

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 12, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	615-57-BZ	<p>Sheldon Lobel, P.C. 154-11 Horace Harding Expressway, Queens Extension of Time to obtain a Certificate of Occupancy and waiver of the rules for a Gasoline Service Station (<i>Exxon</i>) which expired on January 22, 2009. C1-3/R5B zoning district. Community Board #7Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 1/12/10</p>
2.	217-96-BZ	<p>Joseph P. Morsellino 165-01 Northern Boulevard, Queens Extension of Term of a previously granted Variance (§72-21) for the continued use of an existing car rental facility (<i>Enterprise</i>) with accessory outdoor storage of rental cars (UG 8) which expired on October 7, 2007; Extension of Time to obtain a Certificate of Occupancy which expired on October 7, 1998; and Waiver of the Rules. C1-2/R-2 zoning district. Community Board #7Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 1/12/10</p>
3.	195-99-BZ	<p>Eric Palatnik, P.C. 112 Atlantic Avenue, Brooklyn Extension of Term (§11-411) for the continued use of a Gasoline Service Station (<i>Shell</i>) which expires on November 10, 2009. R-6 zoning district. Community Board #6BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 1/12/10</p>
4.	136-01-BZ	<p>Eric Palatnik, P.C. 11-11 44th Drive, Queens Extension of Time to complete construction and obtain a Certificate of Occupancy for a Variance (§72-21) which permitted non-compliance in commercial floor area and rear yard requirements; Amendment to reduce amount of commercial floor area; Waiver of the Rules. M1-4/R7A (Hunters Point Subdistrict) zoning district. Community Board #2Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Granted – 1/12/10</p>

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<i>SOC – DECISIONS</i>		
5.	156-03-BZ	Steven M. Sinacori, Esq. 135-35 Northern Boulevard, Queens Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a seventeen story mixed-use commercial/community facility/residential condominium building which expired on December 13, 2009. C2-2/R6 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/12/10
6.	197-05-BZ	Marvin Mitzner, Esq. 813/815 Broadway, Manhattan Amendment to a variance (§72-21) to allow full commercial coverage on the ground floor and an increase in commercial FAR in a mixed use building. C6-1 zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 1/12/10

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<i>SOC – CONTINUED HEARINGS</i>		
7.	389-37-BZ	The Law Office of Fredrick A. Becker 31-08 -31-12 45th Street, Queens Extension of Term (§11-411) of a previously granted Variance for the operation of a UG8 parking lot which expired on June 13, 2008; Extension of Time to obtain a Certificate of Occupancy which expired on December 12, 2004 and Waiver of the Rules. R5/C1-2 zoning district. Community Board#1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned, Continued Hearing 2/23/10
8.	75-95-BZ	The Law Office of Fredrick A. Becker 1635 Third Avenue, Manhattan Extension of Term for a special permit (§73-36) which expired on January 28, 2006 for the operation of a Physical Culture Establishment (<i>New York Sports Club</i>); Waiver of the Rules. C2-8 zoning district. Community Board #8M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 2/2/10
9.	5-96-BZ	Sheldon Lobel, P.C. 564/92 Saint John's Place, Brooklyn Extension of Term (§11-411) to permit the operation a one-story public parking garage for no more than 150 cars (UG 8), which expired on March 18, 2007; Amendment to change the parking layout; and an Extension of Time to obtain a certificate of occupancy, which expired on March 18, 1998. R7-1 zoning district. Community Board #8BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 2/2/10

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TUESDAY MORNING, JANUARY 12, 2010

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<i>SOC – NEW CASES</i>		
10.	223-98-BZ	<p>Andrea Claire/Peter Hirshman 51-59 Maujer Street aka 451-459 Lorimer Street, Brooklyn Extension of Term of a previous variance that permits the operation of an automotive service station (UG 16B) which will expire on February 1, 2010; Amendment to allow used car sales (UG 16B); Extension of Time to obtain a Certificate of Occupancy which expired on June 10, 2003; Waiver of the Rules. R6B zoning district. Community Board #1BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 3/16/10</p>
11.	163-99-BZ	<p>The Law Office of Fredrick A. Becker 503 Broadway, Manhattan Extension of Term for a special permit (§73-36) which will expire on June 28, 2010 for the operation of a Physical Culture Establishment (<i>New York Sports Club</i>); Waiver of the Rules. M1-5B zoning district. Community Board #2M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 2/2/10</p>
12.	405-01-BZ	<p>Eric Palatnik, P.C. 1275 36th Street, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) to construct a five-story school and synagogue (UG 3 & 4) which expired on November 12, 2006. R5/C2-3 zoning district. Community Board #12BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 2/9/10</p>
13.	26-02-BZ	<p>Walter T. Gorman, P.E. 1680 Richmond Avenue, Staten Island Extension of Time to obtain a Certificate of Occupancy for a Gasoline Service Station (<i>Mobil</i>) which expires on January 28, 2010. C1-2/R3X zoning district. Community Board #2SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 2/9/10</p>

