

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 9, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	256-82-BZ	<p>Vito J. Fossella, P.E. 1923 Clove Road, Staten Island Extension of Term of a previously granted Special Permit (§73-44) for the continued operation of a veterinary clinic and general UG6 office use in an existing two (2) story building with a reduction of the required parking which expired on November 23, 2012. C2-1/R3-1 zoning district. Community Board #2SI Examiner: Henry Segovia (212) 386-0074 Status: Granted – 7/9/13</p>
2.	103-91-BZ	<p>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) 386-0076 Status: Granted – 7/9/13</p>
3.	102-94-BZ	<p>C.S. Jefferson Chang 475 Castle Hill Avenue, Bronx Extension of Term of a previously granted Variance (§72-21) for the continuous (UG 6) grocery store which expired on June 20, 2005; Waiver of the Rules. R-5 zoning district. Community Board #9BX Examiner: Henry Segovia (212) 386-0074 Status: Granted – 7/9/13</p>
4.	240-01-BZ	<p>Rothkrug Rothkrug & Spector, LLP 110/23 Church Street, Manhattan Extension of term of a Special Permit (§73-36) for a physical culture establishment, which expired on December 17, 2012. C6-4(LM) zoning district. Community Board #1M Examiner: Carlo Costanza (212) 386-0076 Status: Granted – 7/9/13</p>

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<i>SOC – DECISIONS</i>		
5.	292-01-BZ	<p>Law Office of Fredrick A. Becker 69/71 MacDougal Street, Manhattan</p> <p>Extension of Term of a previously-granted Variance (§72-21) which permitted the legalization of a new dining room and accessory storage for a UG6 eating and drinking establishment (<i>Villa Mosconi</i>), which expired on January 7, 2013. R7-2 zoning district.</p> <p>Community Board #2M</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 7/9/13</p>

<i>SOC – CONTINUED HEARINGS</i>		
6.	102-95-BZ	<p>Law Office of Fredrick A. Becker 50 West 17th Street, Manhattan</p> <p>Extension of Term of a Special Permit (§73-244) for the continued operation of a UG12 Eating/Drinking Establishment (<i>Splash</i>) which expired on March 5, 2013; Amendment to modify the interior of the establishment. C6-4A zoning district.</p> <p>Community Board #5M</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 8/13/13</p>
7.	45-08-BZ	<p>Rampulla Associates 55 Androvette Street, Staten Island</p> <p>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.</p> <p>Community Board #3SI</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 8/13/13</p>

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<i>SOC – NEW CASES</i>		
8.	111-13-BZY thru 119-13-BZY	<p>Sheldon Lobel, P.C. 5031, 5021 Grosvenor Avenue, Lots 50, 60, 70, 5030 Grosvenor Avenue, Block 5830, Lot 3930, 5310 Grosvenor Avenue, Block 5839, Lot 4018 5300 Grosvenor Avenue, Block 5839, Lot 4025 5041 Goodridge Avenue, Block 5830, Lot 3940 5040 Goodridge Avenue, Block 5829, Lot 3635 5030 Goodridge Avenue, Block 5829, Lot 3630 Bronx</p> <p>Extension of time (§11-332b) to complete construction of a major development commenced under the prior Special Natural Area zoning district regulations in effect on October 2004. R1-2/NA-2 zoning district.</p> <p>Community Board #8BX</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Granted – 7/9/13</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
9.	268-12-A thru 271-12-A	<p>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</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Adjourned, Continued Hearing – 8/13/13</p>
10.	308-12-A	<p>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</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Closed, Decision – 8/13/13</p>

