construction (§11-332) for an additional two years for a minor development, which will expire on March 15, 2013. C4-4A zoning district. Community Board #3M</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Closed, Decision – 3/19/13</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, FEBRUARY 26, 2013
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
13.	288-12-A thru 290-12-A	<p>Rothkrug Rothkrug & Spector LLP 319, 323, 327 Ramona Avenue, Staten Island Proposed construction of three two-family homes not fronting on a legally mapped street, contrary to General City Law Section 36. R3X (SRD) zoning district. Community Board #3SI</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 4/9/13</p>
14.	304-12-A	<p>Eric Palatnik, P.C. 42-32 147th Street, Queens Proposed seven-story residential development located within mapped but inbuilt portion of Ash Avenue, contrary to General City Law Section 35. R6A zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 4/9/13</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, FEBRUARY 26, 2013

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	157-11-BZ	<p>Sheldon Lobel, P.C. 1968 Second Avenue, Manhattan Variance (§72-21) to allow for the legalization of an existing supermarket, contrary to rear yard (§33-261) and loading berth (§36-683) requirements. C1-5/R8A and R7A zoning districts. Community Board #11M</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Withdrawn – 2/26/13</p>
2.	61-12-BZ	<p>Sheldon Lobel, P.C. 216 Lafayette Street, Manhattan Variance (§72-21) to permit a UG 6 restaurant in a portion of the cellar and first floor, contrary to use regulations (§42-10). M1-5B zoning district. Community Board #2M</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Granted – 2/26/13</p>
3.	75-12-BZ	<p>Sheldon Lobel, P.C. 547 Broadway, Manhattan Variance (§72-21) to permit the legalization of retail use (UG 6) on the first floor and expand the use into the cellar and sub-cellar, contrary to use regulations (§42-14 (D)(2)(b)). M1-5B zoning district. Community Board #2M</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Granted – 2/26/13</p>
4.	159-12-BZ	<p>Eric Palatnik, P.C. 94-07 156th Avenue, Queens Variance (§72-21) to allow for the enlargement of a Use Group 4 medical office building, contrary to rear yard requirements (§24-36). R3-2 zoning district. Community Board #10Q</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Granted – 2/26/13</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, FEBRUARY 26, 2013

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	234-12-BZ	Rothkrug Rothkrug & Spector LLP 1776 Eastchester Road, Bronx Special Permit (§73-36) to allow a physical culture establishment (<i>L.A Fitness</i>). M1-1 zoning district. Community Board #11BX Examiner: Rory Levy (212) 386-0082 Status: Granted – 2/26/13
6.	298-12-BZ	Kramer Levin Naftalis & Frankel LLP 726-730 Broadway, Manhattan Variance (§72-21) to permit the conversion of nine floors of an existing ten-story building to Use Group 3 college or university use (<i>New York University</i>), contrary to use regulations. M1-5B zoning district. Community Board #2M Examiner: Ronald Rizzotti (212) 386-0081 Status: Deferred Decision – 4/9/13

<i>BZ – CONTINUED HEARINGS</i>		
7.	35-11-BZ	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 Examiner: Ronald Rizzotti (212) 386-0081 Status: Adjourned, Continued Hearing – 4/23/13

*****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, FEBRUARY 26, 2013

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	63-12-BZ	<p>Sheldon Lobel, P.C. 2701 Avenue N, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A House of Worship (<i>Khal Bnei Avrohom Yaakov</i>), which is contrary to floor area (24-11), lot coverage, front yard (24-34), side yard (24-35a) parking (25-31), height (24-521), and setback requirements. R2 zoning district. Community Board #14BK Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 4/9/13</p>
9.	106-12-BZ	<p>Eric Palatnik, P.C. 2102 Jerome Avenue, Bronx Special Permit (§73-50) to permit the development of a new one-story retail store (UG 6), contrary to rear yard regulations (§33-292). C8-3 zoning district. Community Board #5BX Examiner: Ronald Rizzotti (212) 386-0081 Status: Closed, Decision – 3/12/13</p>
10.	233-12-BZ	<p>Fried Frank Harris Shriver & Jacob 246-12 South Conduit Avenue, Queens Variance (§72-21) to legalize an advertising sign in a residential district, contrary to use regulations (§22-00). R3X zoning district. Community Board #13Q Examiner: Ronald Rizzotti (212) 386-0081 Status: Closed, Decision – 3/19/13</p>
11.	242-12-BZ	<p>Sheldon Lobel, P.C. 1621-1629 61st Street, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A house of worship (<i>Congregation Toldos Yehuda</i>), contrary to height, setback, sky exposure plane, rear yard, and parking requirements. M1-1 zoning district. Community Board #12BK Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 4/9/13</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, FEBRUARY 26, 2013

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	285-12-BZ	<p>Sheldon Lobel, P.C. 54 West 39th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Narita Bodyworks</i>) on the 4th floor of existing building. M1-6 zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Closed, Decision – 3/12/13</p>
13.	295-12-BZ	<p>Sheldon Lobel, P.C. 49-33 Little Neck Parkway, Queens Variance (§72-21) to permit the expansion of a non-conforming Use Group 4 dentist's office, contrary to §52-22. R1-2 zoning district. Community Board #11Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 386-0081</p> <p style="color: red;">Status: Continued Hearing – 3/19/13</p>
14.	302-12-BZ	<p>Davidoff Hutcher & Citron LLP 32 West 18th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Lithe Method</i>). C6-4A zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Closed, Decision – 3/19/13</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, FEBRUARY 26, 2013

1:30 P.M.

<i>BZ – NEW CASES</i>		
15.	250-12-BZ	<p>Law Office of Fredrick A. Becker 2410 Avenue S, 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); less than the required rear yard (§23-47) and perimeter wall height (§23-631). R3-2 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 3/19/13</p>
16.	315-12-BZ	<p>Akerman Senterfitt, LLP 23-25 31st Street, Queens Special Permit (§73-50) to allow for a community facility building, contrary to rear yard requirements (§33-29). C4-3 zoning district. Community Board #1Q</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Continued Hearing – 3/19/13</p>
17.	318-12-BZ	<p>Rothkrug Rothkrug & Spector, LLP 45 Crosby Street, Manhattan Special permit (§73-36) to allow a physical culture establishment (<i>SoulCycle</i>) within a portion of an existing building. M1-5B zoning district. Community Board #2M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 3/19/13</p>
18.	320-12-BZ	<p>Rothkrug Rothkrug & Spector, LLP 23 West 116th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>). C4-5X zoning district. Community Board #10M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 3/19/13</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.