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<i>SOC – NEW CASES</i>		
14.	265-08-BZ	Richard Bass, Herrick, Feinstein, LLP 70 Wyckoff Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a previously granted Variance (§72-21) for the legalization of residential units in a manufacturing building which expired on December 23, 2009. M1-1 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/9/10

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APPEALS – DECISIONS

15.	205-05-A	Gary D Lenhart, 47 Graham Place, Queens Amendment of a previously granted General City Law Section 35 waiver to permit the construction of a single family home within the bed of a mapped street. R4 zoning district. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 1/12/10
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APPEALS – CONTINUED HEARINGS

16.	62-08-A	Eric Palatnik, P.C. 398 Nugent Street, Staten Island Proposed construction not fronting on a legally mapped street, contrary to General City Law, Section 36. R1-2 zoning district. Community Board #2SI Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 3/16/10
17.	199-09-A thru 213-09-A	Eric Palatnik, P.C. 165, 161, 159, 155, 153, 151, 149, 145, 143, 141, 137, 135, 131, 129, 127, Roswell Avenue, Staten Island Proposed construction of 15, two-story, one family homes not fronting on a mapped street, contrary to General City Law Section 36. R3A /R3-2 Zoning District. Community Board #2SI Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 2/9/10
18.	245-09-BZY	Sheldon Lobel, P.C. 120 Adelphi Street, Brooklyn Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 zoning district. R6B Zoning District. Community Board #2BK Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 1/26/10

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REGULAR MEETING

TUESDAY MORNING, JANUARY 12, 2010

10:00 A.M.

APPEALS – NEW CASES		
19.	249-09-A	Bryan Cave LLP 363 Lafayette, Manhattan Appeal challenging Department of Building's determination that permit for the subject premises expired and became invalid because the permitted work was not commenced within 12 months from the date of issuance, per Title 28, §28-105.9 of the Administrative Code. Community Board #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Postponed, Public Hearing – 2/9/10
20.	262-09-A	Joseph A. Sherry 711 Bayside Drive, Queens Reconstruction and enlargement of an existing single family home not fronting on a mapped street, contrary to General City Law Section 36 and located within the bed of a mapped street (B204th Street), contrary to General City Law Section 35 and Department of Buildings Policy. R4 Zoning District. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/12/10
21.	263-09-A	Joseph A. Sherry 28 Tioga Walk, Queens Reconstruction and enlargement of an existing single family home not fronting on a mapped street, contrary to General City Law Section 36, and located within the bed of a mapped street (B216th), contrary to General City Law Section 35. R4 Zoning District. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/12/10

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APPEALS – NEW CASES

22.	265-09-A	Gary D. Lenhart 165 Ocean Avenue, Queens Reconstruction and enlargement of an existing single family home and the upgrade of a private disposal system located within the bed of a mapped street, contrary to General City Law Section 35 and Department of Buildings Policy. R4 Zoning District. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 2/2/10
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TUESDAY AFTERNOON, JANUARY 12, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	195-07-BZ	<p>Greenberg Traurig 8-12 Bond Street, Manhattan Variance (§72-21) to allow hotel and retail uses below the floor level of the second story, contrary to use regulations (§42-14(d)(2)). M1-5B zoning district. Community Board #2M Examiner: Ronald Rizzotti (212) 788-8781 Status: Deferred Decision – 1/26/10</p>
2.	53-09-BZ	<p>Harold Weinberg, P.E. 540 Schenck Avenue, Brooklyn Variance (§72-21) for the construction of a three-family home on a vacant undersized lot. This application seeks to vary floor area (§23-141); front yard (§23-45) side yard (§23-461) and parking (§25-161) in an R5 zoning district. Community Board #5BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 1/12/10</p>
3.	164-09-BZ	<p>Eric Palatnik, P.C. 124 Irwin Street, Brooklyn Special Permit (§73-622) for enlargement of an existing two-family home, contrary to floor area, lot coverage and open space (§23-141) and rear yard (ZR §23-47) regulations. R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 1/12/10</p>
4.	218-09-BZ	<p>Jeffrey A. Chester 57 Empire Boulevard, Brooklyn Special Permit (§73-243) to allow an accessory drive-through facility to an eating and drinking establishment (<i>McDonald's</i>). C1-3/C8-2 zoning district. Community Board #1BK Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 1/12/10</p>

