

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 5, 2013

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	39-65-BZ	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) 386-0074
		Status: Granted – 2/5/13
2.	85-91-BZ	Carl A. Sulfaro, Esq. 204-18 46th Avenue, Queens Extension of Term (§11-411) of a previously granted variance for a veterinarian's office, accessory dog kennels and a caretaker's apartment which expired on July 21, 2012; amendment to permit a change to the hours of operation and accessory signage. R3-1 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 2/5/13

*****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 5, 2013

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	982-83-BZ	Rothkrug Rothkrug & Spector, LLP 191-20 Northern Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy of a previously granted variance for the continued operation of retail and office use (UG 6) which expired on July 19, 2012. R3-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 3/12/13
4.	93-97-BZ	Eric Palatnik, P.C. 136-21 Roosevelt Avenue, Queens Amendment to a previously granted variance (§72-21) to permit the change in use of a portion of the second floor from accessory parking spaces to UG 6 office use. C4-3 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Withdrawn – 2/5/13

*****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 5, 2013

10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	167-95-BZ	<p>Walter T. Gorman, P.E. 121-18 Springfield Boulevard, Queens Extension of Term of a previously approved variance (§72-21) which permitted the maintenance and repairs of motor-operated cemetery equipment and accessory parking and storage of motor vehicles which expired on February 4, 2012; amendment to reduce the size of the area covered by the variance. R3A zoning district. Community Board #12Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Continued Hearing – 3/19/13</p>
6.	211-00-BZ	<p>Sheldon Lobel, P.C. 252 Norman Avenue, Brooklyn Extension of Time to complete construction of a previously approved variance (§72-21) which permitted the legalization of residential units on the second through fourth floors of a mixed use (UG 17 & 2) four-story building, which expired on April 17, 2005; Amendment for minor modification to the approved plans; Waiver of the Rules. M1-2 zoning district. Community Board #1BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Continued Hearing – 3/5/13</p>
7.	20-08-BZ	<p>Law Office of Fredrick A. Becker 53-55 Beach Street, Manhattan 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> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Closed, Decision – 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 MORNING, FEBRUARY 5, 2013
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
8.	97-12-A & 98-12-A	<p>Fried Frank 620 12th Avenue, Manhattan Appeal challenging Department of Buildings' determination regarding right to maintain existing advertising sign in manufacturing district. M1-5/CL zoning district. Community Board #4M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Denied – 2/5/13</p>
9.	162-12-A	<p>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</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Denied – 2/5/13</p>
10.	167-12-A	<p>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</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Denied – 2/5/13</p>
11.	169-12-A 170-12-A	<p>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</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Denied – 2/5/13</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 5, 2013

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
12.	190-12-A thru 192-12-A	<p>Davidoff Hutcher & Citron, LLP 42-45 12th Street, Queens Appeals from Department of Buildings' determination that signs are not entitled to continued legal status as advertising sign. M1-4 zoning district. Community Board #2Q Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 3/19/13</p>
13.	197-12-A	<p>Davidoff Hutcher & Citron LLP 1-37 12th Street, Brooklyn Appeal from Department of Buildings' determination that a sign is not entitled to continued legal status as advertising sign. M1-2/M2-1 zoning district. Community Board #7BK Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 3/19/13</p>
14.	203-12-A	<p>Davidoff Hutcher & Citron LLP 442 West 36th Street, Manhattan Appeal from Department of Buildings' determination that a sign is not entitled to continued legal status as advertising sign. C2-5 /HY zoning district. Community Board #4M Examiner: Toni Matias (212) 386-0085 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 5, 2013

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	147-11-BZ	<p>Sheldon Lobel, P.C. 24-47 95th Street, Queens Variance (§72-21) to permit the construction of a single-family, semi-detached residence, contrary to floor area (§23-141) and side yard (§23-461) regulations. R3-2 zoning district. Community Board #3Q</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 2/5/13</p>
2.	12-12-BZ	<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. Community Board #2M</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Granted 2/5/13</p>
3.	43-12-BZ	<p>Wachtel & Masyr, LLP 25 Great Jones Street, Manhattan Variance (§72-21) to permit a residential building, contrary to use regulations (§42-00). M1-5B zoning district. Community Board #2M</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Closed, Decision – 4/9/13</p>
4.	150-12-BZ	<p>Goldman Harris LLC 39 West 21st Street, Manhattan Special Permit (§73-36) to permit a physical culture establishment (<i>Flywheel Sports</i>). C6-4A zoning district. Community Board #5M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 2/5/13</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 5, 2013

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	241-12-BZ	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
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 3/5/13
6.	275-12-BZ	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
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 2/5/13

*****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 5, 2013

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	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 Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 3/5/13</p>
8.	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: Continued Hearing – 3/12/13</p>
9.	235-12-BZ	<p>Slater & Beckerman, LLP 2771 Knapp Street, Brooklyn Special Permit (§73-242) to allow a one-story building to be used as four eating and drinking establishments (Use Group 6), contrary to use regulations (§32-00). C3 zoning district. Community Board #15BK Examiner: Ronald Rizzotti (212) 386-0081 Status: Closed, Decision – 3/5/13</p>
10.	257-12-BZ	<p>Law Office of Fredrick A. Becker 2359 East 5th 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 yard (§23-461) and less than the required rear yard (§23-47). R4 (OP) zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 3/5/13</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 5, 2013

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	280-12-BZ	Law Office of Fredrick A. Becker 1249 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 3/5/13

*******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 5, 2013

1:30 P.M.

<i>BZ – NEW CASES</i>		
12.	50-12-BZ	<p>Gerald J. Caliendo, R.A., AIA 177-60 South Conduit Avenue, Queens Variance (§72-21) to allow for the construction of a commercial building, contrary to use regulations (§22-00). R3-2 zoning district. Community Board #12Q</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Continued Hearing – 4/9/13</p>
13.	161-12-BZ	<p>Francis R. Angelino, Esq. 81 East 98th Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Retro Fitness</i>) on the ground and second floor of an existing building. C8-2 zoning district. Community Board #16BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 3/5/13</p>
14.	238-12-BZ	<p>Harold Weinberg, P.E. 1713 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of single family home contrary floor area and lot coverage (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 3/12/13</p>
15.	296-12-BZ	<p>Rothkrug Rothkrug & Spector, LLP 2374 Grand Concourse, Bronx Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>) within existing building. C4-4 zoning district. Community Board #5BX</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 3/5/13</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.
