

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 8, 2013

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	615-57-BZ	<p>Sheldon Lobel, P.C. 154-11 Horace Harding Expressway, Queens Extension of term (§11-411) of a previously granted variance for the continued operation of a (UG 16B) automotive service station (<i>Gulf</i>) with accessory uses, which expired on June 5, 2013. C1-3/R5B zoning district. Community Board #7Q Examiner: Henry Segovia (212) 386-0074 Status: Granted – 10/8/13</p>
2.	274-59-BZ	<p>Laurence Dalfino, R.A. 3356-3358 Eastchester Road aka 1510-151 Tillotson Avenue, Bronx Extension of term (§11-411) of a previously granted variance for the continued operation of a private parking lot accessory to a catering establishment, which expired on September 28, 2011; Waiver of the Rules. R-4/R-5 zoning district. Community Board #12BX Examiner: Henry Segovia (212) 386-0074 Status: Granted – 10/8/13</p>
3.	723-84-BZ	<p>Gerald J. Caliendo 241-02 Northern Boulevard, Queens Extension of term of a previously approved variance (§72-21) which permitted a medical office, which expired on October 30, 2012. R1-2 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 10/8/13</p>
4.	161-99-BZ & 162-99-BZ	<p>The Law Office of Fredrick A. Becker 349 & 353 East 76th Street, Manhattan Extension of term of a previously granted Special Permit (§73-36) which permitted the operation of a physical culture establishment which expired on June 28, 2010; Amendment to permit a change in the hours of operation; Extension of time to obtain a Certificate of Occupancy which expired on June 28, 2004; Waiver of the Rules. C2-5 (R8B) zoning district. Community Board #8M Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 10/8/13</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, OCTOBER 8, 2013

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	189-96-BZ	<p>John C Chen 85-10/12 Roosevelt Avenue, Queens Extension of Term of a previously granted Special Permit (§73-244) of a UG12 Eating and Drinking establishment with entertainment and dancing, which expires on May 19, 2013. C2-3/R6 zoning district. Community Board #4Q</p>
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 10/22/13

<i>SOC – NEW CASES</i>		
6.	605-84-BZ	<p>Sheldon Lobel, P.C. 2629 Cropsey Avenue, Brooklyn Amendment of a previously granted variance (§72-21) to an existing seven-story senior citizen multiple dwelling to legalize the installation of an emergency generator, contrary to front yard requirements (§23-45). R5 zoning district. Community Board #13BK</p>
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/29/13
7.	163-04-BZ	<p>Rothkrug Rothkrug & Spector LLP 671/99 Fulton Street, Brooklyn Extension of time to obtain a certificate of occupancy for a previously granted physical culture establishment (<i>Crunch Fitness</i>) which expired on July 17, 2013. C2-4/R7A zoning district. Community Board #2BK</p>
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 10/29/13
8.	177-07-BZ	<p>Sheldon Lobel, P.C. 886 Glenmore Avenue, Brooklyn Extension of time to complete construction of a previously approved variance (§72-21) which permitted the construction of a two-story, two-family residential building, which expired on June 23, 2013. R5 zoning district. Community Board #5BK</p>
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 10/29/13

*****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, OCTOBER 8, 2013
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	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 Examiner: Toni Matias (212) 386-0085 Status: Denied – 10/8/13</p>
10.	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 Examiner: Ronald Rizzotti (212) 386-0081 Status: Granted – 10/8/13</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	126-13-A	<p>Sheldon Lobel, PC 65-70 Austin Street, Queens Appeal of NYC Department of Buildings’ determination that a rear yard is required at the boundary of a block coinciding with a railroad right-of-way. R7B Zoning District. Community Board # 6Q Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 11/26/13</p>
12.	134-13-A	<p>Bryan Cave 538 10th Avenue aka 460 West 41st Street, Manhattan Appeal of NYC Department of Buildings’ determination regarding the right to maintain an existing advertising sign. C2-8/HY zoning district. Community Board #4M Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 10/22/13</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, OCTOBER 8, 2013

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
13.	194-13-A thru 205-13-A	<p>Sanna & Loccisano P.C. 36, 35, 31, 27, 23, 19, 15, 11, 12, 16, 20, 24 Savona Court, Staten Island. Construction of single detached residences not fronting on a legally mapped street, contrary to General City Law Section 36. R3X (SSRD) zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 10/22/13</p>
14.	237-13-A thru 242-13-A	<p>Rothkrug Rothkrug & Spector LLP 11, 12, 15, 16, 19, 20 Nino Court, Staten Island. Construction of six buildings not fronting on a legally mapped street, contrary to General City Law Section 36. R3X (SSRD) zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 10/29/13</p>
15.	247-13-A	<p>Sheldon Lobel, P.C. 123 Beach 93rd Street, Queens Common Law Vested Right to continue development of proposed six-story residential building under prior R6 zoning district. R5A zoning district. Community Board #14Q Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 10/29/13</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, OCTOBER 8, 2013