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<i>BZ – DECISIONS</i>		
5.	231-09-BZ	Kramer Levin Naftalis & Frankel 412-414 Greenwich Street, Manhattan Variance (§72-21) to allow for the construction of a six-story mixed use building, contrary to use and parking regulations (ZR 42-10, 13-10). M1-5/TMU Special District. Community Board #1M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 1/12/10
6.	269-09-BZ	Dennis D. Dell'angelo, R.A. 1938 East 12th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to lot coverage (§23-141); side yard (§23-461) and less than the required rear yard (§23-47) and the legalization of a prior one story enlargement at the front of the existing home. R-5 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/12/10

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<i>BZ – CONTINUED HEARINGS</i>		
7.	214-07-BZ	<p>Sheldon Lobel, P.C. 3217 Irwin Avenue, Bronx Variance (§72-21) to allow a public parking garage and increase the maximum permitted floor area in a mixed residential and community facility building, contrary to §22-10 and §24-162. R6 zoning district. Community Board #8BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 2/9/10</p>
8.	160-08-BZ	<p>Dominick Salvati and Son Architects 651-671 Fountain Avenue, Brooklyn Variance (§72-21) to permit the legalization of commercial storage of motor vehicles/buses (UG 16C) with accessory fuel storage and motor vehicles sales and repair (UG 16B), which is contrary to §22-00. R4 zoning district. Community Board #5BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 3/2/10</p>
9.	187-08-BZ	<p>Sheldon Lobel, P.C. 1247 38th Street, Brooklyn Variance (§72-21) to permit the construction of a six-story community facility building (<i>Congregation & Yeshiva Machzikei Hadas</i>), contrary to ZR §42-00. M2-1 zoning district. Community Board #12BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 2/9/10</p>
10.	14-09-BZ	<p>Eric Palatnik, P.C. 2294 Forest Avenue, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store and automotive laundry (UG 16B). C2-1/R3-2 zoning district. Community Board #1SI</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 3/9/10</p>

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<i>BZ – CONTINUED HEARINGS</i>		
11.	29-09-BZ	<p>Law Office of Fredrick A. Becker 44 Brunswick Street, Staten Island Variance (§72-21) to legalize and enlarge a synagogue (<i>Chabad Israeli Center</i>), contrary to lot coverage, front yards, side yards, and parking regulations. R3X zoning district. Community Board #2SI</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 2/23/10</p>
12.	161-09-BZ	<p>Rizzo Group 580 Carroll Street, Brooklyn Variance (§72-21) for the development of two residential buildings (20 dwelling units) contrary to rear yard equivalent, floor area, lot coverage, minimum distance between buildings and minimum distance between legally required window regulations (§§23-532, 23-145, 23-711, 23-861). R6B zoning district. Community Board #6BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 2/9/10</p>
13.	214-09-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 1464 Astor Avenue, Bronx Special Permit (§73-125) to allow for a 9,996 sq ft ambulatory diagnostic or treatment center which exceeds the 1,500 sq ft maximum allowable floor area set forth in ZR §22-14. R4-1 zoning district. Community Board #11BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 2/9/10</p>
14.	246-09-BZ	<p>Sheldon Lobel, P.C. 636 Louisiana Avenue, Brooklyn Variance (§72-21) to allow for the construction of a four story assisted living facility (<i>Brooklyn Boulevard ALP</i>) contrary to floor area, dwelling units and parking regulations (§§ 23-141/62-321, 23-22, 25-23). R5 district. Community Board #18BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 2/2/10</p>

