

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 10, 2012

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	789-45-BZ	Walter T. Gorman, P.E. 56-02/56-20 Broadway, Queens Extension of Term of a previously granted Variance (§72-21) for the continued operation of a (UG16) gasoline service station (<i>Getty</i>) which expired on July 13, 2006; Extension of Time to Obtain a Certificate of Occupancy which expired February 4, 2005; Waiver of the Rules. M1-1/R5 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/10/12
2.	593-69-BZ	Eric Palatnik, P.C. 108-01 Atlantic Avenue, Queens Amendment (§11-413) to convert automotive repair bays to an accessory convenience store at an existing gasoline service station (<i>Shell</i>). C2-2/R5 zoning district. Community Board #9Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/10/12
3.	271-71-BZ	Sheldon Lobel, P.C. 400 East 56th Street, Manhattan Extension of Term for the continued use of transient parking in a residential apartment building which expired on July 6, 2011; waiver of the rules. R10/C1-5 zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/10/12
4.	280-98-BZ	Rampulla Associates Architects, LLP 2936 Hylan Boulevard, Staten Island Extension of Time to obtain a Certificate of Occupancy for a Variance (§72-21) for the continued operation of a UG4 dental office which expired on June 15, 2011. R2 zoning district. Community Board #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/10/12

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<i>SOC – DECISIONS</i>		
5.	255-00-BZ	Sheldon Lobel, P.C. 130-30 31st Avenue, Queens Amendment to a variance (§72-21) to permit a change of use on the 2nd and 3rd floors of the existing building at the premises from UG4 house of worship to UG3 school. M1-1/M2-1 zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 1/10/12
6.	302-01-BZ	Greenberg Taurig 2519-2525 Creston Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy for a variance for the continued use of a parking facility accessory to commercial use which expired on April 23, 2033; waiver of the rules. R8 zoning district. Community Board #7BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/10/12

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<i>SOC – CONTINUED HEARINGS</i>		
7.	529-52-BZ	Alfonso Duarte 77-11 Roosevelt Avenue, Queens Extension of Term (§11-411) of a variance permitting automotive repair (UG 16B) with accessory uses which expired on May 9, 2011. C2-3/R6 zoning district. Community Board #3Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 1/31/12
8.	321-63-BZ	Greenberg Traurig 1775 Grand Concourse, Bronx Amendment of a special permit (§73-65) which permitted the construction of an 8-story enlargement of a telephone exchange building. The Amendment seeks to permit Use Groups 6A, 6B and 6C, pursuant to §122-10. R8/Special Grand Concourse Preservation District. Community Board #5BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 1/31/12
9.	624-68-BZ	Rothkrug Rothkrug & Spector, LLP 188-07 Northern Boulevard, Queens Extension of Term of a Variance (§72-21) to permit wholesale plumbing supply (UG16), stores and office (UG6) which expired on January 13, 2011; Extension of Time to obtain a Certificate of Occupancy and waiver of the rules. R3-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/7/12
10.	188-96-BZ	Mitchell S. Ross, Esq. 444 Soundview Avenue, Bronx Extension of Term (§11-411) of a variance for the continued operation of a Gasoline Service Station (<i>Gulf</i>) with accessory convenience store which expired January 6, 2008; Waiver of the rules. R5 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/31/12

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SOC – CONTINUED HEARINGS

11.	332-98-BZ	<p>Sheldon Lobel, P.C. 3155 Grace Avenue, Bronx Amendment to a previously granted Variance (§72-21) for an enlargement to an existing nursing home (<i>Workmen's Circle MultiCare</i>). R5 zoning district. Community Board #12BX Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/31/12</p>
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SOC – NEW CASES

12.	118-53-BZ	<p>Issa Khorasanchi 106-57/61 160th Street, Queens Extension of Term (§11-411) for continued operation of UG6 retail stores which expired on December 7, 2011. R4 zoning district. Community Board #12Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 2/28/12</p>
13.	295-57-BZ	<p>Vassalotti Associates Architects, LLP 146-15 Union Turnpike, Queens Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>British Petroleum</i>) which expired on August 7, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on February 7, 2002. C1-2/R4 zoning district. Community Board #8Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 1/31/12</p>
14.	737-65-BZ	<p>Sheldon Lobel, P.C. 301-329 East 86th Street, Manhattan Extension of Term permitting the use of 50 surplus tenant parking spaces, within an accessory garage, for transient parking, pursuant to §60 (3) of the Multiple Dwelling Law, which expired on November 3, 2010; Waiver of the Rules. C2-8 (TA), C2-8 and R8B zoning district. Community Board #8M Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 2/7/12</p>

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<i>SOC – NEW CASES</i>		
15.	352-69-BZ	Sheldon Lobel, P.C. 411 Vanderbilt Avenue, Brooklyn Extension of Term (§72-21) of a Variance for the continued operation of a UG16 animal hospital (<i>Brooklyn Veterinary Hospital</i>) which expired on September 30, 1999; Waiver of the Rules. R6B zoning district. Community Board #2BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/7/12
16.	156-03-BZ	Goldman Harris LLC 135-35 Northern Boulevard, Queens Extension of Time to Complete Construction of a Variance (§72-21) for the construction of a 17-story mixed-use commercial/community facility/residential building which expires on January 12, 2012. R6/C2-2 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/31/12

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<i>APPEALS – DECISIONS</i>		
17.	61-11-A	NYC Fire Department 134 9th Avenue, Manhattan Application seeking to modify Certificate of Occupancy to require an automatic sprinkler system for residents on upper floors of building. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/10/12

<i>APPEALS – NEW CASES</i>		
18.	45-07-A	Eric Palatnik, P.C. 1472 East 19th Street, Brooklyn Extension of time to complete construction, which expired on July 10, 2011, in accordance with a previously approved common law vested rights application for a two-story and attic mixed-use residential and community facility building. R4-1 zoning district. Community Board #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 2/14/12
19.	8-11-A	Beach Haven Group, LLC 2781 Shell Road, Brooklyn Proposed reconstruction of a tennis club located within the bed of a mapped street (Atwater Court and Colby Court), contrary to General City Law Section 35. R5 zoning district. Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/24/12

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REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 10, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	42-11-BZ	Eric Palatnik, P.C. 135-11 40th Road, Queens Special Permit (§73-44) to permit the reduction in required parking for an ambulatory or diagnostic treatment facility and for office uses. C4-2 zoning district. Community Board #7Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 1/10/12
2.	67-11-BZ	Sheldon Lobel, P.C. 1430 East 29th Street, Brooklyn Special Permit (§73-622) for the enlargement of existing single family home, contrary to floor area and open space (§23-141) side yard and (§23-47) rear yard. R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/10/12
3.	74-11-BZ	James Chin & Associates, LLC 1058 Forest Avenue, Staten Island Variance (§72-21) to allow the conversion of a community facility building for office use, contrary to use regulations. R3-2 & R-2 zoning district. Community Board #1SI
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 1/10/12
4.	76-11-BZ	Sheldon Lobel, P.C. 2263 East 2nd 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); rear yard (§23-47) and side yard (§23-461). R4/Ocean Parkway zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Reopened, Continued Hearing – 2/7/12

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<i>BZ – DECISIONS</i>		
5.	105-11-BZ	Slater & Beckerman, LLP 147 Remsen Street, Brooklyn Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Massage Spa Envy</i>). C5-2A (Special Downtown Brooklyn District) zoning district. Community Board #2BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 1/10/12
6.	134-11-BZ	Eric Palatnik, P.C. 335 Madison Avenue, Manhattan Special Permit (ZR §73-36) to allow the operation of a physical culture establishment (<i>Spa Castle</i>). C5-3 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 1/10/12

<i>BZ – CONTINUED HEARINGS</i>		
7.	54-11-BZ	Law Office of Fredrick A. Becker 6010 Bay Parkway, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory diagnostic or treatment facility building. R6/C1-3 zoning district. Community Board #12BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 2/7/12
8.	137-11-BZ	Slater & Beckerman, LLP 455 Carroll Street, Brooklyn Variance (§72-21) to allow the conversion of the second floor and second floor mezzanine from manufacturing and commercial uses to residential use, contrary to §42-10. M1-2 zoning district. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 2/28/12

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BZ – NEW CASES		
9.	87-11-BZ	Eric Palatnik, P.C. 159 Exeter Street, 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(b)). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/14/12
10.	120-11-BZ	Goldman Harris LLC 52-11 29th Street, Queens Special Permit (§73-44) to reduce the parking requirement for office use and catering use (parking requirement category B1) in a new commercial building. M1-3 zoning district. Community Board #2Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 2/14/12
11.	130-11-BZ	Law Office of Fredrick A. Becker 3600 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/31/12
12.	166-11-BZ	Wachtel & Masyr LLP 1109 Second Avenue, aka 245 East 58th Street, Manhattan Special Permit (§73-36) to continue the operation of the Physical Culture Establishment (<i>Crunch Fitness</i>). C2-8 (TA) zoning district. Community Board #6M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 2/7/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 24, 2012

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	18-09-BZ	<p>Stuart A. Klein 250 West 54th Street, Manhattan Extension of Term of a special permit (§73-36) for the continued operation of a physical culture establishment (<i>Gold's Gym</i>) which expired on November 1, 2011. C6-5 zoning district. Community Board #5M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 1/24/12</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	248-75-BZ	<p>Alfonso Duarte, P.E. 1621 York Avenue, aka 436 East 86th Street, Manhattan Extension of Term permitting the use of a maximum of 50 transient parking spaces within an accessory garage granted by the Board pursuant to §60 (3) of the Multiple Dwelling Law, which expired on October 14, 2010; Waiver of the Rules. R8B, R10 and C1-5 zoning districts. Community Board #8M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 2/14/12</p>
3.	11-93-BZ	<p>Sheldon Lobel, P.C. 46-45 Kissena Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy for a UG6 Eating and Drinking Establishment (<i>Eastern Pavilion Chinese Restaurant</i>) which expired on October 5, 2011. C2-2/R3-2 zoning district. Community Board #7Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 2/28/12</p>

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SOC – NEW CASES		
4.	141-66-BZ	<p>The Law Office of Fredrick A. Becker 338 East 9th Street, Manhattan Extension of Term of a previously granted Variance (§72-21) for the continued operation of a UG 8 motor vehicle storage facility (<i>Rising Wolf Motorcycle Parking Garage</i>) which expired on July 1, 2010; Amendment to enclose open parking area; and Waiver of the Rules. R7-2 zoning district. Community Board #3M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 2/14/12</p>
5.	188-78-BZ	<p>Eric Palatnik, P.C. 8102 New Utrecht Avenue, Brooklyn Amendment (§11-413) to a previously granted Variance (§72-21) to add (UG16) automobile body with spray painting booth and automobile sales to an existing (UG16) automobile repair and auto laundry. R5 zoning district. Community Board #11BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 2/28/12</p>
6.	11-01-BZ	<p>Vassalotti Associates Architects, LLP 586/606 Conduit Boulevard, Brooklyn Extension of Term for a gasoline service station (<i>BP British Petroleum</i>) which expired on August 7, 2011 and Extension of Time to obtain a Certificate of Occupancy which expired on July 26, 2006. C1-2/R5 zoning district. Community Board #5BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 2/28/12</p>
7.	58-10-BZ	<p>Sheldon Lobel, P.C. 16 Eckford Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a Special Permit (§73-36) for the operation of a Physical Culture Establishment (<i>Quick Fitness</i>) which expired on August 3, 2011. M1-2/R6A zoning district. Community Board #1BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 2/14/12</p>

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<i>SOC – NEW CASES</i>		
8.	248-08-BZ	Board of Standards and Appeals
		Applicant: Eric Palatnik, P.C.
		3550 Eastchester Road, Bronx
		Dismissal for Lack of Prosecution --Variance (§72-21) to permit the development of a religious-based school and church, contrary to floor area (§24-11), rear yard (§24-36), and parking (§25-31) regulations. R5 zoning district.
		Community Board #12BX
		Examiner: Rory Levy (212) 788-8749
		Status: Dismissal Hearing – 2/28/12

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<i>APPEALS – DECISIONS</i>		
9.	8-11-A	Beach Haven Group, LLC 2781 Shell Road, Brooklyn Proposed reconstruction of a tennis club located within the bed of a mapped street (Atwater Court and Colby Court), contrary to General City Law Section 35. R5 zoning district. Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/24/12
10.	170-11-A & 171-11-A	Gibson, Dunn & Crutcher, LLP 318 Lafayette Street, Manhattan Appeal seeking a common law vested right for a sign under the prior zoning regulations, which were amended on February 27, 2001. M1-5B Community Board #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/24/12

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APPEALS – CONTINUED HEARINGS

11.	125-11-A	Law Offices of Marvin B. Mitzner, LLC 514-516 East 6th Street, Manhattan Appeal challenging the Department of Buildings' determination to deny the reinstatement of permits that allowed an enlargement to an existing residential building. R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 2/28/12

APPEALS – NEW CASES

12.	206-10-A thru 210-10-A	Philip L. Rampulla 3399, 3403, Richmond Road, 14, 15, 17 Tupelo Court, Staten Island Proposed construction of a single family home located within the bed of a mapped street, contrary to General City Law Section 35 and §72-01-(g). R1-2 zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 2/28/12
13.	118-11-A	Joseph A. Sherry 811 Liberty Lane, Queens Proposed building not fronting a mapped street, contrary General City Law 36, and in the bed of a mapped street, contrary to General City Law 35, with a private disposal system in the bed of a mapped street contrary to Department of Buildings' policy. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 2/7/12

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1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	31-10-BZ	Eric Palatnik, P.C. 85-15 Queens Boulevard, aka 51-35 Reeder Street, Queens Variance (§72-21) to allow for a commercial building, contrary to use (§22-00), lot coverage (§23-141), front yard (§23-45), side yard (§23-464), rear yard (§33-283), height (§23-631) and location of uses within a building (§32-431) regulations. C1-2/R6, C2-3/R6, C1-2/R7A, R5 zoning districts. Community Board #4Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 2/14/12
2.	73-11-BZ	Rampulla Associates Architects 70 Tennyson Drive, Staten Island Variance (§72-21) to allow a three-story, 87-unit residential building, contrary to use regulations of (§32-11), height (§23-631) and parking (§25-23) regulations. C3A/SRD zoning district. Community Board #2SI
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 2/14/12
3.	92-11-BZ	Sheldon Lobel, P.C. 1349 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family home contrary to floor area and open space (§23-141(a)); side yard (§23-461) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/24/12
4.	106-11-BZ	Sheldon Lobel, P.C. 27-28 Thomson Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). M1-5/R7-3/Long Island City zoning district. Community Board #2Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 1/24/12

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<i>BZ – DECISIONS</i>		
5.	128-11-BZ	Law Office of Fredrick A. Becker 1860 East 23rd 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); side yard (23-461) and less than the required rear yard (23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/24/12

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 24, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
6.	21-11-BZ	Eric Palatnik, P.C. 1810 Voorhies Avenue, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory or diagnostic treatment facility. C1-2/R4 zoning district. Community Board #15BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 3/6/12
7.	47-11-BZ	Law Office of Fredrick A. Becker 1213 Bay 25th Street, Queens Variance (§72-21) to allow a three-story yeshiva (<i>Yeshiva Zichron Aryeh</i>) with dormitories, contrary to use (§22-13), floor area (§§23-141 and 24-111), side setback (§24-551) and parking regulations (§25-31). R2 zoning district. Community Board #14Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 2/28/12
8.	66-11-BZ	Wachtel & Masyr LLP 172-220 Third Street, Brooklyn Variance (§72-21) to permit a UG6 food store (<i>Whole Foods</i>) larger than 10,000 square feet, contrary to use regulations (§42-12). M2-1 zoning district. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 2/28/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 24, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	115-11-BZ	Law Office of Fredrick A. Becker 1110 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/14/12
10.	121-11-BZ	The Law Office of Fredrick A. Becker 351 Convent Avenue aka 418 & 420 West 145th Street, Manhattan Variance to legalize a two story and basement rear yard enlargement to a church (<i>Convent Avenue Baptist Church</i>), contrary to permitted rear yard regulations (§24-33), and lot coverage (§24-11). R7-2 zoning district. Community Board #9M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 2/14/12
11.	158-11-BZ	Rothkrug Rothkrug & Spector LLP 2166 Nostrand Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Blink</i>). C4-4A zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Adjourned, Continued Hearing – 2/28/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 24, 2012

1:30 P.M.

BZ – NEW CASES		
12.	129-11-BZ	Jeffrey Chester, Esq. 465 Carroll Street, Brooklyn Variance (§72-21) to allow for the construction of a residential building, contrary to use regulations (§42-00). M1-2 zoning district. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 2/28/12
13.	142-11-BZ	Goldman Harris LLC 207 West 75th Street, Manhattan Variance (§72-21) to allow a new residential building, contrary to height and setback (§23-692), rear setback (§23-633), and lot coverage (§23-145) regulations. C4-6A zoning district. Community Board #7M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 3/20/12
14.	159-11-BZ	Eric Palatnik, P.C. 212-01 26th Avenue, Queens Special Permit (§73-36) to permit the legalization of an existing Physical Culture Establishment (<i>Hi Performance Tai Kwon Do</i>). C4-1 zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 2/14/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 31, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	529-52-BZ	Alfonso Duarte 77-11 Roosevelt Avenue, Queens Extension of Term (§11-411) of a variance permitting automotive repair (UG 16B) with accessory uses which expired on May 9, 2011. C2-3/R6 zoning district. Community Board #3Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 1/31/12
2.	321-63-BZ	Greenberg Traurig 1775 Grand Concourse, Bronx Amendment of a special permit (§73-65) which permitted the construction of an 8-story enlargement of a telephone exchange building. The Amendment seeks to permit Use Groups 6A, 6B and 6C, pursuant to §122-10. R8/Special Grand Concourse Preservation District. Community Board #5BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 1/31/12
3.	188-96-BZ	Mitchell S. Ross, Esq. 444 Soundview Avenue, Bronx Extension of Term (§11-411) of a variance for the continued operation of a Gasoline Service Station (<i>Gulf</i>) with accessory convenience store which expired January 6, 2008; Waiver of the rules. R5 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/31/12
4.	332-98-BZ	Sheldon Lobel, P.C. 3155 Grace Avenue, Bronx Amendment to a previously granted Variance (§72-21) for an enlargement to an existing nursing home (<i>Workmen's Circle MultiCare</i>). R5 zoning district. Community Board #12BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/31/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 31, 2012

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	156-03-BZ	Goldman Harris LLC 135-35 Northern Boulevard, Queens Extension of Time to Complete Construction of a Variance (§72-21) for the construction of a 17-story mixed-use commercial/community facility/residential building which expires on January 12, 2012. R6/C2-2 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/31/12

<i>SOC – CONTINUED HEARINGS</i>		
6.	295-57-BZ	Vassalotti Associates Architects, LLP 146-15 Union Turnpike, Queens Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>British Petroleum</i>) which expired on August 7, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on February 7, 2002. C1-2/R4 zoning district. Community Board #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/28/12
7.	290-03-BZ/ 40-05-BZ	Patrick W. Jones, P.C. 1097 & 1095 Second Avenue, Manhattan Extension of Term for a previously granted Special Permit (§73-36) for a Physical Culture Establishment (<i>Graceful Services</i>) which expired on September 26, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on April 20, 2005; and an Amendment to legalize an increase in floor area; and Waiver of the Rules. C2-8 (TA) zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/28/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 31, 2012

10:00 A.M.

SOC – NEW CASES		
8.	611-76-BZ	Vassalotti Associates Architects, LLP 43-17/21 214th Place, Queens Extension of Term of a Variance (§72-21) for the continued operation of an off-site accessory parking facility for a bank (<i>Capital One</i>) which expires on February 15, 2012. R4 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/28/12
9.	540-86-BZ	Slater & Beckerman, LLP 32-11/32-21 Newton Avenue, Queens Extension of Term of a Special Permit (§73-42) for the continued operation of a one story UG6 commercial building (<i>Key Food</i>); an Amendment to eliminate the restriction on hours of operation. C4-2A/R6B zoning district. Community Board #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/28/12
10.	162-95-BZ & 163-95-BZ	Sheldon Lobel, P.C. 3060 & 3074 Westchester Avenue, Bronx Extension of Term to permit the continued operation of a Physical Cultural Establishment (<i>Planet Fitness</i>) which expired on July 30, 2006; Amendment to increase the floor area of the establishment. Waiver of the rules. C2-4/R6 and R7-1 zoning district. Community Board #10BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 3/6/12
11.	327-04-BZ	Sheldon Lobel, P.C. 66-35 108th Street, Queens Amendment to a Variance (§72-21) to increase the size of an existing Synagogue and School (<i>Beth Gavriel</i>) and alter the facade. R1-2 zoning district. Community Board #6Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 2/28/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 31, 2012

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	29-11-A thru 30-11-A	Gibson, Dunn & Crutcher, LLP 318 Lafayette Street, Manhattan An appeal challenging the Department of Building's revocation of sign permits. M1-5B Zoning District. Community Board #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 2/28/12

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	233-10-A	Rothkrug Rothkrug & Spector, LLP 90-22 176th Street, Queens Appeal seeking a common law vested right to continue development commenced under the prior R6 Zoning District. R4-1 zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 2/28/12

<i>APPEALS – NEW CASES</i>		
14.	186-11-A	Kramer Levin Naftalis & Frankel, LLP 170 Broadway, Manhattan Application pursuant to Multiple Dwelling Law ("MDL") Section 310(2)(a) to waive the court and yard requirements of MDL Section 26 to facilitate the conversion of an existing office building to a transient hotel. C5-5/LM zoning district. Community Board #1M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 2/28/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 31, 2012

1:30 P.M.

BZ – DECISIONS

1.	231-10-BZ	Eric Palatnik, P.C.
		430-440 Park Avenue, Brooklyn
		Variance (§72-21) to permit the development of a six-story school (<i>Williamsburg Infant and Early Childhood Development center</i>), contrary to use regulations (§42-11); floor area (§43-122), rear yard (§43-26), and wall height, total height, number of stories, setback, and sky exposure plane (§43-43). M1-1 zoning district.
		Community Board #3BK
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 2/14/12

BZ – CONTINUED HEARINGS

2.	130-11-BZ	Law Office of Fredrick A. Becker
		3600 Bedford Avenue, Brooklyn
		Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district.
		Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/14/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 31, 2012

1:30 P.M.

BZ – NEW CASES		
3.	108-11-BZ thru 111-11-BZ	Rothkrug Rothkrug & Spector, LLP 10, 12, 14, 16 Hett Avenue, Staten Island Variance (§72-21) to permit the construction of four semi-detached one-family dwellings that do not provide ground floor commercial use, contrary to §32-433. C1-1/R3-1 zoning district. Community Board #2SI
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 2/28/12
4.	112-11-BZ	Eric Palatnik, P.C. 2994/3018 Cropsey Avenue, Brooklyn Variance (§72-21) to legalize the extension of the use and enlargement of the zoning lot of a previously approved scrap metal yard (UG 18), contrary to §32-10. C8-1 zoning district. Community Board #13BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 3/6/12
5.	175-11-BZ	Wachtel & Masyr LLP 550 West 54th Street, aka 770 11th Avenue, Manhattan Special Permit (§73-36) to permit a physical culture establishment (<i>Mercedes House</i>). C6-3X (Clinton Special District). Community Board #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 2/28/12
6.	179-11-BZ	Herrick, Feinstein LLP 65-45 Otto Road, Queens Special Permit (§73-36) to permit a physical culture establishment (<i>New Retro Fitness</i>). M1-1 zoning district. Community Board #5Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 2/14/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 7, 2012

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	737-65-BZ	Sheldon Lobel, P.C. 301-329 East 86th Street, Manhattan Extension of Term permitting the use of 50 surplus tenant parking spaces, within an accessory garage, for transient parking, pursuant to §60 (3) of the Multiple Dwelling Law, which expired on November 3, 2010; Waiver of the Rules. C2-8 (TA), C2-8 and R8B zoning district. Community Board #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 2/7/12
2.	624-68-BZ	Rothkrug Rothkrug & Spector, LLP 188-07 Northern Boulevard, Queens Extension of Term of a Variance (§72-21) to permit wholesale plumbing supply (UG16), stores and office (UG6) which expired on January 13, 2011; Extension of Time to obtain a Certificate of Occupancy and waiver of the rules. R3-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/7/12
3.	742-70-BZ	Rothkrug & Spector, LLP 830 Bay Street, Staten Island Extension of Term of a Variance (§72-21) for the continued operation of an automotive service station which expired on May 18, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on February 26, 2009 and waiver of the rules. C1-1/R3-2 zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/7/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 7, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	352-69-BZ	Sheldon Lobel, P.C. 411 Vanderbilt Avenue, Brooklyn Extension of Term (§72-21) of a Variance for the continued operation of a UG16 animal hospital (<i>Brooklyn Veterinary Hospital</i>) which expired on September 30, 1999; Waiver of the Rules. R6B zoning district. Community Board #2BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/6/12

<i>SOC – NEW CASES</i>		
5.	348-75-BZ	Eric Palatnik, P.C. 1050 Forest Avenue, Staten Island Extension of the term of an approved variance that expired on March 9, 1996 to allow for a UG 16 animal hospital, contrary to use regulations. Waiver of the Rules. R3-2 zoning district Community Board #1SI
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 3/20/12
6.	135-01-BZ	Rothkrug Rothkrug & Spector, LLP 1815/17 86th Street, Brooklyn Extension of Term (§11-411) of an approved variance which permitted a high speed auto laundry (UG 16B) which expired on October 30, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on October 30, 2002; Waiver of the Rules. C1-2(R5) zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 3/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 7, 2012

10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	148-10-BZ	Eric Palatnik, P.C. 1559 East 29th Street, Brooklyn Amendment to an approved special permit (§73-622) for the enlargement of an existing single family home, contrary to open space and floor area (§23-141) and less than the required rear yard (§23-47) and side yard (§23-461). The amendment seeks to correct open space and floor area calculations and adds a waiver to the perimeter wall height. R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 7, 2012

10:00 A.M.

APPEALS – DECISIONS

8.	118-11-A	Joseph A. Sherry 811 Liberty Lane, Queens Proposed building not fronting a mapped street, contrary General City Law 36, and in the bed of a mapped street, contrary to General City Law 35, with a private disposal system in the bed of a mapped street contrary to Department of Buildings' policy. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 2/7/12
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APPEALS – CONTINUED HEARINGS

9.	232-10-A	Goldman Harris 59 Fourth Avenue, Manhattan An appeal challenging Department of Buildings' denial of a sign permit on the basis that the advertising sign had not been legally established and not discontinued as per ZR §52-83. C1-6 Zoning District. Community Board #3M Examiner: Toni Matias (212) 788-8752 Status: Off Calendar
10.	15-11-A	Slater & Beckerman, LLP 860 Sixth Avenue, Manhattan Appeal challenging the Department of Building's determination that a non-illuminated advertising sign and structure is not a legal non-conforming advertising sign pursuant to ZR §52-00. C6 zoning district. Community Board #5M Examiner: Toni Matias (212) 788-8752 Status: Adjourned, Continued Hearing – 2/14/12
11.	86-11-A	Cozen O'Connor 663-673 2nd Avenue, Manhattan Appeal of the Department of Buildings' revocation of an approval to permit a non-conforming sign. C1-9 zoning district. Community Board #6M Examiner: Toni Matias (212) 788-8752 Status: Adjourned, Continued Hearing – 2/28/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 7, 2012

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
12.	149-11-A thru 151-11-A	Sheldon Lobel, P.C. 1789, 1793 & 1797 St. John's Place, Brooklyn Appeal pursuant to NYC Charter §666.7 to permit construction of three, two-family homes within 30'-0" of the street line of Eastern Parkway, contrary to Administrative Code §18-112 and New York City Building Code §3201.3.1. R6 zoning district. Community Board #16BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 3/6/12
13.	161-11-A	Quinn McCabe, LLP 82-20 Britton Avenue, Queens Appeal seeking to vacate a Stop Work Order and rescind revocation of building permits issued for failure to obtain authorization from the adjacent property owner. R7B Zoning District. Community Board #4Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 7, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	54-11-BZ	Law Office of Fredrick A. Becker 6010 Bay Parkway, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory diagnostic or treatment facility building. R6/C1-3 zoning district. Community Board #12BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 2/7/12
2.	166-11-BZ	Wachtel & Masyr LLP 1109 Second Avenue aka 245 East 58th Street, Manhattan Special Permit (§73-36) to continue the operation of the Physical Culture Establishment (<i>Crunch Fitness</i>). C2-8 (TA) zoning district. Community Board #6M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 2/7/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 7, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
3.	3-11-BZ	Law Office of Fredrick A. Becker 1221 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 4/3/12
4.	76-11-BZ	Sheldon Lobel, P.C. 2263 East 2nd 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); rear yard (§23-47) and side yard (§23-461). R4/Ocean Parkway zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/6/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 7, 2012

1:30 P.M.

BZ – NEW CASES		
5.	104-11-BZ	Eric Palatnik, P.C. 1936 East 26th Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/3/12
6.	177-11-BZ	Rothkrug Rothkrug & Spector, LLP 601 East 156th Street, aka 800 St. Ann's Avenue, Bronx Special Permit (§73-36) to permit a physical culture establishment (<i>Blink Fitness</i>) within portions of an existing building. C2-3(R7X) zoning district. Community Board #1BX
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 3/6/12
7.	188-11-BZ	Bryan Cave LLP. 286 Spring Street, Manhattan Variance (§72-21) to allow for the conversion of floors two through six from commercial use to residential use, contrary to use regulations (§42-10). M1-6 zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 3/6/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 14, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	141-66-BZ	The Law Office of Fredrick A. Becker 338 East 9th Street, Manhattan Extension of Term of a previously granted Variance (§72-21) for the continued operation of a UG 8 motor vehicle storage facility (<i>Rising Wolf Motorcycle Parking Garage</i>) which expired on July 1, 2010; Amendment to enclose open parking area; and Waiver of the Rules. R7-2 zoning district. Community Board #3M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/14/12
2.	248-75-BZ	Alfonso Duarte, P.E. 1621 York Avenue, aka 436 East 86th Street, Manhattan Extension of Term permitting the use of a maximum of 50 transient parking spaces within an accessory garage granted by the Board pursuant to §60 (3) of the Multiple Dwelling Law, which expired on October 14, 2010; Waiver of the Rules. R8B, R10 and C1-5 zoning districts. Community Board #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 2/14/12
3.	58-10-BZ	Sheldon Lobel, P.C. 16 Eckford Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a Special Permit (§73-36) for the operation of a Physical Culture Establishment (<i>Quick Fitness</i>) which expired on August 3, 2011. M1-2/R6A zoning district. Community Board #1BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/14/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 14, 2012
10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	764-56-BZ	Alfonso Duarte, P.E. 200-05 Horace Harding Expressway, Queens Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) with accessory uses and the sale of used cars (UG 16B), which expires on October 22, 2012. C1-2/R3-2 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 3/20/12
5.	548-79-BZ	Bryan Cave LLP 247-251 West 29th Street, Manhattan Amendment of a previously approved variance (§72-21) which permitted residential use (UG2) on floors 3 through 15. Application seeks to legalize residential use on the 2nd floor, contrary to use regulations §42-481. M1-6D zoning district. Community Board #5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 3/6/12
6.	8-10-BZ	NYC Board of Standards and Appeals Applicant: Sheldon Lobel, P.C. 58-14 Beach Channel Drive, Queens Dismissal for Lack of Prosecution – Variance (§72-21) to allow the legalization and enlargement of an existing supermarket, contrary to use regulations (§22-00). R4 zoning district. Community Board #14Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Dismissed – 2/14/12
7.	187-10-BZ	NYC Board of Standards and Appeals Applicant: Khalid M. Azam 40-29 72nd Street, Queens Dismissal for lack of Prosecution – Variance (§72-21) to permit the legalization of a three-family building, contrary to side yard regulations (§23-462(c)). R6B zoning district. Community Board #2Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Dismissal Calendar – 3/27/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 14, 2012

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	45-07-A	Eric Palatnik, P.C. 1472 East 19th Street, Brooklyn Extension of time to complete construction, which expired on July 10, 2011, in accordance with a previously approved common law vested rights application for a two-story and attic mixed-use residential and community facility building. R4-1 zoning district. Community Board #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/27/12
9.	15-11-A	Slater & Beckerman, LLP 860 Sixth Avenue, Manhattan Appeal challenging the Department of Building's determination that a non-illuminated advertising sign and structure is not a legal non-conforming advertising sign pursuant to ZR §52-00. C6 zoning district. Community Board #5M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 3/27/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 14, 2012

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
10.	75-11-A	Bryan Cave LLP 2230-2234 Kimball Street, Brooklyn Appeal challenging Department of Building's determination that the permit for the subject premises expired and became invalid since permitted work was not commenced within 12 months from the date of issuance, per Title 28, §28-105.9 of the Administrative Code. R4 Zoning District. Community Board #18BK
		Examiner: Toni Matias (212) 788-8752
		Status: Off Calendar
11.	119-11-A	Bryan Cave LLP 2230-2234 Kimball Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under prior zoning regulations in effect on July 14, 2005. R4 zoning district. Community Board #18BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, FEBRUARY 14, 2012
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	31-10-BZ	Eric Palatnik, P.C. 85-15 Queens Boulevard, aka 51-35 Reeder Street, Queens Variance (§72-21) to allow for a commercial building, contrary to use (§22-00), lot coverage (§23-141), front yard (§23-45), side yard (§23-464), rear yard (§33-283), height (§23-631) and location of uses within a building (§32-431) regulations. C1-2/R6, C2-3/R6, C1-2/R7A, R5 zoning districts. Community Board #4Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 3/20/12
2.	231-10-BZ	Eric Palatnik, P.C. 430-440 Park Avenue, Brooklyn Variance (§72-21) to permit the development of a six-story school (<i>Williamsburg Infant and Early Childhood Development center</i>), contrary to use regulations (§42-11); floor area (§43-122), rear yard (§43-26), and wall height, total height, number of stories, setback, and sky exposure plane (§43-43). M1-1 zoning district. Community Board #3BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 2/14/12
3.	73-11-BZ	Rampulla Associates Architects 70 Tennyson Drive, Staten Island Variance (§72-21) to allow a three-story, 87-unit residential building, contrary to use regulations of (§32-11), height (§23-631) and parking (§25-23) regulations. C3A/SRD zoning district. Community Board #2SI
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 2/14/12
4.	115-11-BZ	Law Office of Fredrick A. Becker 1110 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/14/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 14, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	87-11-BZ	Eric Palatnik, P.C. 159 Exeter Street, 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(b)). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/6/12
6.	96-11-BZ	Law Office of Marvin B. Mitzner 514-516 East 6th Street, Manhattan Variance (§72-21) to legalize enlargements to an existing residential building, contrary to floor area (§23-145) and dwelling units (§23-22). R7B zoning district. Community Board #3M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 3/27/12
7.	120-11-BZ	Goldman Harris LLC 52-11 29th Street, Queens Special Permit (§73-44) to reduce the parking requirement for office use and catering use (parking requirement category B1) in a new commercial building. M1-3 zoning district. Community Board #2Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 2/28/12
8.	121-11-BZ	The Law Office of Fredrick A. Becker 351 Convent Avenue, aka 418 & 420 West 145th Street, Manhattan Variance to legalize a two story and basement rear yard enlargement to a church (<i>Convent Avenue Baptist Church</i>), contrary to permitted rear yard regulations (§24-33), and lot coverage (§24-11). R7-2 zoning district. Community Board #9M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 2/14/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 14, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	130-11-BZ	Law Office of Fredrick A. Becker 3600 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/6/12
10.	159-11-BZ	Eric Palatnik, P.C. 212-01 26th Avenue, Queens Special Permit (§73-36) to permit the legalization of an existing Physical Culture Establishment (<i>Hi Performance Tai Kwon Do</i>). C4-1 zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 3/6/12
11.	179-11-BZ	Herrick, Feinstein LLP 65-45 Otto Road, Queens Special Permit (§73-36) to permit a physical culture establishment (<i>New Retro Fitness</i>). M1-1 zoning district. Community Board #5Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 3/6/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 14, 2012

1:30 P.M.

