

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 12, 2013

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	68-91-BZ	<p>Sheldon Lobel, P.C. 223-15 Union Turnpike, Queens 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 May 19, 2012; Amendment §11-412) to permit the legalization of certain minor interior partition changes and a request to permit automotive repair services on Sundays; Waiver of the Rules. R5D/C1-2 & R2A zoning district. Community Board #11Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Granted – 3/12/13</p>
2.	189-03-BZ	<p>Eric Palatnik, P.C. 836 East 233rd Street, Bronx Extension of Term of a previously granted special permit (§73-211) for the continued operation of an automotive service station (<i>Shell</i>) with an accessory convenience store (UG 16B) which expires on October 21, 2013; Extension of Time to obtain a Certificate of Occupancy which expired on October 21, 2008; Waiver of the Rules. C2-2/R-5 zoning district. Community Board #12BX</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Deferred Decision – 4/9/13</p>
3.	141-06-BZ	<p>Eric Palatnik, P.C. 2084 60th Street, Brooklyn Extension of Time to complete construction of a previously approved variance (§72-21) permitting the construction of a three-story synagogue (<i>Congregation Tefiloh Ledovid</i>) which expired on June 19, 2011; Waiver of the Rules. R5 zoning district. Community Board #12BK</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 3/12/13</p>

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<i>SOC – CONTINUED HEARINGS</i>		
4.	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 – 4/9/13
5.	18-02-BZ	Rothkrug Rothkrug & Spector, LLP 8610 Flatlands Avenue, Brooklyn Extension of Term (§11-411) of an approved variance for the continued operation of an automotive laundry (UG 16B) which expired on August 13, 2012. C2-3/R5D zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 4/16/13

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<i>APPEAL – NEW CASES</i>		
6.	310-12-A	<p>Herrick, Feinstein 141 East 88th Street, Manhattan Appeal to the Multiple Dwelling Law section 310(2)(a) to permit the reclassification of a partially occupied residential building, a rehabilitation and a rooftop addition. C1-8X zoning district. Community Board #8M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <hr/> <p>Status: Closed, Decision – 4/16/13</p>
7.	15-13-A thru 49-13-A	<p>Eric Palatnik, P.C. 16, 20, 24, 28, 32, 36, 40, 44, 48, 52, 56, 60, 64, 68, 78, 84, 90, 96, 102, 108, 75, 79, 85, 89, 93, 99, 105, 109, 115, 119 Berkshire Lane; 19, 23, 27, 31, 35, Wiltshire Lane, Staten Island Proposed construction of thirty-five (35) one and two-family dwellings that do not front on a legally mapped street, contrary to General City Law Section 36. R3-1(SRD) zoning district. Community Board #3SI</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Closed, Decision – 4/9/13</p>

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<i>BZ – DECISIONS</i>		
1.	1-12-BZ	<p>Law Office of Fredrick A. Becker 434 Sixth Avenue, Manhattan Special Permit (§73-36) for the operation of a physical culture establishment (<i>Moksha Yoga</i>) on the second floor of a six-story commercial building. C4-5 zoning district. Community Board #2M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 3/12/13</p>
2.	55-12-BZ	<p>Eric Palatnik, P.C. 762 Wythe Avenue, Brooklyn Special Permit (§73-19) to permit the legalization of an existing Use Group 3 religious-based, non-profit school (<i>Kollel L'Horoah</i>), contrary to use regulations (§42-00). M1-2 zoning district. Community Board #1BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 3/12/13</p>
3.	82-12-BZ	<p>Law Office of Fredrick A. Becker 2011 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family semi-detached home, contrary to floor area, open space and lot coverage (§23-141); side yards (§23-461); perimeter wall height (§23-631) 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: Granted – 3/12/13</p>
4.	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</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Granted – 3/12/13</p>

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5.	149-12-BZ	Alexander Levkovich 154 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and lot coverage (§23-141(b)) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 3/12/13
6.	285-12-BZ	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
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 3/12/13

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7.	16-12-BZ	<p>Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn Special Permit (§73-19) to allow for a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). M1-2 zoning district. Community Board #4BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <hr/> <p>Status: Adjourned, Continued Hearing – 4/23/13</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</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Continued Hearing – 4/16/13</p>
9.	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> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Continued Hearing – 4/9/13</p>

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<i>BZ – NEW CASES</i>		
10.	312-12-BZ	<p>Jay A. Segal, Esq. 29-37 Beekman Street, aka 165-169 William Street, Manhattan Variance (§72-21) to facilitate the construction of a new 34-story, 760-bed dormitory (<i>Pace University</i>), contrary to maximum permitted floor area. C6-4 district/Special Lower Manhattan District. Community Board #1M</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Closed, Decision – 4/9/13</p>
11.	316-12-BZ	<p>Eric Palatnik, P.C. 37-20 Prince Street, Queens Special Permit (§73-36) to allow a proposed physical culture establishment (<i>Orient Retreat</i>). C4-2 zoning district. Community Board #7Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 4/16/13</p>
12.	323-12-BZ	<p>Sheldon Lobel, P.C 25 Broadway, Manhattan Special Permit (§73-36) to allow a proposed physical culture establishment (<i>Planet Fitness</i>). C5-5LM zoning district. Community Board #1M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 4/23/13</p>
13.	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: Continued Hearing – 4/16/13</p>

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