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BZ – CONTINUED HEARINGS

15.	247-09-BZ	Kramer Levin Naftalis and Frankel 123 East 55th Street, Manhattan
		Variance (§72-21) to allow for expansion of the community house for the Central Synagogue (UG 4), contrary to floor area and height and setback regulations. (§§33-12, 81-211, 33-432). C5-2, C5-2.5 MiD zoning districts.
		Community Board #5M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 2/23/10

BZ – NEW CASES

16.	239-09-BZ	Kramer Levin Naftalis & Frankel LLP 238 Thompson Street/56 Washington Square South, Manhattan
		Variance (§72-21) to allow for the development of a six-story community facility building (<i>NYU Center for Academic and Spiritual Life</i>), contrary to lot coverage (§24-11) and height and setback regulations (§§24-522, 33-431). R7-2/C1-5 and R7-2 Districts.
		Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 2/9/10
17.	271-09-BZ	Sheldon Lobel, P.C. 132-40 Metropolitan Avenue, Queens
		Special Permit (§73-36) to legalize the operation of an existing physical culture establishment (<i>Planet Fitness</i>) on the first, second, and third floors of an existing three-story building. C2-3 zoning district.
		Community Board #9Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 2/9/10

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<i>BZ – NEW CASES</i>		
18.	302-09-BZ	Harold Weinberg, P.E. 820 39th Street, Brooklyn Special Permit pursuant (§73-50) to legalize an encroachment within 30-foot open area required at a rear lot line coincident with a residential zoning district boundary line (§43-302). M1-2 zoning district. Community Board #12BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 1/26/10
19.	307-09-BZ	Law Office of Fredrick A. Becker 1358-1360 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of existing single family home, contrary to open space and floor area (§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 – 2/9/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 26, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	826-86-BZ thru 828-86-BZ	<p>Eric Palatnik, P.C. 269-10, 270-10, 271-10 Grand Central Parkway, Queens Extension of Term for a Special Permit (§73-11) to allow non-accessory radio towers and transmitting equipment on the roof of a 33-story multiple dwelling (<i>North Shore Towers</i>) which expired on March 28, 2008; Extension of Time to obtain a Certificate of Occupancy which expired on March 6, 2003; an Amendment to eliminate the condition that a new Certificate of Occupancy be obtained; and Waiver of the Rules. R3-2 zoning district. Community Board #13Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 1/26/10</p>
2.	140-92-BZ	<p>The Law Office of Fredrick A. Becker 39-21 Crescent Street, Queens Amendment of variance (§72-21) which allowed an enlargement of an existing school (UG 3). The amendment would further enlarge the school, contrary to height and setback (§43-43). M1-2/R5D & M1-2/R5B (Special Long Island City Mixed Use District). Community Board #1Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Granted – 1/26/10</p>
3.	291-03-BZ	<p>Stuart A. Klein, Esq. 1380 62nd Street, Brooklyn Extension of term of a variance (§72-21) for construction of a new residential building; amendment to add increase the number of dwelling units, FAR, height and parking spaces. M1-1/R5B zoning districts. Community Board #10BK</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Reopened, Continued Hearing – 3/16/10</p>

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10:00 A.M.

SOC – CONTINUED HEARINGS

4.	603-86-BZ	H. Irving Sigman PE 88-34 Parsons Boulevard, aka 88-26/34 Parsons Boulevard, Queens Extension of Term for a Variance (§72-21) allowing the construction of retail stores (UG 6), which expired on September 8, 2007; Amendment to the accessory open parking area and refuse area and request to eliminate the term; Waiver of the Rules. R7A (Downtown Jamaica Special District) zoning district. Community Board #12Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Adjourned, Continued Hearing – 3/2/10
5.	813-87-BZ	The Law Office of Fredrick A. Becker 110 Boerum Place, Brooklyn Extension of Term for a special permit (§73-36) which expired on April 12, 2008 for the operation of a Physical Culture Establishment (<i>New York Sports Club</i>); Waiver of the Rules. C2-3 (R6) zoning district. Community Board#2BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 3/2/10
6.	21-91-BZ	Sheldon Lobel, P.C. 2407-2417 Linden Boulevard, Brooklyn Extension of Term (§72-01 & 72-22) of a previous variance that permits the operation of an automotive glass and mirror repair establishment (UG 7D) and used car sales (UG 16B) which expired on July 24, 2009; Waiver of the Rules. R5 zoning district. Community Board #5BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 2/23/10