BZ – NEW CASES		
12.	176-11-BZ	Eric Palatnik, P.C. 150 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to lot coverage and floor area (§23-141(b)); side yards (§23-461(a)) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/20/12
13.	184-11-BZ	Law Office of Fredrick A. Becker 945 East 23rd Street, Brooklyn Special Permit §73-622 for the enlargement of an existing single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/6/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 28, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	295-57-BZ	Vassalotti Associates Architects, LLP 146-15 Union Turnpike, Queens Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>British Petroleum</i>) which expired on August 7, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on February 7, 2002. C1-2/R4 zoning district. Community Board #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/28/12
2.	611-76-BZ	Vassalotti Associates Architects, LLP 43-17/21 214th Place, Queens Extension of Term of a Variance (§72-21) for the continued operation of an off-site accessory parking facility for a bank (<i>Capital One</i>) which expires on February 15, 2012. R4 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/28/12
3.	540-86-BZ	Slater & Beckerman, LLP 32-11/32-21 Newton Avenue, Queens Extension of Term of a Special Permit (§73-42) for the continued operation of a one story UG6 commercial building (<i>Key Food</i>); an Amendment to eliminate the restriction on hours of operation. C4-2A/R6B zoning district. Community Board #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/28/12
4.	290-03-BZ 40-05-BZ	Patrick W. Jones, P.C. 1097 & 1095 Second Avenue, Manhattan Extension of Term for a previously granted Special Permit (§73-36) for a Physical Culture Establishment (<i>Graceful Services</i>) which expired on September 26, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on April 20, 2005; and an Amendment to legalize an increase in floor area; and Waiver of the Rules. C2-8 (TA) zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/28/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 28, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	118-53-BZ	Issa Khorasanchi 106-57/61 160th Street, Queens Extension of Term (§11-411) for continued operation of UG6 retail stores which expired on December 7, 2011. R4 zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/27/12
6.	188-78-BZ	Eric Palatnik, P.C. 8102 New Utrecht Avenue, Brooklyn Amendment (§11-413) to a previously granted Variance (§72-21) to add (UG16) automobile body with spray painting booth and automobile sales to an existing (UG16) automobile repair and auto laundry. R5 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/24/12
7.	11-93-BZ	Sheldon Lobel, P.C. 46-45 Kissena Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy for a UG6 Eating and Drinking Establishment (<i>Eastern Pavilion Chinese Restaurant</i>) which expired on October 5, 2011. C2-2/R3-2 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/20/12
8.	11-01-BZ	Vassalotti Associates Architects, LLP 586/606 Conduit Boulevard, Brooklyn Extension of Term for a gasoline service station (<i>BP British Petroleum</i>) which expired on August 7, 2011 and Extension of Time to obtain a Certificate of Occupancy which expired on July 26, 2006. C1-2/R5 zoning district. Community Board #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 28, 2012

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
9.	327-04-BZ	Sheldon Lobel, P.C.
		66-35 108th Street, Queens
		Amendment to a Variance (§72-21) to increase the size of an existing Synagogue and School (<i>Beth Gavriel</i>) and alter the facade. R1-2 zoning district.
		Community Board #6Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 3/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 28, 2012
10:00 A.M.

<i>SOC – NEW CASES</i>		
10.	820-67-BZ	Willy C. Yuin, R.A. 41 Barker Street, Staten Island Extension of Term of an approved Variance (§72-21) for the operation of a automotive repair shop (UG16) which expired on November 8, 2011. R-3A zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/20/12
11.	636-70-BZ	Walter T. Gorman, P.E. 105-45 to 105-55 Horace Harding Expressway, Queens Amendment to an approved Special Permit (§73-211) for the operation of an automotive service station (UG 16B) with accessory uses. C2-2/R6 zoning district. Community Board #4Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 3/27/12
12.	172-86-BZ	Sheldon Lobel, P.C. 256-10 Union Turnpike, Queens Extension of Term of an approved Variance (§72-21) which permitted the construction of a two-story UG6 professional office building which expires on March 31, 2012. R2 zoning district. Community Board #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/27/12
13.	248-08-BZ	New York City Board of Standards 3550 Eastchester Road, Bronx Applicant - Eric Palatnik, P.C. Dismissal for Lack of Prosecution - Variance (§72-21) to permit the development of a religious-based school and church, contrary to floor area and floor area ratio (§24-11), rear yard (§24-36), and parking (§25-31). R5 zoning district. Community Board #12BX
		Examiner: Rory Levy (212) 788-8749
		Status: Dismissal Calendar – 4/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 28, 2012
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
14.	29-11-A thru 30-11-A	Gibson, Dunn & Crutcher, LLP 318 Lafayette Street, Manhattan An appeal challenging the Department of Building's revocation of sign permits. M1-5B Zoning District. Community Board #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Withdrawn – 2/28/12
15.	186-11-A	Kramer Levin Naftalis & Frankel, LLP 170 Broadway, Manhattan Application pursuant to Multiple Dwelling Law ("MDL") Section 310(2)(a) to waive the court and yard requirements of MDL Section 26 to facilitate the conversion of an existing office building to a transient hotel. C5-5/LM zoning district. Community Board #1M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 2/28/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 28, 2012
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
16.	206-10-A thru 210-10-A	Philip L. Rampulla 3399, 3403, Richmond Road, 14, 15, 17 Tupelo Court, Staten Island Proposed construction of a single family home located within the bed of a mapped street, contrary to General City Law Section 35 and §72-01-(g). R1-2 zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/27/12
17.	233-10-A	Rothkrug Rothkrug & Spector, LLP 90-22 176 th Street, Queens Appeal seeking a common law vested right to continue development commenced under the prior R6 Zoning District. R4-1 zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/20/12
18.	86-11-A	Cozen O'Connor 663-673 Second Avenue, Manhattan Appeal of the Department of Buildings' revocation of an approval to permit a non-conforming sign. C1-9 zoning district. Community Board #6M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/24/12
19.	125-11-A	Law Offices of Marvin B. Mitzner, LLC 514-516 East 6 th Street, Manhattan Appeal challenging the Department of Buildings' determination to deny the reinstatement of permits that allowed an enlargement to an existing residential building. R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/27/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 28, 2012

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
20.	659-76-A	Walter T. Gorman, P.E. 253 Beach 116th Street, Queens Amendment to an approved Appeal to the Building Code to continue a UG 4 second floor occupancy in a wood frame structure which expired on November 9, 2011. C1-3 /R5B zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 3/20/12
21.	243-09-BZY	Mirza M. Rahman 87-12 175th Street, Queens Extension of Time (§11-332) to complete construction of a minor development and obtain a Certificate of Occupancy commenced under the prior R6 Zoning district. R4-1 Zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 3/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, FEBRUARY 28, 2012
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	47-11-BZ	Law Office of Fredrick A. Becker 1213 Bay 25th Street, Queens Variance (§72-21) to allow a three-story yeshiva (<i>Yeshiva Zichron Aryeh</i>) with dormitories, contrary to use (§22-13), floor area (§§23-141 and 24-111), side setback (§24-551) and parking regulations (§25-31). R2 zoning district. Community Board #14Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 2/28/12
2.	66-11-BZ	Wachtel & Masyr, LLP 172-220 Third Street, Brooklyn Variance (§72-21) to permit a UG6 food store (<i>Whole Foods</i>) larger than 10,000 square feet, contrary to use regulations (§42-12). M2-1 zoning district. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 2/28/12
3.	137-11-BZ	Slater & Beckerman, LLP 455 Carroll Street, Brooklyn Variance (§72-21) to allow the conversion of the second floor and second floor mezzanine from manufacturing and commercial uses to residential use, contrary to §42-10. M1-2 zoning district. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 2/28/12
4.	175-11-BZ	Wachtel & Masyr, LLP 550 West 54th Street, aka 770 11th Avenue, Manhattan Special Permit (§73-36) to permit a physical culture establishment (<i>Mercedes House</i>). C6-3X (Clinton Special District). Community Board #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 2/28/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, FEBRUARY 28, 2012
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	35-11-BZ	The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Ohel</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. Community Board #13Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 4/24/12
6.	108-11-BZ thru 111-11-BZ	Rothkrug Rothkrug & Spector, LLP 10, 12, 14, 16 Hett Avenue, Staten Island Variance (§72-21) to permit the construction of four semi-detached one-family dwellings that do not provide ground floor commercial use, contrary to §32-433. C1-1/R3-1 zoning district. Community Board #2SI
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 3/20/12
7.	120-11-BZ	Goldman Harris LLC 52-11 29th Street, Queens Special Permit (§73-44) to reduce the parking requirement for office use and catering use (parking requirement category B1) in a new commercial building. M1-3 zoning district. Community Board #2Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 3/27/12
8.	129-11-BZ	Jeffrey Chester, Esq. 465 Carroll Street, Brooklyn Variance (§72-21) to allow for the construction of a residential building, contrary to use regulations (§42-00). M1-2 zoning district. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 4/3/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, FEBRUARY 28, 2012
1:30 P.M.

BZ – CONTINUED HEARINGS		
9.	158-11-BZ	Rothkrug Rothkrug & Spector LLP 2166 Nostrand Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Blink</i>). C4-4A zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 3/20/12

BZ – NEW CASES		
10.	167-11-BZ	Eric Palatnik, P.C. 1677 Bruckner Boulevard, Bronx Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) with an accessory drive-through facility. C1-2/R5 zoning district. Community Board #9BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 3/27/12
11.	169-11-BZ	Eric Palatnik, P.C. 2257 East 14th Street, Brooklyn Special Permit (§73-622) to allow the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)); side yards (§23-461(a)) and less than the required rear yard (§23-47). R-4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/3/12
12.	197-11-BZ	Sheldon Lobel, P.C. 329 Wyckoff Avenue, Queens Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Planet Fitness</i>) on a portion of the first and second floors of an existing two-story building. C4-3 zoning districts. Community Board #5Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 3/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 6, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	352-69-BZ	Sheldon Lobel, P.C. 411 Vanderbilt Avenue, Brooklyn Extension of Term (§72-21) of a Variance for the continued operation of a UG16 animal hospital (<i>Brooklyn Veterinary Hospital</i>) which expired on September 30, 1999; Waiver of the Rules. R6B zoning district. Community Board #2BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/6/12
2.	548-79-BZ	Bryan Cave LLP 247-251 West 29th Street, Manhattan Amendment of a previously approved variance (§72-21) which permitted residential use (UG2) on floors 3 through 15. Application seeks to legalize residential use on the 2nd floor, contrary to use regulations §42-481. M1-6D zoning district. Community Board #5M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 3/6/12

<i>SOC – CONTINUED HEARINGS</i>		
3.	162-95-BZ & 163-95-BZ	Sheldon Lobel, P.C. 3060 & 3074 Westchester Avenue, Bronx Extension of Term to permit the continued operation of a Physical Cultural Establishment (<i>Planet Fitness</i>) which expired on July 30, 2006; Amendment to increase the floor area of the establishment. Waiver of the rules. C2-4/R6 and R7-1 zoning district. Community Board #10BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Adjourned, Continued Hearing – 3/27/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 6, 2012
10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	433-61-BZ	Harold Weinberg, P.E. 1702-12 East 16th Street, Brooklyn Extension of Term (§11-411) of a variance which permitted a one story and mezzanine retail building, contrary to use regulations; Waiver of the Rules. R7A zoning district. Community Board #15BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 4/3/12
5.	997-84-BZ	Akerman Senterfitt, LLP 800 Union Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy for an existing six story public parking garage with an automobile rental establishment which expired on June 4, 2008; waiver of the rules. R6A zoning district. Community Board #6BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/3/12
6.	271-90-BZ	Rothkrug Rothkrug & Spector LLP 68-01/5 Queens Boulevard, Queens Extension of Term (§11-411) of a Variance (§72-21) for the continued operation of a UG16 automotive repair shop with used car sales which expired on October 29, 2011. R7X/C2-3 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 6, 2012
10:00 A.M.

APPEALS – CONTINUED HEARINGS

7.	149-11-A thru 151-11-A	Sheldon Lobel, P.C. 1789, 1793 & 1797 St. John's Place, Brooklyn Appeal pursuant to NYC Charter §666.7 to permit construction of three, two-family homes within 30'-0" of the street line of Eastern Parkway, contrary to Administrative Code §18-112 and New York City Building Code §3201.3.1. R6 zoning district. Community Board #16BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 3/27/12
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APPEALS – NEW CASES

8.	155-11-A	Sheldon Lobel, P.C. 480 Stratford Road, Brooklyn Appeal seeking a common law vested right to continue construction commenced under the prior R6 zoning district regulations. R3X zoning district. Community Board #14BK Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 4/3/12
9.	162-11-A	Akerman Senterfitt, LLP 179 Ludlow Street, Manhattan Appeal seeking a common law vested right to continue construction commenced under prior C6-1 zoning district regulations. C4-4A zoning district. Community Board #3M Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 4/3/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 6, 2012
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	76-11-BZ	Sheldon Lobel, P.C. 2263 East 2nd 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); rear yard (§23-47) and side yard (§23-461). R4/Ocean Parkway zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/6/12
2.	87-11-BZ	Eric Palatnik, P.C. 159 Exeter Street, 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(b)). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/6/12
3.	130-11-BZ	Law Office of Fredrick A. Becker 3600 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/6/12
4.	159-11-BZ	Eric Palatnik, P.C. 212-01 26th Avenue, Queens Special Permit (§73-36) to permit the legalization of an existing Physical Culture Establishment (<i>Hi Performance Tai Kwon Do</i>). C4-1 zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 3/6/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 6, 2012
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	179-11-BZ	Herrick, Feinstein LLP 65-45 Otto Road, Queens Special Permit (§73-36) to permit a physical culture establishment (<i>New Retro Fitness</i>). M1-1 zoning district. Community Board #5Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 3/6/12
6.	184-11-BZ	Law Office of Fredrick A. Becker 945 East 23rd Street, Brooklyn Special Permit §73-622 for the enlargement of an existing single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/6/12
7.	188-11-BZ	Bryan Cave LLP. 286 Spring Street, Manhattan Variance (§72-21) to allow for the conversion of floors two through six from commercial use to residential use, contrary to use regulations (§42-10). M1-6 zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 3/6/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 6, 2012
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	21-11-BZ	Eric Palatnik, P.C. 1810 Voorhies Avenue, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory or diagnostic treatment facility. C1-2/R4 zoning district. Community Board #15BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 5/8/12
9.	112-11-BZ	Eric Palatnik, P.C. 2994/3018 Cropsey Avenue, Brooklyn Variance (§72-21) to legalize the extension of the use and enlargement of the zoning lot of a previously approved scrap metal yard (UG 18), contrary to §32-10. C8-1 zoning district. Community Board #13BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 4/24/12
10.	177-11-BZ	Rothkrug Rothkrug & Spector, LLP 601 East 156th Street, aka 800 St. Ann's Avenue, Bronx Special Permit (§73-36) to permit a physical culture establishment (<i>Blink Fitness</i>) within portions of an existing building. C2-3(R7X) zoning district. Community Board #1BX
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 3/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 6, 2012

1:30 P.M.

BZ – NEW CASES		
11.	195-11-BZ	Law Office of Fredrick A. Becker 2070 East 21st 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(b)); side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/3/12
12.	4-12-BZ	Kramer Levin Naftalis & Frankel, LLP 432-440 Park Avenue, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>The Wright Fit</i>). C5-3/C5-2.5 (MID) zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 3/27/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 20, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	11-93-BZ	Sheldon Lobel, P.C. 46-45 Kissena Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy for a UG6 Eating and Drinking Establishment (<i>Eastern Pavilion Chinese Restaurant</i>) which expired on October 5, 2011. C2-2/R3-2 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/20/12
2.	11-01-BZ	Vassalotti Associates Architects, LLP 586/606 Conduit Boulevard, Brooklyn Extension of Term for a gasoline service station (<i>BP British Petroleum</i>) which expired on August 7, 2011 and Extension of Time to obtain a Certificate of Occupancy which expired on July 26, 2006. C1-2/R5 zoning district. Community Board #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/20/12
3.	327-04-BZ	Sheldon Lobel, P.C. 66-35 108th Street, Queens Amendment to a Variance (§72-21) to increase the size of an existing Synagogue and School (<i>Beth Gavriel</i>) and alter the facade. R1-2 zoning district. Community Board #6Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 3/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 20, 2012

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	764-56-BZ	Alfonso Duarte, P.E. 200-05 Horace Harding Expressway, Queens Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) with accessory uses and the sale of used cars (UG 16B), which expires on October 22, 2012. C1-2/R3-2 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 4/24/12
5.	820-67-BZ	Willy C. Yui, R.A. 41 Barker Street, Staten Island Extension of Term of an approved Variance (§72-21) for the operation of a automotive repair shop (UG16) which expired on November 8, 2011. R-3A zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 5/1/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 20, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
6.	348-75-BZ	Eric Palatnik, P.C. 1050 Forest Avenue, Staten Island Extension of the term of an approved variance that expired on March 9, 1996 to allow for a UG 16 animal hospital, contrary to use regulations. Waiver of the Rules. R3-2 zoning district Community Board #1SI
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 4/3/12
7.	135-01-BZ	Rothkrug Rothkrug & Spector, LLP 1815/17 86th Street, Brooklyn Extension of Term (§11-411) of an approved variance which permitted a high speed auto laundry (UG 16B) which expired on October 30, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on October 30, 2002; Waiver of the Rules. C1-2(R5) zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Adjourned, Continued Hearing – 5/1/12
8.	148-10-BZ	Eric Palatnik, P.C. 1559 East 29th Street, Brooklyn Amendment to an approved special permit (§73-622) for the enlargement of an existing single family home, contrary to open space and floor area (§23-141) and less than the required rear yard (§23-47) and side yard (§23-461). The amendment seeks to correct open space and floor area calculations and adds a waiver to the perimeter wall height. R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/3/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 20, 2012
10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	442-42-BZ	Eric Palatnik, P.C. 2001/2011 Cropsey Avenue, Brooklyn Amendment (§11-412) to enlarge an existing gasoline service station (<i>Shell</i>) and legalize the conversion of repair bays to an accessory convenience store. R-5 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/24/12
10.	1259-79-BZ	Sheldon Lobel, P.C. 29 West 26th Street, Manhattan Extension of Time to Complete Construction of a Variance (§72-21) to convert the fourth and sixth floors of an existing building from manufacturing lofts to residential use which expired on April 27, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on October 27, 2011; Waiver of the Rules. M1-6 zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/24/12
11.	286-00-BZ	Law Offices of Mitchell S. Ross 60 West 23rd Street, Manhattan Extension of Term of a Special Permit (§73-36) for a physical culture establishment (<i>New York Health and Racquet Club</i>) located on the first and second floors of a 20-story mixed-use building, which expired on March 27, 2011; Waiver of the Rules. C6-3A/C6-4M zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/3/12
12.	203-07-BZ	Sheldon Lobel, P.C. 137-35 Elder Avenue, Queens Amendment to a previous variance (§72-21) which allowed for the construction of a mixed use building, contrary to floor area an open space regulations. The amendment requests changes to the interior layout which would decrease medical office space, increase the number of dwelling units from 28 to 36, and increase parking from 58 to 61 spaces. R6/C2-2 zoning district. Community Board #7Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 4/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 20, 2012
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
13.	659-76-A	Walter T. Gorman, P.E. 253 Beach 116th Street, Queens Amendment to an approved Appeal to the Building Code to continue a UG 4 second floor occupancy in a wood frame structure which expired on November 9, 2011. C1-3 /R5B zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/20/12
14.	243-09-BZY	Mirza M. Rahman 87-12 175th Street, Queens Extension of Time (§11-332) to complete construction of a minor development and obtain a Certificate of Occupancy commenced under the prior R6 Zoning district. R4-1 Zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 20, 2012
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
15.	233-10-A	Rothkrug Rothkrug & Spector, LLP 90-22 176th Street, Queens Appeal seeking a common law vested right to continue development commenced under the prior R6 Zoning District. R4-1 zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/3/12
16.	119-11-A	Bryan Cave LLP 2230-2234 Kimball Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under prior zoning regulations in effect on July 14, 2005. R4 zoning district. Community Board #18BK
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 4/3/12
17.	161-11-A	Quinn McCabe, LLP 82-20 Britton Avenue, Queens Appeal seeking to vacate a Stop Work Order and rescind revocation of building permits issued for failure to obtain authorization from the adjacent property owner. R7B Zoning District. Community Board #4Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/1/12

APPEALS – NEW CASES		
18.	99-11-A	Eric Palatnik, P.C. 16 Brighton 7th Walk, Brooklyn Legalization of changes to a two-family residence which does not front upon a legally mapped street, contrary to General City Law Section 36. R6 Zoning District Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/15/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 20, 2012
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	31-10-BZ	Eric Palatnik, P.C. 85-15 Queens Boulevard aka 51-35 Reeder Street, Queens Variance (§72-21) to allow for a commercial building, contrary to use (§22-00), lot coverage (§23-141), front yard (§23-45), side yard (§23-464), rear yard (§33-283), height (§23-631) and location of uses within a building (§32-431) regulations. C1-2/R6, C2-3/R6, C1-2/R7A, R5 zoning districts. Community Board #4Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 4/3/12
2.	108-11-BZ thru 111-11-BZ	Rothkrug Rothkrug & Spector, LLP 10, 12, 14, 16 Hett Avenue, Staten Island Variance (§72-21) to permit the construction of four semi-detached one-family dwellings that do not provide ground floor commercial use, contrary to §32-433. C1-1/R3-1 zoning district. Community Board #2SI
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 3/20/12
3.	158-11-BZ	Rothkrug Rothkrug & Spector LLP 2166 Nostrand Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Blink</i>). C4-4A zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 3/20/12
4.	177-11-BZ	Rothkrug Rothkrug & Spector, LLP 601 East 156th Street, aka 800 St. Ann's Avenue, Bronx Special Permit (§73-36) to permit a physical culture establishment (<i>Blink Fitness</i>) within portions of an existing building. C2-3(R7X) zoning district. Community Board #1BX
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 3/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 20, 2012
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	142-11-BZ	Goldman Harris LLC 207 West 75th Street, Manhattan Variance (§72-21) to allow a new residential building, contrary to height and setback (§23-692), rear setback (§23-633), and lot coverage (§23-145) regulations. C4-6A zoning district. Community Board #7M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 5/8/12
6.	176-11-BZ	Eric Palatnik, P.C. 150 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to lot coverage and floor area (§23-141(b)); side yards (§23-461(a)) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/24/12
7.	197-11-BZ	Sheldon Lobel, P.C. 329 Wyckoff Avenue, Queens Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Planet Fitness</i>) on a portion of the first and second floors of an existing two-story building. C4-3 zoning districts. Community Board #5Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 4/3/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 20, 2012

1:30 P.M.

BZ – NEW CASES		
8.	102-11-BZ	H. Irving Sigman 131-23 31st Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>New York Spa</i>). M1-1 (CP) zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 4/24/12
9.	182-11-BZ	Sheldon Lobel, P.C. 777 Broadway, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). C4-3 zoning district. Community Board #4BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 4/3/12
10.	3-12-BZ	Sheldon Lobel, P.C. 1913 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement an existing single family home, contrary to floor area (§23-141(b)) and side yard (§23-461(b)) requirements. R4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 27, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	118-53-BZ	Issa Khorasanchi 106-57/61 160th Street, Queens Extension of Term (§11-411) for continued operation of UG6 retail stores which expired on December 7, 2011. R4 zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/27/12

<i>SOC – CONTINUED HEARINGS</i>		
2.	636-70-BZ	Walter T. Gorman, P.E. 105-45 to 105-55 Horace Harding Expressway, Queens Amendment to an approved Special Permit (§73-211) for the operation of an automotive service station (UG 16B) with accessory uses. C2-2/R6 zoning district. Community Board #4Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 4/24/12
3.	172-86-BZ	Sheldon Lobel, P.C. 256-10 Union Turnpike, Queens Extension of Term of an approved Variance (§72-21) which permitted the construction of a two-story UG6 professional office building which expires on March 31, 2012. R2 zoning district. Community Board #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/24/12
4.	162-95-BZ & 163-95-BZ	Sheldon Lobel, P.C. 3060 & 3074 Westchester Avenue, Bronx Extension of Term to permit the continued operation of a Physical Cultural Establishment (<i>Planet Fitness</i>) which expired on July 30, 2006; Amendment to increase the floor area of the establishment. Waiver of the rules. C2-4/R6 and R7-1 zoning district. Community Board #10BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 4/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 27, 2012
10:00 A.M.

SOC – NEW CASES		
5.	389-37-BZ	The Law Office of Fredrick A. Becker 31-08 to 31-12 45th Street, Queens Extension of Time to obtain a Certificate of Occupancy of previously granted variance for the operation of a UG8 parking lot which expired on May 11, 2011; waiver of the Rules. R5/C1-2 zoning district. Community Board #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/24/12
6.	21-01-BZ	Troutman Sanders, LLP 159-02 Jamaica Avenue, Queens Extension of Term of a special permit (§73-36) for the continued operation of a physical culture establishment (<i>Bally Total Fitness</i>) which expired on May 22, 2011. C6-3 (DJ) zoning district. Community Board #12Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 5/1/12
7.	77-05-BZ	Wachtel & Masyr, LLP 132 West 26th Street, Manhattan Extension of Time to Complete Construction of a previously granted Variance (§72-21) to permit the construction of a 12-story mixed use building, containing residential (UG2) and retail uses (UG6) which expired on February 28, 2010; waiver of the Rules. M1-6 zoning district. Community Board #4M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/1/12
8.	187-10-BZ	NYC Board of Standards and Appeals Applicant: Khalid M. Azam 40-29 72nd Street, Queens Dismissal for lack of Prosecution - Variance (§72-21) to permit the legalization of a three-family building, contrary to side yard regulations (§23-462(c)). R6B zoning district. Community Board #2Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Withdrawn, Public Hearing BZ Calendar – 5/1/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 27, 2012
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	15-11-A	Slater & Beckerman, LLP 860 Sixth Avenue, Manhattan Appeal challenging the Department of Building's determination that a non-illuminated advertising sign and structure is not a legal non-conforming advertising sign pursuant to ZR §52-00. C6 zoning district. Community Board #5M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/27/12
10.	149-11-A thru 151-11-A	Sheldon Lobel, P.C. 1789, 1793 & 1797 St. John's Place, Brooklyn Appeal pursuant to NYC Charter §666.7 to permit construction of three, two-family homes within 30'-0" of the street line of Eastern Parkway, contrary to Administrative Code §18-112 and New York City Building Code §3201.3.1. R6 zoning district. Community Board #16BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 3/27/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 27, 2012

10:00 A.M.

APPEALS – CONTINUED HEARINGS		
11.	45-07-A	<p>Eric Palatnik, P.C. 1472 East 19th Street, Brooklyn Extension of time to complete construction, which expired on July 10, 2011, in accordance with a previously approved common law vested rights application for a two-story and attic mixed-use residential and community facility building. R4-1 zoning district. Community Board #14BK Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 5/1/12</p>
12.	206-10-A thru 210-10-A	<p>Philip L. Rampulla 3399, 3403, Richmond Road, 14, 15, 17 Tupelo Court, Staten Island Proposed construction of a single family home located within the bed of a mapped street, contrary to General City Law Section 35 and §72-01-(g). R1-2 zoning district. Community Board #2SI Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 4/24/12</p>
13.	125-11-A	<p>Law Offices of Marvin B. Mitzner, LLC 514-516 East 6th Street, Manhattan Appeal challenging the Department of Buildings' determination to deny the reinstatement of permits that allowed an enlargement to an existing residential building. R7B zoning district. Community Board #3M Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 5/15/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 27, 2012
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
14.	122-11-A	Rothkrug Rothkrug & Spector, LLP 5 Bement Avenue, Staten Island Proposed construction of a one family dwelling located partially within the bed of a mapped street, contrary to General City Law Section 35. R3-1 Zoning District. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/1/12
15.	163-11-A	New York City Fire Department 469 West 57th Street, Manhattan Appeal to modify the existing Certificate of Occupancy to provide additional fire safety measures in the form of a wet sprinkler system throughout the entire building. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/5/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 27, 2012
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	4-12-BZ	Kramer Levin Naftalis & Frankel, LLP 432-440 Park Avenue, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>The Wright Fit</i>). C5-3/C5-2.5 (MID) zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 3/27/12

<i>BZ – CONTINUED HEARINGS</i>		
2.	96-11-BZ	Law Office of Marvin B. Mitzner 514-516 East 6th Street, Manhattan Variance (§72-21) to legalize enlargements to an existing residential building, contrary to floor area (§23-145) and dwelling units (§23-22). R7B zoning district. Community Board #3M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 5/15/12
3.	120-11-BZ	Goldman Harris LLC 52-11 29th Street, Queens Special Permit (§73-44) to reduce the parking requirement for office use and catering use (parking requirement category B1) in a new commercial building. M1-3 zoning district. Community Board #2Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 4/24/12
4.	167-11-BZ	Eric Palatnik, P.C. 1677 Bruckner Boulevard, Bronx Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) with an accessory drive-through facility. C1-2/R5 zoning district. Community Board #9BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 4/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 27, 2012

1:30 P.M.

BZ – NEW CASES		
5.	71-11-BZ	Sheldon Lobel, P.C. 41-02 Forley Street, Queens Variance (§72-21) to legalize the conversion of a mosque (<i>Masjid Al-Taufiq</i>), contrary to lot coverage (§24-11), front yard (§24-34), and side yard (§24-35) regulations. R4 zoning district. Community Board #4Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/1/12
6.	183-11-BZ	Friedman & Gotbaum, LLP 1133 York Avenue, Manhattan Variance (§72-21) to allow the construction of a new outpatient surgical center (<i>Memorial Hospital for Cancer and Allied Diseases</i>), contrary to floor area ratio (§33-123); rear yard (§33-261) height and setback (§33-432); and curb cut (§13-142) regulations. C1-9/C8-4 zoning districts. Community Board #8M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 5/8/12
7.	193-11-BZ	Eric Palatnik, P.C. 215 Exeter Street, Brooklyn Special Permit (§73-622) for an enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141(b)); less than the minimum side yard (§23-461) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/1/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 3, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	348-75-BZ	Eric Palatnik, P.C. 1050 Forest Avenue, Staten Island Extension of the term of an approved variance that expired on March 9, 1996 to allow for a UG 16 animal hospital, contrary to use regulations. Waiver of the Rules. R3-2 zoning district Community Board #1SI
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 4/3/12
2.	286-00-BZ	Law Offices of Mitchell S. Ross 60 West 23rd Street, Manhattan Extension of Term of a Special Permit (§73-36) for a physical culture establishment (<i>New York Health and Racquet Club</i>) located on the first and second floors of a 20-story mixed-use building, which expired on March 27, 2011; Waiver of the Rules. C6-3A/C6-4M zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/3/12
3.	148-10-BZ	Eric Palatnik, P.C. 1559 East 29th Street, Brooklyn Amendment to an approved special permit (§73-622) for the enlargement of an existing single family home, contrary to open space and floor area (§23-141) and less than the required rear yard (§23-47) and side yard (§23-461). The amendment seeks to correct open space and floor area calculations and adds a waiver to the perimeter wall height. R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/3/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 3, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	433-61-BZ	Harold Weinberg, P.E. 1702-12 East 16th Street, Brooklyn Extension of Term (§11-411) of a variance which permitted a one story and mezzanine retail building, contrary to use regulations; Waiver of the Rules. R7A zoning district. Community Board #15BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Adjourned, Continued Hearing – 5/8/12
5.	997-84-BZ	Akerman Senterfitt, LLP 800 Union Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy for an existing six story public parking garage with an automobile rental establishment which expired on June 4, 2008; waiver of the rules. R6A zoning district. Community Board #6BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/8/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 3, 2012
10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	319-53-BZ	Ficara & Associates, P.C. 1135 East 222nd Street, Bronx Extension of Term (§11-411) for the continued operation of an automotive repair shop with no body work which expired on January 31, 2011; Waiver of the Rules. R5 zoning district. Community Board #12BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/8/12
7.	808-55-BZ	Sheldon Lobel, P.C. 35-04 Bell Boulevard, Queens Extension of Term (§11-411) for the continued operation of a gasoline service station (<i>Gulf</i>) with accessory convenience store which expired on March 27, 2012; Waiver of the Rules. C2-2/R4 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/1/12
8.	64-96-BZ	Vassalotti Associates Architects, LLP 148-20 Cross Island Parkway, Queens Extension of Term for the continued operation of a UG16B automotive repair shop (<i>Meniko Autoworks, Ltd.</i>) which expired on December 11, 2011. C1-2/R3A zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/1/12
9.	256-02-BZ	Goldman Harris LLC 160 Imlay Street, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the re-use of a vacant six story manufacturing building, and the addition of three floors, for residential (UG2) use, which expired on March 18, 2012. M2-1 zoning district. Community Board #6BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/1/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 3, 2012
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
10.	233-10-A	Rothkrug Rothkrug & Spector, LLP 90-22 176th Street, Queens Appeal seeking a common law vested right to continue development commenced under the prior R6 Zoning District. R4-1 zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/3/12

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	119-11-A	Bryan Cave LLP 2230-2234 Kimball Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under prior zoning regulations in effect on July 14, 2005. R4 zoning district. Community Board #18BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/8/12
12.	155-11-A	Sheldon Lobel, P.C. 480 Stratford Road, Brooklyn Appeal seeking a common law vested right to continue construction commenced under the prior R6 zoning district regulations. R3X zoning district. Community Board #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/8/12
13.	162-11-A	Akerman Senterfitt, LLP 179 Ludlow Street, Manhattan Appeal seeking a common law vested right to continue construction commenced under prior C6-1 zoning district regulations. C4-4A zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/1/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 3, 2012
10:00 A.M.

APPEALS – NEW CASES		
14.	173-11-A	Rothkrug Rothkrug & Spector, LLP 68-10 58th Avenue, Queens Appeal seeking a determination that the owner of the premises has acquired a common law vested right to complete construction under the prior R4 zoning. R4-1 Zoning district. Community Board #5Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/1/12
15.	25-12-A	Slater & Beckerman, LLP 110 East 70th Street, Manhattan Appeal challenging a determination by the Department of Buildings not to revoke the permit associated with the reconstruction of a building, which includes construction in the required rear yard and does not comply with the requirements of ZR §54-41. R8B (LH-1A) Zoning District. Community Board #8M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/15/12
16.	27-12-A	Greenberg Traurig, LLP 110 East 70th Street, Manhattan Appeal challenging a determination by the Department of Buildings that more than 75 percent of the floor area was demolished and the building was not a single-family home so that reconstruction of the non-complying building was not permitted pursuant to ZR §54-41. R8B (LH-1A) Zoning District. Community Board #8M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/15/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, APRIL 3, 2012
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	31-10-BZ	Eric Palatnik, P.C. 85-15 Queens Boulevard aka 51-35 Reeder Street, Queens Variance (§72-21) to allow for a commercial building, contrary to use (§22-00), lot coverage (§23-141), front yard (§23-45), side yard (§23-464), rear yard (§33-283), height (§23-631) and location of uses within a building (§32-431) regulations. C1-2/R6, C2-3/R6, C1-2/R7A, R5 zoning districts. Community Board #4Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 4/3/12
2.	129-11-BZ	Jeffrey Chester, Esq. 465 Carroll Street, Brooklyn Variance (§72-21) to allow for the construction of a residential building, contrary to use regulations (§42-00). M1-2 zoning district. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 5/8/12
3.	182-11-BZ	Sheldon Lobel, P.C. 777 Broadway, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>). C4-3 zoning district. Community Board #4BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 4/3/12
4.	197-11-BZ	Sheldon Lobel, P.C. 329 Wyckoff Avenue, Queens Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Planet Fitness</i>) on a portion of the first and second floors of an existing two-story building. C4-3 zoning districts. Community Board #5Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 4/3/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, APRIL 3, 2012
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	3-11-BZ	Law Office of Fredrick A. Becker 1221 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Withdrawn – 4/3/12
6.	104-11-BZ	Eric Palatnik, P.C. 1936 East 26th Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 5/8/12
7.	169-11-BZ	Eric Palatnik, P.C. 2257 East 14th Street, Brooklyn Special Permit (§73-622) to allow the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)); side yards (§23-461(a)) and less than the required rear yard (§23-47). R-4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/1/12
8.	195-11-BZ	Law Office of Fredrick A. Becker 2070 East 21st 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(b)); side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/1/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, APRIL 3, 2012
1:30 P.M.

