

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 25, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	923-77-BZ	Rothkrug Rothkrug & Spector LLP 1905 McDonald Avenue, Brooklyn Extension of Term of a previously approved Variance (§72-21) which permitted a one-story manufacturing building which expired on May 31, 2013. R5 (OP) zoning district. Community Board #15BK Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 3/25/14
2.	1070-84-BZ	Law Office of Fredrick A. Becker 234 East 58th Street, Manhattan Extension of Term of a previously granted Variance (§72-21) for the continued operation of a UG6 Eating and Drinking establishment (<i>The Tomnbouse</i>) which expired on July 9, 2010; Extension of time to obtain a Certificate of Occupancy which expired on January 9, 2003; Waiver of the Rules. R8 zoning district. Community Board #6M Examiner: Henry Segovia (212) 386-0074 Status: Granted – 3/25/14
3.	799-89-BZ	Law Office of Jay Goldstein, PLLC 1460-1470 Bruckner Blvd. aka 970 Colgate Avenue, Bronx Extension of Term of a previously approved Variance (ZR 72-21) for the continued operation of a UG 17 Contractor's Establishment (<i>Colgate Scaffolding</i>) which expired on December 23, 2013. C8-1/R6 zoning district. Community Board #9BX Examiner: Henry Segovia (212) 386-0074 Status: Granted – 3/25/14
4.	287-01-BZ	Law Office of Fredrick A. Becker 2523-2525 Broadway, Manhattan Extension of Term of a previously approved special permit (§73-36) permitting the operation of a physical culture establishment, which expired on April 16, 2011; Waiver of the Rules. C4-6/R8 zoning district. Community Board #7M Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 3/25/14

*****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, MARCH 25, 2014

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	201-02-BZ	<p>Eric Palatnik, P.C. 6778 Hylan Boulevard, Staten Island Extension of Term of a previously approved Variance (§72-21) for the construction of an automotive service station (UG 16B) with accessory convenience store which expired on January 28, 2013; Waiver of the rules. C1-1/R3X (SRD) zoning district. Community Board #3SI Examiner: Henry Segovia (212) 386-0074 Status: Granted – 3/25/14</p>

<i>SOC – CONTINUED HEARINGS</i>		
6.	823-19-BZ	<p>Eric Palatnik, P.C. 1901 10th Avenue, Brooklyn Amendment (§§ 11-412 and 11-413) of a previously approved variance which permitted a one story warehouse (UG 16). The application seeks to construct an as-of-right two-story community facility (UG 4) atop the warehouse and reduce the warehouse space to accommodate 13 required accessory parking spaces for the proposed community facility use. R5 zoning district. Community Board #7BK Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 4/8/14</p>
7.	427-70-BZ	<p>Carl A. Sulfaro, Esq. 38-01 & 38-05 Beach Channel Drive, Queens Amendment of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B). Amendment seeks to legalize a one-story accessory convenience store. C2-2/R4 zoning district. Community Board #14Q Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 5/20/14</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, MARCH 25, 2014

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
8.	546-82-BZ	<p>Akerman Senterfitt, LLP 148-15 89th Avenue, Queens Extension of term of previously granted variance for the continued operation of a non-conforming open public parking lot which expired on June 14, 2013. R7-A zoning district. Community Board #12Q Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 4/8/14</p>
9.	178-99-BZ	<p>Eric Palatnik, P.C. 8973/95 Bay Parkway, Brooklyn Amendment (§§72-01 & 72-22) of a previously granted variance (§72-21) which permitted an enlargement of an existing non-conforming department store (UG 10A). The amendment seeks to replace an existing 7,502 sf ft. building on the zoning lot with a new 34,626 sq. ft. building to be occupied by a department store (UG 10A) contrary to §42-12. M3-1 zoning district. Community Board #11BK Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 4/29/14</p>
10.	246-01-BZ	<p>Eric Palatnik, P.C. 35-11 Prince Street, Queens Amendment of a previously approved Special Permit (§73-36) for a physical culture establishment (<i>Bodbi Fitness Center</i>). The amendment seeks to enlarge the PCE space by 3,999 sq. ft. M1-1, C2-2/R6 zoning district. Community Board #4Q Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 4/8/14</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, MARCH 25, 2014

10:00 A.M.