DISCLAIMER

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 26, 2010

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
7.	75-00-BZ	<p>The Law Office of Fredrick A. Becker 60-69 Woodhaven Boulevard, Queens Extension of Term of a previously granted Variance (§72-21) to permit a real estate office (UG6) in a residential district which expires on July 25, 2010; amendment to change use (within the same UG6 office use). R5 zoning district. Community Board #6Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 2/2/10</p>
8.	208-03-BZ	<p>Stuart A. Klein, Esq. 255 Shell Road, Brooklyn Extension of Term of a previously granted Variance (§72-21) for a UG9 catering hall which expired on October 19, 2009. R4/C1-2/M1-1 OP zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 2/23/10</p>
9.	311-04-BZ	<p>Rothkrug Rothkrug & Spector 380 Lighthouse Avenue, Staten Island Amendment to a previously granted Variance (§72-21) for a proposed one family dwelling which is contrary to lot coverage (§105-33) and maximum height (§23-631) regulations. R1-2(NA-1) zoning district. Community Board #2SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 2/2/10</p>
10.	196-08-BZ	<p>Gage Parking Consultants 792 Tenth Avenue/455 West 53rd Street, Manhattan Amendment of a previous grant for public parking garage; amendment would enclose rooftop parking. C6-2 (Special Clinton District) zoning district. Community Board #4M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 3/16/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 26, 2010

10:00 A.M.

<i>SOC – NEW CASES</i>		
11.	818-59-BZ	<p>Akerman Senterfitt 139 East 33rd Street, Manhattan Extension of Term (§11-411) to permit the use of surplus parking spaces of an accessory garage to a multiple dwelling for transient parking which expired on July 6, 2001. C1-9 & C6-1 zoning district. Community Board #5M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 2/23/10</p>
12.	582-83-BZ	<p>Carole S. Slater 215 East 58th Street, Manhattan Extension of Term for a previously granted Variance (72-21) to permit the conversion of an existing six story building for commercial use with retail stores on the ground floor which expired on January 10, 2004; Amendment to permit (UG6) use in the cellar and to eliminate the Term; Waiver of the Rules. R8B zoning district. Community Board #6M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 2/2/10</p>
13.	62-96-BZ	<p>The Law Office of Fredrick A. Becker 200 Madison Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on February 4, 2007; Extension of Time to obtain a Certificate of Occupancy which expired on January 10, 2007 and Waiver of the Rules. C5-2 zoning district. Community Board #5M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 2/23/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 26, 2010

10:00 A.M.

<i>SOC – NEW CASES</i>		
14.	375-02-BZ	Moshe M. Friedman 1559 59th Street, Brooklyn Amendment to a variance to modify plans for a house of worship and rectory; Extension of time to complete construction and obtain a Certificate of Occupancy. R5 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 2/23/10
15.	58-07-BZ	Eric Palatnik, P.C. 18-02 Clintonville, Brooklyn Amendment to previously granted variance for a residential building to include two additional objections: dwelling unit size (§23-23) and side yard regulations (§23-461(a)). R3A zoning district. Community Board #7BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 3/9/10
16.	111-06-BZ	Sheldon Lobel, P.C. 136 Norfolk Street, Brooklyn Application to reopen pursuant to court remand (Appellate Division) to revisit the findings of a Special Permit (§73-622) for the in-part legalization of an enlargement to a single family residence. This application seeks to vary open space and floor area (§23-141); side yard (§23-48) and perimeter wall height (§23-631) regulations. R3-1 zoning district. Community Board# 15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/9/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 26, 2010

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
17.	245-09-BZY	<p>Sheldon Lobel, P.C. 120 Adelphi Street, Brooklyn Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 zoning district. R6B Zoning District. Community Board #2BK</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/26/10