BZ – NEW CASES		
9.	93-11-BZ	Moshe M. Friedman, P.E. 1536 62nd Street, aka 1535 63rd Street, Brooklyn Special Permit (§73-19) to allow the conversion of the third and fourth floors in an existing four-story factory and warehouse building to a Use Group 3 school (<i>Yeshiva Ore Mordechai</i>). M1-1 zoning district Community Board #4BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/19/12
10.	107-11-BZ	Sheldon Lobel, P.C. 1643 East 21st Street, Brooklyn Variance (§72-21) to permit the enlargement of a synagogue (<i>Congregation Yeshiva Bais Yitzchok</i>) contrary to the bulk requirements for community facility buildings. R4-1 district. Community Board #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/15/12
11.	22-12-BZ	Francis R. Angelino, Esq. 1470 Third Avenue, Manhattan Special Permit (§73-36) to allow the enlargement of an existing Physical Culture Establishment (<i>SoulCycle</i>). Community Board #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 5/8/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 24, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	389-37-BZ	The Law Office of Fredrick A. Becker 31-08 to 31-12 45th Street, Queens Extension of Time to obtain a Certificate of Occupancy of previously granted variance for the operation of a UG8 parking lot which expired on May 11, 2011; waiver of the Rules. R5/C1-2 zoning district. Community Board #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/24/12
2.	764-56-BZ	Alfonso Duarte, P.E. 200-05 Horace Harding Expressway, Queens Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) with accessory uses and the sale of used cars (UG 16B), which expires on October 22, 2012. C1-2/R3-2 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 4/24/12
3.	636-70-BZ	Walter T. Gorman, P.E. 105-45 to 105-55 Horace Harding Expressway, Queens Amendment to an approved Special Permit (§73-211) for the operation of an automotive service station (UG 16B) with accessory uses. C2-2/R6 zoning district. Community Board #4Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 4/24/12
4.	172-86-BZ	Sheldon Lobel, P.C. 256-10 Union Turnpike, Queens Extension of Term of an approved Variance (§72-21) which permitted the construction of a two-story UG6 professional office building which expires on March 31, 2012. R2 zoning district. Community Board #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 24, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	162-95-BZ & 163-95-BZ	Sheldon Lobel, P.C. 3060 & 3074 Westchester Avenue, Bronx Extension of Term to permit the continued operation of a Physical Cultural Establishment (<i>Planet Fitness</i>) which expired on July 30, 2006; Amendment to increase the floor area of the establishment. Waiver of the rules. C2-4/R6 and R7-1 zoning district. Community Board #10BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 4/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 24, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
6.	442-42-BZ	Eric Palatnik, P.C. 2001/2011 Cropsey Avenue, Brooklyn Amendment (§11-412) to enlarge an existing gasoline service station (<i>Shell</i>) and legalize the conversion of repair bays to an accessory convenience store. R-5 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/8/12
7.	188-78-BZ	Eric Palatnik, P.C. 8102 New Utrecht Avenue, Brooklyn Amendment (§11-413) to a previously granted Variance (§72-21) to add (UG16) automobile body with spray painting booth and automobile sales to an existing (UG16) automobile repair and auto laundry. R5 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/15/12
8.	1259-79-BZ	Sheldon Lobel, P.C. 29 West 26th Street, Manhattan Extension of Time to Complete Construction of a Variance (§72-21) to convert the fourth and sixth floors of an existing building from manufacturing lofts to residential use which expired on April 27, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on October 27, 2011; waiver of the Rules. M1-6 zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/8/12
9.	271-90-BZ	Rothkrug Rothkrug & Spector LLP 68-01/5 Queens Boulevard, Queens Extension of Term (§11-411) for the continued operation of a UG16 automotive repair shop with used car sales which expired on October 29, 2011. R7X/C2-3 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/5/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 24, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
10.	203-07-BZ	Sheldon Lobel, P.C. 137-35 Elder Avenue, Queens Amendment to a previous variance (§72-21) which allowed for the construction of a mixed use building, contrary to floor area an open space regulations. The amendment requests changes to the interior layout which would decrease medical office space, increase the number of dwelling units from 28 to 36, and increase parking from 58 to 61 spaces. R6/C2-2 zoning district. Community Board #7Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 5/8/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 24, 2012
10:00 A.M.

SOC – NEW CASES		
11.	196-49-BZ	Walter T. Gorman, P.E. 1280 Allerton Avenue, Bronx Extension of Term of an approved variance for the continued operation of a gasoline service station (<i>Sunoco</i>) which expired on September 30, 2005; Amendment for the addition of a lift in the service building and an air tower and car vacuum on the site. R4 zoning district. Community Board #11BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/15/12
12.	290-06-BZ	Kramer Levin Naftalis & Frankel, LLP 372 Lafayette Street, Manhattan Amendment of an approved variance (§72-21) for a new residential building with ground floor commercial, contrary to use regulations. The amendment requests an increase in commercial floor area and a decrease in the residential floor area. M1-5B zoning district Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 5/15/12
13.	248-08-BZ	New York City Board of Standards 3550 Eastchester Road, Bronx Application – Eric Palatnik, P.C. Dismissal for Lack of Prosecution --Variance (§72-21) to permit the development of a religious-based school and church, contrary to floor area and floor area ratio (§24-11), rear yard (§24-36), and parking (§25-31). R5 zoning district. Community Board #12BX
		Examiner: Rory Levy (212) 788-8749
		Status: Off Calendar

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 24, 2012
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
14.	206-10-A thru 210-10-A	Philip L. Rampulla 3399, 3403, Richmond Road, 14, 15, 17 Tupelo Court, Staten Island Proposed construction of a single family home located within the bed of a mapped street, contrary to General City Law Section 35 and §72-01-(g). R1-2 zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/24/12
15.	86-11-A	Cozen O'Connor 663-673 Second Avenue, Manhattan Appeal of the Department of Buildings' revocation of an approval to permit a non-conforming sign. C1-9 zoning district. Community Board #6M
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 6/19/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 24, 2012
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
16.	154-11-A	Eric Palatnik, P.C. 23-10 Queens Plaza South, Queens Appeal seeking reversal of a Department of Buildings' determination that the non-illuminated sign located on top the building of the site is not a legal non-conforming advertising sign that may be maintained and altered. M1-9 zoning district. Community Board #2Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/15/12
17.	180-11-A & 181-11-A	Eric Palatnik, P.C. 34-57 & 34-59 107th Street, Queens An appeal seeking a common law vested right to continue development commenced under the prior R6B zoning district. R5 zoning district. Community Board #3Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/5/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 24, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	120-11-BZ	Goldman Harris LLC 52-11 29th Street, Queens Special Permit (§73-44) to reduce the parking requirement for office use and catering use (parking requirement category B1) in a new commercial building. M1-3 zoning district. Community Board #2Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 4/24/12
2.	167-11-BZ	Eric Palatnik, P.C. 1677 Bruckner Boulevard, Bronx Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) with an accessory drive-through facility. C1-2/R5 zoning district. Community Board #9BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 4/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 24, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
3.	35-11-BZ	The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Ohel</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. Community Board #13Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 5/15/12
4.	102-11-BZ	H. Irving Sigman 131-23 31 Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>New York Spa</i>). M1-1 (CP) zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 5/15/12
5.	112-11-BZ	Eric Palatnik, P.C. 2994/3018 Cropsey Avenue, Brooklyn Variance (§72-21) to legalize the extension of the use and enlargement of the zoning lot of a previously approved scrap metal yard (UG 18), contrary to §32-10. C8-1 zoning district. Community Board #13BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 6/5/12
6.	176-11-BZ	Eric Palatnik, P.C. 150 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to lot coverage and floor area (§23-141(b)); side yards (§23-461(a)) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/15/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, APRIL 24, 2012
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	3-12-BZ	Sheldon Lobel, P.C. 1913 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement an existing single family home, contrary to floor area (§23-141(b)) and side yard (§23-461(b)) requirements. R4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/15/12

<i>BZ – NEW CASES</i>		
8.	174-11-BZ	Sahn Ward Coschignano & Baker, PLLC 145-15 33rd Avenue, Queens Variance (§72-21) to permit the development of a two-story chapel (<i>The Church of Jesus Christ of Latter-day Saints</i>), contrary to floor area ratio (§24-111) and permitted obstructions in the side yards and rear yard (§24-33). R2A zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/5/12
9.	7-12-BZ	Eric Palatnik, P.C. 419 West 55th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Revolutions 55</i>). C6-2/R8 zoning district. Community Board #4BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/5/12
10.	26-12-BZ	Sheldon Lobel, P.C. 73-49 Grand Avenue, Queens Special Permit (§73-52) to allow the extension of accessory commercial parking in a residential zoning district. C1-2/R6B & R4-1 zoning districts. Community Board #5Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 5/15/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 1, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	21-01-BZ	Troutman Sanders, LLP 159-02 Jamaica Avenue, Queens Extension of Term of a special permit (§73-36) for the continued operation of a physical culture establishment (<i>Bally Total Fitness</i>) which expired on May 22, 2011. C6-3 (DJ) zoning district. Community Board #12Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 5/1/12
2.	256-02-BZ	Goldman Harris LLC 160 Imlay Street, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the re-use of a vacant six story manufacturing building, and the addition of three floors, for residential (UG2) use, which expired on March 18, 2012. M2-1 zoning district. Community Board #6BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/1/12
3.	77-05-BZ	Wachtel & Masyr, LLP 132 West 26th Street, Manhattan Extension of Time to Complete Construction of a previously granted Variance (§72-21) to permit the construction of a 12-story mixed use building, containing residential (UG2) and retail uses (UG6) which expired on February 28, 2010; waiver of the Rules. M1-6 zoning district. Community Board #4M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/1/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 1, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	808-55-BZ	Sheldon Lobel, P.C. 35-04 Bell Boulevard, Queens Extension of Term (§11-411) for the continued operation of a gasoline service station (<i>Gulf</i>) with accessory convenience store which expired on March 27, 2012; Waiver of the Rules. C2-2/R4 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/15/12
5.	820-67-BZ	Willy C. Yuin, R.A. 41 Barker Street, Staten Island Extension of Term of an approved Variance (§72-21) for the operation of a automotive repair shop (UG16) which expired on November 8, 2011. R-3A zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/5/12
6.	64-96-BZ	Vassalotti Associates Architects, LLP 148-20 Cross Island Parkway, Queens Extension of Term for the continued operation of a UG16B automotive repair shop (<i>Meniko Autoworks, Ltd.</i>) which expired on December 11, 2011. C1-2/R3A zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/5/12
7.	135-01-BZ	Rothkrug Rothkrug & Spector, LLP 1815/17 86th Street, Brooklyn Extension of Term (§11-411) of an approved variance which permitted a high speed auto laundry (UG 16B) which expired on October 30, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on October 30, 2002; Waiver of the Rules. C1-2(R5) zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 6/5/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 1, 2012
10:00 A.M.

SOC – NEW CASES		
8.	305-00-BZ	Robert A. Caneco 268 Adams, Staten Island Extension of Time to obtain a Certificate of Occupancy for a previously approved Variance (§72-21) for the continued operation of a UG8 parking lot which expired on January 15, 2004; waiver of the Rules. R3-1 zoning district. Community Board #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/5/12
9.	359-01-BZ	Sheldon Lobel, P.C. 5002 14th Avenue, aka 5000-5014 14th Avenue, aka 1374-1385 50th Street, Brooklyn Amendment to previously approved variance (§72-21) for a school (<i>Bnos Zion of Bobov</i>). Amendment would legalize the enclosure of an one-story entrance, contrary to lot coverage and floor area ratio (§24-11). R6 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/5/12
10.	395-04-BZ	Moshe M. Friedman, P.E. 1232 54th Street, Brooklyn Extension of Time to Complete Construction of a previously approved variance (§72-21) for the construction of a UG4 synagogue which expired on November 1, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on November 1, 2009; waiver of the Rules. R5 zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/5/12
11.	128-10-BZ	Eric Palatnik, P.C. 147-58 77th Road, 150th Street and 77th Road, Queens Amendment to previously approved variance (§72-21) for a synagogue. Amendment would allow increased non-compliance in building height (§24-521), floor area (§24-11) and lot coverage (§24-11) regulations. R4 zoning district. Community Board #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/5/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 1, 2012
10:00 A.M.

APPEALS – DECISIONS		
12.	45-07-A	Eric Palatnik, P.C. 1472 East 19th Street, Brooklyn Extension of time to complete construction, which expired on July 10, 2011, in accordance with a previously approved common law vested rights application for a two-story and attic mixed-use residential and community facility building. R4-1 zoning district. Community Board #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 5/1/12
13.	122-11-A	Rothkrug Rothkrug & Spector, LLP 5 Bement Avenue, Staten Island Proposed construction of a one family dwelling located partially within the bed of a mapped street, contrary to General City Law Section 35. R3-1 Zoning District. Community Board #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 5/1/12
14.	161-11-A	Quinn McCabe, LLP 82-20 Britton Avenue, Queens Appeal seeking to vacate a Stop Work Order and rescind revocation of building permits issued for failure to obtain authorization from the adjacent property owner. R7B Zoning District. Community Board #4Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 5/1/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 1, 2012
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
15.	162-11-A	Akerman Senterfitt, LLP 179 Ludlow Street, Manhattan Appeal seeking a common law vested right to continue construction commenced under prior C6-1 zoning district regulations. C4-4A zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/12/12
16.	173-11-A	Rothkrug Rothkrug & Spector, LLP 68-10 58th Avenue, Queens Appeal seeking a determination that the owner of the premises has acquired a common law vested right to complete construction under the prior R4 zoning. R4-1 Zoning district. Community Board #5Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/5/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 1, 2012
10:00 A.M.

APPEALS – NEW CASES		
17.	19-12-A	Goldman Harris, LLC 38-30 28th Street, Queens Appeal seeking a common law vested right to continue development commenced under the prior zoning district. M1-2/R5B/LIC zoning district Community Board #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/5/12
18.	41-12-A	Queens First Properties, LLC 112-26 38th Avenue, Queens Appeal seeking a common law vested right to continue development commenced under the prior R6 Zoning District. R5A zoning district. Community Board #3Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/5/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 1, 2012
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	195-11-BZ	Law Office of Fredrick A. Becker 2070 East 21st 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(b)); side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/1/12

<i>BZ – CONTINUED HEARINGS</i>		
2.	71-11-BZ	Sheldon Lobel, P.C. 41-02 Forley Street, Queens Variance (§72-21) to legalize the conversion of a mosque (<i>Masjid Al-Taufiq</i>), contrary to lot coverage (§24-11), front yard (§24-34), and side yard (§24-35) regulations. R4 zoning district. Community Board #4Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/15/12
3.	169-11-BZ	Eric Palatnik, P.C. 2257 East 14th Street, Brooklyn Special Permit (§73-622) to allow the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)); side yards (§23-461(a)) and less than the required rear yard (§23-47). R-4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/5/12
4.	193-11-BZ	Eric Palatnik, P.C. 215 Exeter Street, Brooklyn Special Permit (§73-622) for an enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141(b)); less than the minimum side yard (§23-461) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/5/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 1, 2012
1:30 P.M.

BZ – NEW CASES		
5.	187-10-BZ	Khalid M. Azam, Esq. 40-29 72nd Street, Queens Variance (§72-21) to permit the legalization of a three-family building, contrary to side yard zoning requirements (§23-462(c)). R6B zoning district. Community Board #2Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 6/5/12
6.	187-11-BZ	Davidoff Malito & Hutcher, LLP 118 Sanford Street, Brooklyn Variance (§72-21) to allow for the enlargement and conversion of existing manufacturing building to mixed-use residential and commercial, contrary to use regulations, (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 6/5/12
7.	40-12-BZ	Francis R. Angelino, Esq. 2385 Richmond Avenue, Staten Island Special Permit (§73-36) to allow a physical culture establishment (<i>Global Health Clubs</i>). C2-1 zoning district. Community Board #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/5/12
8.	42-12-BZ	Sheldon Lobel, P.C. 158 West 27th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Planet Fitness</i>) on a portion of the cellar, first and second floors of the existing twelve-story building at the premises. M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/5/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 8, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	442-42-BZ	Eric Palatnik, P.C. 2001/2011 Cropsey Avenue, Brooklyn Amendment (§11-412) to enlarge an existing gasoline service station (<i>Shell</i>) and legalize the conversion of repair bays to an accessory convenience store. R-5 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/8/12
2.	1259-79-BZ	Sheldon Lobel, P.C. 29 West 26th Street, Manhattan Extension of Time to Complete Construction of a Variance (§72-21) to convert the fourth and sixth floors of an existing building from manufacturing lofts to residential use which expired on April 27, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on October 27, 2011; waiver of the Rules. M1-6 zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/8/12
3.	997-84-BZ	Akerman Senterfitt, LLP 800 Union Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy for an existing six story public parking garage with an automobile rental establishment which expired on June 4, 2008; waiver of the rules. R6A zoning district. Community Board #6BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/8/12
4.	203-07-BZ	Sheldon Lobel, P.C. 137-35 Elder Avenue, Queens Amendment to a previous variance (§72-21) which allowed for the construction of a mixed use building, contrary to floor area an open space regulations. The amendment requests changes to the interior layout which would decrease medical office space, increase the number of dwelling units from 28 to 36, and increase parking from 58 to 61 spaces. R6/C2-2 zoning district. Community Board #7Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 5/8/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 8, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	319-53-BZ	Ficara & Associates, P.C. 1135 East 222nd Street, Bronx Extension of Term (§11-411) for the continued operation of an automotive repair shop with no body work which expired on January 31, 2011; Waiver of the Rules. R5 zoning district. Community Board #12BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/19/12
6.	433-61-BZ	Harold Weinberg, P.E. 1702-12 East 16th Street, Brooklyn Extension of Term (§11-411) of a variance which permitted a one story and mezzanine retail building, contrary to use regulations; Waiver of the Rules. R7A zoning district. Community Board #15BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 6/5/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 8, 2012
10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	534-65-BZ	Alfonso Duarte 104-40 Queens Boulevard, Queens Extension of Term permitting surplus tenant parking spaces, within an accessory garage, for transient parking pursuant to §60 (3) of the Multiple Dwelling Law, which expired on July 13, 2010; waiver of the Rules. R7-1 zoning district. Community Board #6Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 6/12/12
8.	749-65-BZ	Sheldon Lobel, P.C. 1820 Richmond Road, Staten Island Extension of Time to obtain a Certificate of Occupancy for a previously granted Variance (§72-21) for the continued operation of a UG16 Gasoline Service Station (<i>Getty</i>) which expired on March 8, 2012. Community Board #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/12/12
9.	339-04-BZ	Eric Palatnik, P.C. 157-30 Willets Point Boulevard, Queens Extension of Term (§11-411) of a previously granted variance which permits an automotive service station (UG 16B) which expires on June 4, 2012. R3-1 zoning district. Community Board #7Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 6/12/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 8, 2012
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
10.	119-11-A	Bryan Cave LLP 2230-2234 Kimball Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under prior zoning regulations in effect on July 14, 2005. R4 zoning district. Community Board #18BK
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 7/10/12
11.	155-11-A	Sheldon Lobel, P.C. 480 Stratford Road, Brooklyn Appeal seeking a common law vested right to continue construction commenced under the prior R6 zoning district regulations. R3X zoning district. Community Board #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 6/5/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 8, 2012
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
12.	32-12-A	Gary Lenhart 110 Beach 220th Street, Queens Proposed reconstruction and enlargement of the existing single family dwelling not fronting a mapped street, contrary to Article 3, Section 36 of the General City Law, and the proposed upgrade to the existing private disposal system located partially in the bed of the service road, contrary to Buildings Department policy. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 5/8/12
13.	51-12-A	Zygmunt Staszewski 46 Tioga Walk, Queens Proposed re-construction of an existing building located partially in the bed of a mapped street (Beach 216 Street), contrary to Section 35 of the General City Law and Buildings Department policy. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 5/8/12
14.	52-12-A	Zygmunt Staszewski 35 Janet Lane, Queens Proposed re-construction of an existing building located in the bed of a mapped street, contrary to Section 35 of the General City Law, not fronting a mapped street, contrary to Section 36 of General City Law and contrary to the Department of Buildings policy. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/12/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 8, 2012
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	129-11-BZ	Jeffrey Chester, Esq. 465 Carroll Street, Brooklyn Variance (§72-21) to allow for the construction of a residential building, contrary to use regulations (§42-00). M1-2 zoning district. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 6/19/12
2.	22-12-BZ	Francis R. Angelino, Esq. 1470 Third Avenue, Manhattan Special Permit (§73-36) to allow the enlargement of an existing Physical Culture Establishment (<i>SoulCycle</i>). Community Board #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 5/8/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 8, 2012
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
3.	21-11-BZ	Eric Palatnik, P.C. 1810 Voorhies Avenue, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory or diagnostic treatment facility. C1-2/R4 zoning district. Community Board #15BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 6/19/12
4.	104-11-BZ	Eric Palatnik, P.C. 1936 East 26th Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 6/19/12
5.	142-11-BZ	Goldman Harris LLC 207 West 75th Street, Manhattan Variance (§72-21) to allow a new residential building, contrary to height and setback (§23-692), rear setback (§23-633), and lot coverage (§23-145) regulations. C4-6A zoning district. Community Board #7M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 7/10/12
6.	183-11-BZ	Friedman & Gotbaum, LLP 1133 York Avenue, Manhattan Variance (§72-21) to allow the construction of a new outpatient surgical center (<i>Memorial Hospital for Cancer and Allied Diseases</i>), contrary to floor area ratio (§33-123); rear yard (§33-261) height and setback (§33-432); and curb cut (§13-142) regulations. C1-9/C8-4 zoning districts. Community Board #8M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 6/19/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 8, 2012
1:30 P.M.

BZ – NEW CASES		
7.	42-10-BZ	Sheldon Lobel, P.C. 2170 Mill Avenue, Brooklyn Variance (§72-21) to allow for a mixed use building, contrary to use (§22-10), floor area, lot coverage, open space (§23-141), maximum dwelling units (§23-22), and height (§23-631) regulations. R3-1/C2-2 zoning district. Community Board #18BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 7/10/12
8.	117-11-BZ	Sheldon Lobel, P.C. 86-50 Edgerton Boulevard, Queens Variance (§72-21) to permit the development of a new athletic center accessory to an existing UG 3 school (<i>Mary Louis Academy</i>), contrary to maximum height and sky exposure plane (§24-521), minimum rear yard, (§24-382) minimum front yard (§24-34) and nameplates or identification signs (§22-321). R1-2 and R5 zoning districts. Community Board #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/12/12
9.	5-12-BZ	Moshe M. Friedman, P.E. 812 Dahill Road, Brooklyn Variance (§72-21) for the addition of a third floor to an existing two family residential building, contrary to front yard requirements (§23-146(c)), front yards and side yard requirement (§23-146(d)). R5 zoning district/Borough Park. Community Board #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/19/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 8, 2012
1:30 P.M.

BZ – NEW CASES		
10.	8-12-BZ	Law Office of Fredrick A. Becker 705 Gravesend Neck Road, 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 zoning district/Special Ocean Parkway District. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/12/12
11.	44-12-BZ	Sheldon Lobel, P.C. 1024 Flatbush Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) within an existing four-story building. C4-4A zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/12/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 15, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	808-55-BZ	Sheldon Lobel, P.C. 35-04 Bell Boulevard, Queens Extension of Term (§11-411) for the continued operation of a gasoline service station (<i>Gulf</i>) with accessory convenience store which expired on March 27, 2012; Waiver of the Rules. C2-2/R4 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/15/12
2.	188-78-BZ	Eric Palatnik, P.C. 8102 New Utrecht Avenue, Brooklyn Amendment (§11-413) to a previously granted Variance (§72-21) to add (UG16) automobile body with spray painting booth and automobile sales to an existing (UG16) automobile repair and auto laundry. R5 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/15/12
3.	290-06-BZ	Kramer Levin Naftalis & Frankel, LLP 372 Lafayette Street, Manhattan Amendment of an approved variance (§72-21) for a new residential building with ground floor commercial, contrary to use regulations. The amendment requests an increase in commercial floor area and a decrease in the residential floor area. M1-5B zoning district Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 6/5/12

<i>SOC – CONTINUED HEARINGS</i>		
4.	196-49-BZ	Walter T. Gorman, P.E. 1280 Allerton Avenue, Bronx Extension of Term of an approved variance for the continued operation of a gasoline service station (<i>Sumoco</i>) which expired on September 30, 2005; Amendment for the addition of a lift in the service building and an air tower and car vacuum on the site. R4 zoning district. Community Board #11BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/12/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 15, 2012

10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	849-49-BZ	Greenberg Traurig, LLP 110 West 57th Street, Manhattan Extension of Term of a previously granted Variance (§72-21) for the continued use of a motion picture theater which expired on January 31, 2012. C5-3(MID) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/12/12
6.	12-91-BZ	Rampulla Associates 2241 Victory Boulevard, Staten Island Extension of Term of a previously granted Variance (§72-21) for the continued operation of a UG6 food store (<i>Bayer's Market</i>) which expired on April 21, 2012; Amendment to eliminate landscaping, legalize an outdoor refrigeration unit, eliminate hours for garbage pickup, and request to eliminate the term of the variance. R3-2 zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 6/12/12
7.	136-01-BZ	Eric Palatnik, P.C. 11-11 44th Drive, Queens Extension of Time to complete Construction and obtain a Certificate of Occupancy for a previously granted Variance (§72-21) which permitted non-compliance in commercial floor area and rear yard requirements which expired on March 21, 2012. M1-4/R-7A zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/12/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 15, 2012
10:00 A.M.

APPEALS – DECISIONS		
8.	125-11-A	Law Offices of Marvin B. Mitzner, LLC 514-516 East 6th Street, Manhattan Appeal challenging the Department of Buildings’ determination to deny the reinstatement of permits that allowed an enlargement to an existing residential building. R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 6/12/12
9.	25-12-A	Slater & Beckerman, LLP 110 East 70th Street, Manhattan Appeal challenging a determination by the Department of Buildings not to revoke the permit associated with the reconstruction of a building, which includes construction in the required rear yard and does not comply with the requirements of ZR §54-41. R8B (LH-1A) Zoning District. Community Board #8M
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 5/15/12
10.	27-12-A	Greenberg Traurig, LLP 110 East 70th Street, Manhattan Appeal challenging a determination by the Department of Buildings that more than 75 percent of the floor area was demolished and the building was not a single-family home so that reconstruction of the non-complying building was not permitted pursuant to ZR §54-41. R8B (LH-1A) Zoning District. Community Board #8M
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 5/15/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 15, 2012
10:00 A.M.

APPEALS – CONTINUED HEARINGS

11.	99-11-A	Eric Palatnik, P.C. 16 Brighton 7th Walk, Brooklyn Legalization of changes to a two-family residence which does not front upon a legally mapped street, contrary to General City Law Section 36. R6 Zoning District Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/12/12
12.	154-11-A	Eric Palatnik, P.C. 23-10 Queens Plaza South, Queens Appeal seeking reversal of a Department of Buildings' determination that the non-illuminated sign located on top the building of the site is not a legal non-conforming advertising sign that may be maintained and altered. M1-9 zoning district. Community Board #2Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/5/12

APPEALS – NEW CASES

13.	196-11-A	Bryan Cave, LLP 178-06 90th Avenue, Queens An appeal seeking a common law vested right to continue development commenced under the prior R6 zoning district regulations. R4-1 zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/12/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 15, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	102-11-BZ	H. Irving Sigman 131-23 31 Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>New York Spa</i>). M1-1 (CP) zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 5/15/12
2.	176-11-BZ	Eric Palatnik, P.C. 150 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to lot coverage and floor area (§23-141(b)); side yards (§23-461(a)) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/15/12
3.	3-12-BZ	Sheldon Lobel, P.C. 1913 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement an existing single family home, contrary to floor area (§23-141(b)) and side yard (§23-461(b)) requirements. R4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/15/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 15, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	35-11-BZ	<p>The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Ohel</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. Community Board #13Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 6/19/12</p>
5.	71-11-BZ	<p>Sheldon Lobel, P.C. 41-02 Forley Street, Queens Variance (§72-21) to legalize the conversion of a mosque (<i>Masjid Al-Taufiq</i>), contrary to lot coverage (§24-11), front yard (§24-34), and side yard (§24-35) regulations. R4 zoning district. Community Board #4Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 6/12/12</p>
6.	96-11-BZ	<p>Law Office of Marvin B. Mitzner 514-516 East 6th Street, Manhattan Variance (§72-21) to legalize enlargements to an existing residential building, contrary to floor area (§23-145) and dwelling units (§23-22). R7B zoning district. Community Board #3M Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned Hearing – 6/12/12</p>
7.	107-11-BZ	<p>Sheldon Lobel, P.C. 1643 East 21st Street, Brooklyn Variance (§72-21) to permit the enlargement of a synagogue (<i>Congregation Yeshiva Bais Yitzchok</i>) contrary to the bulk requirements for community facility buildings. R4-1 zoning district. Community Board #14BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 6/12/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 15, 2012
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	26-12-BZ	Sheldon Lobel, P.C. 73-49 Grand Avenue, Queens Special Permit (§73-52) to allow the extension of accessory commercial parking in a residential zoning district. C1-2/R6B & R4-1 zoning districts. Community Board #5Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 6/12/12

<i>BZ – NEW CASES</i>		
9.	192-11-BZ	Eric Palatnik, P.C. 2977 Hylan Boulevard, Staten Island Variance (§72-21) to allow for the development of a Use Group 3 child care center, contrary to minimum lot width/area (§23-35), and required parking (§25-624). R2/LDGMA zoning district. Community Board #3SI
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 6/19/12
10.	20-12-BZ	Herrick, Feinstein LLP, 203 Berry Street, aka 195-205 Berry Street; 121-127 N. 3rd Street, Brooklyn Special Permit (§73-36) to allow the legalization of the operation of a physical culture establishment (<i>Retro Fitness</i>) in an under construction mixed residential/commercial building. M1-2/R6B zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/12/12
11.	31-12-BZ	Sheldon Lobel, P.C. 280 West 155th Street, Manhattan Special Permit (§73-50) to seek a waiver of rear yard requirements (§33-292) to permit the construction of commercial building. C8-3 zoning district. Community Board #10M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 6/19/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 15, 2012

1:30 P.M.

BZ – NEW CASES		
12.	49-12-BZ	Sheldon Lobel, P.C. 34-09 Francis Lewis Boulevard, Queens Special Permit (§73-36) to allow the legalization of the operation of a physical culture establishment (<i>Powerhouse Gym</i>) in a portion of an existing one-story commercial building. C2-2\R5B zoning district. Community Board #11Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/19/12
13.	53-12-BZ	Law Office of Frederick A. Becker 1232 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); less than the minimum required side yard (§23-461 & 23-48) and less than the required rear yard (§23-47). R2 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/12/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 5, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	820-67-BZ	Willy C. Yuin, R.A. 41 Barker Street, Staten Island Extension of Term of an approved Variance (§72-21) for the operation of a automotive repair shop (UG16) which expired on November 8, 2011. R-3A zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/5/12
2.	305-00-BZ	Robert A. Caneco 268 Adams, Staten Island Extension of Time to obtain a Certificate of Occupancy for a previously approved Variance (§72-21) for the continued operation of a UG8 parking lot which expired on January 15, 2004; waiver of the Rules. R3-1 zoning district. Community Board #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/5/12
3.	395-04-BZ	Moshe M. Friedman, P.E. 1232 54th Street, Brooklyn Extension of Time to Complete Construction of a previously approved variance (§72-21) for the construction of a UG4 synagogue which expired on November 1, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on November 1, 2009; waiver of the Rules. R5 zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/5/12
4.	290-06-BZ	Kramer Levin Naftalis & Frankel, LLP 372 Lafayette Street, Manhattan Amendment of an approved variance (§72-21) for a new residential building with ground floor commercial, contrary to use regulations. The amendment requests an increase in commercial floor area and a decrease in the residential floor area. M1-5B zoning district Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 6/19/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 5, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	433-61-BZ	Harold Weinberg, P.E. 1702-12 East 16th Street, Brooklyn Extension of Term (§11-411) of a variance which permitted a one story and mezzanine retail building, contrary to use regulations; Waiver of the Rules. R7A zoning district. Community Board #15BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 7/10/12
6.	271-90-BZ	Rothkrug Rothkrug & Spector LLP 68-01/5 Queens Boulevard, Queens Extension of Term (§11-411) for the continued operation of a UG16 automotive repair shop with used car sales which expired on October 29, 2011. R7X/C2-3 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned Hearing – 7/10/12
7.	64-96-BZ	Vassalotti Associates Architects, LLP 148-20 Cross Island Parkway, Queens Extension of Term for the continued operation of a UG16B automotive repair shop (<i>Meniko Autoworks, Ltd.</i>) which expired on December 11, 2011. C1-2/R3A zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/10/12
8.	135-01-BZ	Rothkrug Rothkrug & Spector, LLP 1815/17 86th Street, Brooklyn Extension of Term (§11-411) of an approved variance which permitted a high speed auto laundry (UG 16B) which expired on October 30, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on October 30, 2002; Waiver of the Rules. C1-2(R5) zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 7/10/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 5, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
9.	359-01-BZ	Sheldon Lobel, P.C. 5002 14th Avenue, aka 5000-5014 14th Avenue, aka 1374-1385 50th Street, Brooklyn Amendment to previously approved variance (§72-21) for a school (<i>Bnos Zion of Bobov</i>). Amendment would legalize the enclosure of an one-story entrance, contrary to lot coverage and floor area ratio (§24-11). R6 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/10/12
10.	128-10-BZ	Eric Palatnik, P.C. 147-58 77th Road, 150th Street and 77th Road, Queens Amendment to previously approved variance (§72-21) for a synagogue. Amendment would allow increased non-compliance in building height (§24-521), floor area (§24-11) and lot coverage (§24-11) regulations. R4 zoning district. Community Board #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 7/10/12

<i>SOC – NEW CASES</i>		
11.	635-57-BZ	Francis R. Angelino, Esq. 115 East 69th Street, Manhattan Extension of Term (§11-411) of a previously approved variance permitting the continued use of the cellar, first and second floors of a five-story building for general office use (UG6) which expired on January 26, 2012; waiver of the rules. R8B zoning district. Community Board #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/10/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 5, 2012
10:00 A.M.

<i>SOC – NEW CASES</i>		
12.	678-74-BZ	<p>Tyree Service Corp. 63 Eighth Avenue, Manhattan Amendment of a previously approved variance (§72-21) which permitted the operation of an automotive service station (UG 16B) with accessory uses. The application seeks to legalize the placement of fueling islands and number of fueling dispensers. C1-6 zoning district. Community Board #2M</p>
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 6/19/12
13.	37-93-BZ	<p>Sheldon Lobel, P.C. 2040 Forest Avenue, Staten Island Extension of Term of a previously granted Special Permit (§73-36) for the operation of a Physical Culture Establishment (<i>Planet Fitness</i>) which expired on November 9, 2003; Waiver of the Rules. C8-1 zoning district. Community Board #1SI</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/10/12
14.	112-07-BZ	<p>Law Office of Fredrick A. Becker 1089-1093 East 21st Street, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a two story and cellar (UG4) synagogue (<i>Bnai Shloima Zalman</i>) which expired on September 11, 2011. R-2 zoning district. Community Board #14BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/10/12
15.	175-10-BZ	<p>Sheldon Lobel, P.C. 3400 Baychester Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy for a previously approved gasoline service station (<i>Getty</i>) which expired on March 29, 2012. R4 zoning district. Community Board #12BX</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/10/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 5, 2012
10:00 A.M.

