

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JUNE 18, 2013  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>853-53-BZ</b>	<p>Carl A. Sulfaro, Esq. <b>2402/16 Knapp Street, Brooklyn</b> Amendment (§11-412) to a previously-granted Automotive Service Station (<i>Mobil</i>) (UG 16B), with accessory uses, to enlarge the use and convert service bays to an accessory convenience store. C2-2/R3-2 zoning district. <b>Community Board# 15BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Granted – 6/18/13</b></p>
<b>2.</b>	<b>30-02-BZ</b>	<p>The Law Office of Fredrick A. Becker <b>502 Park Avenue, Manhattan</b> Extension of Term of a previously granted special permit (§73-36) for the continued operation of a physical culture establishment (<i>New York City Sports Club</i>) which expired on July 23, 2012; Amendment to permit the modification of approved hours and signage; Waiver of the Rules. C5-3, C5-2.5(Mid) zoning district. <b>Community Board # 8M</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Granted – 6/18/13</b></p>
<b>3.</b>	<b>197-08-BZ</b>	<p>Stuart Klein, Esq. <b>341-349 Troy Avenue aka 1515 Carroll Street, Brooklyn</b> 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. <b>Community Board #9BK</b> <b>Examiner: Rory Levy (212) 386-0082</b> <b>Status: Granted – 6/18/13</b></p>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>200-00-BZ</b>	<p>Eric Palatnik, P.C. <b>107-24 37th Avenue aka 37-16 108th Street, Queens</b> Extension of Time to obtain a Certificate of Occupancy of a variance (§72-21) to operate a Physical Culture Establishment (<i>Squash Fitness Center</i>) which expired on April 25, 2013. C1-4(R6B) zoning district. <b>Community Board #3Q</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Closed, Decision – 7/16/13</b></p>
<b>5.</b>	<b>27-05-BZ</b>	<p>Sheldon Lobel, P.C. <b>91-11 Roosevelt Avenue, Queens</b> 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. <b>Community Board #3Q</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 7/23/13</b></p>

<b><i>SOC – NEW CASES</i></b>		
<b>6.</b>	<b>363-04-BZ</b>	<p>Herrick Feinstein, LLP <b>6002 Fort Hamilton Parkway, Brooklyn</b> Extension of Time to Complete Construction for a previously granted Variance (§72-21) to convert an industrial building to commercial/residential use which expires on July 19, 2013. M1-1 zoning district. <b>Community Board #12BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Closed, Decision – 7/16/13</b></p>

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<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>317-12-A</b>	<p>Eric Palatnik, P.C. <b>40-40 27th Street, Queens</b> Appeal seeking common law vested rights to continue construction commenced under the prior M1-3D zoning district regulations. M1-2/R5B zoning district. <b>Community Board #1Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Continued Hearing – 7/23/13</b></p>
<b>8.</b>	<b>346-12-A</b>	<p>Eric Palatnik, P.C. <b>179-181 Woodpoint Road, Brooklyn</b> Appeal seeking common law vested rights to continue construction commenced under the prior R6 zoning district regulations. R6B zoning district. <b>Community Board #1BK</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Closed, Decision – 7/16/13</b></p>

<b><i>APPEAL – NEW CASES</i></b>		
<b>9.</b>	<b>135-13-A thru 152-13-A</b>	<p>Eric Palatnik, P.C. <b>Serena Court, Staten Island</b> Proposed construction of 18 two-family dwellings not fronting on a legally mapped street, contrary to General City Law Section 36. R3X (SSRD) zoning district. <b>Community Board #3SI</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Closed, Decision – 7/16/13</b></p>