<i>APPEALS – CONTINUED HEARINGS</i>		
18.	315-08-A	<p>Stuart A. Klein, Esq. 246 Spring Street, Manhattan An appeal seeking the revocation of permits for a condominium hotel on the basis that the approved plans allow for exceedance of maximum permitted floor area. M1-6 zoning. Community Board #2M</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/16/10
19.	257-09-BZY thru 258-09-BZY	<p>Gouranga C. Kundu 88-36, 88-38 144th Street, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 Zoning District. R5 Zoning District. Community Board #12Q</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 2/9/10
20.	259-09-BZY thru 261-09-BZY	<p>Gouranga C. Kundu 139-48 88th Road, 88-30 144th Street and 88-34 144th Street, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 Zoning district. R5 Zoning District. Community Board #12Q</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 2/9/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 26, 2010

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
21.	300-08-A	Blank Rome LLP 39-35 27th Street, Queens An appeal seeking a determination that the property owner has acquired a common law vested right to continue development under the prior M1-3 zoning district regulations. M1-2 /R5B zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/16/10
22.	57-09-A thru 158-09-A	Eric Palatnik, P.C. Maguire Woods, Santa Monica Lane, Woodrow, Staten Island An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district regulations. R3-2 (SSRD) zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 2/23/10
23.	280-09-A	Kramer Levin Naftalis & Frankel, LLP 330 West 86th Street, Manhattan Appeal challenging Department of Building's authority under the City Charter to interpret or enforce provisions of Article 16 of the General Municipal Law as it applies to the construction of a proposed 16 story+ penthouse. R10A Zoning district. Community Board #7M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/9/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 26, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	195-07-BZ	<p>Greenberg Traurig 8-12 Bond Street, Manhattan Variance (§72-21) to allow hotel and retail uses below the floor level of the second story, contrary to use regulations (§42-14(d)(2)). M1-5B zoning district. Community Board #2M</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Deferred Decision – 2/9/10</p>
2.	186-08-BZ	<p>Petrus Fortune, P.E. 3065 Atlantic Avenue, Brooklyn Special Permit (§73-19) to allow the legalization and enlargement of a school (<i>Followers of Jesus Mennonite Church & School</i>) in a former manufacturing building, contrary to ZR §42-10. M1-1 zoning district. Community Board #5BK</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Deferred Decision – 3/2/10</p>
3.	180-09-BZ	<p>Rothkrug Rothkrug & Spector 1735 Richmond Avenue, Staten Island Variance (§72-21) to allow for a commercial building (UG6) contrary to use regulations (§22-00). R3-1 zoning district. Community Board #2SI</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Granted – 1/26/10</p>
4.	302-09-BZ	<p>Harold Weinberg, P.E. 820 39th Street, Brooklyn Special Permit pursuant (§73-50) to legalize an encroachment within 30-foot open area required at a rear lot line coincident with a residential zoning district boundary line (§43-302). M1-2 zoning district. Community Board #12BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Granted – 1/26/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 26, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	256-07-BZ	<p>Rothkrug, Rothkrug & Spector 1978 Atlantic Avenue, Brooklyn Variance (§72-21) to permit a three-story, five-unit residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board # 8BK</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision – 3/2/10</p>
6.	97-08-BZ	<p>Eric Palatnik, P.C. 84 Sanford Street, Brooklyn Special Permit (§73-19) to allow the legalization of an existing school (<i>Central UTA</i>) (UG 3). M1-1 district. Community Board #3BK</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision – 3/2/10</p>
7.	197-08-BZ	<p>Stuart A. Klein 341/349 Troy Avenue, aka 1515 Carroll Street, Brooklyn Variance (§72-21) to permit a four-story and penthouse residential building, contrary to §23-141 (FAR, open space ratio), §23-22 (number of dwelling units), §23-45 (front yard), §23-462 (side yard), and §23-631 (wall height). R4 district. Community Board #9BK</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision – 3/16/10</p>
8.	28-09-BZ	<p>Moshe M. Friedman, P.E. 133 Taaffe Place, Brooklyn Variance (§72-21) to permit a four-story residential building on a vacant lot, contrary to use regulations (§42-10). M1-1 zoning district. Community Board #3BK</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing – 3/16/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 26, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	43-09-BZ	<p>Harold Weinberg, P.E. 198 Varet Street, Brooklyn Special Permit (§73-19) to allow a school (<i>Southside Charter High School</i>) in a recently constructed building, contrary to use regulations. M1-2 district. Community Board #1BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 1/26/10</p>
10.	162-09-BZ	<p>Sheldon Lobel, P.C. 30-33 Steinway Street, Queens Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Planet Fitness</i>) in the cellar, first, and second floors in an existing two-story building; Special Permit (§73-52) to extend the C4-2A zoning district regulations 25 feet into the adjacent R5 zoning district. C4-2A/R5 zoning districts. Community Board # 1Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 2/23/10</p>
11.	264-09-BZ	<p>Moshe M. Friedman, P.E. 927 Flatbush Avenue, Brooklyn Special Permit (§73-36) to legalize the operation of an existing physical culture establishment (<i>Lucille Roberts</i>) on the second and third floors of a three-story commercial building. C4-4A zoning district. Community Board #14BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 2/23/10</p>
12.	292-09-BZ	<p>Martyn & Don Weston 9310-9333 Third Avenue, Brooklyn Special Permit (§11-411, §11-413 & §73-03) to reinstate previously granted variance which expired on December 7, 1999; amendment to change use from a gasoline service station (UG16B) to automotive repair establishment (UG16B); Waiver of the Boards Rules. C1-3/R6A & R5B (Special Bay Ridge District). Community Board #10BK Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 2/23/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 26, 2010