<i>SOC – NEW CASES</i>		
11.	116-68-BZ & 960-67-BZ	<p>Akerman LLP 36 and 40 Central Park South, Manhattan Amendment of two previously approved variances (§72-21) to allow the merger of the zoning lots and the transfer of development rights from 36 to 40 Central Park South. R10-H zoning district. Community Board #5M</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Closed, Decision – 4/8/14</p>
12.	186-96-BZ	<p>Rothkrug Rothkrug & Spector LLP 145-21/25 Liberty Avenue, Queens Extension of Term of a previously granted variance (§72-21) for the continued operation of a one story warehouse and office/retail store building (UG 16 & 6), which expired on May 19, 2003; Waiver of the Rules. R4 zoning district. Community Board #12Q</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 4/29/14</p>
13.	197-05-BZ	<p>Law Offices of Marvin B. Mitzner LLC 813-815 Broadway, Manhattan Extension of Time to Complete Construction of a previously approved variance (§72-21) permitting an 11-story residential building with commercial on the ground floor, contrary to bulk regulations, which expired on January 12, 2014. C6-1 district. Community Board #2M</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 4/29/14</p>
14.	369-05-BZ	<p>Eric Palatnik, P.C. 908 Clove Road, Staten Island Extension of Time to Complete Construction of a previously approved variance (§72-21) to construct a four-story multiple dwelling, which expires on October 17, 2014. R3-2(HS) zoning district. Community Board #1SI</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 4/8/14</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, MARCH 25, 2014

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
15.	98-13-A	<p>Eric Palatnik, P.C. 107 Haven Avenue, Staten Island Proposed two-story two family residential development which is within the unbuilt portion of the mapped street on the corner of Haven Avenue and Hull Street, contrary to General City Law 35 R3-1 zoning district. Community Board #2SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 3/25/14</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
16.	80-11-A & 84/85-11-A	<p>Law Office of Marvin B. Mitzner LLC 335, 333, 331, 329 East 9th Street, Manhattan An amendment to the previously approved waivers to the Multiple Dwelling Law (MDL) to address MDL objections raised by the Department of Buildings. R8B zoning district. Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 4/29/14</p>
17.	110-13-A	<p>Abrams Fensterman, LLP 120 President Street, Brooklyn Appeal challenging Department of Buildings’ interpretation of the Building Code regarding required walkway around a below-grade pool. R6B zoning district. Community Board #6BK Examiner: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 5/6/14</p>
18.	164-13-A	<p>Slater & Beckerman 307 West 79th Street, Manhattan Appeal seeking to reverse Department of Buildings’ determination not to issue a Letter of No Objection that would have stated that the use of the premises as Class A single room occupancy for periods of no less than one week is permitted by the existing Certificate of Occupancy. R10A zoning district. Community Board #7M Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 5/20/14</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, MARCH 25, 2014

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
19.	296-13-A	<p>Jack Lester, Esq. 280 Bond Street, Brooklyn An appeal to Department of Buildings’ determination to permit an eating and drinking establishment. Appellant argues that the non-conforming use has been discontinued and the use is contrary to open space regulations (§52-332). R6B zoning district. Community Board #6BK</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 4/1/14</p>
20.	307-13-A & 308-13-A	<p>Joseph M. Morace, R.A. 96 & 100 Bell Street, Staten Island Proposed construction of two detached, two-family residences not fronting on a mapped street, contrary to Section 36 of the General City Law. R3A zoning district. Community Board #1SI</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Closed, Decision – 4/8/14</p>

<i>APPEAL – NEW CASES</i>		
21.	266-07-A	<p>Law Office of Fredrick A. Becker 1602-1610 Avenue S, Brooklyn Extension of time to complete construction and obtain a certificate of occupancy of a previously granted common law vested rights application, which expired on December 9, 2012. R4-1 Zoning District. Community Board #3BK</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Continued Hearing – 4/29/14</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, MARCH 25, 2014

10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	64-13-BZ	<p>Law Office of Fredrick A. Becker 712 Avenue W, 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) and less than the required rear yard (§23-47). R4 (OP) zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 3/25/14</p>
2.	76-13-BZ	<p>Eric Palatnik, P.C. 176 Oxford Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to lot coverage and floor area (§23-141), side yards (§23-461), and less than the minimum required rear yard (§23-47). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 3/25/14</p>
3.	92-13-BZ & 93-13-BZ	<p>Rothkrug Rothkrug & Spector LLP 22 and 26 Lewiston Street, Staten Island Variance (§72-21) to permit the construction of two semi-detached one-family dwellings, contrary to required rear yard regulation (§23-47). R3-1(LDGMA) zoning district. Community Board #2SI Examiner: Henry Segovia (212) 386-0074 Status: Granted – 3/25/14</p>
4.	157-13-BZ	<p>Sheldon Lobel, P.C 1368 & 1374 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single home, contrary to floor area and open space (§23-141(a)); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 3/25/14</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, MARCH 25, 2014