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<i>APPEAL – NEW CASES</i>		
11.	29-12-A	<p>Vincent Brancato 159-17 159th Street, Queens Appeal seeking to reverse Department of Building’s padlock order of closure (and underlying OATH report and recommendation) based on determination that the property’s commercial/industrial use is not a legal non-conforming use. R3-2 Zoning district. Community Board #12Q</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 9/17/13</p>
12.	75-13-A	<p>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</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Continued Hearing – 8/13/13</p>
13.	172-13-A	<p>Gary Lenhart 175 Ocean Avenue, Queens Proposed reconstruction of a single family home and installation of the disposal system located partially in the bed of a mapped street, contrary to Article 3, Section 35 of the General City Law. R4 zoning district. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 7/9/13</p>

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<i>BZ – DECISIONS</i>		
1.	62-13-BZ	<p>Sheldon Lobel, P.C. 2703 East Tremont Avenue, Bronx Special Permit (§73-243) to legalize the existing eating and drinking establishment (<i>Wendy's</i>) with an accessory drive-through facility. C1-2/R6 zoning district. Community Board #10BX</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <hr/> <p>Status: Granted – 7/9/13</p>
2.	85-13-BZ	<p>Rothkrug Rothkrug & Spector LLP 250 Utica Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>) within existing building. C4-3/R6 zoning district. Community Board #8BK</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 7/9/13</p>

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<i>BZ – CONTINUED HEARINGS</i>		
3.	72-12-BZ	<p>Watchtel Masyr & Missry, LLP 213-223 Flatbush Avenue, Brooklyn Variance (§72-21) to allow for the construction of a new mixed use building, contrary to off-street parking (§25-23), floor area, open space, lot coverage (§23-145), maximum base height and maximum building height (§23-633) regulations. R7A/C2-4 and R6B zoning districts. Community Board #6BK</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Adjourned, Continued Hearing – 9/24/13</p>
4.	113-12-BZ	<p>Mitchell S. Ross, Esq. 32-05 Parsons Boulevard, Queens Variance (§72-21) to permit a proposed church (<i>St. Paul's Church</i>), contrary to front wall height (§§24-521 & 24-51). R2A zoning district. Community Board #7Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Adjourned, Continued Hearing – 7/16/13</p>
5.	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</p> <p>Examiner: Carlo Costanza (212) 386-0076</p> <p>Status: Closed, Decision – 8/13/13</p>
6.	236-12-BZ	<p>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</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Adjourned, Continued Hearing – 8/13/13</p>

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<i>BZ – CONTINUED HEARINGS</i>		
7.	321-12-BZ	<p>Dennis D. Dell'Angelo 22 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two-family home to be converted to a single-family home, contrary to floor area (§23-141); perimeter wall height (§23-631) and rear yard (§23-47) regulations R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 7/9/13</p>
8.	338-12-BZ	<p>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</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 8/13/13</p>
9.	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</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Closed, Decision – 8/13/13</p>
10.	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</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 8/13/13</p>

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11.	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</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Closed, Decision – 8/13/13</p>
12.	84-13-BZ	<p>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</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Closed, Decision – 8/13/13</p>

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<i>BZ – NEW CASES</i>		
13.	81-13-BZ	<p>Nasir J. Khanzada 264-12 Hillside Avenue, Queens Re-Instatement (§11-411) of a variance which permitted an auto service station (UG16B), with accessory uses, which expired on November 6, 1992; Amendment (§11-413) to permit the change of use from auto service station to auto repair (UG 16B) with accessory auto sales; Waiver of the Rules. R2 zoning district. Community Board # 13Q</p> <p>Examiner: Carlo Costanza (212) 386-0076</p> <p>Status: Continued Hearing – 8/20/13</p>
14.	94-13-BZ	<p>Vinod Tewari 11-11 40th Avenue aka 38-78 12th Street, Queens Special Permit (§73-19) to allow a school, contrary to use regulation (§42-00). M1-3 zoning district. Community Board #1Q</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Continued Hearing – 9/10/13</p>
15.	96-13-BZ	<p>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</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Continued Hearing – 8/13/13</p>
16.	108-13-BZ	<p>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</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 8/13/13</p>

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