1:30 P.M.

BZ – CONTINUED HEARINGS

13.	293-09-BZ	Eric Palatnik, Esq. 2501 Avenue M, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home to be converted into a single family home contrary to open space and floor area (23-141(a)). R-2 zoning district. Community Board #8BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/23/10

BZ – NEW CASES

14.	224-09-BZ	Sheldon Lobel, P.C. 218-51 aka 218-59 Hempstead Avenue, Queens Special Permit (§73-52) to allow for accessory commercial parking to be located in the residential portion of a split zoning lot. C2-3/R3-2 and R3-2 zoning districts. Community Board #13Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Withdrawn – 1/26/10
15.	235-09-BZ	Eric Palatnik, P.C. 162-25 112th Road, Queens Variance (§72-21) to permit the development of a five-story not-for-profit residence for the elderly (<i>Calvary Baptist Church</i>). Proposal is contrary to floor area and open space (§23-144), number of dwelling units (§23-221), height and setback (§23-631), side yards (§23-462 (a)), and parking (§25-23). R3-2 zoning district. Community Board #12Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 2/9/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 26, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
16.	248-09-BZ	<p>Sheldon Lobel, P.C. 3031 Bailey Avenue, The Bronx Special Permit (§11-411 & §11-412) for re-instatement of an automotive service station (UG16) which expired on July 24, 1991; Amendment to modify layout of the site; and Waiver of the Rules. R6 zoning district. Community Board #8BX</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 2/23/10</p>
17.	281-09-BZ	<p>Kramer Levin Naftalis & Frankel LLP 246 Spring Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>WTS International</i>) on the fifth and sixth floors in a recently constructed building. M1-6 zoning district. Community Board #2M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 2/23/10</p>
18.	311-09-BZ	<p>Eric Palatnik, P.C. 1092 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to open space and floor area (§23-141(a)), side yard (§23-461(a)) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/2/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 2, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	582-83-BZ	<p>Slater & Beckerman LLP 215 East 58th Street, Manhattan Extension of Term for a previously granted Variance (§72-21) to permit the conversion of an existing six story building for commercial use with retail stores on the ground floor which expired on January 10, 2004; Amendment to permit (UG6) use in the cellar and to eliminate the Term; Waiver of the Rules. R8B zoning district. Community Board #6M</p> <p>Examiner: Henry Segovia (212) 788-8749</p> <p>Status: Granted – 2/2/10</p>
2.	75-95-BZ	<p>The Law Office of Fredrick A. Becker 1635 Third Avenue, Manhattan Extension of Term for a special permit (§73-36) which expired on January 28, 2006 for the operation of a Physical Culture Establishment (<i>New York Sports Club</i>); Waiver of the Rules. C2-8 zoning district. Community Board #8M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 2/2/10</p>
3.	5-96-BZ	<p>Sheldon Lobel, P.C. 564/92 Saint John's Place, Brooklyn Extension of Term (§11-411) to permit the operation a one-story public parking garage for no more than 150 cars (UG 8), which expired on March 18, 2007; Amendment to change the parking layout; and an Extension of Time to obtain a certificate of occupancy, which expired on March 18, 1998. R7-1 zoning district. Community Board #8BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 2/2/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 2, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
4.	163-99-BZ	<p>The Law Office of Fredrick A. Becker 503 Broadway, Manhattan Extension of Term for a special permit (§73-36) which will expire on June 28, 2010 for the operation of a Physical Culture Establishment (<i>New York Sports Club</i>); Waiver of the Rules. M1-5B zoning district. Community Board #2M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 2/2/10</p>
5.	75-00-BZ	<p>The Law Office of Fredrick A. Becker 60-69 Woodhaven Boulevard, Queens Extension of Term of a previously granted Variance (§72-21) to permit a real estate office (UG6) in a residential district which expires on July 25, 2010; amendment to change use (within the same UG6 office use). R5 zoning district. Community Board #6Q</p> <p>Examiner: Henry Segovia (212) 788-8749</p> <p>Status: Granted – 2/2/10</p>
6.	311-04-BZ	<p>Rothkrug Rothkrug & Spector LLP 380 Lighthouse Avenue, Staten Island Amendment to a previously granted Variance (§72-21) for a proposed one family dwelling which is contrary to lot coverage (§105-33) and maximum height (§23-631) regulations. R1-2(NA-1) zoning district. Community Board #2SI</p> <p>Examiner: Henry Segovia (212) 788-8749</p> <p>Status: Granted – 2/2/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 2, 2010
10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	16-36-BZ	Sheldon Lobel, P.C. 1885 Westchester Avenue, Bronx Extension of Term (§11-411) for the continued operation of an existing Gasoline Service Station (<i>Gulf</i>) which expired on November 1, 2007; Waiver of the Rules. C2-2/R5 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 788-8749
		Status: Continued Hearing – 2/23/10
8.	111-71-BZ	Walter T. Gorman, P.E. 185-25 North Conduit Avenue, Queens Extension of Time to obtain a Certificate of Occupancy for a Gasoline Service Station (<i>Shell</i>) which expired on October 28, 2009; Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 788-8749
		Status: Closed, Decision – 2/23/10
9.	35-09-BZ	Kramer Levin Naftalis & Frankel LLP 345-347 East 103rd Street, Manhattan Extension of Time to obtain a Certificate of Occupancy for a (UG16) contractors' establishment on the ground floor of a two-story building which expired on December 9, 2009. R7A zoning district. Community Board #11M
		Examiner: Henry Segovia (212) 788-8749
		Status: Closed, Decision – 2/23/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 2, 2010
10:00 A.M.