10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	259-12-BZ	<p>Davidoff Hutcher & Citron LLP 5241 Independence Avenue, Bronx 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. Community Board #8BX</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Deferred Decision – 10/22/13</p>
2.	301-12-BZ	<p>Rothkrug Rothkrug & Spector, LLP 213-11/19 35th Avenue, Queens Special permit (§73-52) to allow a 25 foot extension of an existing commercial use into a residential zoning district, and §73-63 to allow the enlargement of a legal non-complying building. C2-2(R4) and R2A zoning districts. Community Board #11Q</p> <p>Examiner: Ronald Rizzotti (212) 386-0081</p> <p>Status: Granted – 10/8/13</p>
3.	322-12-BZ	<p>Law Office of Fredrick A. Becker 701 Avenue P, Brooklyn Variance (§72-21) to permit the enlargement of a single-family residence, contrary to open space and lot coverage (§23-141); less than the minimum required front yard (§23-45) and perimeter wall height (§23-631). R5 (OP) zoning district. Community Board #12BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 10/8/13</p>
4.	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: Deferred Decision – 11/19/13</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 MORNING, OCTOBER 8, 2013

10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	169-13-BZ	<p>Greenberg Traurig 227 Clinton Street, Brooklyn Special Permit (§73-621) to legalize the enlargement of a two-family residence, contrary to floor area regulations (§23-145). R6 (LH-1) zoning district. Community Board #6BK</p>
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 10/8/13

<i>BZ – CONTINUED HEARINGS</i>		
6.	62-12-BZ	<p>Akerman Senterfitt LLP 614/618 Morris Avenue, Bronx Variance (§72-21) to permit the construction of commercial building, contrary to use regulations (§22-00). R7-1 zoning district. Community Board #1BX</p>
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 11/19/13
7.	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>
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 10/29/13
8.	279-12-BZ	<p>Akerman Senterfitt LLP 27-24 College Point Boulevard, Queens Variance (§72-21) to permit a bank (UG 6) in a residential zoning district, contrary to §22-00. R4/R5B zoning district. Community Board #7Q</p>
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 11/19/13

*****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, OCTOBER 8, 2013

10:00 A.M.

<i>BZ – NEW CASES</i>		
9.	77-12-BZ	<p>Moshe M. Friedman, P.E. 91 Franklin Ave, Brooklyn Variance (§72-21) to permit a new residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 386-0081</p> <p style="color: red;">Status: Continued Hearing – 11/19/13</p>
10.	55-13-BZ	<p>Stuart A. Klein, Esq. 1690 60th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing yeshiva and dormitory (<i>Yeshiva Novominsk</i>), contrary to floor area (§24-11), wall height and sky exposure plane (§24-521), and side yard setback (§24-551). R5 zoning district. Community Board #12BK</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Continued Hearing – 11/19/13</p>
11.	122-13-BZ	<p>Law Office of Fredrick A Becker 1080 East 8th Street, Brooklyn Special Permit (§73-621) for the enlargement of an existing two-family home to be converted into a single family home, contrary to floor area (§23-141). R2X (OP) zoning district. Community Board #12BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Continued Hearing – 11/19/13</p>
12.	129-13-BZ	<p>Lewis E. Garfinkel 1010 East 22nd 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(a)); side yards (§23-461(a)); less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Continued Hearing – 10/29/13</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, OCTOBER 8, 2013

10:00 A.M.

<i>BZ – NEW CASES</i>		
13.	158-13-BZ	<p>Kramer Levin Naftalis & Frankel LLP 883 Avenue of the Americas, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Golf & Body</i>). C6-6(MID) zoning district. Community Board #5M</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Closed, Decision – 10/29/13</p>
14.	159-13-BZ	<p>Sheldon Lobel, P.C. 3791-3799 Broadway, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Planet Fitness</i>); Special Permit (§73-52) to allow the extension of the proposed use into 25' feet of the residential portion of the zoning lot. C4-4 and R8 zoning districts. Community Board #12M</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Closed, Decision – 10/29/13</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.