10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	207-13-BZ	<p>Harold Weinberg, P.E. 177 Hastings 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 less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 4/8/14</p>
6.	282-13-BZ	<p>Flora Edwards, Esq. 556 Columbia Street aka 300 Bay Street, Brooklyn Special Permit (§73-19) to permit construction of a new 89,556 sq.ft. school (<i>The Basis Independent Schools</i>). M1-1 zoning district. Community Board #6BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 3/25/14</p>
7.	293-13-BZ	<p>Slater & Beckerman, P.C. 78-04 Conduit Avenue, Brooklyn Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>LA Fitness</i>). C2-2/R4 zoning district. Community Board #10BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 3/25/14</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, MARCH 25, 2014

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	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> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Closed, Decision – 4/8/14</p>
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>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Closed, Decision – 4/8/14</p>
10.	299-12-BZ	<p>Goldman Harris LLC 40-56 Tenth Avenue, Manhattan Variance (§72-21) to permit the construction of a 12-story commercial building, contrary to floor area (§43-12), height and setback (§43-43), and rear yard (§43-311/312) regulations. M1-5 zoning district. Community Board #2M</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Adjourned, Continued Hearing – 4/8/14</p>
11.	160-13-BZ	<p>Law Office of Fredrick A. Becker 1171-1175 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single 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 – 4/8/14</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, MARCH 25, 2014

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	177-13-BZ	<p>Eric Palatnik, P.C. 134 Langham Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, to be converted to a two-family home, contrary to floor area, lot coverage and open space (§ZR 23-141) and less than the required rear yard (§ZR 23-47). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 4/8/14</p>
13.	213-13-BZ	<p>Rothkrug Rothkrug & Spector LLP 3858-60 Victory Boulevard, Staten Island Special Permit (§73-126) to allow a medical office, contrary to bulk regulations (§22-14). R3A zoning district. Community Board #2SI Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 4/29/14</p>
14.	254-13-BZ	<p>Law Office of Marvin B. Mitzner 2881 Nostrand Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to floor area (§23-141(a)), dwelling units (§23-22), lot coverage (§23-141(a)), front yard (§23-45(a)), side yard (§23-462(a)), and building height (§23-631(b)) regulations. R3-2 zoning district. Community Board #18BK Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 5/6/14</p>
15.	268-13-BZ	<p>Belkin Burden Wenig & Goldman, LLP 2849 Cropsey Avenue, Brooklyn Special Permit (§73-621) to permit legalize an enlargement to a three-story mixed use building, contrary to lot coverage regulations (§23-141). R5 zoning district. Community Board #13BK Examiner: Joshua Saal (212) 386-0081 Status: Closed, Decision – 4/8/14</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, MARCH 25, 2014
10:00 A.M.

<i>BZ – NEW CASES</i>		
16.	347-12-BZ	<p>Law Office of Vincent L. Petraro 42-31 Union Street, Queens Variance (§72-21) to permit a transient hotel and community facility use (<i>North Queens Medical Center</i>), contrary to use regulations (§22-10), and Special Permit (§73-66) to allow projection into flight obstruction area of La Guardia airport.. R7-1 (C1-2) zoning district. Community Board #7Q</p> <p>Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 4/29/14</p>
17.	253-13-BZ	<p>Eric Palatnik, P.C. 66-31 Booth Street, Queens Special Permit (§73-621) for the enlargement of an existing two-story, two-family home, contrary to floor area (§23-141B) regulations. R4B zoning district. Community Board #6Q</p> <p>Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 4/29/14</p>
18.	318-13-BZ	<p>Bryan Cave LLP 74 Grand Street, Manhattan Variance (§72-21) to permit a five-story building containing retail and residential use, contrary to use regulations (§44-00). M1-5B zoning district. Community Board # 2M</p> <p>Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 4/8/14</p>
19.	34-14-BZ 498-83-BZ	<p>Rampulla Associates Architects 2131 Hylan Boulevard, Staten Island Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Club Metro USA</i>) within an existing building. Amendment of a previously approved variance (§72-21) to permit the change of use from a banquet hall (UG9 & 12), reduce building size and retain accessory parking in residential district. C8-1/R3X zoning district. Community Board #2SI</p> <p>Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 4/8/14</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.