APPEALS – DECISIONS		
16.	154-11-A	Eric Palatnik, P.C. 23-10 Queens Plaza South, Queens Appeal seeking reversal of a Department of Buildings' determination that the non-illuminated sign located on top the building of the site is not a legal non-conforming advertising sign that may be maintained and altered. M1-9 zoning district. Community Board #2Q
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 6/5/12
17.	155-11-A	Sheldon Lobel, P.C. 480 Stratford Road, Brooklyn Appeal seeking a common law vested right to continue construction commenced under the prior R6 zoning district regulations. R3X zoning district. Community Board #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 7/10/12
18.	163-11-A	New York City Fire Department 469 West 57th Street, Manhattan Appeal to modify the existing Certificate of Occupancy to provide additional fire safety measures in the form of a wet sprinkler system throughout the entire building. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 7/10/12
19.	173-11-A	Rothkrug Rothkrug & Spector, LLP 68-10 58th Avenue, Queens Appeal seeking a determination that the owner of the premises has acquired a common law vested right to complete construction under the prior R4 zoning. R4-1 Zoning district. Community Board #5Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/5/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 5, 2012
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
20.	19-12-A	Goldman Harris, LLC 38-30 28th Street, Queens Appeal seeking a common law vested right to continue development commenced under the prior zoning district. M1-2/R5B/LIC zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/5/12
21.	41-12-A	Queens First Properties, LLC 112-26 38th Avenue, Queens Appeal seeking a common law vested right to continue development commenced under the prior R6 Zoning District. R5A zoning district. Community Board #3Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/5/12
22.	180-11-A & 181-11-A	Eric Palatnik, P.C. 34-57 & 34-59 107th Street, Queens An appeal seeking a common law vested right to continue development commenced under the prior R6B zoning district. R5 zoning district. Community Board #3Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/19/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 5, 2012
10:00 A.M.

APPEALS – NEW CASES		
23.	80-11-A 84-11-A 85-11-A 103-11-A	Marvin B. Mitzner, Esq. 331, 333, 335, 329 East 9th Street, Manhattan Appeals pursuant to §310 of the Multiple Dwelling Law (MDL) to allow for enlargement to a five-story building, contrary to MDL §§ 51, 143, 146, 148 and 149. R8B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 7/17/12
24.	83-11-A	Marvin B. Mitzner, Esq. 159 West 78th Street, Manhattan Appeal pursuant to §310 of the Multiple Dwelling Law (MDL) to allow for a one-story enlargement of a four-story building, contrary to Multiple Dwelling Law §171(2)(f). R8B zoning district. Community Board #7M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 7/17/12
25.	38-12-A 39-12-A	Rothkrug Rothkrug & Spector, LLP 131 & 133 Aviston Street, Staten Island Proposed construction of a single family home that does not front on a legally mapped street, contrary to General City Law Section 36. R3-1 Zoning District. Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/19/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JUNE 5, 2012
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	187-10-BZ	Khalid M. Azam, Esq. 40-29 72nd Street, Queens Variance (§72-21) to permit the legalization of a three-family building, contrary to side yard zoning requirements (§23-462(c)). R6B zoning district. Community Board #2Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Denied – 6/5/12
2.	112-11-BZ	Eric Palatnik, P.C. 2994/3018 Cropsey Avenue, Brooklyn Variance (§72-21) to legalize the extension of the use and enlargement of the zoning lot of a previously approved scrap metal yard (UG 18), contrary to §32-10. C8-1 zoning district. Community Board #13BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 6/5/12
3.	169-11-BZ	Eric Palatnik, P.C. 2257 East 14th Street, Brooklyn Special Permit (§73-622) to allow the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)); side yards (§23-461(a)) and less than the required rear yard (§23-47). R-4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/5/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JUNE 5, 2012
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	174-11-BZ	Sahn Ward Coschignano & Baker, PLLC 145-15 33rd Avenue, Queens Variance (§72-21) to permit the development of a two-story chapel (<i>The Church of Jesus Christ of Latter-day Saints</i>), contrary to floor area ratio (§24-111) and permitted obstructions in the side yards and rear yard (§24-33). R2A zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/17/12
5.	187-11-BZ	Davidoff Malito & Hutcher, LLP 118 Sanford Street, Brooklyn Variance (§72-21) to allow for the enlargement and conversion of existing manufacturing building to mixed-use residential and commercial, contrary to use regulations, (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 7/10/12
6.	193-11-BZ	Eric Palatnik, P.C. 215 Exeter Street, Brooklyn Special Permit (§73-622) for an enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141(b)); less than the minimum side yard (§23-461) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/10/12
7.	7-12-BZ	Eric Palatnik, P.C. 419 West 55th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Revolutions 55</i>). C6-2/R8 zoning district. Community Board #4BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 7/10/12

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JUNE 5, 2012
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	40-12-BZ	Francis R. Angelino, Esq. 2385 Richmond Avenue, Staten Island Special Permit (§73-36) to allow a physical culture establishment (<i>Global Health Clubs</i>). C2-1 zoning district. Community Board #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/19/12
9.	42-12-BZ	Sheldon Lobel, P.C. 158 West 27th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Planet Fitness</i>) on a portion of the cellar, first and second floors of the existing twelve-story building at the premises. M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/19/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JUNE 5, 2012
1:30 P.M.

BZ – NEW CASES		
10.	97-11-BZ	Eric Palatnik, P.C. 1730 Cross Bronx Expressway, Bronx Variance (§72-21) to permit the expansion of an auto service station (UG 16B) and enlargement of an accessory convenience store use on a new zoning lot, contrary to use regulations. The existing use was permitted on a smaller zoning lot under a previous variance. R5 zoning district. Community Board #9BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 8/7/12
11.	23-12-BZ	Simons & Wright, LLC 951 Grand Street, Brooklyn Variance (§72-21) to allow for the development of a residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 7/17/12
12.	30-12-BZ	Eric Palatnik, P.C. 142-41 Roosevelt Avenue, Queens Special Permit (§73-49) to permit accessory parking on the roof of an existing one-story supermarket, contrary to §36-11. R6/C2-2 zoning district. Community Board #7Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 8/21/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JUNE 5, 2012
1:30 P.M.

BZ – NEW CASES		
13.	64-12-BZ	Rothkrug Rothkrug & Spector, LLP 163-02 Jamaica Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Blink Finess</i>) within portions of an existing building. C6-3(DP) zoning district. Community Board #12Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 7/10/12
14.	68-12-BZ	Vassalotti Associates Architects, LLP 89-15 Rockaway Boulevard, Queens Re-instatement (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on December 22, 1999; Waiver of the Rules. R5 zoning district. Community Board #9Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 7/10/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 12, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	196-49-BZ	Walter T. Gorman, P.E. 1280 Allerton Avenue, Bronx Extension of Term of an approved variance for the continued operation of a gasoline service station (<i>Sunoco</i>) which expired on September 30, 2005; Amendment for the addition of a lift in the service building and an air tower and car vacuum on the site. R4 zoning district. Community Board #11BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/12/12
2.	849-49-BZ	Greenberg Traurig, LLP 110 West 57th Street, Manhattan Extension of Term of a previously granted Variance (§72-21) for the continued use of a motion picture theater which expired on January 31, 2012. C5-3(MID) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/12/12
3.	749-65-BZ	Sheldon Lobel, P.C. 1820 Richmond Road, Staten Island Extension of Time to obtain a Certificate of Occupancy for a previously granted Variance (§72-21) for the continued operation of a UG16 Gasoline Service Station (<i>Getty</i>) which expired on March 8, 2012. Community Board #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status:
4.	136-01-BZ	Eric Palatnik, P.C. 11-11 44th Drive, Queens Extension of Time to complete Construction and obtain a Certificate of Occupancy for a previously granted Variance (§72-21) which permitted non-compliance in commercial floor area and rear yard requirements which expired on March 21, 2012. M1-4/R-7A zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/12/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 12, 2012

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	534-65-BZ	Alfonso Duarte 104-40 Queens Boulevard, Queens Extension of Term permitting surplus tenant parking spaces, within an accessory garage, for transient parking pursuant to §60 (3) of the Multiple Dwelling Law, which expired on July 13, 2010; waiver of the Rules. R7-1 zoning district. Community Board #6Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 7/17/12
6.	12-91-BZ	Rampulla Associates 2241 Victory Boulevard, Staten Island Extension of Term of a previously granted Variance (§72-21) for the continued operation of a UG6 food store (<i>Bayer's Market</i>) which expired on April 21, 2012; Amendment to eliminate landscaping, legalize an outdoor refrigeration unit, eliminate hours for garbage pickup, and request to eliminate the term of the variance. R3-2 zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/17/12
7.	339-04-BZ	Eric Palatnik, P.C. 157-30 Willets Point Boulevard, Queens Extension of Term (§11-411) of a previously granted variance which permits an automotive service station (UG 16B) which expires on June 4, 2012. R3-1 zoning district. Community Board #7Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 7/10/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 12, 2012
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	292-55-BZ	Alfonso Duarte 239-15 Jamaica Avenue, Queens Extension of Term (§11-411) for the continued operation of a Automotive Service Station (GULF) which expired on April 10, 2011; Waiver of the Rules. R3-2 zoning district. Community Board #13Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 7/17/12
9.	313-77-BZ	Goldman Harris LLC 1200 Broadway, Manhattan Amendment to a variance (§72-21) which allowed the conversion of a manufacturing building to residential use. The proposal is to construct a one-story penthouse and roof deck enlargement within the approved envelope. M1-6 zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/10/12
10.	163-04-BZ	Rothkrug Rothkrug & Spector LLP 671/99 Fulton Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a special permit (§73-63) for the operation of a physical culture establishment (<i>Crunch Fitness</i>) which expired on April 24, 2011; Waiver of the Rules. R7A (C2-4) zoning district. Community Board #2BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/17/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 12, 2012
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
11.	99-11-A	Eric Palatnik, P.C. 16 Brighton 7th Walk, Brooklyn Legalization of changes to a two-family residence which does not front upon a legally mapped street, contrary to General City Law Section 36. R6 Zoning District Community Board #13BK
		Examiner: Toni Matias (212) 788-8752
		Status: Withdrawn – 6/12/12
12.	125-11-A	Law Offices of Marvin B. Mitzner, LLC 514-516 East 6th Street, Manhattan Appeal challenging the Department of Buildings' determination to deny the reinstatement of permits that allowed an enlargement to an existing residential building. R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 7/24/12
13.	196-11-A	Bryan Cave, LLP 178-06 90th Avenue, Queens An appeal seeking a common law vested right to continue development commenced under the prior R6 zoning district regulations. R4-1 zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/12/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 12, 2012
10:00 A.M.

APPEALS – CONTINUED HEARINGS

14.	162-11-A	Akerman Senterfitt, LLP 179 Ludlow Street, Manhattan Appeal seeking a common law vested right to continue construction commenced under prior C6-1 zoning district regulations. C4-4A zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 7/24/12
15.	52-12-A	Zygmunt Staszewski 35 Janet Lane, Queens Proposed re-construction of an existing building located in the bed of a mapped street, contrary to Section 35 of the General City Law, not fronting a mapped street, contrary to Section 36 of General City Law and contrary to the Department of Buildings policy. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/12/12

APPEALS – NEW CASES

16.	15-12-A & 158-12-A	Fried Frank 29-01 Borden Avenue, Queens Appeal challenging the Department of Buildings' determination that outdoor accessory signs and structures are not a legal non- conforming accessory use pursuant to §52-00. M3-1 zoning district. Community Board #4Q
		Examiner: Toni Matias (212) 788-8752
		Status: Withdrawn – 6/12/12
17.	24-12-A & 147-12-A	Fried Frank 2368 Twelfth Avenue, Manhattan Appeal challenging the Department of Buildings' determination that outdoor accessory signs and structures are not a legal non -conforming use pursuant to §52-00. M1-2 zoning district. Community Board #9M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 8/7/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 12, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	129-11-BZ	Jeffrey Chester, Esq. 465 Carroll Street, Brooklyn Variance (§72-21) to allow for the construction of a residential building, contrary to use regulations (§42-00). M1-2 zoning district. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 6/12/12
2.	8-12-BZ	Law Office of Fredrick A. Becker 705 Gravesend Neck Road, 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 zoning district/Special Ocean Parkway District. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/12/12
3.	26-12-BZ	Sheldon Lobel, P.C. 73-49 Grand Avenue, Queens Special Permit (§73-52) to allow the extension of accessory commercial parking in a residential zoning district. C1-2/R6B & R4-1 zoning districts. Community Board #5Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 6/12/12
4.	53-12-BZ	Law Office of Frederick A. Becker 1232 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); less than the minimum required side yard (§23-461 & 23-48) and less than the required rear yard (§23-47). R2 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/12/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 12, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	71-11-BZ	Sheldon Lobel, P.C. 41-02 Forley Street, Queens Variance (§72-21) to legalize the conversion of a mosque (<i>Masjid Al-Taufiq</i>), contrary to lot coverage (§24-11), front yard (§24-34), and side yard (§24-35) regulations. R4 zoning district. Community Board #4Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/17/12
6.	96-11-BZ	Law Office of Marvin B. Mitzner 514-516 East 6th Street, Manhattan Variance (§72-21) to legalize enlargements to an existing residential building, contrary to floor area (§23-145) and dwelling units (§23-22). R7B zoning district. Community Board #3M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Off Calendar
7.	107-11-BZ	Sheldon Lobel, P.C. 1643 East 21st Street, Brooklyn Variance (§72-21) to permit the enlargement of a synagogue (<i>Congregation Yeshiva Bais Yitzchok</i>) contrary to the bulk requirements for community facility buildings. R4-1 zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/10/12
8.	117-11-BZ	Sheldon Lobel, P.C. 86-50 Edgerton Boulevard, Queens Variance (§72-21) to permit the development of a new athletic center accessory to an existing UG 3 school (<i>Mary Louis Academy</i>), contrary to maximum height and sky exposure plane (§24-521), minimum rear yard, (§24-382) minimum front yard (§24-34) and nameplates or identification signs (§22-321). R1-2 and R5 zoning districts. Community Board # 8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 7/17/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 12, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	20-12-BZ	Herrick, Feinstein LLP, 203 Berry Street, aka 195-205 Berry Street; 121-127 N. 3rd Street, Brooklyn Special Permit (§73-36) to allow the legalization of the operation of a physical culture establishment (<i>Retro Fitness</i>) in an under construction mixed residential/commercial building. M1-2/R6B zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/10/12
10.	44-12-BZ	Sheldon Lobel, P.C. 1024 Flatbush Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) within an existing four-story building. C4-4A zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/10/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 12, 2012

1:30 P.M.

BZ – NEW CASES		
11.	168-11-BZ	Sheldon Lobel, P.C. 2085 Ocean Parkway, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A house of worship (<i>Congregation Bet Yaakov, Inc.</i>), contrary to floor area (§§113-11, 503, 51, 77-02, 23-141, 24-11), open space and lot coverage (§§23-141, 24-11, 77-02, 113-11), front, side and rear yard (§§113-11, 503, 543, 77-02, 23-464, 47, 471), height and setback (§§113-11, 503, 55, 77-02, 23-631, 633, 24-593), planting and landscaping (§§113-12, 23-45, 23-451, 113-30) and parking (§§113-58, 25-31) regulations. R5, R6A, and R5 (Ocean Parkway Special District) zoning district. Community Board #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 7/24/12
12.	191-11-BZ	Sheldon Lobel, P.C. 1246 77th Street, Brooklyn Special Permit (§73-622) for the in-part legalization and enlargement of an existing single family home, contrary to maximum allowable floor area (§23-141(b)). R 4-1 zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/17/12
13.	48-12-BZ	Law Office of Marvin B. Mitzner, LLC 336 West 37th Street, Manhattan Variance (§72-21) to permit the legalization of an existing 14-story commercial building for use as offices, contrary to Special Garment Center regulations (§121-11). C6-4 (GC, P2) zoning district. Community Board #4M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 7/17/12
14.	78-12-BZ	Francis R. Angelino, Esq. 443 Park Avenue South, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>End 2 End</i>). C6-4A zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/10/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 12, 2012

1:30 P.M.

<i>BZ – NEW CASES</i>		
15.	91-12-BZ	Jorge Lee 846 Gerard Avenue, Bronx Re-instatement (§11-411) of a previously approved variance permitting commercial retail (UG 6) in a residential district, which expired on March 29, 1998. R8 zoning district. Community Board #4BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 7/17/12
16.	111-12-BZ	Eric Palatnik, P.C. 52-66 New Street, 54-68 Broad Street, Manhattan Special Permit (§73-36) for a physical culture establishment (<i>Cross Fit Wall Street</i>). C5-5 (LM) zoning district. Community Board #1M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/17/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 19, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	678-74-BZ	<p>Tyree Service Corp. 63 Eighth Avenue, Manhattan Amendment of a previously approved variance (§72-21) which permitted the operation of an automotive service station (UG 16B) with accessory uses. The application seeks to legalize the placement of fueling islands and number of fueling dispensers. C1-6 zoning district. Community Board #2M Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 6/19/12</p>
2.	290-06-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 372 Lafayette Street, Manhattan Amendment of an approved variance (§72-21) for a new residential building with ground floor commercial, contrary to use regulations. The amendment requests an increase in commercial floor area and a decrease in the residential floor area. M1-5B zoning district Community Board #2M Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 6/19/12</p>

<i>SOC – CONTINUED HEARINGS</i>		
3.	319-53-BZ	<p>Ficara & Associates, P.C. 1135 East 222nd Street, Bronx Extension of Term (§11-411) for the continued operation of an automotive repair shop with no body work which expired on January 31, 2011; Waiver of the Rules. R5 zoning district. Community Board #12BX Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 7/24/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 19, 2012
10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	718-56-BZ	Walter T. Gorman, P.E. 741 Forest Avenue, Staten Island Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) with accessory uses which will expire on July 2, 2012. C2-1/R3-2 zoning district. Community Board #1SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 8/7/12
5.	311-71-BZ	Eric Palatnik, P.C. 1907 Crospey Avenue, Brooklyn Amendment (§11-412) to permit the conversion of automotive service bays to an accessory convenience store of an existing automotive service station (Sunoco); Extension of Time to obtain a Certificate of Occupancy which expired July 13, 2000; waiver of the rules. R-5 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/24/12
6.	120-02-BZ	Stuart Klein, Esq. 42-46 Avenue A, Manhattan Extension of Term of previously granted special permit (§73-36) for the continued operation of a physical culture establishment (<i>Iron & Silk Fitness Center</i>) which expired on February 1, 2012; an Amendment for the change in ownership; waiver of the rules. R7A zoning district. Community Board #3M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 19, 2012

10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	294-06-BZ	Goldman Harris LLC 31-11 Broadway, Queens Amendment of a previously approved special permit (§73-36) which permitted the operation of a physical culture establishment (<i>Club Fitness</i>) on the second and third floors in a three-story building. C2-2 zoning district. Community Board #1Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 7/17/12
8.	238-07-BZ	Goldman Harris, LLC 5-11 47th Avenue, Queens Extension of Time to Complete Construction of a previously granted Variance (§72-21) to construct a 13-story residential and community facility building which expires on September 28, 2012. M1-4/R6A(LIC) & M1-4 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 19, 2012
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	86-11-A	Cozen O'Connor 663-673 Second Avenue, Manhattan Appeal of the Department of Buildings' revocation of an approval to permit a non-conforming sign. C1-9 zoning district. Community Board #6M
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 6/19/12
10.	38-12-A & 39-12-A	Rothkrug Rothkrug & Spector, LLP 131 & 133 Aviston Street, Staten Island Proposed construction of a single family home that does not front on a legally mapped street, contrary to General City Law Section 36. R3-1 Zoning District. Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/19/12

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	180-11-A & 181-11-A	Eric Palatnik, P.C. 34-57 & 34-59 107th Street, Queens An appeal seeking a common law vested right to continue development commenced under the prior R6B zoning district. R5 zoning district. Community Board #3Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/10/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 19, 2012
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
12.	47-12-A	Rothkrug Rothkrug & Spector, LLP 22 Lewiston Street, Staten Island Appeal to Department of Building's determination that the proposed two-family building did not qualify for rear yard reduction pursuant §23-52. R3-1 zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 8/7/12
13.	103-12-A	Sheldon Lobel, P.C. 74-76 Adelphi Street, Brooklyn Appeal seeking a common law vested right to continue development commenced under the prior R6 zoning district. R5B zoning district. Community Board #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 7/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JUNE 19, 2012
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	183-11-BZ	Friedman & Gotbaum, LLP 1133 York Avenue, Manhattan Variance (§72-21) to allow the construction of a new outpatient surgical center (<i>Memorial Hospital for Cancer and Allied Diseases</i>), contrary to floor area ratio (§33-123); rear yard (§33-261) height and setback (§33-432); and curb cut (§13-142) regulations. C1-9/C8-4 zoning districts. Community Board #8M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 6/19/12
2.	40-12-BZ	Francis R. Angelino, Esq. 2385 Richmond Avenue, Staten Island Special Permit (§73-36) to allow a physical culture establishment (<i>Global Health Clubs</i>). C2-1 zoning district. Community Board #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 6/19/12
3.	42-12-BZ	Sheldon Lobel, P.C. 158 West 27th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Planet Fitness</i>) on a portion of the cellar, first and second floors of the existing twelve-story building at the premises. M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 6/19/12
4.	49-12-BZ	Sheldon Lobel, P.C. 34-09 Francis Lewis Boulevard, Queens Special Permit (§73-36) to allow the legalization of the operation of a physical culture establishment (<i>Powerhouse Gym</i>) in a portion of an existing one-story commercial building. C2-2\R5B zoning district. Community Board #11Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 6/19/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JUNE 19, 2012
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	21-11-BZ	Eric Palatnik, P.C. 1810 Voorhies Avenue, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory or diagnostic treatment facility. C1-2/R4 zoning district. Community Board #15BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 7/24/12
6.	35-11-BZ	The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Ohel</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. Community Board #13Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned Hearing – 8/7/12
7.	93-11-BZ	Moshe M. Friedman, P.E. 1536 62nd Street, aka 1535 63rd Street, Brooklyn Special Permit (§73-19) to allow the conversion of the third and fourth floors in an existing four-story factory and warehouse building to a Use Group 3 school (<i>Yeshiva Ore Mordechai</i>). M1-1 zoning district Community Board #4BK
		Examiner: Rory Levy (212) 788-8749
		Status: Adjourned Hearing – 7/17/12
8.	104-11-BZ	Eric Palatnik, P.C. 1936 East 26th Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/7/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 19, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	192-11-BZ	Eric Palatnik, P.C. 2977 Hylan Boulevard, Staten Island Variance (§72-21) to allow for the development of a Use Group 3 child care center, contrary to minimum lot width/area (§23-35), and required parking (§25-624). R2/LDGMA zoning district. Community Board #3S.I.
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 8/7/12
10.	5-12-BZ	Moshe M. Friedman, P.E. 812 Dahill Road, Brooklyn Variance (§72-21) for the addition of a third floor to an existing two family residential building, contrary to front yard requirements (§23-146(c)), front yards and side yard requirement (§23-146(d)). R5 zoning district/Borough Park. Community Board #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/17/12
11.	31-12-BZ	Sheldon Lobel, P.C. 280 West 155th Street, Manhattan Special Permit (§73-50) to seek a waiver of rear yard requirements (§33-292) to permit the construction of commercial building. C8-3 zoning district. Community Board #10M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 7/17/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JUNE 19, 2012
1:30 P.M.

BZ – NEW CASES		
12.	165-11-BZ	Sheldon Lobel, P.C. 1561 50th Street, Brooklyn Variance (§72-21) to enlarge an existing Use Group 4A house of worship (<i>Agudath Israel Youth of Boro Park</i>) for an educational center on proposed third and fourth floors and to legalize two interior balconies, contrary to rear yard (§24-36) and lot coverage (§24-11) regulations. R6 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 7/17/12
13.	12-12-BZ & 110-12-A	Greenberg Traurig, LLP 100 Varick Street, Manhattan Variance (§72-21) for a new residential building with ground floor retail, contrary to use (§42-10) and height and setback (§§43-43 & 44-43) regulations. Variance to §§26(7) and 30 of the Multiple Dwelling Law (pursuant to §310) to facilitate the new building, contrary to court regulations. M1-6 zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 8/7/12
14.	58-12-BZ	Law Office of Fredrick A. Becker 3960 Bedford Avenue, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home contrary to floor area, lot coverage and opens space (§23-141); side yards (§23-461); less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/24/12
15.	70-12-BZ	Francis R. Angelino, Esq. 78 Franklin Street, Manhattan Special Permit (§73-36) for the operation of a physical culture establishment (<i>Aqua Studio NY LLC</i>). C6-2A zoning districts. Community Board #1M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 7/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 19, 2012

1:30 P.M.

<i>BZ – NEW CASES</i>		
16.	76-12-BZ	Sheldon Lobel, P.C 148 Norfolk 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 minimum side yards (§23-461). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 10, 2012
10:00 A.M.

<i>SPECIAL DECISION</i>		
1.		NYC Board of Standards and Appeals
		Rules of Practice and Procedure
		Chapter 1, Title 2 of the Rules of the City of New York
		Status: Granted – 7/10/12

<i>SOC – DECISIONS</i>		
2.	635-57-BZ	Francis R. Angelino, Esq. 115 East 69th Street, Manhattan
		Extension of Term (§11-411) of a previously approved variance permitting the continued use of the cellar, first and second floors of a five-story building for general office use (UG6) which expired on January 26, 2012; waiver of the rules. R8B zoning district.
		Community Board #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/10/12
3.	313-77-BZ	Goldman Harris LLC 1200 Broadway, Manhattan
		Amendment to a variance (§72-21) which allowed the conversion of a manufacturing building to residential use. The proposal is to construct a one-story penthouse and roof deck enlargement within the approved envelope. M1-6 zoning district.
		Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/10/12
4.	64-96-BZ	Vassalotti Associates Architects, LLP 148-20 Cross Island Parkway, Queens
		Extension of Term for the continued operation of a UG16B automotive repair shop (<i>Meniko Autoworks, Ltd.</i>) which expired on December 11, 2011. C1-2/R3A zoning district.
		Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/10/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 10, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	135-01-BZ	Rothkrug Rothkrug & Spector, LLP 1815/17 86th Street, Brooklyn Extension of Term (§11-411) of an approved variance which permitted a high speed auto laundry (UG 16B) which expired on October 30, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on October 30, 2002; Waiver of the Rules. C1-2(R5) zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Deferred Decision – 9/11/12
6.	359-01-BZ	Sheldon Lobel, P.C. 5002 14th Avenue, aka 5000-5014 14th Avenue, aka 1374-1385 50th Street, Brooklyn Amendment to previously approved variance (§72-21) for a school (<i>Bnos Zion of Bobov</i>). Amendment would legalize the enclosure of an one-story entrance, contrary to lot coverage and floor area ratio (§24-11). R6 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/10/12
7.	339-04-BZ	Eric Palatnik, P.C. 157-30 Willets Point Boulevard, Queens Extension of Term (§11-411) of a previously granted variance which permits an automotive service station (UG 16B) which expires on June 4, 2012. R3-1 zoning district. Community Board #7Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 7/10/12
8.	175-10-BZ	Sheldon Lobel, P.C. 3400 Baychester Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy for a previously approved gasoline service station (<i>Getty</i>) which expired on March 29, 2012. R4 zoning district. Community Board #12BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/10/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 10, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
9.	433-61-BZ	Harold Weinberg, P.E. 1702-12 East 16th Street, Brooklyn Extension of Term (§11-411) of a variance which permitted a one story and mezzanine retail building, contrary to use regulations; Waiver of the Rules. R7A zoning district. Community Board #15BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 8/7/12
10.	271-90-BZ	Rothkrug Rothkrug & Spector LLP 68-01/5 Queens Boulevard, Queens Extension of Term (§11-411) for the continued operation of a UG16 automotive repair shop with used car sales which expired on October 29, 2011. R7X/C2-3 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 8/7/12
11.	37-93-BZ	Sheldon Lobel, P.C. 2040 Forest Avenue, Staten Island Extension of Term of a previously granted Special Permit (§73-36) for the operation of a Physical Culture Establishment (<i>Planet Fitness</i>) which expired on November 9, 2003; Waiver of the Rules. C8-1 zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/7/12
12.	112-07-BZ	Law Office of Fredrick A. Becker 1089-1093 East 21st Street, Brooklyn Amendment for the increase in floor area and Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a two story and cellar (UG4) synagogue (<i>Bnai Shloima Zalman</i>) which expired on September 11, 2011. R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/7/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 10, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
13.	128-10-BZ	Eric Palatnik, P.C.
		147-58 77th Road, 150th Street and 77th Road, Queens
		Amendment to previously approved variance (§72-21) for a synagogue. Amendment would allow increased non-compliance in building height (§24-521), floor area (§24-11) and lot coverage (§24-11) regulations. R4 zoning district.
		Community Board #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/7/12

<i>SOC – NEW CASES</i>		
14.	365-79-BZ	Phillips Nizer LLP
		90-02 Queens Boulevard, Queens
		Amendment of a variance (§72-21) which allowed a hospital to be built contrary to bulk regulations. The amendment would convert the hospital building to commercial, community facility and residential uses. R6B/C1-2 zoning district.
		Community Board #4Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 8/14/12
15.	25-89-BZ	Phillips Nizer LLP
		58-04 Hoffman Drive, Queens
		Amendment of a variance (§72-21) which allowed for an accessory parking garage to be built for a hospital. The amendment seeks to permit the accessory parking to be used for community facility, commercial and residential uses. R6B/C1-2 zoning district.
		Community Board #4Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 8/14/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 10, 2012

10:00 A.M.

<i>SOC – NEW CASES</i>		
16.	337-90-BZ	Sheldon Lobel, P.C. 1415-17 East 92nd Street, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted an automotive repair establishment (UG 16B) and a two-story mixed-use building with retail (UG 6) and residential (UG 2), which will expire on June 2, 2012. C1-3/R5D zoning district. Community Board #18BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 8/7/12
17.	51-06-BZ	Sheldon Lobel, P.C. 188-02/22 Union Turnpike, Queens Amendment of a variance (§72-21) which permitted a Physical Culture Establishment and a dance studio (Use Group 9), contrary to use regulations. The amendment seeks to enlarge the floor area of the PCE; Extension of Time to obtain a Certificate of Occupancy which expired on May 25, 2011; Waiver of the Rules. C1-2/R2 zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 8/14/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 10, 2012
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
18.	119-11-A	<p>Bryan Cave LLP 2230-2234 Kimball Street, Brooklyn</p> <p>Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under prior zoning regulations in effect on July 14, 2005. R4 zoning district.</p> <p>Community Board #18BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Deferred Decision – 9/11/12</p>
19.	155-11-A	<p>Sheldon Lobel, P.C. 480 Stratford Road, Brooklyn</p> <p>Appeal seeking a common law vested right to continue construction commenced under the prior R6 zoning district regulations. R3X zoning district.</p> <p>Community Board #14BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Deferred Decision – 7/24/12</p>
20.	180-11-A & 181-11-A	<p>Eric Palatnik, P.C. 34-57 & 34-59 107th Street, Queens</p> <p>An appeal seeking a common law vested right to continue development commenced under the prior R6B zoning district. R5 zoning district.</p> <p>Community Board #3Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 7/10/12</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
21.	163-11-A	<p>New York City Fire Department 469 West 57th Street, Manhattan</p> <p>Appeal to modify the existing Certificate of Occupancy to provide additional fire safety measures in the form of a wet sprinkler system throughout the entire building.</p> <p>Community Board #4M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Adjourned, Continued Hearing – 8/21/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 10, 2012
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
22.	17-12-A	Joseph A. Sherry 409 Seabreeze Walk, Queens Proposed building is not fronting a mapped street, contrary to § 36 General City Law and in the bed of a mapped street, contrary to Art. §35 of the General City Law. Private disposal system in the bed of a mapped street contrary to Department of Buildings’ policy. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/24/12
23.	18-12-A	Joseph A. Sherry 377 Bayside Avenue, Queens Proposed building is not fronting a mapped street, contrary to §36 General City Law. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 10, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	107-11-BZ	Sheldon Lobel, P.C. 1643 East 21st Street, Brooklyn Variance (§72-21) to permit the enlargement of a synagogue (<i>Congregation Yeshiva Bais Yitzchok</i>) contrary to the bulk requirements for community facility buildings. R4-1 zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/10/12
2.	20-12-BZ	Herrick, Feinstein LLP, 203 Berry Street, aka 195-205 Berry Street; 121-127 N. 3rd Street, Brooklyn Special Permit (§73-36) to allow the legalization of the operation of a physical culture establishment (<i>Retro Fitness</i>) in an under construction mixed residential/commercial building. M1-2/R6B zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/10/12
3.	44-12-BZ	Sheldon Lobel, P.C. 1024 Flatbush Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) within an existing four-story building. C4-4A zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/10/12
4.	78-12-BZ	Francis R. Angelino, Esq. 443 Park Avenue South, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>End 2 End</i>). C6-4A zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/10/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JULY 10, 2012
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	42-10-BZ	Sheldon Lobel, P.C. 2170 Mill Avenue, Brooklyn Variance (§72-21) to allow for a mixed use building, contrary to use (§22-10), floor area, lot coverage, open space (§23-141), maximum dwelling units (§23-22), and height (§23-631) regulations. R3-1/C2-2 zoning district. Community Board #18BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 8/21/12
6.	142-11-BZ	Goldman Harris LLC 207 West 75th Street, Manhattan Variance (§72-21) to allow a new residential building, contrary to height and setback (§23-692), rear setback (§23-633), and lot coverage (§23-145) regulations. C4-6A zoning district. Community Board #7M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Withdrawn – 7/10/12
7.	187-11-BZ	Davidoff Malito & Hatcher, LLP 118 Sanford Street, Brooklyn Variance (§72-21) to allow for the enlargement and conversion of existing manufacturing building to mixed-use residential and commercial, contrary to use regulations, (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 9/11/12
8.	193-11-BZ	Eric Palatnik, P.C. 215 Exeter Street, Brooklyn Special Permit (§73-622) for an enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141(b)); side yard (§23-461) and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JULY 10, 2012
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	7-12-BZ	Eric Palatnik, P.C. 419 West 55th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Revolutions 55</i>). C6-2/R8 zoning district. Community Board #4BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/21/12
10.	64-12-BZ	Rothkrug Rothkrug & Spector, LLP 163-02 Jamaica Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Blink Fitness</i>) within portions of an existing building. C6-3(DP) zoning district. Community Board #12Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/24/12
11.	68-12-BZ	Vassalotti Associates Architects, LLP 89-15 Rockaway Boulevard, Queens Re-instatement (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on December 22, 1999; Waiver of the Rules. R5 zoning district. Community Board #9Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 8/7/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 10, 2012

1:30 P.M.