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<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>63-13-BZ</b>	<p>Sheldon Lobel, P.C. <b>11-11 44th Drive, Queens</b> Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>The Cliffs</i>). M1-4/R7A (LIC) zoning district. <b>Community Board #2Q</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <hr/> <p><b>Status: Granted – 6/18/13</b></p>
<b>2.</b>	<b>73-13-BZ</b>	<p>Eric Palatnik, P.C. <b>459 E. 149th Street, Bronx</b> Special Permit (§73-49) to allow rooftop parking in a proposed commercial development. M1-1 and C4-4 zoning districts. <b>Community Board #1BX</b></p> <hr/> <p><b>Examiner: Ronald Rizzotti (212) 386-0081</b></p> <hr/> <p><b>Status: Granted – 6/18/13</b></p>
<b>3.</b>	<b>80-13-BZ</b>	<p>Goldman Harris LLC. <b>200 Park Avenue South, Manhattan</b> Special Permit (§73-36) to allow a physical culture establishment (<i>Red Door Spa</i>). C6-4A zoning district. <b>Community Board #5M</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <hr/> <p><b>Status: Granted – 6/18/13</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>35-11-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>226-10 Francis Lewis Boulevard, Queens</b>                      Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Obel</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.  <b>Community Board #13Q</b>  <b>Examiner: Ronald Rizzotti (212) 386-0081</b>  <b>Status: Adjourned, Continued Hearing – 7/23/13</b></p>
<b>5.</b>	<b>50-12-BZ</b>	<p>Gerald J. Caliendo, R.A., AIA  <b>177-60 South Conduit Avenue, Queens</b>                      Variance (§72-21) to allow for the construction of a commercial building, contrary to use regulations (§22-00). R3-2 zoning district.  <b>Community Board #12Q</b>  <b>Examiner: Ronald Rizzotti (212) 386-0081</b>  <b>Status: Adjourned, Continued Hearing – 7/23/13</b></p>
<b>6.</b>	<b>199-12-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1517 Bushwick Avenue, Brooklyn</b>                      Variance (§72-21) to construct a self-storage facility, contrary to maximum permitted floor area regulations. C8-1 and R6 zoning districts.  <b>Community Board #4BK</b>  <b>Examiner: Ronald Rizzotti (212) 386-0081</b>  <b>Status: Adjourned, Continued Hearing – 7/23/13</b></p>

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<b>7.</b>	<b>293-12-BZ</b>	<p>Eric Palatnik, P.C. <b>1245 83rd Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141(b)) and side yard (§23-461(a)) regulations. R3X zoning district. <b>Community Board #10BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Closed, Decision – 7/16/13</b></p>
<b>8.</b>	<b>321-12-BZ</b>	<p>Dennis D. Dell'Angelo <b>22 Girard Street, Brooklyn</b> 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. <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 7/9/13</b></p>

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<b><i>BZ – NEW CASES</i></b>		
<b>9.</b>	<b>259-12-BZ</b>	<p>Davidoff Hutcher &amp; Citron LLP <b>5241 Independence Avenue, Bronx</b> Variance (§72-21) to permit the development of a single-family house, contrary to lot width requirement (§23-32). R1-1, NA-2 zoning district. <b>Community Board #8BX</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 7/23/13</b></p>
<b>10.</b>	<b>5-13-BZ</b>	<p>Goldman Harris LLC <b>34-47 107th Street, Queens</b> Variance (§72-21) to permit the construction of an education center (UG 3A) in connection with an existing community facility (<i>Lonie Armstrong House Museum</i>), contrary to lot coverage (§24-11/24-12), front yard (§24-34), side yard (§24-35), side yard setback (§24-551), and planting strips (§24-06/26-42). R5 zoning district. <b>Community Board #3Q</b></p> <p><b>Examiner: Ronald Rizzotti (212) 386-0081</b></p> <p><b>Status: Closed, Decision – 7/23/13</b></p>
<b>11.</b>	<b>99-13-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP <b>32-27 Steinway Street, Queens</b> Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Blink</i>) within a two-story commercial building. C4-2A zoning district. <b>Community Board #1Q</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 7/23/13</b></p>
<b>12.</b>	<b>102-13-BZ</b>	<p>Law Office of Fredrick A. Becker <b>28-30 Avenue A, Manhattan</b> Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>New York Sports Club</i>) within a five-story commercial building. C2-5 (R7A/R8B) zoning district. <b>Community Board #3M</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 7/23/13</b></p>

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