

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 11, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	799-62-BZ	<p>Sahn Ward Coschignano & Baker, PLLC. 501 First Avenue/350 East 30th Street, Manhattan Extension of Term permitting the use tenant parking spaces within an accessory garage for transient parking pursuant to §60 (3) of the Multiple Dwelling Law (MDL) which expired on November 9, 2012; Waiver of the Rules. C2-5/R8, R7B zoning district. Community Board #6M</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 6/11/13</p>
2.	410-68-BZ	<p>Eric Palatnik, P.C. 85-05 Astoria Boulevard, Queens 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: Granted – 6/11/13</p>
3.	982-83-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 6/11/13</p>
4.	341-02-BZ	<p>Sheldon Lobel, P.C. 231 East 58th Street, Manhattan Extension of Term of a previously approved Variance (§72-21) for the continued UG6 retail use on the first floor of a five-story building, which expired on April 8, 2013. R-8B zoning district. Community Board #6M</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 6/11/13</p>

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<i>SOC – CONTINUED HEARINGS</i>		
5.	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: Closed, Decision – 7/9/13</p>
6.	103-91-BZ	<p>Davidoff Hatcher & 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: Closed, Decision – 7/9/13</p>
7.	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: Closed, Decision – 7/9/13</p>
8.	239-02-BZ	<p>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 – 9/24/13</p>

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<i>SOC – NEW CASES</i>		
9.	207-86-BZ	<p>Kramer Levin Naftalis & Frankel 20, 28 & 30 East 92nd Street, Manhattan Amendment of a previously approved variance (§72-21) for a community facility use (<i>The Nightingale-Bamford School</i>) to enlarge the zoning lot to permit the school’s expansion. C1-5 (R-10) and R8B zoning districts. Community Board #8M Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 7/16/13</p>

<i>APPEAL – NEW CASES</i>		
10.	143-11-A thru 146-11-A	<p>Philip L. Rampulla 20, 25, 35, 40 Harborlights Court, Staten Island Appeal challenging the Fire Department’s determination that the grade of the fire apparatus road shall not exceed 10 percent, per NYC Fire Code Section FC 503.2.7. R2 zoning district. Community Board #1SI Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 8/20/13</p>
11.	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 Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 7/9/13</p>

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<i>BZ – DECISIONS</i>		
1.	135-11-BZ/ 136-11-A	<p>Eric Palatnik, P.C. 2080 Clove Road, Staten Island Variance (§72-21) to allow for the construction of a commercial use (UG6), contrary to use regulations (§22-00). Proposed construction is also located within a mapped but not built portion of a street (Clove Road and Sheridan Avenue), contrary to General City Law Section 35. R3-2 zoning district. Community Board #2SI</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 386-0081</p> <p style="color: red;">Status: Withdrawn – 6/11/13</p>
2.	59-12-BZ/ 60-12-A	<p>Mitchell S. Ross, Esq. 240-27 Depew Avenue, Queens Variance (§72-21) to allow the enlargement of an existing home, contrary to front yard (§23-45) regulations. Proposed construction is also located within a mapped but unbuilt portion of a street, contrary to General City Law Section 35. R1-2 zoning district. Community Board #11Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Deferred Decision – 7/23/13</p>
3.	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</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Deferred Decision – 7/23/13</p>
4.	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 style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Granted – 6/11/13</p>

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5.	324-12-BZ	<p>Sheldon Lobel, P.C. 45 76th Street, Brooklyn Special permit (§73-622) for the enlargement of an existing single family home, contrary to floor area regulations (23-141(b)). R3-1 zoning district. Community Board #10BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 6/11/13</p>
6.	325-12-BZ	<p>Bryan Cave LLP 1273-1285 York Avenue, Manhattan Variance (§72-21) to permit a new Use Group 4 maternity hospital and ambulatory diagnostic or treatment health care facility (<i>New York Presbyterian Hospital</i>), contrary to modification of height and setback, lot coverage, rear yard, floor area and parking. R10/R9/R8 zoning districts. Community Board #8M</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Granted – 6/11/13</p>
7.	56-13-BZ	<p>Francis R. Angelino 201 East 56th Street aka 935 3rd Avenue, Manhattan Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>InForm Fitness</i>) within a portion of an existing building. C6-6(MID) C5-2 zoning district. Community Board # 6M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 6/11/13</p>
8.	72-13-BZ	<p>Sheldon Lobel, P.C. 38-15 Northern Boulevard, Queens Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>Euphoria Spa</i>) within the existing building. M1-1/C4-2A zoning district. Community Board #1Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 6/11/13</p>

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9.	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> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Continued Hearing – 7/9/13</p>
10.	54-13-BZ	<p>Sheldon Lobel, P.C. 1338 East 5th Street, Brooklyn Variance (§72-21) for the enlargement of existing single-family residence, contrary to lot coverage and open space (§23-141), minimum required side yards (§113-543), and side yards (§23-461a) regulations. R5/OPSD zoning district. Community Board #12BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Closed, Decision – 7/16/13</p>

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11.	263-12-BZ & 264-12-A	<p>Sheldon Lobel, P.C. 232 & 222 City Island Avenue, Bronx Variance (§72-21) to permit senior housing (UG 2), contrary to use regulations (§42-00). Variance (Appendix G, Section BC G107, NYC Administrative Code) to permit construction in a flood hazard area which does not comply with Appendix G, Section G304.1.2 of the Building Code. M1-1 zoning district. COMMUNITY BOARD #10BX</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 386-0081</p> <p style="color: red;">Status: Continued Hearing – 9/10/13</p>
12.	282-12-BZ	<p>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</p> <p style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Continued Hearing – 8/13/13</p>
13.	91-13-BZ	<p>Eric Palatnik, P.C. 115 East 57th Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Spa Castle</i>) to be located in a 57-story mixed use building. C5-3, C5-2.5(MiD) zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Closed, Decision – 7/16/13</p>
14.	104-13-BZ	<p>Rothkrug Rothkrug & Spector LLP 1002 Gates Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Blink</i>) within a portion of an existing five-story commercial building. C2-4 (R6A) zoning district. COMMUNITY BOARD # 3BK</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Closed, Decision – 7/16/13</p>

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