BZ – NEW CASES		
12.	147-11-BZ	Sheldon Lobel, P.C. 24-47 95th Street, Queens Variance (§72-21) to permit the construction of a single-family, semi-detached residence, contrary to floor area (§23-141) and side yard (§23-461) regulations. R3-2 zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/14/12
13.	16-12-BZ	Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn Special Permit (§73-19) to allow for a school, contrary to use regulations (§42-00). M1-2 zoning district. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 8/21/12
14.	80-12-BZ	Rothkrug Rothkrug & Spector LLP 140 East 63rd Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>SoulCycle</i>). C1-8X and R8B zoning districts. Community Board #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/14/12
15.	104-12-BZ	Sheldon Lobel, P.C. 178-21 & 179-19 Hillside Avenue, Queens Re-instatement (§11-411) of a previously approved variance which expired on May 20, 2000 which permitted accessory retail parking on the R5 portion of a zoning lot; Extension of Time to obtain a Certificate of Occupancy which expired on April 11, 1994; Waiver of the Rules. C2-4/R6A and R5 zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 8/14/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 17, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	534-65-BZ	Alfonso Duarte 104-40 Queens Boulevard, Queens Extension of Term permitting surplus tenant parking spaces, within an accessory garage, for transient parking pursuant to §60 (3) of the Multiple Dwelling Law, which expired on July 13, 2010; waiver of the Rules. R7-1 zoning district. Community Board #6Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 7/17/12
2.	12-91-BZ	Rampulla Associates 2241 Victory Boulevard, Staten Island Extension of Term of a previously granted Variance (§72-21) for the continued operation of a UG6 food store (<i>Bayer's Market</i>) which expired on April 21, 2012; Amendment to eliminate landscaping, legalize an outdoor refrigeration unit, eliminate hours for garbage pickup, and request to eliminate the term of the variance. R3-2 zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/17/12
3.	163-04-BZ	Rothkrug Rothkrug & Spector LLP 671/99 Fulton Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a special permit (§73-63) for the operation of a physical culture establishment (<i>Crunch Fitness</i>) which expired on April 24, 2011; Waiver of the Rules. R7A (C2-4) zoning district. Community Board #2BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/17/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 17, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	292-55-BZ	Alfonso Duarte 239-15 Jamaica Avenue, Queens Extension of Term (§11-411) for the continued operation of an Automotive Service Station (GULF) which expired on April 10, 2011; Waiver of the Rules. R3-2 zoning district. Community Board #13Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 8/14/12
5.	294-06-BZ	Goldman Harris LLC 31-11 Broadway, Queens Amendment of a previously approved special permit (§73-36) which permitted the operation of a physical culture establishment (<i>Club Fitness</i>) on the second and third floors in a three-story building. C2-2 zoning district. Community Board #1Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 8/14/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 17, 2012
10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	39-65-BZ	Eric Palatnik, P.C. 2701-2711 Knapp Street and 3124-3146 Voochries Avenue, Brooklyn Amendment of a previously-approved variance (§72-01) to convert repair bays to an accessory convenience store at a gasoline service station (<i>Sunoco</i>); Extension of Time to obtain a Certificate of Occupancy, which expired on January 11, 2000; and Waiver of the Rules. C3 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/14/12
7.	579-78-BZ	Alfonso Duarte 236-238 East 58th Street, Manhattan Extension of Term of a previously-approved variance (§72-21) which permitted retail use on a portion of the first floor and cellar of an existing six story multiple dwelling, which expired on January 30, 2004; Waiver of the Rules. R8B zoning district. Community Board #6M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 8/14/12
8.	406-82-BZ	Eric Palatnik, P.C. 2411 86th Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a previously-approved special permit (§73-243) for an eating and drinking establishment (<i>McDonald's</i>) with accessory drive-thru, which expired on May 3, 2012. C1-3/R5 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/14/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 17, 2012
10:00 A.M.

APPEALS – CONTINUED HEARINGS

9.	80-11-A 84-11-A 85-11-A 103-11-A	Marvin B. Mitzner, Esq. 331, 333, 335, 329 East 9th Street, Manhattan Appeals pursuant to §310 of the Multiple Dwelling Law (MDL) to allow for enlargement to a five-story building, contrary to MDL §§ 51, 143, 146, 148 and 149. R8B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 8/14/12
10.	83-11-A	Marvin B. Mitzner, Esq. 159 West 78th Street, Manhattan Appeal pursuant to §310 of the Multiple Dwelling Law (MDL) to allow for a one-story enlargement of a four-story building, contrary to Multiple Dwelling Law §171(2)(f). R8B zoning district. Community Board #7M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 8/14/12

APPEALS – NEW CASES

11.	46-12-A	Eric Palatnik, P.C. 4215 Park Avenue, Bronx Application to permit a mixed use development located partially within the bed of a mapped but unbuilt street (East Tremont Avenue), contrary to General City Law Section 35. C4-5X/R7X zoning district Community Board #6BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 8/14/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JULY 17, 2012
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	71-11-BZ	Sheldon Lobel, P.C. 41-02 Forley Street, Queens Variance (§72-21) to legalize the conversion of a mosque (<i>Masjid Al-Taufiq</i>), contrary to lot coverage (§24-11), front yard (§24-34), and side yard (§24-35) regulations. R4 zoning district. Community Board #4Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/17/12
2.	174-11-BZ	Sahn Ward Coschignano & Baker, PLLC 145-15 33rd Avenue, Queens Variance (§72-21) to permit the development of a two-story chapel (<i>The Church of Jesus Christ of Latter-day Saints</i>), contrary to floor area ratio (§24-111) and permitted obstructions in the side yards and rear yard (§24-33). R2A zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/17/12
3.	31-12-BZ	Sheldon Lobel, P.C. 280 West 155th Street, Manhattan Special Permit (§73-50) to seek a waiver of rear yard requirements (§33-292) to permit the construction of commercial building. C8-3 zoning district. Community Board #10M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 7/17/12
4.	91-12-BZ	Jorge Lee 846 Gerard Avenue, Bronx Re-instatement (§11-411) of a previously approved variance permitting commercial retail (UG 6) in a residential district, which expired on March 29, 1998. R8 zoning district. Community Board #4BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 7/17/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
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BZ – DECISIONS		
5.	111-12-BZ	Eric Palatnik, P.C. 52-66 New Street, 54-68 Broad Street, Manhattan. Special Permit (§73-36) for a physical culture establishment (<i>Cross Fit Wall Street</i>). C5-5 (LM) zoning district. Community Board #1M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/17/12

BZ – CONTINUED HEARINGS		
6.	93-11-BZ	Moshe M. Friedman, P.E. 1536 62nd Street, aka 1535 63rd Street, Brooklyn Special Permit (§73-19) to allow the conversion of the third and fourth floors in an existing four-story factory and warehouse building to a Use Group 3 school (<i>Yeshiva Ore Mordechai</i>). M1-1 zoning district Community Board #4BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/21/12
7.	117-11-BZ	Sheldon Lobel, P.C. 86-50 Edgerton Boulevard, Queens Variance (§72-21) to permit the development of a new athletic center accessory to an existing UG 3 school (<i>Mary Louis Academy</i>), contrary to maximum height and sky exposure plane (§24-521), minimum rear yard, (§24-382) minimum front yard (§24-34) and nameplates or identification signs (§22-321). R1-2 and R5 zoning districts. Community Board # 8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 8/7/12
8.	165-11-BZ	Sheldon Lobel, P.C. 1561 50th Street, Brooklyn Variance (§72-21) to enlarge an existing Use Group 4A house of worship (<i>Agudath Israel Youth of Boro Park</i>) for an educational center on proposed third and fourth floors and to legalize two interior balconies, contrary to rear yard (§24-36) and lot coverage (§24-11) regulations. R6 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Adjourned Hearing – 7/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JULY 17, 2012
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	191-11-BZ	Sheldon Lobel, P.C. 1246 77th Street, Brooklyn Special Permit (§73-622) for the in-part legalization and enlargement of an existing single family home, contrary to maximum allowable floor area (§23-141(b)). R 4-1 zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/7/12
10.	5-12-BZ	Moshe M. Friedman, P.E. 812 Dahill Road, Brooklyn Variance (§72-21) for the addition of a third floor to an existing two family residential building, contrary to front yard requirements (§23-146(c)), front yards and side yard requirement (§23-146(d)). R5 zoning district/Borough Park. Community Board #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/7/12
11.	23-12-BZ	Simons & Wright, LLC 951 Grand Street, Brooklyn Variance (§72-21) to allow for the development of a residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 8/21/12
12.	48-12-BZ	Law Office of Marvin B. Mitzner, LLC 336 West 37th Street, Manhattan Variance (§72-21) to permit the legalization of an existing 14-story commercial building for use as offices, contrary to Special Garment Center regulations (§121-11). C6-4 (GC, P2) zoning district. Community Board #4M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 8/21/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 17, 2012

1:30 P.M.

BZ – NEW CASES		
13.	113-11-BZ	Slater & Beckerman, LLP 66 Van Cortlandt Park South, Bronx Variance (§72-21) to permit a proposed enlargement of a Use Group 3 nursing home, contrary to rear yard equivalent requirements (§24-382). R7-1 zoning district. Community Board #8BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 9/11/12
14.	178-11-BZ	Eric Palatnik, P.C. 1944 East 12th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two story, semi-detached single family home, contrary to floor area and open space (§23-141(b)); side yard (§23-461) and rear yard (§23-47) requirements. R5 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/21/12
15.	9-12-BZ	Eric Palatnik, P.C. 186 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/21/12
16.	43-12-BZ	Wachtel & Masyr, LLP 25 Great Jones Street, Manhattan Variance (§72-21) to permit a residential building, contrary to use regulations (§42-00). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 8/21/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 17, 2012

1:30 P.M.

<i>BZ – NEW CASES</i>		
17.	87-12-BZ	Troutman Sanders, LLP 1720-28 Sheepshead Bay Road, Brooklyn Special Permit (§73-36) to permit the continued operation of the existing physical culture establishment (<i>Bally Total Fitness</i>). C2-2/R4 zoning district. Community Board #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 8/14/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 24, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	319-53-BZ	Ficara & Associates, P.C. 1135 East 222nd Street, Bronx Extension of Term (§11-411) for the continued operation of an automotive repair shop with no body work which expired on January 31, 2011; Waiver of the Rules. R5 zoning district. Community Board #12BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/24/12
2.	120-02-BZ	Stuart Klein, Esq. 42-46 Avenue A, Manhattan Extension of Term of previously granted special permit (§73-36) for the continued operation of a physical culture establishment (<i>Iron & Silk Fitness Center</i>) which expired on February 1, 2012; an Amendment for the change in ownership; waiver of the rules. R7A zoning district. Community Board #3M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/24/12
3.	238-07-BZ	Goldman Harris, LLC 5-11 47th Avenue, Queens Extension of Time to Complete Construction of a previously granted Variance (§72-21) to construct a 13-story residential and community facility building which expires on September 28, 2012. M1-4/R6A(LIC) & M1-4 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 24, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	311-71-BZ	Eric Palatnik, P.C.
		1907 Crospey Avenue, Brooklyn
		Amendment (§11-412) to permit the conversion of automotive service bays to an accessory convenience store of an existing automotive service station (Sunoco); Extension of Time to obtain a Certificate of Occupancy which expired July 13, 2000; waiver of the rules. R-5 zoning district.
		Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 8/21/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 24, 2012
10:00 A.M.

SOC – NEW CASES		
5.	301-85-BZ	Francis R. Angelino, Esq. 58 East 86th Street, Manhattan Amendment of a variance (§72-21) which permitted limited retail use in the ground floor and cellar retail within a five story and penthouse residential building. The amendment seeks to expand the uses conditioned by the Board to include other retail (UG 6) uses. R10 (PI) zoning district. Community Board #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 8/21/12
6.	71-93-BZ	Paul F. Bonfilio 153-01 Bayside Avenue, Queens Amendment of a variance (§72-21) to allow a 243 sq. ft. addition to an existing house, contrary to front yard (§23-45(a)); floor area and lot coverage (§23-141(b)) requirements. R2A zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/21/12
7.	336-98-BZ & 337-98-BZ	Rothkrug, Rothkrug & Spector LLP 312/18 & 324/34 Flatbush Avenue, Brooklyn Extension of Time to obtain a certification of occupancy for a special permit (§73-36) for a physical culture establishment (<i>Crunch Fitness</i>), which expired on June 8, 2011. C2-4 zoning district. Community Board # 6BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/21/12
8.	238-08-BZ	Sheldon Lobel, P.C. 876 Kent Avenue, Brooklyn Request for rehearing pursuant to Section 1-10(e) of the Board's Rules of Practice and Procedure for a variance application to allow a new residential building, contrary to use regulations (§42-00). M1-1/R2 zoning district. Community Board #3BK
		Examiner: Rory Levy (212) 788-8749
		Status: Allowed To Re-file

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 24, 2012
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	125-11-A	Law Offices of Marvin B. Mitzner, LLC 514-516 East 6th Street, Manhattan Appeal challenging the Department of Buildings' determination to deny the reinstatement of permits that allowed an enlargement to an existing residential building. R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 8/21/12
10.	155-11-A	Sheldon Lobel, P.C. 480 Stratford Road, Brooklyn Appeal seeking a common law vested right to continue construction commenced under the prior R6 zoning district regulations. R3X zoning district. Community Board #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 8/21/12
11.	17-12-A	Joseph A. Sherry 409 Seabreeze Walk, Queens Proposed building is not fronting a mapped street, contrary to § 36 General City Law and in the bed of a mapped street, contrary to Art. §35 of the General City Law. Private disposal system in the bed of a mapped street contrary to Department of Buildings' policy. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/24/12
12.	18-12-A	Joseph A. Sherry 377 Bayside Avenue, Queens Proposed building is not fronting a mapped street, contrary to §36 General City Law. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 24, 2012
10:00 A.M.

APPEALS – CONTINUED HEARINGS

13.	162-11-A	Akerman Senterfitt, LLP 179 Ludlow Street, Manhattan Appeal seeking a common law vested right to continue construction commenced under prior C6-1 zoning district regulations. C4-4A zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 9/11/12
14.	103-12-A	Sheldon Lobel, P.C. 74-76 Adelphi Street, Brooklyn Appeal seeking a common law vested right to continue development commenced under the prior R6 zoning district. R5B zoning district. Community Board #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/11/12

APPEAL – NEW CASES

15.	149-05-A	Eric Palatnik, P.C. 32-09 211th Street, Queens Extension of time to complete construction and obtain a certificate of occupancy of a previously granted common law vested rights application which expired on May 12, 2007. R2A Zoning District. Community Board #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 8/21/12
16.	155-12-BZY	Kramer Levin Naftalis & Frankel, LLP 511 Ninth Avenue, Manhattan Extension of time (§11-332) to complete construction of a minor development commenced prior to a zoning text amendment related to parking. C1-7(A) Special Hudson Zoning District. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 8/21/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 24, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	21-11-BZ	Eric Palatnik, P.C. 1810 Voorhies Avenue, Brooklyn Special Permit (§73-44) to permit the reduction in required parking for an ambulatory or diagnostic treatment facility. C1-2/R4 zoning district. Community Board #15BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Withdrawn – 7/24/12
2.	58-12-BZ	Law Office of Fredrick A. Becker 3960 Bedford Avenue, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home contrary to floor area, lot coverage and opens space (23-141); side yards (§23-461); less than the required rear yard (23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/24/12
3.	64-12-BZ	Rothkrug Rothkrug & Spector, LLP 163-02 Jamaica Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Blink Fitness</i>) within portions of an existing building. C6-3(DP) zoning district. Community Board #12Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 7/24/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 24, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	165-11-BZ	Sheldon Lobel, P.C. 1561 50th Street, Brooklyn Variance (§72-21) to enlarge an existing Use Group 4A house of worship (<i>Agudath Israel Youth of Boro Park</i>) for an educational center on proposed third and fourth floors and to legalize two interior balconies, contrary to rear yard (§24-36) and lot coverage (§24-11) regulations. R6 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/14/12
5.	168-11-BZ	Sheldon Lobel, P.C. 2085 Ocean Parkway, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A house of worship (<i>Congregation Bet Yaakov, Inc.</i>), contrary to floor area (§§113-11, 503, 51, 77-02, 23-141, 24-11), open space and lot coverage (§§23-141, 24-11, 77-02, 113-11), front, side and rear yard (§§113-11, 503, 543, 77-02, 23-464, 47, 471), height and setback (§§113-11, 503, 55, 77-02, 23-631, 633, 24-593), planting and landscaping (§§113-12, 23-45, 23-451, 113-30) and parking (§§113-58, 25-31) regulations. R5, R6A, and R5 (Ocean Parkway Special District) zoning district. Community Board #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/21/12
6.	193-11-BZ	Eric Palatnik, P.C. 215 Exeter Street, Brooklyn Special Permit (§73-622) for an enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141(b)); side yard (§23-461) and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/14/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 24, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	70-12-BZ	Francis R. Angelino, Esq. 78 Franklin Street, Manhattan Special Permit (§73-36) for the operation of a physical culture establishment (<i>Aqua Studio NY LLC</i>). C6-2A zoning districts. Community Board #1M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 8/14/12
8.	76-12-BZ	Sheldon Lobel, P.C. 148 Norfolk 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 minimum side yards (§23-461). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 9/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 24, 2012

1:30 P.M.

BZ – NEW CASES		
9.	10-12-BZ	Rothkrug Rothkrug & Spector, LLP 114-01 95th Avenue, Queens Variance (§72-21) to permit the legalization of an existing cellar and two story, two-family detached dwelling, contrary to front yard (§23-45) and side yard (§23-461) regulations. R-5 zoning district. Community Board #9Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/14/12
10.	13-12-BZ	Georgios Georgopoulos 22-21 33rd Street, Queens Variance (§72-21) to permit the legalization and enlargement of a mosque (<i>Astoria Islamic Center</i>), contrary to front yard (§24-34), side yard (§24-35), and parking (§25-31) regulations. R5B zoning district. Community Board #1Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 9/25/12
11.	65-12-BZ	Lewis E. Garfinkel 1140 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of existing single family home, contrary to floor area and open space (§23-141(a)); side yard (§23-461(a)) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/14/12
12.	105-12-BZ	Zaskorski & Notaro 450 Castle Hill Avenue, Bronx Variance (§72-21) to permit the installation of a new elevator within an existing school (<i>Katharine Dodge Brownell Preschool</i>), contrary to front yard (§24-33) and lot coverage (§24-11) regulations. R5 zoning district. Community Board #9BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 8/21/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 24, 2012

1:30 P.M.

BZ – NEW CASES		
13.	107-12-BZ	Rothkrug Rothkrug & Spector, LLP 600/18 Third Avenue, aka 159/65 E. 39th Street, aka 150/2 East 40th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>). C5-3, C2.5 and R8B (MiD) zoning district. Community Board #6M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 8/21/12
14.	116-12-BZ	Francis R. Angelino, Esq. 1477 Third Avenue, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Exceed Fitness</i>). C1-9 zoning district. Community Board #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 8/21/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 7, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	433-61-BZ	Harold Weinberg, P.E. 1702-12 East 16th Street, Brooklyn Extension of Term (§11-411) of a variance which permitted a one story and mezzanine retail building, contrary to use regulations; Waiver of the Rules. R7A zoning district. Community Board #15BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 8/7/12
2.	337-90-BZ	Sheldon Lobel, P.C. 1415-17 East 92nd Street, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted an automotive repair establishment (UG 16B) and a two-story mixed-use building with retail (UG 6) and residential (UG 2), which will expire on June 2, 2012. C1-3/R5D zoning district. Community Board #18BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 8/7/12
3.	37-93-BZ	Sheldon Lobel, P.C. 2040 Forest Avenue, Staten Island Extension of Term of a previously granted Special Permit (§73-36) for the operation of a Physical Culture Establishment (<i>Planet Fitness</i>) which expired on November 9, 2003; Waiver of the Rules. C8-1 zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/7/12
4.	112-07-BZ	Law Office of Fredrick A. Becker 1089-1093 East 21st Street, Brooklyn Amendment for the increase in floor area and Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a two story and cellar (UG4) synagogue (<i>Bnai Shloima Zalman</i>) which expired on September 11, 2011. R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/7/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 7, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	718-56-BZ	Walter T. Gorman, P.E. 741 Forest Avenue, Staten Island Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) with accessory uses which will expire on July 2, 2012. C2-1/R3-2 zoning district. Community Board #1SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 8/21/12
6.	271-90-BZ	Rothkrug Rothkrug & Spector LLP 68-01/5 Queens Boulevard, Queens Extension of Term (§11-411) for the continued operation of a UG16 automotive repair shop with used car sales which expired on October 29, 2011. R7X/C2-3 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/11/12
7.	128-10-BZ	Eric Palatnik, P.C. 147-58 77th Road, 150th Street and 77th Road, Queens Amendment to previously approved variance (§72-21) for a synagogue. Amendment would allow increased non-compliance in building height (§24-521), floor area (§24-11) and lot coverage (§24-11) regulations. R4 zoning district. Community Board #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 8/21/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 7, 2012
10:00 A.M.

SOC – NEW CASES		
8.	548-69-BZ	Eric Palatnik, P.C. 107-10 Astoria Boulevard, Queens Extension of Term for a previously granted variance for the continued operation of a gasoline service station (<i>BP North America</i>) which expired on May 25, 2011; Waiver of the Rules. R3-2 zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/25/12
9.	69-91-BZ	The Law Office of Fredrick A. Becker 49-61 West 62nd Street, Manhattan Extension of Term of a previously granted special permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on November 26, 2012; an Amendment for a decrease in floor area; Waiver of the Rules. C4-7 (L) zoning district. Community Board #7M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/21/12
10.	93-97-BZ	Eric Palatnik, P.C. 136-21 Roosevelt Avenue, Queens Amendment to a previously granted variance (§72-21) to permit the change in use of a portion of the second floor (5,902 sf) from accessory parking spaces to UG 6 office use. C4-3 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Postponed Hearing – 9/11/12
11.	72-04-BZ	Eric Palatnik, P.C. 141-54 Northern Boulevard, Queens Extension of Term (§11-411) of a previously granted variance which permitted the construction and maintenance of an automotive service station (UG 16B) with accessory uses which expired on June 3, 2010; Waiver of the Rules. R6/C1-2 zoning district. Community Board #7Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 8/21/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 7, 2012

10:00 A.M.

<i>SOC – NEW CASES</i>		
12.	98-06-BZ/ 284-06-A	<p>Eric Palatnik, P.C. 1045 Beach 9th Street, Queens Amendment to a previously granted waiver to Section 35 of the General City Law and a variance (§72-21) for a Yeshiva (<i>Yeshiva Siach Yitzchok</i>), contrary to height and setbacks (§24-551 and §24-521), floor area (§24-11), lot coverage (§24-11), front yards (§24-34), and side yards (§24-35) regulations. The amendment includes an increase in floor area and building height; Extension of Time to complete construction. R4A Zoning District. Community Board #14Q</p> <p>Examiner: Levy (212) 788-8749 / Matias (212) 788-8752</p> <p>Status: Continued Hearing – 9/11/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 7, 2012
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
13.	24-12-A & 147-12-A	Fried Frank 2368 Twelfth Avenue, Manhattan Appeal challenging the Department of Buildings' determination that outdoor accessory signs and structures are not a legal non-conforming use pursuant to §52-00. M1-2 zoning district. Community Board #9M
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 8/7/12

<i>APPEALS – CONTINUED HEARINGS</i>		
14.	47-12-A	Rothkrug Rothkrug & Spector, LLP 22 Lewiston Street, Staten Island Appeal to Department of Building' determination that the proposed two-family building did not qualify for rear yard reduction pursuant §23-52. R3-1 zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 7, 2012
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
15.	45-03-A thru 62-03-A & 64-03-A	Joseph Loccisano, P.C. Hall Avenue, Staten Island Proposed construction of a single-family dwelling which is not fronting on a legally mapped street and is located within the bed of a mapped street, contrary to Sections 35 and 36 of the General City Law. R3-1 zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Postponed Hearing – 9/25/12
16.	83-12-A & 84-12-A	Fried Frank, LLP 653 Bruckner Boulevard, Bronx Appeal from Department of Buildings' determination that a sign is not entitled to continued, non-conforming use status as an advertising sign. C8-3 zoning district. Community Board #2BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/25/12
17.	164-12-A	Joseph A. Sherry 210 Oceanside Avenue, Queens Proposed construction not fronting on a mapped street and within the bed of a mapped street, contrary to Section 35 and 36 of the General City Law. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Postponed Hearing – 8/21/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 7, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	117-11-BZ	Sheldon Lobel, P.C. 86-50 Edgerton Boulevard, Queens Variance (§72-21) to permit the development of a new athletic center accessory to an existing UG 3 school (<i>Mary Louis Academy</i>), contrary to maximum height and sky exposure plane (§24-521), minimum rear yard, (§24-382) minimum front yard (§24-34) and nameplates or identification signs (§22-321). R1-2 and R5 zoning districts. Community Board # 8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 8/7/12
2.	191-11-BZ	Sheldon Lobel, P.C. 1246 77th Street, Brooklyn Special Permit (§73-622) for the in-part legalization and enlargement of an existing single family home, contrary to maximum allowable floor area (§23-141(b)). R 4-1 zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/7/12
3.	5-12-BZ	Moshe M. Friedman, P.E. 812 Dahill Road, Brooklyn Variance (§72-21) for the addition of a third floor to an existing two family residential building, contrary to front yard requirements (§23-146(c)), front yards and side yard requirement (§23-146(d)). R5 zoning district/Borough Park. Community Board #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/7/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 7, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	35-11-BZ	The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Ohel</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. Community Board #13Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 10/16/12
5.	97-11-BZ	Eric Palatnik, P.C. 1730 Cross Bronx Expressway, Bronx Variance (§72-21) to permit the expansion of an auto service station (UG 16B) and enlargement of an accessory convenience store use on a new zoning lot, contrary to use regulations. The existing use was permitted on a smaller zoning lot under a previous variance. R5 zoning district. Community Board #9BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 9/25/12
6.	104-11-BZ	Eric Palatnik, P.C. 1936 East 26th Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 9/25/12
7.	192-11-BZ	Eric Palatnik, P.C. 2977 Hylan Boulevard, Staten Island Variance (§72-21) to allow for the development of a Use Group 3 child care center, contrary to minimum lot width/area (§23-35), and required parking (§25-624). R2/LDGMA zoning district. Community Board #3S.I.
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 9/25/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 7, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	12-12-BZ & 110-12-A	Greenberg Traurig, LLP 100 Varick Street, Manhattan Variance (§72-21) for a new residential building with ground floor retail, contrary to use (§42-10) and height and setback (§§43-43 & 44-43) regulations. Variance to §§26(7) and 30 of the Multiple Dwelling Law (pursuant to §310) to facilitate the new building, contrary to court regulations. M1-6 zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 9/11/12
9.	68-12-BZ	Vassalotti Associates Architects, LLP 89-15 Rockaway Boulevard, Queens Re-instatement (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on December 22, 1999; Waiver of the Rules. R5 zoning district. Community Board #9Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 9/11/12

*******DISCLAIMER*******

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 7, 2012
1:30 P.M.

BZ – NEW CASES		
10.	2-12-BZ	Rothkrug Rothkrug & Spector, LLP 95-36 115th Street, Queens Variance (§72-21) for the construction of a three-story, two-family dwelling, contrary to side yard requirement (§23-48); less than the required number of parking spaces (§25-21) and location of one parking space within the front yard (§23-44). R5 zoning district. Community Board #9Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/11/12
11.	11-12-BZ	Law Office of Fredrick A. Becker 3599 Bedford Avenue, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single-family home, contrary to floor area and open space (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/11/12
12.	61-12-BZ	Sheldon Lobel, P.C. 216 Lafayette Street, Manhattan Variance (§72-21) to permit a UG 6 restaurant in a portion of the cellar and first floor, contrary to use regulations (§42-10). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 9/25/12
13.	141-12-BZ	Eric Palatnik, P.C. 65-02/10 164th Street, Queens Re-Instatement (§§11-411 & 11-412) of a previously approved variance which permitted retail (UG 6) in a residential district which expired on October 14, 1989; amendment to permit the installation of awnings/signage, and changes to the interior layout; Waiver of the Rules. R4 zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 9/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 14, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	292-55-BZ	Alfonso Duarte 239-15 Jamaica Avenue, Queens Extension of Term (§11-411) for the continued operation of an Automotive Service Station (GULF) which expired on April 10, 2011; Waiver of the Rules. R3-2 zoning district. Community Board #13Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 8/14/12
2.	579-78-BZ	Alfonso Duarte 236-238 East 58th Street, Manhattan Extension of Term of a previously-approved variance (§72-21) which permitted retail use on a portion of the first floor and cellar of an existing six story multiple dwelling, which expired on January 30, 2004; Waiver of the Rules. R8B zoning district. Community Board #6M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 8/14/12
3.	51-06-BZ	Sheldon Lobel, P.C. 188-02/22 Union Turnpike, Queens Amendment of a variance (§72-21) which permitted a Physical Culture Establishment and a dance studio (Use Group 9), contrary to use regulations. The amendment seeks to enlarge the floor area of the PCE; Extension of Time to obtain a Certificate of Occupancy which expired on May 25, 2011; Waiver of the Rules. C1-2/R2 zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 8/14/12
4.	294-06-BZ	Goldman Harris LLC 31-11 Broadway, Queens Amendment of a previously approved special permit (§73-36) which permitted the operation of a physical culture establishment (<i>Club Fitness</i>) on the second and third floors in a three-story building. C2-2 zoning district. Community Board #1Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 8/14/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 14, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	39-65-BZ	Eric Palatnik, P.C. 2701-2711 Knapp Street and 3124-3146 Voochries Avenue, Brooklyn Amendment of a previously-approved variance (§72-01) to convert repair bays to an accessory convenience store at a gasoline service station (<i>Sunoco</i>); Extension of Time to obtain a Certificate of Occupancy, which expired on January 11, 2000; and Waiver of the Rules. C3 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 9/25/12
6.	365-79-BZ	Phillips Nizer LLP 90-02 Queens Boulevard, Queens Amendment of a variance (§72-21) which allowed a hospital to be built contrary to bulk regulations. The amendment would convert the hospital building to commercial, community facility and residential uses. R6/C1-2 zoning district. Community Board #4Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 9/25/12
7.	406-82-BZ	Eric Palatnik, P.C. 2411 86th Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a previously-approved special permit (§73-243) for an eating and drinking establishment (<i>McDonald's</i>) with accessory drive-thru, which expired on May 3, 2012. C1-3/R5 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/11/12
8.	25-89-BZ	Phillips Nizer LLP 58-04 Hoffman Drive, Queens Amendment of a variance (§72-21) which allowed for an accessory parking garage to be built for a hospital. The amendment seeks to permit the accessory parking to be used for community facility, commercial and residential uses. R6B zoning district. Community Board #4Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 9/25/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 14, 2012
10:00 A.M.

SOC – NEW CASES		
9.	68-94-BZ	Troutman Sanders, LLP 2100 Bartow Avenue, Bronx Extension of Time to obtain a certificate of occupancy for a previously granted special permit (§73-36) for the continued operation of a physical culture establishment (<i>Bally's Total Fitness</i>) on the first and second floors of the Co-Op City Bay Plaza Shopping Center which expired on June 16, 2012; Waiver of the Rules.C4-3/M1-1 zoning district. Community Board #10BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/11/12
10.	53-01-BZ	Sheldon Lobel, P.C. 6 West 48th Street, Manhattan Extension of Term of a previously granted special permit (73-36) for the continued operation of a physical culture establishment (<i>Silver Star Spa</i>) in a portion of the first and cellar floors of an existing commercial building which expired on July 10, 2010; Waiver of the Rules. C5-3/C6-4,5 (MID) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/11/12
11.	164-07-BZ	Rothkrug Rothkrug & Spector LLP 280 Marsh Avenue (The Crossings @ Staten Island Mall), Staten Island Amendment of a previously approved special permit (§73-36) which permitted the operation of a physical culture establishment (<i>Massage Envy</i>). The amendment seeks to enlarge the use. C4-1 district. Community Board #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 9/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 14, 2012
10:00 A.M.

APPEALS – DECISIONS		
12.	83-11-A	<p>Marvin B. Mitzner, Esq. 159 West 78th Street, Manhattan Appeal pursuant to §310 of the Multiple Dwelling Law (MDL) to allow for a one-story enlargement of a four-story building, contrary to Multiple Dwelling Law §171(2)(f). R8B zoning district. Community Board #7M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 8/14/12</p>

APPEALS – CONTINUED HEARINGS		
13.	<p>80-11-A 84-11-A 85-11-A 103-11-A</p>	<p>Marvin B. Mitzner, Esq. 331, 333, 335, 329 East 9th Street, Manhattan Appeals pursuant to §310 of the Multiple Dwelling Law (MDL) to allow for enlargement to a five-story building, contrary to MDL §§ 51, 143, 146, 148 and 149. R8B zoning district. Community Board #3M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 9/11/12</p>
14.	46-12-A	<p>Eric Palatnik, P.C. 4215 Park Avenue, Bronx Application to permit a mixed use development located partially within the bed of a mapped but unbuilt street (East Tremont Avenue), contrary to General City Law Section 35. C4-5X/R7X zoning district Community Board #6BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 9/25/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 14, 2012

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
15.	172-11-A	Rothkrug Rothkrug & Spector, LLP 119-43 197th Street, Queens Appeal seeking determination that the owner of the property has acquired a common law vested right to complete construction under the prior R3-2 zoning. R3A zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/11/12
16.	21-12-A	Rothkrug Rothkrug & Spector, LLP 55 Louise Lane, Staten Island Proposed construction of an accessory swimming pool partially within the bed of a mapped street, contrary to General City Law Section 35. R1-2 (NA-1) Zoning District. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/11/12
17.	146-12-A	Gary Lenhart, R.A. 15 Beach 220th Street, Queens Proposed alteration and enlargement of an existing single family dwelling not fronting a mapped street, contrary to Section 36 of the General City Law, and the proposed upgrade of the existing non-conforming private disposal system partially in the bed of the service road, contrary to Building Department policy. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 8/14/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 14, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	193-11-BZ	<p>Eric Palatnik, P.C. 215 Exeter Street, Brooklyn Special Permit (§73-622) for an enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141(b)); side yard (§23-461) and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 8/14/12</p>
2.	70-12-BZ	<p>Francis R. Angelino, Esq. 78 Franklin Street, Manhattan Special Permit (§73-36) for the operation of a physical culture establishment (<i>Aqua Studio NY LLC</i>). C6-2A zoning districts. Community Board #1M Examiner: Rory Levy (212) 788-8749 Status: Granted – 8/14/12</p>
3.	87-12-BZ	<p>Troutman Sanders, LLP 1720-28 Sheepshead Bay Road, Brooklyn Special Permit (§73-36) to permit the continued operation of the existing physical culture establishment (<i>Bally Total Fitness</i>). C2-2/R4 zoning district. Community Board #15BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 8/14/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 14, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	147-11-BZ	Sheldon Lobel, P.C. 24-47 95th Street, Queens Variance (§72-21) to permit the construction of a single-family, semi-detached residence, contrary to floor area (§23-141) and side yard (§23-461) regulations. R3-2 zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/11/12
5.	165-11-BZ	Sheldon Lobel, P.C. 1561 50th Street, Brooklyn Variance (§72-21) to enlarge an existing Use Group 4A house of worship (<i>Agudath Israel Youth of Boro Park</i>) for an educational center on proposed third and fourth floors and to legalize two interior balconies, contrary to rear yard (§24-36) and lot coverage (§24-11) regulations. R6 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 9/11/12
6.	10-12-BZ	Rothkrug Rothkrug & Spector, LLP 114-01 95th Avenue, Queens Variance (§72-21) to permit the legalization of an existing cellar and two story, two-family detached dwelling, contrary to front yard (§23-45) and side yard (§23-461) regulations. R5 zoning district. Community Board #9Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/11/12
7.	65-12-BZ	Lewis E. Garfinkel 1140 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of existing single family home, contrary to floor area and open space (§23-141(a)); side yard (§23-461(a)) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 14, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	80-12-BZ	Rothkrug Rothkrug & Spector LLP 140 East 63rd Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>SoulCycle</i>). C1-8X and R8B zoning districts. Community Board #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/11/12
9.	104-12-BZ	Sheldon Lobel, P.C. 178-21 & 179-19 Hillside Avenue, Queens Re-instatement (§11-411) of a previously approved variance which expired on May 20, 2000 which permitted accessory retail parking on the R5 portion of a zoning lot; Extension of Time to obtain a Certificate of Occupancy which expired on April 11, 1994; Waiver of the Rules. C2-4/R6A and R5 zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 9/25/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 14, 2012
1:30 P.M.

BZ – NEW CASES		
10.	66-12-BZ	<p>Bryan Cave LLP 223-237 St. Nicholas Avenue, aka 305 W. 121st Street and W. 122nd Street, Manhattan</p> <p>Variance (§72-21) to permit a new mixed-use building containing a FRESH Program food store, a preschool and 164 residential units, contrary to use (§22-10), lot coverage (§24-11) and parking (§25-23) regulations. R7A,R8A/C2-4 zoning districts.</p> <p>Community Board #10M</p>
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 9/25/12
11.	73-12-BZ	<p>Jeffrey Chester, Esq. 41-19 Bell Boulevard, Queens</p> <p>Application for a special permit to legalize an existing physical culture establishment (<i>Lucille Roberts</i>). C2-2 zoning district.</p> <p>Community Board #11Q</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/25/12
12.	160-12-BZ	<p>Rothkrug Rothkrug & Spector LLP 820 Concourse Village West, Bronx</p> <p>Special Permit to allow a physical culture establishment (<i>Blink</i>) within existing commercial building. C8-3 zoning district.</p> <p>Community Board #4BX</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 9/11/12
13.	163-12-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 435 East 30th Street, Manhattan</p> <p>Variance (§72-21) to permit the development of a new biomedical research facility on the main campus of the NYU Langone Medical Center, contrary to rear yard equivalent, height, lot coverage, and tower coverage (§§24-382, 24-522, 24-11, 24-54) regulations. R8 zoning district.</p> <p>Community Board #6M</p>
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 9/25/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 21, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	718-56-BZ	Walter T. Gorman, P.E. 741 Forest Avenue, Staten Island Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) with accessory uses which will expire on July 2, 2012. C2-1/R3-2 zoning district. Community Board #1SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 8/21/12
2.	69-91-BZ	The Law Office of Fredrick A. Becker 49-61 West 62nd Street, Manhattan Extension of Term of a previously granted special permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on November 26, 2012; an Amendment for a decrease in floor area; Waiver of the Rules. C4-7 (L) zoning district. Community Board #7M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/21/12
3.	71-93-BZ	Paul F. Bonfilio 153-01 Bayside Avenue, Queens Amendment of a variance (§72-21) to allow a 243 sq. ft. addition to an existing house, contrary to front yard (§23-45(a)); floor area and lot coverage (§23-141(b)) requirements. R2A zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/21/12
4.	128-10-BZ	Eric Palatnik, P.C. 147-58 77th Road, 150th Street and 77th Road, Queens Amendment to previously approved variance (§72-21) for a synagogue. Amendment would allow increased non-compliance in building height (§24-521), floor area (§24-11) and lot coverage (§24-11) regulations. R4 zoning district. Community Board #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 8/21/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 21, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	311-71-BZ	Eric Palatnik, P.C. 1907 Crospey Avenue, Brooklyn Amendment (§11-412) to permit the conversion of automotive service bays to an accessory convenience store of an existing automotive service station (Sunoco); Extension of Time to obtain a Certificate of Occupancy which expired July 13, 2000; waiver of the rules. R-5 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 9/25/12
6.	301-85-BZ	Francis R. Angelino, Esq. 58 East 86th Street, Manhattan Amendment of a variance (§72-21) which permitted limited retail use in the ground floor and cellar retail within a five story and penthouse residential building. The amendment seeks to expand the uses conditioned by the Board to include other retail (UG 6) uses. R10 (PI) zoning district. Community Board #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 10/16/12
7.	336-98-BZ & 337-98-BZ	Rothkrug, Rothkrug & Spector LLP 312/18 & 324/34 Flatbush Avenue, Brooklyn Extension of Time to obtain a certification of occupancy for a special permit (§73-36) for a physical culture establishment (<i>Crunch Fitness</i>), which expired on June 8, 2011. C2-4 zoning district. Community Board # 6BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/11/12
8.	72-04-BZ	Eric Palatnik, P.C. 141-54 Northern Boulevard, Queens Extension of Term (§11-411) of a previously granted variance which permitted the construction and maintenance of an automotive service station (UG 16B) with accessory uses which expired on June 3, 2010; Waiver of the Rules. R6/C1-2 zoning district. Community Board #7Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 9/25/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 21, 2012

10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	302-01-BZ	Greenberg Traurig 2519-2525 Creston Avenue, Bronx Extension of Term of a previously granted variance (§72-21) for the continued operation of a parking facility accessory to commercial use which expired on April 23, 2012; Extension of Time to obtain a Certificate of Occupancy which expired on July 10, 2012. R8 zoning district. Community Board #3BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/25/12
10.	189-03-BZ	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 expired on October 21, 2008; 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
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/16/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 21, 2012
10:00 A.M.

APPEALS – DECISIONS		
11.	125-11-A	Law Offices of Marvin B. Mitzner, LLC 514-516 East 6th Street, Manhattan Appeal challenging the Department of Buildings' determination to deny the reinstatement of permits that allowed an enlargement to an existing residential building. R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 9/11/12
12.	155-11-A	Sheldon Lobel, P.C. 480 Stratford Road, Brooklyn Appeal seeking a common law vested right to continue construction commenced under the prior R6 zoning district regulations. R3X zoning district. Community Board #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 8/21/12
13.	155-12-BZY	Kramer Levin Naftalis & Frankel, LLP 511 Ninth Avenue, Manhattan Extension of time (§11-332) to complete construction of a minor development commenced prior to a zoning text amendment related to parking. C1-7(A) Special Hudson Zoning District. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 8/21/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 21, 2012
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
14.	149-05-A	Eric Palatnik, P.C. 32-09 211th Street, Queens Extension of time to complete construction and obtain a certificate of occupancy of a previously granted common law vested rights application which expired on May 12, 2007. R2A Zoning District. Community Board #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/25/12
15.	232-10-A	Goldman Harris 59 Fourth Avenue, Manhattan An appeal challenging Department of Buildings’ denial of a sign permit on the basis that the advertising sign had not been legally established and not discontinued as per ZR §52-83. C1-6 Zoning District. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 10/23/12
16.	163-11-A	New York City Fire Department 469 West 57th Street, Manhattan Appeal to modify the existing Certificate of Occupancy to provide additional fire safety measures in the form of a wet sprinkler system throughout the entire building. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 10/16/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 21, 2012
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
17.	151-12-A	Law Office of Stuart Klein 231 East 11th Street, Manhattan Appeal challenging the Department of Buildings' determination that a roof antenna is not a permitted accessory use pursuant to ZR § 12-10. R8 zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 10/16/12
18.	164-12-A	Joseph A. Sherry 210 Oceanside Avenue, Queens Proposed construction not fronting on a mapped street and within the bed of a mapped street, contrary to Sections 35 and 36 of the General City Law. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/25/12
19.	207-12-A	Zygmunt Staszewski 164 Reid Avenue, Queens Legalization of the reconstruction of a single family home not fronting on a legally mapped street, contrary to General City Law Section 36, and the proposed upgrade of an existing private disposal system, contrary to the Department of Buildings policy. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 8/21/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 21, 2012
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	23-12-BZ	Simons & Wright, LLC 951 Grand Street, Brooklyn Variance (§72-21) to allow for the development of a residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 9/11/12
2.	105-12-BZ	Zaskorski & Notaro 450 Castle Hill Avenue, Bronx Variance (§72-21) to permit the installation of a new elevator within an existing school (<i>Katharine Dodge Brownell Preschool</i>), contrary to front yard (§24-33) and lot coverage (§24-11) regulations. R5 zoning district. Community Board #9BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 8/21/12
3.	107-12-BZ	Rothkrug Rothkrug & Spector, LLP 600/18 Third Avenue, aka 159/65 E. 39th Street, aka 150/2 East 40th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>). C5-3, C2.5 and R8B (MiD) zoning district. Community Board #6M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 8/21/12
4.	116-12-BZ	Francis R. Angelino, Esq. 1477 Third Avenue, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Exceed Fitness</i>). C1-9 zoning district. Community Board #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 8/21/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 21, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	42-10-BZ	Sheldon Lobel, P.C. 2170 Mill Avenue, Brooklyn Variance (§72-21) to allow for a mixed use building, contrary to use (§22-10), floor area, lot coverage, open space (§23-141), maximum dwelling units (§23-22), and height (§23-631) regulations. R3-1/C2-2 zoning district. Community Board #18BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 10/16/12
6.	93-11-BZ	Moshe M. Friedman, P.E. 1536 62nd Street, aka 1535 63rd Street, Brooklyn Special Permit (§73-19) to allow the conversion of the third and fourth floors in an existing four-story factory and warehouse building to a Use Group 3 school (<i>Yeshiva Ore Mordechai</i>). M1-1 zoning district Community Board #4BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/16/12
7.	168-11-BZ	Sheldon Lobel, P.C. 2085 Ocean Parkway, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A house of worship (<i>Congregation Bet Yaakov, Inc.</i>), contrary to floor area (§§113-11, 503, 51, 77-02, 23-141, 24-11), open space and lot coverage (§§23-141, 24-11, 77-02, 113-11), front, side and rear yard (§§113-11, 503, 543, 77-02, 23-464, 47, 471), height and setback (§§113-11, 503, 55, 77-02, 23-631, 633, 24-593), planting and landscaping (§§113-12, 23-45, 23-451, 113-30) and parking (§§113-58, 25-31) regulations. R5, R6A, and R5 (Ocean Parkway Special District) zoning district. Community Board #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/16/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 21, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	178-11-BZ	Eric Palatnik, P.C. 1944 East 12th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two story, semi-detached single family home, contrary to floor area and open space (§23-141(b)); side yard (§23-461) and rear yard (§23-47) requirements. R5 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/25/12
9.	7-12-BZ	Eric Palatnik, P.C. 419 West 55th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Revolutions 55</i>). C6-2/R8 zoning district. Community Board #4BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 10/16/12
10.	9-12-BZ	Eric Palatnik, P.C. 186 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/25/12
11.	16-12-BZ	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
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 10/16/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 21, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	30-12-BZ	Eric Palatnik, P.C. 142-41 Roosevelt Avenue, Queens Special Permit (§73-49) to permit accessory parking on the roof of an existing one-story supermarket, contrary to §36-11. R6/C2-2 zoning district Community Board #7Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 10/23/12
13.	43-12-BZ	Wachtel & Masyr, LLP 25 Great Jones Street, Manhattan Variance (§72-21) to permit a residential building, contrary to use regulations (§42-00). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 9/25/12
14.	48-12-BZ	Law Office of Marvin B. Mitzner, LLC 336 West 37th Street, Manhattan Variance (§72-21) to permit the legalization of an existing 14-story commercial building for use as offices, contrary to Special Garment Center regulations (§121-11). C6-4 (GC, P2) zoning district. Community Board #4M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 9/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 21, 2012

1:30 P.M.

BZ – NEW CASES		
15.	5-11-BZ	Akerman Senterfitt, LLP 9 Old Fulton Street, Brooklyn Variance (§72-21) to allow for a new five-story residential development, contrary to use regulations (§42-00). M2-1 zoning district. Community Board #2BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 10/16/12
16.	157-11-BZ	Sheldon Lobel, P.C. 1968 Second Avenue, Manhattan Variance (§72-21) to allow for the legalization of an existing supermarket, contrary to rear yard (§33-261) and loading berth (§36-683) requirements. C1-5/R8A and R7A zoning districts. Community Board #11M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 10/16/12
17.	71-12-BZ	Akerman Senterfitt, LLP 165-10 Archer Avenue, Queens Variance (§72-21) to allow for a new 14-story residential building with ground floor retail, contrary to floor area (§§115-211/23-942), height and setback (§115-233), and accessory off street parking (§115-51). C6-2/Downtown Jamaica Special Zoning District. Community Board #12Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 10/16/12
18.	79-12-BZ	The Price Law Firm, LLC 1456 First Avenue, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>House of Jai</i>). C1-9 zoning district. Community Board #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 9/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 11, 2012

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	406-82-BZ	Eric Palatnik, P.C. 2411 86th Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a previously-approved special permit (§73-243) for an eating and drinking establishment (<i>McDonald's</i>) with accessory drive-thru, which expired on May 3, 2012. C1-3/R5 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/11/12
2.	68-94-BZ	Troutman Sanders, LLP 2100 Bartow Avenue, Bronx Extension of Time to obtain a certificate of occupancy for a previously granted special permit (§73-36) for the continued operation of a physical culture establishment (<i>Bally's Total Fitness</i>) on the first and second floors of the Co-Op City Bay Plaza Shopping Center which expired on June 16, 2012; Waiver of the Rules.C4-3/M1-1 zoning district. Community Board #10BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/11/12
3.	336-98-BZ & 337-98-BZ	Rothkrug, Rothkrug & Spector LLP 312/18 & 324/34 Flatbush Avenue, Brooklyn Extension of Time to obtain a certification of occupancy for a special permit (§73-36) for a physical culture establishment (<i>Crunch Fitness</i>), which expired on June 8, 2011. C2-4 zoning district. Community Board # 6BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/11/12
4.	53-01-BZ	Sheldon Lobel, P.C. 6 West 48th Street, Manhattan Extension of Term of a previously granted special permit (73-36) for the continued operation of a physical culture establishment (<i>Silver Star Spa</i>) in a portion of the first and cellar floors of an existing commercial building which expired on July 10, 2010; Waiver of the Rules. C5-3/C6-4,5 (MID) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 11, 2012

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	135-01-BZ	Rothkrug Rothkrug & Spector, LLP 1815/17 86th Street, Brooklyn Extension of Term (§11-411) of an approved variance which permitted a high speed auto laundry (UG 16B) which expired on October 30, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on October 30, 2002; Waiver of the Rules. C1-2(R5) zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Deferred Decision – 10/16/12
6.	164-07-BZ	Rothkrug Rothkrug & Spector LLP 280 Marsh Avenue (The Crossings @ Staten Island Mall), Staten Island Amendment of a previously approved special permit (§73-36) which permitted the operation of a physical culture establishment (<i>Massage Envy</i>). The amendment seeks to enlarge the use. C4-1 district. Community Board #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 11, 2012

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
7.	271-90-BZ	Rothkrug Rothkrug & Spector LLP 68-01/5 Queens Boulevard, Queens Extension of Term (§11-411) for the continued operation of a UG16 automotive repair shop with used car sales which expired on October 29, 2011. R7X/C2-3 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/16/12
8.	98-06-BZ/ 284-06-A	Eric Palatnik, P.C. 1045 Beach 9th Street, Queens Amendment to a previously granted waiver to Section 35 of the General City Law and a variance (§72-21) for a Yeshiva (<i>Yeshiva Siach Yitzchok</i>), contrary to height and setbacks (§24-551 and §24-521), floor area (§24-11), lot coverage (§24-11), front yards (§24-34), and side yards (§24-35) regulations. The amendment includes an increase in floor area and building height; Extension of Time to complete construction. R4A Zoning District. Community Board #14Q
		Examiner: Rory Levy (212) 788-8749/Toni Matins (212) 788-8752
		Status: Continued Hearing – 10/23/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 11, 2012

10:00 A.M.

SOC – NEW CASES		
9.	739-76-BZ	Eric Palatnik, P.C. 212-95 26th Avenue, Queens Extension of Term of a Special Permit (§73-35) for the continued operation of an amusement arcade (<i>Peter Pan Games</i>) which expired on April 10, 2012; Waiver of the Rules. C4-1 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/25/12
10.	93-97-BZ	Eric Palatnik, P.C. 136-21 Roosevelt Avenue, Queens Amendment to a previously granted variance (§72-21) to permit the change in use of a portion of the second floor from accessory parking spaces to UG 6 office use. C4-3 zoning district Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/20/12
11.	194-02-BZ	Sheldon Lobel, P.C. 1775 South Avenue, Staten Island Extension of Term of a previously granted special permit (§73-36) for the continued operation of a physical culture establishment (<i>Planet Fitness</i>) which expired on December 1, 2011; Waiver of the Rules. C4-3 zoning district. Community Board #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/16/12
12.	330-05-BZ	Vito J. Fossella, P.E. 350 New Dorp Lane, Staten Island Extension of Term of a previously granted special permit (§73-36) for the continued operation of a physical culture establishment (<i>AF Bennett Salon and Wellness Spa</i>) which expired on January 30, 2012; Extension of Time to Complete Construction which expired on January 30, 2011; amendment to further enlarge the PCE into the neighboring cellar; Waiver of the Rules. R3-2/C2-2 zoning district. Community Board #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/16/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 11, 2012

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
13.	80-11-A 84-11-A 85-11-A 103-11-A	Marvin B. Mitzner, Esq. 331, 333, 335, 329 East 9th Street, Manhattan Appeals pursuant to §310 of the Multiple Dwelling Law (MDL) to allow for enlargement to a five-story building, contrary to MDL §§ 51, 143, 146, 148 and 149. R8B zoning district. Community Board #3M
		Examiner: Toni Matins (212) 788-8752
		Status: Granted – 9/11/12
14.	119-11-A	Bryan Cave LLP 2230-2234 Kimball Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under prior zoning regulations in effect on July 14, 2005. R4 zoning district. Community Board #18BK
		Examiner: Toni Matins (212) 788-8752
		Status: Deferred Decision – 11/20/12
15.	125-11-A	Law Offices of Marvin B. Mitzner, LLC 514-516 East 6th Street, Manhattan Appeal challenging the Department of Buildings' determination to deny the reinstatement of permits that allowed an enlargement to an existing residential building. R7B zoning district. Community Board #3M
		Examiner: Toni Matins (212) 788-8752
		Status: Deferred Decision – 9/25/12
16.	172-11-A	Rothkrug Rothkrug & Spector, LLP 119-43 197th Street, Queens Appeal seeking determination that the owner of the property has acquired a common law vested right to complete construction under the prior R3-2 zoning. R3A zoning district. Community Board #12Q
		Examiner: Toni Matins (212) 788-8752
		Status: Granted – 9/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, SEPTEMBER 11, 2012
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
17.	47-12-A	Rothkrug Rothkrug & Spector, LLP 22 Lewiston Street, Staten Island Appeal to Department of Building's determination that the proposed two-family building did not qualify for rear yard reduction pursuant §23-52. R3-1 zoning district. Community Board #2SI
		Examiner: Toni Matins (212) 788-8752
		Status: Denied – 9/11/12

<i>APPEALS – CONTINUED HEARINGS</i>		
18.	162-11-A	Akerman Senterfitt, LLP 179 Ludlow Street, Manhattan Appeal seeking a common law vested right to continue construction commenced under prior C6-1 zoning district regulations. C4-4A zoning district. Community Board #3M
		Examiner: Toni Matins (212) 788-8752
		Status: Closed, Decision – 10/16/12
19.	21-12-A	Rothkrug Rothkrug & Spector, LLP 55 Louise Lane, Staten Island Proposed construction of an accessory swimming pool partially within the bed of a mapped street, contrary to General City Law Section 35. R1-2 (NA-1) Zoning District. Community Board #2SI
		Examiner: Toni Matins (212) 788-8752
		Status: Continued Hearing – 10/16/12
20.	103-12-A	Sheldon Lobel, P.C. 74-76 Adelphi Street, Brooklyn Appeal seeking a common law vested right to continue development commenced under the prior R6 zoning district. R5B zoning district. Community Board #2BK
		Examiner: Toni Matins (212) 788-8752
		Status: Continued Hearing – 10/23/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 11, 2012

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
21.	194-12-A	John Sullivan 213-14 Union Turnpike, Queens Appeal challenging the Department of Buildings' determination that the proposed nursery school complies with ZR §24-11. R2A Zoning District. Community Board #11Q
		Examiner: Toni Matins (212) 788-8752
		Status: Closed, Decision – 10/30/12
22.	201-12-A	Rothkrug Rothkrug & Spector LLP 112 Alberta Avenue, Staten Island Proposed construction of a single family home that does not front on a legally mapped street, contrary to General City Law Section 36. R3A Zoning District. Community Board #2SI
		Examiner: Toni Matins (212) 788-8752
		Status: Granted – 9/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 11, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	165-11-BZ	Sheldon Lobel, P.C. 1561 50th Street, Brooklyn Variance (§72-21) to enlarge an existing Use Group 4A house of worship (<i>Agudath Israel Youth of Boro Park</i>) for an educational center on proposed third and fourth floors and to legalize two interior balconies, contrary to rear yard (§24-36) and lot coverage (§24-11) regulations. R6 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/11/12
2.	187-11-BZ	Davidoff Malito & Hatcher, LLP 118 Sanford Street, Brooklyn Variance (§72-21) to allow for the enlargement and conversion of existing manufacturing building to mixed-use residential and commercial, contrary to use regulations, (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 10/30/12
3.	23-12-BZ	Simons & Wright, LLC 951 Grand Street, Brooklyn Variance (§72-21) to allow for the development of a residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 10/16/12
4.	48-12-BZ	Law Office of Marvin B. Mitzner, LLC 336 West 37th Street, Manhattan Variance (§72-21) to permit the legalization of an existing 14-story commercial building for use as offices, contrary to Special Garment Center regulations (§121-11). C6-4 (GC, P2) zoning district. Community Board #4M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 9/11/12

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, SEPTEMBER 11, 2012
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	65-12-BZ	Lewis E. Garfinkel 1140 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of existing single family home, contrary to floor area and open space (§23-141(a)); side yard (§23-461(a)) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/11/12
6.	68-12-BZ	Vassalotti Associates Architects, LLP 89-15 Rockaway Boulevard, Queens Re-instatement (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on December 22, 1999; Waiver of the Rules. R5 zoning district. Community Board #9Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 9/11/12
7.	79-12-BZ	The Price Law Firm, LLC 1456 First Avenue, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>House of Jai</i>). C1-9 zoning district. Community Board #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/11/12
8.	160-12-BZ	Rothkrug Rothkrug & Spector LLP 820 Concourse Village West, Bronx Special Permit to allow a physical culture establishment (<i>Blink</i>) within existing commercial building. C8-3 zoning district. Community Board #4BX
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 11, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	113-11-BZ	Slater & Beckerman, LLP 66 Van Cortlandt Park South, Bronx Variance (§72-21) to permit a proposed enlargement of a Use Group 3 nursing home (<i>St. Patricks Home for the Aged and Infirm</i>) contrary to rear yard equivalent requirements (§24-382). R7-1 zoning district. Community Board #8BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 11/20/12
10.	147-11-BZ	Sheldon Lobel, P.C. 24-47 95th Street, Queens Variance (§72-21) to permit the construction of a single-family, semi-detached residence, contrary to floor area (§23-141) and side yard (§23-461) regulations. R3-2 zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/23/12
11.	2-12-BZ	Rothkrug Rothkrug & Spector, LLP 95-36 115th Street, Queens Variance (§72-21) for the construction of a three-story, two-family dwelling, contrary to side yard requirement (§23-48); less than the required number of parking spaces (§25-21) and location of one parking space within the front yard (§23-44). R5 zoning district. Community Board #9Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/16/12
12.	10-12-BZ	Rothkrug Rothkrug & Spector, LLP 114-01 95th Avenue, Queens Variance (§72-21) to permit the legalization of an existing cellar and two story, two-family detached dwelling, contrary to front yard (§23-45) and side yard (§23-461) regulations. R5 zoning district. Community Board #9Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/25/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, SEPTEMBER 11, 2012
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	11-12-BZ	Law Office of Fredrick A. Becker 3599 Bedford Avenue, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single-family home, contrary to floor area and open space (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/16/12
14.	12-12-BZ & 110-12-A	Greenberg Traurig, LLP 100 Varick Street, Manhattan Variance (§72-21) for a new residential building with ground floor retail, contrary to use (§42-10) and height and setback (§§43-43 & 44-43) regulations. Variance to §§26(7) and 30 of the Multiple Dwelling Law (pursuant to §310) to facilitate the new building, contrary to court regulations. M1-6 zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 10/30/12
15.	76-12-BZ	Sheldon Lobel, P.C 148 Norfolk 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 minimum side yards (§23-461). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 10/16/12
16.	80-12-BZ	Rothkrug Rothkrug & Spector LLP 140 East 63rd Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>SoulCycle</i>). C1-8X and R8B zoning districts. Community Board #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/16/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 11, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	141-12-BZ	Eric Palatnik, P.C. 65-02/10 164th Street, Queens Re-Instatement (§§11-411 & 11-412) of a previously approved variance which permitted retail (UG 6) in a residential district which expired on October 14, 1989; amendment to permit the installation of awnings/signage, and changes to the interior layout; Waiver of the Rules. R4 zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 10/16/12

<i>BZ – NEW CASES</i>		
18.	156-11-BZ	Sheldon Lobel, P.C. 1020 Carroll Place Bronx Variance (§72-21) to permit the construction of a 12-story mixed residential (UG 2 supportive housing) and community facility (<i>St. Simeon's Episcopal Church</i>) (UG4 house of worship) building, contrary to setback (§23-633(b)), floor area (§§23-145, 24-161, 77-2), lot coverage (§23-145) and density (§§23-22, 24-20) requirements. R8 zoning district. Community Board #4BX
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 10/16/12
19.	82-12-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/23/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 11, 2012

1:30 P.M.

BZ – NEW CASES		
20.	86-12-BZ	Troutman Sanders LLP 158 West 83rd Street, Manhattan Special Permit (§73-63) to allow for the residential enlargement of an existing commercial building above the maximum permitted floor area (by 1,366 square feet). C2-5/R8B zoning district regulations. Community Board #7M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 10/23/12
21.	189-12-BZ	Kramer Levin Naftalis & Frankel, LLP 98 Montague Street, Brooklyn Variance (§72-21) to permit the conversion of an existing building into a transient hotel (UG 5), contrary to use regulations (§22-00). C1-3/R7-1, R6 zoning districts. Community Board #2BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 10/23/12
22.	198-12-BZ	Kramer Levin Naftalis & Frankel, LLP 933-943 Madison Avenue, Manhattan Variance (§72-21) to permit the conversion and enlargement of existing buildings to contain UG 6 retail and UG 2 residential uses, contrary to floor area, lot coverage (§23-145), rear yard (§23-47), rear yard setback (§23-633(b), height (§§23-691, 99-054(b)), streetwall (§23-692(c), 99-051(a)), inner court (§23-851), window-to-lot-line (§23-861), and commercial use (§32-422) regulations. C5-1(MP), R8B zoning district. Community Board #8M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 10/16/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 25, 2012

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	739-76-BZ	Eric Palatnik, P.C. 212-95 26th Avenue, Queens Extension of Term of a Special Permit (§73-35) for the continued operation of an amusement arcade (<i>Peter Pan Games</i>) which expired on April 10, 2012; Waiver of the Rules. C4-1 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/25/12
2.	365-79-BZ	Phillips Nizer LLP 90-02 Queens Boulevard, Queens Amendment of a variance (§72-21) which allowed a hospital to be built contrary to bulk regulations. The amendment would convert the hospital building to commercial, community facility and residential uses. R6/C1-2 zoning district. Community Board #4Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 9/25/12
3.	25-89-BZ	Phillips Nizer LLP 58-04 Hoffman Drive, Queens Amendment of a variance (§72-21) which allowed for an accessory parking garage to be built for a hospital. The amendment seeks to permit the accessory parking to be used for community facility, commercial and residential uses. R6B zoning district. Community Board #4Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 9/25/12
4.	72-04-BZ	Eric Palatnik, P.C. 141-54 Northern Boulevard, Queens Extension of Term (§11-411) of a previously granted variance which permitted the construction and maintenance of an automotive service station (UG 16B) with accessory uses which expired on June 3, 2010; Waiver of the Rules. R6/C1-2 zoning district Community Board #7Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 9/25/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 25, 2012

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	39-65-BZ	Eric Palatnik, P.C. 2701-2711 Knapp Street and 3124-3146 Voochries Avenue, Brooklyn Amendment of a previously-approved variance (§72-01) to convert repair bays to an accessory convenience store at a gasoline service station (<i>Sunoco</i>); Extension of Time to obtain a Certificate of Occupancy, which expired on January 11, 2000; and Waiver of the Rules. C3 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 10/30/12
6.	548-69-BZ	Eric Palatnik, P.C. 107-10 Astoria Boulevard, Queens Extension of Term for a previously granted variance for the continued operation of a gasoline service station (<i>BP North America</i>) which expired on May 25, 2011; Waiver of the Rules. R3-2 zoning district Community Board #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 10/30/12
7.	311-71-BZ	Eric Palatnik, P.C. 1907 Cropsey Avenue, Brooklyn Amendment (§11-412) to permit the conversion of automotive service bays to an accessory convenience store of an existing automotive service station (<i>Sunoco</i>); Extension of Time to obtain a Certificate of Occupancy which expired July 13, 2000; waiver of the rules. R-5 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/30/12
8.	302-01-BZ	Greenberg Traurig 2519-2525 Creston Avenue, Bronx Extension of Term of a previously granted variance (§72-21) for the continued operation of a parking facility accessory to commercial use which expired on April 23, 2012; Extension of Time to obtain a Certificate of Occupancy which expired on July 10, 2012. R8 zoning district. Community Board #7BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 10/16/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 25, 2012

10:00 A.M.

SOC – NEW CASES		
9.	724-56-BZ	Michael A. Cosentino 42-42 Francis Lewis Boulevard, Queens Extension of Term (§11-411) of an approved variance which permitted automotive repair (UG 16B), which expires on November 19, 2012. C2-2/R3X & R3-2 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 10/23/12
10.	30-58-BZ	Vassalotti Associates Architects, LLP 184-17 Horace Harding Expressway, Queens Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) which expired on March 12, 2004; Waiver of the Rules. C2-1/R3-1 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 10/30/12
11.	173-99-BZ	Gerald J. Caliendo, R.A. 43-60 Ditmars Boulevard, Queens Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Matrix Fitness Club</i>) which expired on March 6, 2011; Amendment for an increase in floor area at the cellar level; waiver of the Rules. M-1 zoning district. Community Board #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/23/12
12.	134-06-BZ	Akerman Senterfill, LLP 241-15 Northern Boulevard, Queens Extension of Time to Complete Construction of a previously granted Variance (§72-21) which permitted the construction of a five-story residential building containing 40 dwelling units and 63 accessory parking spaces which expires on September 9, 2012. R1-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/30/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 25, 2012

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
13.	149-05-A	Eric Palatnik, P.C. 32-09 211th Street, Queens Extension of time to complete construction and obtain a certificate of occupancy of a previously granted common law vested rights application which expired on May 12, 2007. R2A Zoning District. Community Board #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/25/12
14.	125-11-A	Law Offices of Marvin B. Mitzner, LLC 514-516 East 6th Street, Manhattan Appeal challenging the Department of Buildings' determination to deny the reinstatement of permits that allowed an enlargement to an existing residential building. R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/25/12
15.	83-12-A & 84-12-A	Fried Frank, LLP 653 Bruckner Boulevard, Bronx Appeal from Department of Buildings' determination that a sign is not entitled to continued, non-conforming use status as an advertising sign. C8-3 zoning district. Community Board #2BX
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 9/25/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 25, 2012

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
16.	46-12-A	Eric Palatnik, P.C. 4215 Park Avenue, Bronx Application to permit a mixed use development located partially within the bed of a mapped but unbuilt street (East Tremont Avenue), contrary to General City Law Section 35. C4-5X/R7X zoning district Community Board #6BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 10/16/12
17.	164-12-A	Joseph A. Sherry 210 Oceanside Avenue, Queens Proposed construction not fronting on a mapped street and within the bed of a mapped street, contrary to Sections 35 and 36 of the General City Law. R4 zoning district Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/25/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 25, 2012

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
18.	45-03-A thru 62-03-A & 64-03-A	Joseph Loccisano, P.C. Hall Avenue, Staten Island Proposed construction of a single-family dwelling which is not fronting on a legally mapped street and is located within the bed of a mapped street, contrary to Sections 35 and 36 of the General City Law. R3-1 zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/20/12
19.	89-07-A 92-07-A thru 95-07-A	Eric Palatnik, P.C. 460, 472, 476, 480 Thorneycroft Avenue and 281 Oakland Street, Staten Island Proposal to build three two-family and one one-family homes located within the bed of a mapped street (Thorneycroft Avenue), contrary to Section 35 of the General City Law. R3-2 Zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 10/30/12
20.	144-12-A & 145-12-A	Law Offices of Marvin Mitzner LLC 339 West 29th Street, Manhattan Appeal of the Multiple Dwelling Law pursuant to §310 to allow the enlargement to a five-story building, contrary to §171(2)(f). Appeal challenging the determination of the Department of Buildings requiring the owner to obtain approval from the Landmarks Preservation Commission, prior to reinstatement and amendments of the permits. R8B zoning district. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 25, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	178-11-BZ	Eric Palatnik, P.C. 1944 East 12th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two story, semi-detached single family home, contrary to floor area and open space (§23-141(b)); side yard (§23-461) and rear yard (§23-47) requirements. R5 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/25/12
2.	10-12-BZ	Rothkrug Rothkrug & Spector, LLP 114-01 95th Avenue, Queens Variance (§72-21) to permit the legalization of an existing cellar and two story, two-family detached dwelling, contrary to front yard (§23-45) and side yard (§23-461) regulations. R5 zoning district. Community Board #9Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/25/12
3.	13-12-BZ	Georgios Georgopoulos 22-21 33rd Street, Queens Variance (§72-21) to permit the legalization and enlargement of a mosque (<i>Astoria Islamic Center</i>), contrary to front yard (§24-34), side yard (§24-35), and parking (§25-31) regulations. R5B zoning district. Community Board #1Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/25/12
4.	43-12-BZ	Wachtel & Masyr, LLP 25 Great Jones Street, Manhattan Variance (§72-21) to permit a residential building, contrary to use regulations (§42-00). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 11/27/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 25, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	163-12-BZ	Kramer Levin Naftalis & Frankel, LLP
		435 East 30th Street, Manhattan
		Variance (§72-21) to permit the development of a new biomedical research facility on the main campus of the NYU Langone Medical Center, contrary to rear yard equivalent, height, lot coverage, and tower coverage (§§24-382, 24-522, 24-11, 24-54) regulations. R8 zoning district.
		Community Board #6M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 10/30/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 25, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
6.	97-11-BZ	Eric Palatnik, P.C. 1730 Cross Bronx Expressway, Bronx Variance (§72-21) to permit the expansion of an auto service station (UG 16B) and enlargement of an accessory convenience store use on a new zoning lot, contrary to use regulations. The existing use was permitted on a smaller zoning lot under a previous variance. R5 zoning district. Community Board #9BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 10/30/12
7.	104-11-BZ	Eric Palatnik, P.C. 1936 East 26th Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/23/12
8.	192-11-BZ	Eric Palatnik, P.C. 2977 Hylan Boulevard, Staten Island Variance (§72-21) to allow for the development of a Use Group 3 child care center, contrary to minimum lot width/area (§23-35), and required parking (§25-624). R2/LDGMA zoning district. Community Board #3S.I.
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 10/23/12
9.	9-12-BZ	Eric Palatnik, P.C. 186 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/30/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 25, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
10.	61-12-BZ	Sheldon Lobel, P.C. 216 Lafayette Street, Manhattan Variance (§72-21) to permit a UG 6 restaurant in a portion of the cellar and first floor, contrary to use regulations (§42-10). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 11/20/12
11.	66-12-BZ	Bryan Cave LLP 223-237 St. Nicholas Avenue, aka 305 W. 121st Street and W. 122nd Street, Manhattan Variance (§72-21) to permit a new mixed-use building containing a FRESH Program food store, a preschool and 164 residential units, contrary to use (§22-10), lot coverage (§24-11) and parking (§25-23) regulations. R7A, R8A/C2-4 zoning districts. Community Board #10M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 10/23/12
12.	73-12-BZ	Jeffrey Chester, Esq. 41-19 Bell Boulevard, Queens Application for a special permit to legalize an existing physical culture establishment (<i>Lucille Roberts</i>). C2-2 zoning district. Community Board #11Q
		Examiner: Rory Levy (212) 788-8749
		Status: Adjourned, Continued Hearing – 10/23/12
13.	104-12-BZ	Sheldon Lobel, P.C. 178-21 & 179-19 Hillside Avenue, Queens Re-instatement (§11-411) of a previously approved variance which expired on May 20, 2000 which permitted accessory retail parking on the R5 portion of a zoning lot; Extension of Time to obtain a Certificate of Occupancy which expired on April 11, 1994; Waiver of the Rules. C2-4/R6A and R5 zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 10/30/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 25, 2012

1:30 P.M.

BZ – NEW CASES		
14.	190-11-BZ	Sheldon Lobel, P.C. 1197 Bryant Avenue, Bronx Variance (§72-21) to legalize Use Group 6 retail stores, contrary to use regulations (§22-10). R7-1 zoning district. Community Board #3BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 10/30/12
15.	137-12-BZ	Fried Frank Harris Shriver & Jacobson, LLP 515-523 East 73rd Street, Manhattan Variance (§72-21) to allow for an ambulatory diagnostic and treatment health care facility (<i>Hospital for Special Surgery</i>), contrary to rear yard equivalent, use, height and setback, floor area, and parking spaces (§§42-12, 43-122, 43-23, 43-28, 43-44, and 13-133) regulations. M1-4/M3-2 zoning districts. Community Board #8M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 10/30/12
16.	152-12-BZ	Rothkrug Rothkrug & Spector, LLP 146-61 105th Avenue, Queens Variance (§72-21) to permit construction of a four-story mixed use commercial and residential building, contrary to side yard (§23-462) requirements. C2-4/R6A zoning district. Community Board #12Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 10/23/12
17.	193-12-BZ	Rothkrug Rothkrug & Spector LLP 384 Lafayette Street (a/k/a 692 Broadway, 2/20 East 4th Street) Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Soul Cycle</i>) within a portion of an existing building. M1-5B zoning district. Community Board #4BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/23/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 25, 2012

1:30 P.M.

<i>BZ – NEW CASES</i>		
18.	202-12-BZ	Rothkrug Rothkrug & Spector LLP 1030 Southern Boulevard, Bronx Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>) within an existing commercial building and special permit (§73-52) to permit the 25'-0" extension of the physical culture establishment use into a residential zoning district. C4-4/R7-1 zoning district. Community Board #4BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 10/23/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 16, 2012

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	301-85-BZ	Francis R. Angelino, Esq. 58 East 86th Street, Manhattan Amendment of a variance (§72-21) which permitted limited retail use in the ground floor and cellar retail within a five story and penthouse residential building. The amendment seeks to expand the uses conditioned by the Board to include other retail (UG 6) uses. R10 (PI) zoning district. Community Board #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 10/16/12
2.	135-01-BZ	Rothkrug Rothkrug & Spector, LLP 1815/17 86th Street, Brooklyn Extension of Term (§11-411) of an approved variance which permitted a high speed auto laundry (UG 16B) which expired on October 30, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on October 30, 2002; Waiver of the Rules. C1-2(R5) zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Deferred Decision – 11/27/12
3.	194-02-BZ	Sheldon Lobel, P.C. 1775 South Avenue, Staten Island Extension of Term of a previously granted special permit (§73-36) for the continued operation of a physical culture establishment (<i>Planet Fitness</i>) which expired on December 1, 2011; Waiver of the Rules. C4-3 zoning district. Community Board #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/16/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 16, 2012

10:00 A.M.

SOC – DECISIONS

4.	330-05-BZ	Vito J. Fossella, P.E. 350 New Dorp Lane, Staten Island Extension of Term of a previously granted special permit (§73-36) for the continued operation of a physical culture establishment (<i>AF Bennett Salon and Wellness Spa</i>) which expired on January 30, 2102; Extension of Time to Complete Construction which expired on January 30, 2011; amendment to further enlarge the PCE into the neighboring cellar; Waiver of the Rules. R3-2/C2-2 zoning district. Community Board #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/16/12

SOC – CONTINUED HEARINGS

5.	271-90-BZ	Rothkrug Rothkrug & Spector LLP 68-01/5 Queens Boulevard, Queens Extension of Term (§11-411) for the continued operation of a UG16 automotive repair shop with used car sales which expired on October 29, 2011. R7X/C2-3 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 10/30/12
6.	302-01-BZ	Greenberg Taurig 2519-2525 Creston Avenue, Bronx Extension of Term of a previously granted variance (§72-21) for the continued operation of a parking facility accessory to commercial use which expired on April 23, 2012; Extension of Time to obtain a Certificate of Occupancy which expired on July 10, 2012. R8 zoning district. Community Board #7BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 16, 2012

10:00 A.M.

SOC – CONTINUED HEARINGS

7.	189-03-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/20/12

SOC – NEW CASES

8.	299-82-BZ	Bryan Cave LLP 207-217 Chrystie Street, Manhattan Amendment to a previously granted variance (§72-21) which allowed a residential building. Proposed amendment would permit a new mixed use hotel and residential building on the subject zoning lot. C6-1 zoning district. Community Board #3M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 11/27/12
9.	84-91-BZ	Eric Palatnik, P.C. 2344 Eastchester Road, Bronx Extension of Term of a previously granted variance (§72-21) which permitted professional offices (Use Group 6) in a residential building which expires on September 15, 2012. R4A zoning district. Community Board #11BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 16, 2012

10:00 A.M.

<i>SOC – NEW CASES</i>		
10.	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> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 11/20/12</p>

<i>APPEALS – DECISIONS</i>		
11.	162-11-A	<p>Akerman Senterfitt, LLP 179 Ludlow Street, Manhattan Appeal seeking a common law vested right to continue construction commenced under prior C6-1 zoning district regulations. C4-4A zoning district. Community Board #3M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 10/16/12</p>
12.	46-12-A	<p>Eric Palatnik, P.C. 4215 Park Avenue, Bronx Application to permit a mixed use development located partially within the bed of a mapped but unbuilt street (East Tremont Avenue), contrary to General City Law Section 35. C4-5X/R7X zoning district Community Board #6BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 10/16/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 16, 2012

10:00 A.M.

APPEALS – CONTINUED HEARINGS

13.	163-11-A	New York City Fire Department 469 West 57th Street, Manhattan Appeal to modify the existing Certificate of Occupancy to provide additional fire safety measures in the form of a wet sprinkler system throughout the entire building. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 11/20/12
14.	21-12-A	Rothkrug Rothkrug & Spector, LLP 55 Louise Lane, Staten Island Proposed construction of an accessory swimming pool partially within the bed of a mapped street, contrary to General City Law Section 35. R1-2 (NA-1) Zoning District. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 11/20/12
15.	151-12-A	Law Office of Stuart Klein 231 East 11th Street, Manhattan Appeal challenging the Department of Buildings' determination that a roof antenna is not a permitted accessory use pursuant to ZR § 12-10. R8 zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 11/20/12

APPEAL – NEW CASES

16.	196-12-A	Deirdre Duffy 26 Ocean Avenue, Queens Proposed alteration and enlargement of an existing single family home, not fronting on a legally mapped street, contrary to General City Law, Section 36. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 10/16/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 16, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	93-11-BZ	Moshe M. Friedman, P.E. 1536 62nd Street, aka 1535 63rd Street, Brooklyn Special Permit (§73-19) to allow the conversion of the third and fourth floors in an existing four-story factory and warehouse building to a Use Group 3 school (<i>Yeshiva Ore Mordechai</i>). M1-1 zoning district. Community Board #4BK
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 10/23/12
2.	168-11-BZ	Sheldon Lobel, P.C. 2085 Ocean Parkway, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A house of worship (<i>Congregation Bet Yaakov, Inc.</i>), contrary to floor area (§§113-11, 503, 51, 77-02, 23-141, 24-11), open space and lot coverage (§§23-141, 24-11, 77-02, 113-11), front, side and rear yard (§§113-11, 503, 543, 77-02, 23-464, 47, 471), height and setback (§§113-11, 503, 55, 77-02, 23-631, 633, 24-593), planting and landscaping (§§113-12, 23-45, 23-451, 113-30) and parking (§§113-58, 25-31) regulations. R5, R6A, and R5 (Ocean Parkway Special District) zoning district. Community Board #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/16/12
3.	2-12-BZ	Rothkrug Rothkrug & Spector, LLP 95-36 115th Street, Queens Variance (§72-21) for the construction of a three-story, two-family dwelling, contrary to side yard requirement (§23-48); less than the required number of parking spaces (§25-21) and location of one parking space within the front yard (§23-44). R5 zoning district. Community Board #9Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/16/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 16, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
4.	11-12-BZ	Law Office of Fredrick A. Becker 3599 Bedford Avenue, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single-family home, contrary to floor area and open space (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/16/12
5.	23-12-BZ	Simons & Wright, LLC 951 Grand Street, Brooklyn Variance (§72-21) to allow for the development of a residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 10/16/12
6.	80-12-BZ	Rothkrug Rothkrug & Spector LLP 140 East 63rd Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>SoulCycle</i>). C1-8X and R8B zoning districts. Community Board #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/16/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 16, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	42-10-BZ	Sheldon Lobel, P.C. 2170 Mill Avenue, Brooklyn Variance (§72-21) to allow for a mixed use building, contrary to use (§22-10), floor area, lot coverage, open space (§23-141), maximum dwelling units (§23-22), and height (§23-631) regulations. R3-1/C2-2 zoning district. Community Board #18BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 11/20/12
8.	5-11-BZ	Akerman Senterfitt, LLP 9 Old Fulton Street, Brooklyn Variance (§72-21) to allow for a new five-story residential development, contrary to use regulations (§42-00). M2-1 zoning district. Community Board #2BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 11/27/12
9.	35-11-BZ	The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Ohel</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. Community Board #13Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 12/11/12
10.	156-11-BZ	Sheldon Lobel, P.C. 1020 Carroll Place Bronx Variance (§72-21) to permit the construction of a 12-story mixed residential (UG 2 supportive housing) and community facility (<i>St. Simeon's Episcopal Church</i>) (UG4 house of worship) building, contrary to setback (§23-633(b)), floor area (§§23-145, 24-161, 77-2), lot coverage (§23-145) and density (§§23-22, 24-20) requirements. R8 zoning district. Community Board #4BX
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 11/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 16, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	157-11-BZ	Sheldon Lobel, P.C. 1968 Second Avenue, Manhattan Variance (§72-21) to allow for the legalization of an existing supermarket, contrary to rear yard (§33-261) and loading berth (§36-683) requirements. C1-5/R8A and R7A zoning districts. Community Board #11M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 11/27/12
12.	7-12-BZ	Eric Palatnik, P.C. 419 West 55th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Revolutions 55</i>). C6-2/R8 zoning district. Community Board #4BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 11/20/12
13.	16-12-BZ	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
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 11/27/12
14.	71-12-BZ	Akerman Senterfitt, LLP 165-10 Archer Avenue, Queens Variance (§72-21) to allow for a new 14-story residential building with ground floor retail, contrary to floor area (§§115-211/23-942), height and setback (§115-233), and accessory off street parking (§115-51). C6-2/Downtown Jamaica Special Zoning District. Community Board #12Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 11/27/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 16, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	76-12-BZ	Sheldon Lobel, P.C. 148 Norfolk 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 minimum side yards (§23-461). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/20/12
16.	141-12-BZ	Eric Palatnik, P.C. 65-02/10 164th Street, Queens Re-Instatement (§§11-411 & 11-412) of a previously approved variance which permitted retail (UG 6) in a residential district which expired on October 14, 1989; amendment to permit the installation of awnings/signage, and changes to the interior layout; Waiver of the Rules. R4 zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 11/20/12
17.	198-12-BZ	Kramer Levin Naftalis & Frankel, LLP 933-943 Madison Avenue, Manhattan Variance (§72-21) to permit the conversion and enlargement of existing buildings to contain UG 6 retail and UG 2 residential uses, contrary to floor area, lot coverage (§23-145), rear yard (§23-47), rear yard setback (§23-633(b)), height (§§23-691, 99-054(b)), streetwall (§23-692(c), 99-051(a)), inner court (§23-851), window-to-lot-line (§23-861), and commercial use (§32-422) regulations. C5-1(MP), R8B zoning district. Community Board #8M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 10/23/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 16, 2012

1:30 P.M.

BZ – NEW CASES		
18.	160-11-BZ	Slater & Beckerman, LLP 42 East 69th Street, Manhattan Variance (§72-21) to allow for the enlargement of a community facility (<i>Jewish National Fund</i>), contrary to rear yard (§24-33), rear yard setback (§24-552), lot coverage (§24-11), and height and setback (§§23-633, 24-591) regulations. R8B/LH-1A zoning district. Community Board # 8M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 11/20/12
19.	45-12-BZ	Moshe M. Friedman, P.E. 1914 50th Street, Brooklyn Variance (§72-21) to permit the extension and conversion of an existing residential building to a UG 4 synagogue (<i>Bais Sina</i>), contrary to floor area ratio and lot coverage (§24-11), front yard (§24-34), side yards (§24-35), rear yard (§24-36), court and minimum distance between walls or windows and lot lines (§24-60) regulations. R5 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 11/20/12
20.	56-12-BZ	Eric Palatnik, P.C. 168 Norfolk Street, 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 yard (§23-461); and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/27/12
21.	74-12-BZ	Harold Weinberg, P.E. 252 Exeter Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to floor area, open space and lot coverage (§23-141); side yard (§23-461) and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 16, 2012

1:30 P.M.

BZ – NEW CASES		
22.	115-12-BZ	<p>Sheldon Lobel, P.C. 701/745 64th Street, Brooklyn Special Permit (§73-44) to allow for a reduction in parking from 331 to 221 spaces in an existing building proposed to be used for ambulatory diagnostic or treatment facilities in Use Group 6 parking category B1. C4-2A zoning district. Community Board #4BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 12/4/12</p>
23.	195-12-BZ	<p>Law Office of Eduardo J. Diaz 108-15 Crossbay Boulevard, Queens Re-instatement (§11-411) of a previously approved variance which allowed a two story office building (UG6) with parking spaces for four cars in a residence use district, which expired on May 13, 2000. Waiver of the Rules. R4 zoning district. Community Board #10BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Postponed Hearing – 11/27/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL HEARING
WEDNESDAY MORNING, OCTOBER 17, 2012
10:00 A.M.

APPEALS – SPECIAL HEARING		
1.	<p>117-12-A thru 135-12-A</p> <p>171-12-A thru 180-12-A</p> <p>273-12-A thru 274-12-A</p>	<p>Stroock & Stroock & Lavan, LLP</p> <p><u>Borough of Queens</u> Van Wyck Expressway & Atlantic Avenue (CB 12) Brooklyn Queens Expressway and Queens Boulevard (CB 2) Brooklyn Queens Expressway and 31st Street (CB 1) Brooklyn Queens Expressway and 31st Avenue (CB 1) Brooklyn Queens Expressway and 32nd Avenue (CB 1) Brooklyn Queens Expressway and 34th Avenue (CB 2) Long Island Expressway, East of 25th Street (CB 2) Brooklyn Queens Expressway and Northern Boulevard (CB 1) Brooklyn Queens Expressway and Queens Boulevard (CB 2) Queens Boulevard and 74th Street (CB 4) Skillman Avenue between 28th and 29th Streets (CB 2) Van Wyck Expressway, north of Roosevelt Avenue (CB 1) Woodhaven Boulevard, north of Elliot Avenue (CB 6) Long Island Expressway and 74th Street (CB 5)</p> <p><u>Borough of the Bronx</u> Cross Bronx Expressway, east of Sheridan Expressway (CB 9) Cross Bronx Expressway and Bronx River (CB 6) Cross Bronx Expressway, east of Bronx River and Sheridan Expressway (CB 6) I-95 and Hutchinson Parkway (CB 11) Bruckner Boulevard and Hunts Point Avenue (CB 2) Bruckner Expressway, north of 156th Street (CB 2) Major Deegan Expressway, south of Van Cortland (CB 8) Major Deegan Expressway and 167th Street (CB 4)</p> <p>Appeal challenging Department of Buildings' determination that multiple signs located on railroad properties are subject to the NYC Zoning Resolution.</p> <p>COMMUNITY BOARD Queens/Bronx</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 12/11/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL HEARING

WEDNESDAY MORNING, OCTOBER 17, 2012

10:00 A.M.

<i>APPEALS – SPECIAL HEARING</i>		
2.	182-12-A	Davidoff Hutcher & Citron LLP Major Deegan Expressway and 161st Street, Bronx Appeal challenging Department of Buildings' determination that a sign located on railroad property is subject to the NYC Zoning Resolution. Community Board #4BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/11/12
3.	183-12-A thru 188-12-A	Herrick Feinstein, LLP 476, 477, 475 Exterior Street and Major Deegan Expressway, Bronx Appeal challenging Department of Buildings' determination that six signs located on railroad properties are subject to the NYC Zoning Resolution. Community Board #1BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 23, 2012

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	724-56-BZ	Michael A. Cosentino 42-42 Francis Lewis Boulevard, Queens Extension of Term (§11-411) of an approved variance which permitted automotive repair (UG 16B), which expires on November 19, 2012. C2-2/R3X & R3-2 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 11/20/12
2.	173-99-BZ	Gerald J. Caliendo, R.A. 43-60 Ditmars Boulevard, Queens Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Matrix Fitness Club</i>) which expired on March 6, 2011; Amendment for an increase in floor area at the cellar level; waiver of the Rules. M-1 zoning district. Community Board #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 11/20/12
3.	98-06-BZ/ 284-06-A	Eric Palatnik, P.C. 1045 Beach 9th Street, Queens Amendment to a previously granted waiver to Section 35 of the General City Law and a variance (§72-21) for a Yeshiva (<i>Yeshiva Siach Yitzchok</i>), contrary to height and setbacks (§24-551 and §24-521), floor area (§24-11), lot coverage (§24-11), front yards (§24-34), and side yards (§24-35) regulations. The amendment includes an increase in floor area and building height; Extension of Time to complete construction. R4A zoning district. Community Board #14Q
		Examiner: Rory Levy (212) 788-8749/Toni Matias (212) 788-8752
		Status: Closed, Decision – 11/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 23, 2012
10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	5-96-BZ	Sheldon Lobel, P.C. 564/92 St. John's Place, Brooklyn Extension of Time to obtain a Certificate of Occupancy of an approved variance which permitted the operation a one-story public parking garage for no more than 150 cars (UG 8) which expired on February 2, 2011; Waiver of the Rules. R7-1 zoning district. Community Board #8BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 12/4/12
5.	96-00-BZ	Greenberg Traurig, LLP 4 East 77th Street, Manhattan Extension of Term (§11-411) of an approved variance which permitted an art gallery on a portion of the second floor in an existing five-story building which expired on August 8, 2010; Extension of Time to Obtain a Certificate of Occupancy; Waiver of the Rules. R8B/R10 zoning district. Community Board #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/4/12
6.	209-04-BZ	Eric Palatnik, P.C. 109-09 15th Avenue, Queens Extension of Time to complete construction of an approved variance (§72-21) to permit the conversion and enlargement of an existing industrial building to residential use. M2-1 zoning district, which expired on July 19, 2012. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/4/12
7.	143-07-BZ	Law Office of Fredrick A. Becker 6404 Strickland Avenue, Brooklyn Extension of Time to complete construction of an approved variance (§72-21) to permit the construction of a three-story and cellar synagogue, which expired on July 22, 2012. R2 zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/4/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 23, 2012

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	197-08-BZ	Stuart Klein, Esq. 341-349 Troy Avenue aka 1515 Carroll Street, Brooklyn 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. Community Board #9BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 11/27/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 23, 2012

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	232-10-A	Goldman Harris 59 Fourth Avenue, Manhattan An appeal challenging Department of Buildings’ denial of a sign permit on the basis that the advertising sign had not been legally established and not discontinued as per ZR §52-83. C1-6 zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/11/12
10.	103-12-A	Sheldon Lobel, P.C. 74-76 Adelphi Street, Brooklyn Appeal seeking a common law vested right to continue development commenced under the prior R6 zoning district. R5B zoning district. Community Board #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 11/27/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 23, 2012

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
11.	114-12-A	Leavitt, Kerson & Duane 24-59 32nd Street, Queens Appeal challenging Department of Buildings' determination that an existing sign is not a legal non-conforming advertising sign. R5B zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/4/12
12.	136-12-A	Fried Frank, LLP 37-27 Hunter's Point, Queens Appeal from Department of Buildings' determination that an existing sign is not a legal non-conforming advertising sign. R4 zoning district. Community Board #2Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/4/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 23, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	93-11-BZ	Moshe M. Friedman, P.E. 1536 62nd Street, aka 1535 63rd Street, Brooklyn Special Permit (§73-19) to allow the conversion of the third and fourth floors in an existing four-story factory and warehouse building to a Use Group 3 school (<i>Yeshiva Ore Mordechai</i>). M1-1 zoning district Community Board #4BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/23/12
2.	104-11-BZ	Eric Palatnik, P.C. 1936 East 26th Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/23/12
3.	192-11-BZ	Eric Palatnik, P.C. 2977 Hylan Boulevard, Staten Island Variance (§72-21) to allow for the development of a Use Group 3 child care center, contrary to minimum lot width/area (§23-35), and required parking (§25-624). R2/LDGMA zoning district. Community Board #3S.I.
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Withdrawn – 10/23/12
4.	66-12-BZ	Bryan Cave LLP 223-237 St. Nicholas Avenue, aka 305 W. 121st Street and W. 122nd Street, Manhattan Variance (§72-21) to permit a new mixed-use building containing a FRESH Program food store, a preschool and 164 residential units, contrary to use (§22-10), lot coverage (§24-11) and parking (§25-23) regulations. R7A,R8A/C2-4 zoning districts. Community Board #10M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 10/23/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 23, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	86-12-BZ	Troutman Sanders LLP 158 West 83rd Street, Manhattan Special Permit (§73-63) to allow for the residential enlargement of an existing commercial building above the maximum permitted floor area (by 1,366 square feet). C2-5/R8B zoning district. Community Board #7M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 10/23/12
6.	193-12-BZ	Rothkrug Rothkrug & Spector LLP 384 Lafayette Street (a/k/a 692 Broadway, 2/20 East 4th Street) Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Soul Cycle</i>) within a portion of an existing building. M1-5B zoning district. Community Board #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/23/12
7.	198-12-BZ	Kramer Levin Naftalis & Frankel, LLP 933-943 Madison Avenue, Manhattan Variance (§72-21) to permit the conversion and enlargement of existing buildings to contain UG 6 retail and UG 2 residential uses, contrary to floor area, lot coverage (§23-145), rear yard (§23-47), rear yard setback (§23-633(b), height (§§23-691, 99-054(b)), streetwall (§23-692(c), 99-051(a)), inner court (§23-851), window-to-lot-line (§23-861), and commercial use (§32-422) regulations. C5-1(MP), R8B zoning district. Community Board #8M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 10/23/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 23, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	147-11-BZ	Sheldon Lobel, P.C. 24-47 95th Street, Queens Variance (§72-21) to permit the construction of a single-family, semi-detached residence, contrary to floor area (§23-141) and side yard (§23-461) regulations. R3-2 zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/27/12
9.	30-12-BZ	Eric Palatnik, P.C. 142-41 Roosevelt Avenue, Queens Special Permit (§73-49) to permit accessory parking on the roof of an existing one-story supermarket, contrary to §36-11. R6/C2-2 zoning district Community Board #7Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 12/11/12
10.	73-12-BZ	Jeffrey Chester, Esq. 41-19 Bell Boulevard, Queens Application for a special permit to legalize an existing physical culture establishment (<i>Lucille Roberts</i>). C2-2 zoning district. Community Board #11Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 11/27/12
11.	82-12-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 23, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	152-12-BZ	Rothkrug Rothkrug & Spector, LLP 146-61 105th Avenue, Queens Variance (§72-21) to permit construction of a four-story mixed use commercial and residential building, contrary to side yard (§23-462) requirements. C2-4/R6A zoning district. Community Board #12Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 11/20/12
13.	189-12-BZ	Kramer Levin Naftalis & Frankel, LLP 98 Montague Street, Brooklyn Variance (§72-21) to permit the conversion of an existing building into a transient hotel (UG 5), contrary to use regulations (§22-00). C1-3/R7-1, R6 zoning districts. Community Board #2BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 11/20/12
14.	202-12-BZ	Rothkrug Rothkrug & Spector LLP 1030 Southern Boulevard, Bronx Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>) within an existing commercial building and special permit (§73-52) to permit the 25'-0" extension of the physical culture establishment use into a residential zoning district. C4-4/R7-1 zoning district. Community Board #2BX
		Examiner: Rory Levy (212) 788-8749
		Status: Withdrawn – 10/23/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 23, 2012

1:30 P.M.

BZ – NEW CASES		
15.	185-11-BZ	Eric Palatnik, P.C. 2538 85th Street, Brooklyn Variance (§72-21) to permit parking accessory to an adjacent, as-of-right retail development (<i>Walgreens</i>), contrary to use regulations (§22-00). R5 zoning district. Community Board #11BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 11/20/12
16.	63-12-BZ	Sheldon Lobel, P.C. 2701 Avenue N, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A House of Worship (<i>Khal Bnei Avrohom Yaakov</i>), which is contrary to floor area (24-11), lot coverage, front yard (24-34), side yard (24-35a) parking (25-31), height (24-521), and setback requirements. R2 zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 11/27/12
17.	72-12-BZ	Watchtel Masyr & Missry, LLP 213-223 Flatbush Avenue, Brooklyn Variance (§72-21) to allow for the construction of a new mixed use building, contrary to off-street parking (§25-23), floor area, open space, lot coverage (§23-145), maximum base height and maximum building height (§23-633) regulations. R7A/C2-4 and R6B zoning districts. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 11/27/12
18.	150-12-BZ	Goldman Harris LLC 39 West 21st Street, Manhattan Special Permit (§73-36) to permit a physical culture establishment (<i>Flywheel Sports</i>). C6-4A zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 12/4/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 23, 2012

1:30 P.M.

<i>BZ – NEW CASES</i>		
19.	165-12-BZ	Law Office of Fredrick A. Becker 286 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement and partial legalization of an existing single family home contrary to floor area and open space (§23-141) and rear yard (§23-47) regulations; R2 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/27/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, NOVEMBER 15, 2012

10:00 A.M.

SOC – DECISIONS

1.	134-06-BZ	<p>Akerman Senterfill, LLP 241-15 Northern Boulevard, Queens Extension of Time to Complete Construction of a previously granted Variance (§72-21) which permitted the construction of a five-story residential building containing 40 dwelling units and 63 accessory parking spaces which expires on September 9, 2012. R1-2 zoning district. Community Board #11Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 11/15/12</p>
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SOC – CONTINUED HEARINGS

2.	30-58-BZ	<p>Vassalotti Associates Architects, LLP 184-17 Horace Harding Expressway, Queens Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) which expired on March 12, 2004; Waiver of the Rules. C2-1/R3-1 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 12/4/12</p>
3.	39-65-BZ	<p>Eric Palatnik, P.C. 2701-2711 Knapp Street and 3124-3146 Voohries Avenue, Brooklyn Amendment of a previously-approved variance (§72-01) to convert repair bays to an accessory convenience store at a gasoline service station (<i>Sunoco</i>); Extension of Time to obtain a Certificate of Occupancy, which expired on January 11, 2000; and Waiver of the Rules. C3 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 1/8/13</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, NOVEMBER 15, 2012

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	548-69-BZ	Eric Palatnik, P.C. 107-10 Astoria Boulevard, Queens Extension of Term for a previously granted variance for the continued operation of a gasoline service station (<i>BP North America</i>) which expired on May 25, 2011; Waiver of the Rules. R3-2 zoning district Community Board #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/8/13
5.	311-71-BZ	Eric Palatnik, P.C. 1907 Cropsey Avenue, Brooklyn Amendment (§11-412) to permit the conversion of automotive service bays to an accessory convenience store of an existing automotive service station (Sunoco); Extension of Time to obtain a Certificate of Occupancy which expired July 13, 2000; waiver of the rules. R-5 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/4/12
6.	271-90-BZ	Rothkrug Rothkrug & Spector LLP 68-01/5 Queens Boulevard, Queens Extension of Term (§11-411) for the continued operation of a UG16 automotive repair shop with used car sales which expired on October 29, 2011. R7X/C2-3 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, NOVEMBER 15, 2012

10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	95-90-BZ	Akerman Senterfitt, LLP 242-24 Northern Boulevard, Queens Extension of Term of an approved variance (§72-21) which permitted retail (UG 6) with accessory parking for 28 vehicles which expired on January 28, 2012. R1-2 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 12/11/12
8.	67-91-BZ	Sheldon Lobel, P.C. 260-09 Nassau Boulevard, Queens Extension of Term (§11-411) of an approved variance permitting the operation of an automotive service station (UG 16B) with accessory uses which expired on March 17, 2012; Waiver of the Rules. C1-2 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 12/11/12
9.	68-91-BZ	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
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 1/8/13
10.	314-08-BZ	Kramer Levin Naftalis & Frankel LLP 437-447 West 13th Street, Manhattan Extension of Time to complete construction of an approved variance (§72-21) to permit the construction of a 12-story commercial office and retail building, which will expire on November 24, 2013; waiver of the Rules. M1-5 zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 12/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, NOVEMBER 15, 2012

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
11.	194-12-A	<p>John Sullivan 213-14 Union Turnpike, Queens Appeal challenging the Department of Buildings' determination that the proposed nursery school complies with ZR §24-11. R2A Zoning District. Community Board #11Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Denied – 11/15/12</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	89-07-A 92-07-A thru 95-07-A	<p>Eric Palatnik, P.C. 460, 472, 476, 480Thornycroft Avenue and 281 Oakland Street, Staten Island Proposal to build three two-family and one one-family homes located within the bed of a mapped street (Thorneycroft Avenue), contrary to Section 35 of the General City Law. R3-2 Zoning district. Community Board #3SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 1/8/13</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
THURSDAY MORNING, NOVEMBER 15, 2012
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
13.	88-12-A 89-12-A	Fried Frank 462 11th Avenue, Manhattan Appeal from determination of the Department of Buildings regarding right to maintain existing advertising signs. C6-4 zoning district. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/11/12
14.	95-12-A 96-12-A	Fried Frank 2284 12th Avenue, Manhattan Appeal from determination of the Department of Buildings regarding right to maintain existing advertising sign. M1-2 zoning district. Community Board #9M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/8/13
15.	99-12-A 100-12-A	Fried Frank 393 Canal Street, Manhattan Appeal from determination of the Department of Buildings regarding right to maintain existing advertising signs. M1-5B zoning district. Community Board #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/8/13
16.	101-12-A	Fried Frank 13-17 Laight Street, Manhattan Appeal from determination of the Department of Buildings regarding right to maintain existing advertising sign. M1-5 zoning district. Community Board #1M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/8/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
THURSDAY MORNING, NOVEMBER 15, 2012
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	97-11-BZ	Eric Palatnik, P.C. 1730 Cross Bronx Expressway, Bronx Variance (§72-21) to permit the expansion of an auto service station (UG 16B) and enlargement of an accessory convenience store use on a new zoning lot, contrary to use regulations. The existing use was permitted on a smaller zoning lot under a previous variance. R5 zoning district. Community Board #9BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 11/15/12
2.	187-11-BZ	Davidoff Malito & Hatcher, LLP 118 Sanford Street, Brooklyn Variance (§72-21) to allow for the enlargement and conversion of existing manufacturing building to mixed-use residential and commercial, contrary to use regulations, (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 11/15/12
3.	12-12-BZ & 110-12-A	Greenberg Traurig, LLP 100 Varick Street, Manhattan Variance (§72-21) for a new residential building with ground floor retail, contrary to use (§42-10) and height and setback (§§43-43 & 44-43) regulations. Variance to §§26(7) and 30 of the Multiple Dwelling Law (pursuant to §310) to facilitate the new building, contrary to court regulations. M1-6 zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 1/8/13
4.	137-12-BZ	Fried Frank Harris Shriver & Jacobson, LLP 515-523 East 73rd Street, Manhattan Variance (§72-21) to allow for an ambulatory diagnostic and treatment health care facility (<i>Hospital for Special Surgery</i>), contrary to rear yard equivalent, use, height and setback, floor area, and parking spaces (§§42-12, 43-122, 43-23, 43-28, 43-44, and 13-133) regulations. M1-4/M3-2 zoning districts. Community Board #8M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 12/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, NOVEMBER 15, 2012

10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	163-12-BZ	Kramer Levin Naftalis & Frankel, LLP 435 East 30th Street, Manhattan Variance (§72-21) to permit the development of a new biomedical research facility on the main campus of the NYU Langone Medical Center, contrary to rear yard equivalent, height, lot coverage, and tower coverage (§§24-382, 24-522, 24-11, 24-54) regulations. R8 zoning district. Community Board #6M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 12/11/12

<i>BZ – CONTINUED HEARINGS</i>		
6.	190-11-BZ	Sheldon Lobel, P.C. 1197 Bryant Avenue, Bronx Variance (§72-21) to legalize Use Group 6 retail stores, contrary to use regulations (§22-10). R7-1 zoning district. Community Board #3BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 12/11/12
7.	9-12-BZ	Eric Palatnik, P.C. 186 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/29/13
8.	104-12-BZ	Sheldon Lobel, P.C. 178-21 & 179-19 Hillside Avenue, Queens Re-instatement (§11-411) of a previously approved variance which expired on May 20, 2000 which permitted accessory retail parking on the R5 portion of a zoning lot; Extension of Time to obtain a Certificate of Occupancy which expired on April 11, 1994; Waiver of the Rules. C2-4/R6A and R5 zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 12/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
THURSDAY MORNING, NOVEMBER 15, 2012
10:00 A.M.

BZ – NEW CASES		
9.	55-12-BZ	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>Kollet L'Horoah</i>), contrary to use regulations (§42-00). M1-2 zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 1/8/13
10.	67-12-BZ	Sheldon Lobel, P.C. 1442 First Avenue, Manhattan Variance (§72-21) to allow for the extension of an eating and drinking establishment to the second floor, contrary to use regulations (§32-421). C1-9 zoning district. Community Board #8M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 1/15/13
11.	112-12-BZ	Rothkrug Rothkrug & Spector LLP 244 Demorest Avenue, Staten Island Special Permit (§73-621) for the enlargement of an existing one-family dwelling, contrary to open space regulations (§23-141). R2 zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/11/12
12.	154-12-BZ	Law Office of Fredrick A. Becker 1202 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461(a)) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, NOVEMBER 15, 2012

10:00 A.M.

BZ – NEW CASES		
13.	209-12-BZ	The Law Offices of Stuart Klein 910 Manhattan Avenue, Brooklyn Special Permit (§73-36) to permit the operation of a physical culture establishment. C4-3A zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 12/11/12
14.	241-12-BZ	Greenberg Traurig, LLP 8-12 Bond Street aka 358-364 Lafayette Street, Manhattan Variance (§72-21) to permit the construction of a new mixed residential and retail building, contrary to use regulations (§42-10 and 42-14D(2)(b)). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 12/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 20, 2012

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	724-56-BZ	Michael A. Cosentino 42-42 Francis Lewis Boulevard, Queens Extension of Term (§11-411) of an approved variance which permitted automotive repair (UG 16B), which expires on November 19, 2012. C2-2/R3X & R3-2 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 11/20/12
2.	98-06-BZ/ 284-06-A	Eric Palatnik, P.C. 1045 Beach 9th Street, Queens Amendment to a previously granted waiver to Section 35 of the General City Law and a variance (§72-21) for a Yeshiva (<i>Yeshiva Siach Yitzchok</i>), contrary to height and setbacks (§24-551 and §24-521), floor area (§24-11), lot coverage (§24-11), front yards (§24-34), and side yards (§24-35) regulations. The amendment includes an increase in floor area and building height; Extension of Time to complete construction. R4A zoning district. Community Board #14Q
		Examiner: Rory Levy (212) 788-8749 / Toni Matias (212) 788-8752
		Status: Granted – 11/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 20, 2012
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	84-91-BZ	Eric Palatnik, P.C. 2344 Eastchester Road, Bronx Extension of Term of a previously granted variance (§72-21) which permitted professional offices (Use Group 6) in a residential building which expires on September 15, 2012. R4A zoning district. Community Board #11BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/4/12
4.	93-97-BZ	Eric Palatnik, P.C. 136-21 Roosevelt Avenue, Queens Amendment to a previously granted variance (§72-21) to permit the change in use of a portion of the second floor from accessory parking spaces to UG 6 office use. C4-3 zoning district Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 2/5/13
5.	173-99-BZ	Gerald J. Caliendo, R.A. 43-60 Ditmars Boulevard, Queens Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Matrix Fitness Club</i>) which expired on March 6, 2011; Amendment for an increase in floor area at the cellar level; waiver of the Rules. M-1 zoning district. Community Board #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/15/13
6.	302-01-BZ	Greenberg Traurig 2519-2525 Creston Avenue, Bronx Extension of Term of a previously granted variance (§72-21) for the continued operation of a parking facility accessory to commercial use which expired on April 23, 2012; Extension of Time to obtain a Certificate of Occupancy which expired on July 10, 2012. R8 zoning district. Community Board #7BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 20, 2012

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
7.	189-03-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 1/8/13
8.	141-06-BZ	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
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 1/15/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 20, 2012

10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	1005-66-BZ	Moshe M. Friedman, P.E. 320 West 30th Street, aka 314-322 West 30th Street, Manhattan Extension of Term of a previously granted variance pursuant to Section 60(1b) of the Multiple Dwelling Law which permitted 22 transient parking spaces which expired on May 2, 2012; Waiver of the Rules. R8B zoning district. Community Board #4M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 12/11/12
10.	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) 788-8757
		Status: Continued Hearing – 1/8/13
11.	85-91-BZ	Carl A. Sulfaro, Esq. 204-18 46th Avenue, Queens Extension of Term (§11-411) of a previously granted variance for a veterinarian's office, accessory dog kennels and a caretaker's apartment which expired on July 21, 2012; amendment to permit a change to the hours of operation and accessory signage. R3-1 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 1/8/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 20, 2012
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	119-11-A	Bryan Cave LLP 2230-2234 Kimball Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under prior zoning regulations in effect on July 14, 2005. R4 zoning district. Community Board #18BK
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 1/29/13
13.	163-11-A	New York City Fire Department 469 West 57 th Street, Manhattan Appeal to modify the existing Certificate of Occupancy to provide additional fire safety measures in the form of a wet sprinkler system throughout the entire building. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/20/12
14.	21-12-A	Rothkrug Rothkrug & Spector, LLP 55 Louise Lane, Staten Island Proposed construction of an accessory swimming pool partially within the bed of a mapped street, contrary to General City Law Section 35. R1-2 (NA-1) Zoning District. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/20/12
15.	151-12-A	Law Office of Stuart Klein 231 East 11 th Street, Manhattan Appeal challenging the Department of Buildings' determination that a roof antenna is not a permitted accessory use pursuant to ZR § 12-10. R8 zoning district Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 20, 2012

10:00 A.M.

APPEALS – CONTINUED HEARINGS

16.	45-03-A thru 62-03-A & 64-03-A	Joseph Loccisano, P.C. Hall Avenue, Staten Island Proposed construction of a single-family dwelling which is not fronting on a legally mapped street and is located within the bed of a mapped street, contrary to Sections 35 and 36 of the General City Law. R3-1 zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned, Continued Hearing – 1/15/13
17.	144-12-A & 145-12-A	Law Offices of Marvin Mitzner LLC 339 West 29th Street, Manhattan Appeal of the Multiple Dwelling Law pursuant to §310 to allow the enlargement to a five-story building, contrary to §171(2)(f). Appeal challenging the determination of the Department of Buildings requiring the owner to obtain approval from the Landmarks Preservation Commission, prior to reinstatement and amendments of the permits. R8B zoning district. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/15/13 (Cal. #144-12-A) Closed, Decision – 1/15/13 (Cal. #145-12-A)

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 20, 2012
10:00 A.M.

APPEAL – NEW CASES		
18.	102-12-A	Zygmunt Staszewski 489 Sea Breeze Walk, Queens Proposed reconstruction and enlargement of a single family home not fronting on a mapped street, contrary to General City Law Section 36, and the proposed upgrade of the private disposal system, contrary to the Department of Buildings' policy. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/20/12
19.	140-12-A	Rothkrug Rothkrug & Spector 69 Parkwood Avenue, Staten Island Proposed construction of a two-family dwelling located in the bed of a mapped street, contrary to General City Law Section 35. R3A zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/4/12
20.	142-12-A	Sheldon Lobel, P.C. 24-02 89th Street, Queens Amendment of a previously approved (BSA Cal No. 187-99-A) waiver of the General City Law Section 35 which permitted the construction of a two family dwelling in the bed of a mapped street (24th Avenue). The amendment seeks to construct a community facility building. R3-2 zoning district. Community Board #3Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/4/12
21.	247-12-A	Deidre Duffy, P.E. 659 Highland Place, Queens Proposed construction of a single family home located in the bed of a mapped street, contrary to General City Law Section 35, and private disposal system is located in the bed of a mapped street, contrary to Department of Buildings' policy. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 20, 2012

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
22.	248-12-A	<p>Deidre Duffy, P.E. 45 Tioga Walk, Queens Proposed building is not fronting a mapped street, contrary to General City Law Section 36, is located in the bed of a mapped street, contrary to General City Law Section 35, and private disposal system is located in the bed of a mapped street, contrary to Department of Buildings' policy. R4 zoning district. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 11/20/12</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 20, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	156-11-BZ	Sheldon Lobel, P.C. 1020 Carroll Place, Bronx Variance (§72-21) to permit the construction of a 12-story mixed residential (UG 2 supportive housing) and community facility (<i>St. Simeon's Episcopal Church</i>) (UG4 house of worship) building, contrary to setback (§23-633(b)), floor area (§§23-145, 24-161, 77-2), lot coverage (§23-145) and density (§§23-22, 24-20) requirements. R8 zoning district. Community Board #4BX
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 11/20/12
2.	160-11-BZ	Slater & Beckerman, LLP 42 East 69th Street, Manhattan Variance (§72-21) to allow for the enlargement of a community facility (<i>Jewish National Fund</i>), contrary to rear yard (§24-33), rear yard setback (§24-552), lot coverage (§24-11), and height and setback (§§23-633, 24-591) regulations. R8B/LH-1A zoning district. Community Board # 8M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 12/11/12
3.	185-11-BZ	Eric Palatnik, P.C. 2538 85th Street, Brooklyn Variance (§72-21) to permit parking accessory to an adjacent, as-of-right retail development (<i>Walgreens</i>), contrary to use regulations (§22-00). R5 zoning district. Community Board #11BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 11/20/12
4.	7-12-BZ	Eric Palatnik, P.C. 419 West 55th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Revolutions 55</i>). C6-2/R8 zoning district. Community Board #4BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 11/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 20, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	45-12-BZ	Moshe M. Friedman, P.E. 1914 50th Street, Brooklyn Variance (§72-21) to permit the extension and conversion of an existing residential building to a UG 4 synagogue (<i>Bais Sina</i>), contrary to floor area ratio and lot coverage (§24-11), front yard (§24-34), side yards (§24-35), rear yard (§24-36), court and minimum distance between walls or windows and lot lines (§24-60) regulations. R5 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 11/20/12
6.	76-12-BZ	Sheldon Lobel, P.C. 148 Norfolk 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 minimum side yards (§23-461). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/20/12
7.	141-12-BZ	Eric Palatnik, P.C. 65-02/10 164th Street, Queens Re-Instatement (§§11-411 & 11-412) of a previously approved variance which permitted retail (UG 6) in a residential district which expired on October 14, 1989; amendment to permit the installation of awnings/signage, and changes to the interior layout; Waiver of the Rules. R4 zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 11/20/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 20, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	42-10-BZ	Sheldon Lobel, P.C. 2170 Mill Avenue, Brooklyn Variance (§72-21) to allow for a mixed use building, contrary to use (§22-10), floor area, lot coverage, open space (§23-141), maximum dwelling units (§23-22), and height (§23-631) regulations. R3-1/C2-2 zoning district. Community Board #18BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 12/11/12
9.	113-11-BZ	Slater & Beckerman, LLP 66 Van Cortlandt Park South, Bronx Variance (§72-21) to permit a proposed enlargement of a Use Group 3 nursing home (<i>St. Patricks Home for the Aged and Infirm</i>) contrary to rear yard equivalent requirements (§24-382). R7-1 zoning district. Community Board #8BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 12/11/12
10.	61-12-BZ	Sheldon Lobel, P.C. 216 Lafayette Street, Manhattan Variance (§72-21) to permit a UG 6 restaurant in a portion of the cellar and first floor, contrary to use regulations (§42-10). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 1/29/13
11.	74-12-BZ	Harold Weinberg, P.E. 252 Exeter Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to floor area, open space and lot coverage (§23-141); side yard (§23-461) and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/4/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 20, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	82-12-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/8/13
13.	152-12-BZ	Rothkrug Rothkrug & Spector, LLP 146-61 105th Avenue, Queens Variance (§72-21) to permit construction of a four-story mixed use commercial and residential building, contrary to side yard (§23-462) requirements. C2-4/R6A zoning district. Community Board #12Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 12/4/12
14.	189-12-BZ	Kramer Levin Naftalis & Frankel, LLP 98 Montague Street, Brooklyn Variance (§72-21) to permit the conversion of an existing building into a transient hotel (UG 5), contrary to use regulations (§22-00). C1-3/R7-1, R6 zoning districts. Community Board #2BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 11/27/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 20, 2012

1:30 P.M.

BZ – NEW CASES		
15.	159-12-BZ	Eric Palatnik, P.C. 94-07 156th Avenue, Queens Variance (§72-21) to allow for the enlargement of a Use Group 4 medical office building, contrary to rear yard requirements (§24-36). R3-2 zoning district. Community Board #10Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 1/29/13
16.	210-12-BZ	Herrick, Feinstein LLP 44 West 28th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>CrossFit</i>) to be located on second story of an existing 16-story building. C6-4X and M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 12/4/12
17.	233-12-BZ	Fried Frank Harris Shriver & Jacob 246-12 South Conduit Avenue, Queens Variance (§72-21) to legalize an advertising sign in a residential district, contrary to use regulations (§22-00). R3X zoning district. Community Board #13Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 1/29/13
18.	235-12-BZ	Slater & Beckerman, LLP 2771 Knapp Street, Brooklyn Special Permit (§73-242) to allow a one-story building to be used as four eating and drinking establishments (Use Group 6), contrary to use regulations (§32-00). C3 zoning district. Community Board #15BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 1/8/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 20, 2012

1:30 P.M.

<i>BZ – NEW CASES</i>		
19.	237-12-BZ	Wachtel Masyr & Missry LLP 220 West 19th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Crunch</i>). C6-4A zoning district. Community Board #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 12/4/12
20.	249-12-BZ	Lewis E. Garfinkel 1320 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141(a); side yards (§23-461(a)) and rear yard (§23-47) regulations. R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 12/4/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 27, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	299-82-BZ	Bryan Cave LLP 207-217 Chrystie Street, Manhattan Amendment to a previously granted variance (§72-21) which allowed a residential building. Proposed amendment would permit a new mixed use hotel and residential building on the subject zoning lot. C6-1 zoning district. Community Board #3M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 12/11/12
2.	135-01-BZ	Rothkrug Rothkrug & Spector, LLP 1815/17 86th Street, Brooklyn Extension of Term (§11-411) of an approved variance which permitted a high speed auto laundry (UG 16B) which expired on October 30, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on October 30, 2002; Waiver of the Rules. C1-2(R5) zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Deferred Decision – 1/15/13

<i>SOC – CONTINUED HEARINGS</i>		
3.	197-08-BZ	Stuart Klein, Esq. 341-349 Troy Avenue, aka 1515 Carroll Street, Brooklyn 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. Community Board #9BK
		Examiner: Rory Levy (212) 788-8749
		Status: Adjourned, Continued Hearing – 1/8/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 27, 2012

10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	743-59-BZ	<p>Peter Hirshman 30 Park Avenue, Manhattan Extension of Term of a previously approved variance (Section 7e 1916 zoning resolution and MDL Section 60 (1d)), which permitted 20 attended transient parking spaces, which expired on June 14, 2011; Waiver of the Rules. R10/R9X zoning district. Community Board #6M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 1/8/13</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
5.	103-12-A	<p>Sheldon Lobel, P.C. 74-76 Adelphi Street, Brooklyn Appeal seeking a common law vested right to continue development commenced under the prior R6 zoning district. R5B zoning district. Community Board #2BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Adjourned, Continued Hearing – 1/8/13</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 27, 2012

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
6.	85-12-A	Fried Frank 50 East 153rd Street, Bronx Appeal from determination of the Department of Buildings regarding right to maintain existing advertising signs. M1-1 zoning district Community Board #4BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/15/13
7.	90-12-A	Fried Frank 111 Varick Street, Manhattan Appeal from determination of the Department of Buildings regarding right to maintain existing advertising signs. M1-6 zoning district Community Board #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/15/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 27, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	5-11-BZ	Akerman Senterfitt, LLP 9 Old Fulton Street, Brooklyn Variance (§72-21) to allow for a new five-story residential development, contrary to use regulations (§42-00). M2-1 zoning district. Community Board #2BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 11/27/12
2.	43-12-BZ	Wachtel & Masyr, LLP 25 Great Jones Street, Manhattan Variance (§72-21) to permit a residential building, contrary to use regulations (§42-00). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 1/15/13
3.	71-12-BZ	Akerman Senterfitt, LLP 165-10 Archer Avenue, Queens Variance (§72-21) to allow for a new 14-story residential building with ground floor retail, contrary to floor area (§§115-211/23-942), height and setback (§115-233), and accessory off street parking (§115-51). C6-2/Downtown Jamaica Special Zoning District. Community Board #12Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 11/27/12
4.	165-12-BZ	Law Office of Fredrick A. Becker 286 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement and partial legalization of an existing single family home contrary to floor area and open space (§23-141) and rear yard (§23-47) regulations; R2 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/27/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 27, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	147-11-BZ	Sheldon Lobel, P.C. 24-47 95th Street, Queens Variance (§72-21) to permit the construction of a single-family, semi-detached residence, contrary to floor area (§23-141) and side yard (§23-461) regulations. R3-2 zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 1/8/13
6.	157-11-BZ	Sheldon Lobel, P.C. 1968 Second Avenue, Manhattan Variance (§72-21) to allow for the legalization of an existing supermarket, contrary to rear yard (§33-261) and loading berth (§36-683) requirements. C1-5/R8A and R7A zoning districts. Community Board #11M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 1/8/13
7.	16-12-BZ	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
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 1/15/13
8.	56-12-BZ	Eric Palatnik, P.C. 168 Norfolk Street, 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 yard (§23-461); and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing – 1/15/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 27, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	63-12-BZ	Sheldon Lobel, P.C. 2701 Avenue N, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A House of Worship (<i>Khal Bnei Avrohom Yaakov</i>), which is contrary to floor area (24-11), lot coverage, front yard (24-34), side yard (24-35a) parking (25-31), height (24-521), and setback requirements. R2 zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Adjourned, Continued Hearing – 1/8/13
10.	72-12-BZ	Watchtel Masyr & Missry, LLP 213-223 Flatbush Avenue, Brooklyn Variance (§72-21) to allow for the construction of a new mixed use building, contrary to off-street parking (§25-23), floor area, open space, lot coverage (§23-145), maximum base height and maximum building height (§23-633) regulations. R7A/C2-4 and R6B zoning districts. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 1/8/13
11.	73-12-BZ	Jeffrey Chester, Esq. 41-19 Bell Boulevard, Queens Application for a special permit to legalize an existing physical culture establishment (<i>Lucille Roberts</i>). C2-2 zoning district. Community Board #11Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/8/13
12.	189-12-BZ	Kramer Levin Naftalis & Frankel, LLP 98 Montague Street, Brooklyn Variance (§72-21) to permit the conversion of an existing building into a transient hotel (UG 5), contrary to use regulations (§22-00). C1-3/R7-1, R6 zoning districts. Community Board #2BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 1/8/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 27, 2012

1:30 P.M.

BZ – NEW CASES		
13.	106-12-BZ	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
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 1/29/13
14.	156-12-BZ	Sheldon Lobel, P.C. 816 Washington Avenue, Brooklyn Variance (§72-21) to permit construction of a mixed-use residential building with ground floor commercial use, contrary to minimum inner court dimensions (§23-851). C1-4/R7A zoning district. Community Board #8BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 1/8/13
15.	195-12-BZ	Law Office of Eduardo J. Diaz 108-15 Crossbay 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
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 1/15/13
16.	260-12-BZ	John M. Marmora, Esq. 114-01 Sutphin Boulevard, Queens Special Permit (§73-243) to permit an accessory drive-through facility to an eating and drinking establishment (McDonald's) within the portion of the lot located in a C1-3/R5D zoning district contrary to §§32-15 & 32-32 as well as a Special Permit (§73-52) to extend the commercial use by 25' into the R3A portion of the lot contrary to § 22-10. Community Board #12Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 1/15/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 27, 2012

1:30 P.M.

<i>BZ – NEW CASES</i>		
17.	276-12-BZ	Rothkrug Rothkrug & Spector LLP 833/45 Flatbush Avenue aka 2/12 Linden Boulevard, Brooklyn Special Permit (§73-36) to permit a physical culture establishment (<i>Blink</i>) within portions of an existing commercial building. C2-4 zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/8/13
18.	278-12-BZ	John M. Marmora, Esq. 3143 Atlantic Avenue, Brooklyn Special Permit (§73-52) to extend by 25'-0" a commercial use into a residential zoning district to permit the development of a proposed eating and drinking establishment (<i>McDonald's</i>) with accessory drive thru. C8-2 and R5 zoning district. Community Board #5BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 1/15/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 4, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	30-58-BZ	Vassalotti Associates Architects, LLP 184-17 Horace Harding Expressway, Queens Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) which expired on March 12, 2004; Waiver of the Rules. C2-1/R3-1 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 12/4/12
2.	311-71-BZ	Eric Palatnik, P.C. 1907 Cropsey Avenue, Brooklyn Amendment (§11-412) to permit the conversion of automotive service bays to an accessory convenience store of an existing automotive service station (Sunoco); Extension of Time to obtain a Certificate of Occupancy which expired July 13, 2000; waiver of the rules. R-5 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/4/12
3.	84-91-BZ	Eric Palatnik, P.C. 2344 Eastchester Road, Bronx Extension of Term of a previously granted variance (§72-21) which permitted professional offices (Use Group 6) in a residential building which expires on September 15, 2012. R4A zoning district. Community Board #11BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/4/12
4.	5-96-BZ	Sheldon Lobel, P.C. 564/92 St. John's Place, Brooklyn Extension of Time to obtain a Certificate of Occupancy of an approved variance which permitted the operation a one-story public parking garage for no more than 150 cars (UG 8) which expired on February 2, 2011; Waiver of the Rules. R7-1 zoning district. Community Board #8BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 12/4/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 4, 2012

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	96-00-BZ	Greenberg Traurig, LLP 4 East 77th Street, Manhattan Extension of Term (§11-411) of an approved variance which permitted an art gallery on a portion of the second floor in an existing five-story building which expired on August 8, 2010; Extension of Time to Obtain a Certificate of Occupancy; Waiver of the Rules. R8B/R10 zoning district. Community Board #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/4/12
6.	209-04-BZ	Eric Palatnik, P.C. 109-09 15th Avenue, Queens Extension of Time to complete construction of an approved variance (§72-21) to permit the conversion and enlargement of an existing industrial building to residential use. M2-1 zoning district, which expired on July 19, 2012. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/4/12
7.	143-07-BZ	Law Office of Fredrick A. Becker 6404 Strickland Avenue, Brooklyn Extension of Time to complete construction of an approved variance (§72-21) to permit the construction of a three-story and cellar synagogue, which expired on July 22, 2012. R2 zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/4/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 4, 2012
10:00 A.M.

SOC – NEW CASES		
8.	135-46-BZ	Eric Palatnik, P.C. 3802 Avenue U, Brooklyn Extension of Term (§11-411) of approved variance which permitted an Automotive Service Station (UG 16B) with accessory uses, which expired on January 29, 2012, and an Amendment (§11-413) to convert the use to Auto Laundry (UG 16B) hand car wash; waiver for the Rules. R4 zoning district. Community Board #18BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 1/29/13
9.	812-61-BZ	Peter Hirshman 74-82 Park Avenue, Manhattan Extension of Term (§11-411) of a approved variance permitting the use of accessory multiple dwelling garage for transient parking, which expires on October 24, 2012. R10, R8B zoning district. Community Board #6M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 1/15/13
10.	165-91-BZ	Law Offices of Stuart A. Klein 45 Williamsburg Street West, aka 32-46 Hooper Street, Brooklyn Extension of Term of a approved Special Permit (§73-19) which permitted the construction and operation of a school (UG 3) which expires on September 15, 2012. M1-2 zoning district. Community Board #1BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/8/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 4, 2012

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
11.	114-12-A	Leavitt, Kerson & Duane 24-59 32nd Street, Queens Appeal challenging Department of Buildings' determination that an existing sign is not a legal non-conforming advertising sign. R5B zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 12/4/12
12.	136-12-A	Fried Frank, LLP 37-27 Hunter's Point, Queens Appeal from Department of Buildings' determination that an existing sign is not a legal non-conforming advertising sign. R4 zoning district. Community Board #2Q
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 12/4/12
13.	140-12-A	Rothkrug Rothkrug & Spector 69 Parkwood Avenue, Staten Island Proposed construction of a two-family dwelling located in the bed of a mapped street, contrary to General City Law Section 35. R3A zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/4/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 4, 2012

10:00 A.M.

APPEALS – CONTINUED HEARINGS

14.	142-12-A	Sheldon Lobel, P.C.
		24-02 89th Street, Queens
		Amendment of a previously approved (BSA Cal No. 187-99-A) waiver of the General City Law Section 35 which permitted the construction of a two family dwelling in the bed of a mapped street (24th Avenue). The amendment seeks to construct a community facility building. R3-2 zoning district.
		Community Board #3Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/15/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 4, 2012

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
15.	97-12-A & 98-12-A	Fried Frank 620 12th Avenue, Manhattan Appeal from Department of Buildings' determination regarding right to maintain existing advertising sign in manufacturing district. M1-5/CL zoning district. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 2/5/13
16.	108-12-A & 109-12-A	Davidoff Malito & Hatcher LLP 4612 Third Avenue, Brooklyn Appeal from Department of Buildings' determination that signs are not entitled to non-conforming use status as accessory business or non-commercial signs, pursuant to Z.R. §§42-58 and 52-61. Community Board #7BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 2/26/13
17.	205-12-A	Fried Frank 355 Major Deegan Expressway, Bronx Appeal challenging the Department of Buildings' determination that the subject sign is not entitled to non-conforming use status as an advertising sign. R7-2 /C2-4 (HRW) Zoning District. Community Board #1BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/29/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 4, 2012

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	74-12-BZ	Harold Weinberg, P.E. 252 Exeter Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to floor area, open space and lot coverage (§23-141); side yard (§23-461) and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/4/12
2.	152-12-BZ	Rothkrug Rothkrug & Spector, LLP 146-61 105th Avenue, Queens Variance (§72-21) to permit construction of a four-story mixed use commercial and residential building, contrary to side yard (§23-462) requirements. C2-4/R6A zoning district. Community Board #12Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 12/4/12
3.	210-12-BZ	Herrick, Feinstein LLP 44 West 28th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>CrossFit</i>) to be located on second story of an existing 16-story building. C6-4X and M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 12/4/12
4.	237-12-BZ	Wachtel Masyr & Missry LLP 220 West 19th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Crunch</i>). C6-4A zoning district. Community Board #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 12/4/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 4, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	115-12-BZ	Sheldon Lobel, P.C. 701/745 64th Street, Brooklyn Special Permit (§73-44) to allow for a reduction in parking from 331 to 221 spaces in an existing building proposed to be used for ambulatory diagnostic or treatment facilities in Use Group 6 parking category B1. C4-2A zoning district. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 1/8/13
6.	150-12-BZ	Goldman Harris LLC 39 West 21st Street, Manhattan Special Permit (§73-36) to permit a physical culture establishment (<i>Flywheel Sports</i>). C6-4A zoning district. Community Board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 2/5/13
7.	249-12-BZ	Lewis E. Garfinkel 1320 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141(a)); side yards (§23-461(a)) and rear yard (§23-47) regulations. R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/15/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 4, 2012

1:30 P.M.

BZ – NEW CASES		
8.	75-12-BZ	Sheldon Lobel, P.C. 547 Broadway, Manhattan Variance (§72-21) to permit the legalization of retail use (UG 6) on the first floor and expand the use into the cellar with accessory use in the sub-cellar, contrary to §42-14 (D)(2)(b). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 1/15/13
9.	200-12-BZ	Sheldon Lobel, P.C. 154 Hester Street, Manhattan Variance (§72-21) to permit the enlargement of UG4 house of worship, contrary floor area (§109-121), lot coverage (§109-122) and enlargement of non-complying building (§54-31). C6-2 zoning district. Community Board #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/8/13
10.	244-12-BZ	Watchel, Masyr & Missry LLP 600 Washington Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Gotham Gym</i>). M1-5 zoning district. Community Board #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/15/13
11.	258-12-BZ	Holland & Knight, LLP 113 East 90th Street, Manhattan Variance (§72-21) to permit the conversion of two buildings into a single-family residence, which does not comply with lot coverage, minimum distance between buildings and minimum distance of legally required windows. R8B zoning district. Community Board #8M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 1/8/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 11, 2012
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1005-66-BZ	Moshe M. Friedman, P.E. 320 West 30th Street, aka 314-322 West 30th Street, Manhattan Extension of Term of a previously granted variance pursuant to Section 60(1b) of the Multiple Dwelling Law which permitted 22 transient parking spaces which expired on May 2, 2012; Waiver of the Rules. R8B zoning district. Community Board #4M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 12/11/12
2.	299-82-BZ	Bryan Cave LLP 207-217 Chrystie Street, Manhattan Amendment to a previously granted variance (§72-21) which allowed a residential building. Proposed amendment would permit a new mixed use hotel and residential building on the subject zoning lot. C6-1 zoning district. Community Board #3M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 12/11/12
3.	95-90-BZ	Akerman Senterfitt, LLP 242-24 Northern Boulevard, Queens Extension of Term of an approved variance (§72-21) which permitted retail (UG 6) with accessory parking for 28 vehicles which expired on January 28, 2012. R1-2 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 12/11/12
4.	271-90-BZ	Rothkrug Rothkrug & Spector LLP 68-01/5 Queens Boulevard, Queens Extension of Term (§11-411) for the continued operation of a UG16 automotive repair shop with used car sales which expired on October 29, 2011. R7X/C2-3 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 11, 2012

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	67-91-BZ	Sheldon Lobel, P.C. 260-09 Nassau Boulevard, Queens Extension of Term (§11-411) of an approved variance permitting the operation of an automotive service station (UG 16B) with accessory uses which expired on March 17, 2012; Waiver of the Rules. C1-2 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 12/11/12
6.	302-01-BZ	Greenberg Traurig 2519-2525 Creston Avenue, Bronx Extension of Term of a previously granted variance (§72-21) for the continued operation of a parking facility accessory to commercial use which expired on April 23, 2012; Extension of Time to obtain a Certificate of Occupancy which expired on July 10, 2012. R8 zoning district. Community Board #7BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/11/12
7.	314-08-BZ	Kramer Levin Naftalis & Frankel LLP 437-447 West 13th Street, Manhattan Extension of Time to complete construction of an approved variance (§72-21) to permit the construction of a 12-story commercial office and retail building, which will expire on November 24, 2013; waiver of the Rules. M1-5 zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 12/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 11, 2012

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	107-06-BZ	Rothkrug Rothkrug & Spector LLP
		140 East 63rd Street, Manhattan
		Amendment to previously granted Special Permit (§73-36) for the increase (693 square feet) of floor area of an existing Physical Culture Establishment (<i>Equinox</i>). C10-8X/R8B zoning district.
		Community Board #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/8/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 11, 2012

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	232-10-A	Goldman Harris 59 Fourth Avenue, Manhattan An appeal challenging Department of Buildings' denial of a sign permit on the basis that the advertising sign had not been legally established and not discontinued as per ZR §52-83. C1-6 zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/11/12
10.	88-12-A 89-12-A	Fried Frank 462 11th Avenue, Manhattan Appeal from determination of the Department of Buildings regarding right to maintain existing advertising signs. C6-4 zoning district. Community Board #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 12/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 11, 2012
10:00 A.M.

APPEALS – CONTINUED HEARINGS

11.	<p>117-12-A thru 135-12-A</p> <p>171-12-A thru 180-12-A</p> <p>273-12-A thru 274-12-A</p>	<p>Stroock & Stroock & Lavan, LLP</p> <p><u>Borough of Queens</u></p> <p>Van Wyck Expressway & Atlantic Avenue (CB 12)</p> <p>Brooklyn Queens Expressway and Queens Boulevard (CB 2)</p> <p>Brooklyn Queens Expressway and 31st Street (CB 1)</p> <p>Brooklyn Queens Expressway and 31st Avenue (CB 1)</p> <p>Brooklyn Queens Expressway and 32nd Avenue (CB 1)</p> <p>Brooklyn Queens Expressway and 34th Avenue (CB 2)</p> <p>Long Island Expressway, East of 25th Street (CB 2)</p> <p>Brooklyn Queens Expressway and Northern Boulevard (CB 1)</p> <p>Brooklyn Queens Expressway and Queens Boulevard (CB 2)</p> <p>Queens Boulevard and 74th Street (CB 4)</p> <p>Skillman Avenue between 28th and 29th Streets (CB 2)</p> <p>Van Wyck Expressway, north of Roosevelt Avenue (CB 1)</p> <p>Woodhaven Boulevard, north of Elliot Avenue (CB 6)</p> <p>Long Island Expressway and 74th Street (CB 5)</p> <p><u>Borough of the Bronx</u></p> <p>Cross Bronx Expressway, east of Sheridan Expressway (CB 9)</p> <p>Cross Bronx Expressway and Bronx River (CB 6)</p> <p>Cross Bronx Expressway, east of Bronx River and Sheridan Expressway (CB 6)</p> <p>I-95 and Hutchinson Parkway (CB 11)</p> <p>Bruckner Boulevard and Hunts Point Avenue (CB 2)</p> <p>Bruckner Expressway, north of 156th Street (CB 2)</p> <p>Major Deegan Expressway, south of Van Cortland (CB 8)</p> <p>Major Deegan Expressway and 167th Street (CB 4)</p> <p>Appeal challenging Department of Buildings' determination that multiple signs located on railroad properties are subject to the NYC Zoning Resolution.</p> <p>Queens/Bronx</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 1/29/13</p>
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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 11, 2012

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	182-12-A	Davidoff Hutcher & Citron LLP Major Deegan Expressway and 161st Street, Bronx Appeal challenging Department of Buildings' determination that a sign located on railroad property is subject to the NYC Zoning Resolution. Community Board #4BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/29/13
13.	183-12-A thru 188-12-A	Herrick Feinstein, LLP 476, 477, 475 Exterior Street and Major Deegan Expressway, Bronx Appeal challenging Department of Buildings' determination that six signs located on railroad properties are subject to the NYC Zoning Resolution. Community Board #1BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/29/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 11, 2012

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
14.	162-12-A	Davidoff Hutcher & Citron, LLP 49-21 Astoria Boulevard North, Queens Appeal from Department of Buildings' determination that sign is not entitled to continue non-conforming use status as advertising sign, pursuant to Z.R. §52-731. R4 zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 2/5/13
15.	167-12-A	Davidoff Hutcher & Citron, LLP 101-07 Macombs Place, Manhattan Appeal from Department of Buildings' determination that sign is not entitled to continued non-conforming use status as advertising sign, pursuant to Z.R. §52-731. R7-2 zoning district. Community Board #10M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 2/5/13
16.	169-12-A 170-12-A	Davidoff Hutcher & Citron LLP 24-28 Market Street, Manhattan Appeal from Department of Buildings' determination that signs are not entitled to continued non-conforming use status as advertising signs, pursuant to Z.R. §52-731. R7-2 zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 2/5/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 11, 2012
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	160-11-BZ	Slater & Beckerman, LLP 42 East 69th Street, Manhattan Variance (§72-21) to allow for the enlargement of a community facility (<i>Jewish National Fund</i>), contrary to rear yard (§24-33), rear yard setback (§24-552), lot coverage (§24-11), and height and setback (§§23-633, 24-591) regulations. R8B/LH-1A zoning district. Community Board # 8M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 12/11/12
2.	104-12-BZ	Sheldon Lobel, P.C. 178-21 & 179-19 Hillside Avenue, Queens Re-instatement (§11-411) of a previously approved variance which expired on May 20, 2000 which permitted accessory retail parking on the R5 portion of a zoning lot; Extension of Time to obtain a Certificate of Occupancy which expired on April 11, 1994; Waiver of the Rules. C2-4/R6A and R5 zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 12/11/12
3.	112-12-BZ	Rothkrug Rothkrug & Spector LLP 244 Demorest Avenue, Staten Island Special Permit (§73-621) for the enlargement of an existing one-family dwelling, contrary to open space regulations (§23-141). R2 zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/11/12
4.	137-12-BZ	Fried Frank Harris Shriver & Jacobson, LLP 515-523 East 73rd Street, Manhattan Variance (§72-21) to allow for an ambulatory diagnostic and treatment health care facility (<i>Hospital for Special Surgery</i>), contrary to rear yard equivalent, use, height and setback, floor area, and parking spaces (§§42-12, 43-122, 43-23, 43-28, 43-44, and 13-133) regulations. M1-4/M3-2 zoning districts. Community Board #8M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 12/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 11, 2012
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	154-12-BZ	Law Office of Fredrick A. Becker 1202 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461(a)) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/11/12
6.	163-12-BZ	Kramer Levin Naftalis & Frankel, LLP 435 East 30th Street, Manhattan Variance (§72-21) to permit the development of a new biomedical research facility on the main campus of the NYU Langone Medical Center, contrary to rear yard equivalent, height, lot coverage, and tower coverage (§§24-382, 24-522, 24-11, 24-54) regulations. R8 zoning district. Community Board #6M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 12/11/12

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 11, 2012
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	42-10-BZ	Sheldon Lobel, P.C. 2170 Mill Avenue, Brooklyn Variance (§72-21) to allow for a mixed use building, contrary to use (§22-10), floor area, lot coverage, open space (§23-141), maximum dwelling units (§23-22), and height (§23-631) regulations. R3-1/C2-2 zoning district. Community Board #18BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 2/12/13
8.	35-11-BZ	The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens 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. Community Board #13Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 2/26/13
9.	113-11-BZ	Slater & Beckerman, LLP 66 Van Cortlandt Park South, Bronx Variance (§72-21) to permit a proposed enlargement of a Use Group 3 nursing home (<i>St. Patrick's Home for the Aged and Infirm</i>) contrary to rear yard equivalent requirements (§24-382). R7-1 zoning district. Community Board #8BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 1/15/13
10.	190-11-BZ	Sheldon Lobel, P.C. 1197 Bryant Avenue, Bronx Variance (§72-21) to legalize Use Group 6 retail stores, contrary to use regulations (§22-10). R7-1 zoning district. Community Board #3BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 1/15/13

*****DISCLAIMER*****

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<i>BZ – CONTINUED HEARINGS</i>		
11.	30-12-BZ	<p>Eric Palatnik, P.C. 142-41 Roosevelt Avenue, Queens Special Permit (§73-49) to permit accessory parking on the roof of an existing one-story supermarket, contrary to §36-11. R6/C2-2 zoning district. Community Board #7Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 1/15/13</p>
12.	209-12-BZ	<p>The Law Offices of Stuart Klein 910 Manhattan Avenue, Brooklyn Special Permit (§73-36) to permit the operation of a physical culture establishment. C4-3A zoning district. Community Board #1BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 1/8/13</p>
13.	241-12-BZ	<p>Greenberg Traurig, LLP 8-12 Bond Street aka 358-364 Lafayette Street, Manhattan Variance (§72-21) to permit the construction of a new mixed residential and retail building, contrary to use regulations (§42-10 and 42-14D(2)(b)). M1-5B zoning district. Community Board #2M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 1/8/13</p>

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BZ – NEW CASES		
14.	57-12-BZ	Eric Palatnik, P.C. 2670 East 12th 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); side yards (§23-461); less than the required rear yard (§23-37). R4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/15/13
15.	212-12-BZ	Gerald J. Caliendo, R.A., AIA, 38-03 Bell Boulevard, Queens Special Permit (§73-36) to permit a physical culture establishment (<i>Massage Envy</i>) in the cellar and first floor of the existing commercial building. C2-2/R6B zoning district. Community Board #11Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/8/13
16.	275-12-BZ	Law Office of Fredrick A. Becker 2122 Avenue N, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence, contrary to floor area and open space (§23-141), and side yard (§23-461) regulations. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/15/13
17.	283-12-BZ	Sheldon Lobel, P.C. 440 Broadway, Manhattan Variance (§72-21) to permit a UG 6 retail use on the first floor and cellar of the existing building, contrary to Section 42-14D(2)(b). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 1/15/13

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