<i>DISMISSAL CASES</i>		
10.	184-07-BZ & 185-07-BZ	<p>NYC Board of Standards and Appeals Applicant: Eric Palatnik, P.C. 35 and 36 Fountain Avenue, Brooklyn Dismissal for lack of prosecution of an application for a variance to allow a residential building, contrary to use regulations. M1-1 zoning district. Community Board #5BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Withdrawn – 2/2/10</p>
11.	255-08-BZ & 256-08-BZ	<p>NYC Board of Standards and Appeals Applicant: Eric Palatnik, P.C. 1994-1996 Madison Avenue, Manhattan Dismissal for lack of prosecution of an application for a variance to allow residential buildings, contrary to lot area regulations. R7-2 zoning district. Community Board #11M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Postponed, New Dismissal Calendar – 2/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 2, 2010

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	147-08-BZY	<p>Hui-Li Xu 95-04 Allendale Street, Queens Extension of time (§11-331) to complete construction of a minor development commenced under the prior zoning district. R5 zoning district. Community Board #12Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Adjourned, Continued Hearing – 6/22/10</p>
13.	265-09-A	<p>Gary D. Lenhart 165 Ocean Avenue, Queens Reconstruction and enlargement of an existing single family home and the upgrade of a private disposal system located within the bed of a mapped street, contrary to General City Law Section 35 and Department of Buildings Policy. R4 Zoning District. Community Board #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Adjourned, Continued Hearing – 2/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 2, 2010

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
14.	252-09-A	<p>Marc A. Chiffert, P.E. 2788 Grand Concourse Boulevard, Bronx Appeal challenging the NYC Fire Department determination that construction of a proposed building on a private street does not provide proper fire access for emergency vehicles. R8 zoning district. Community Board #15BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 3/9/10</p>
15.	306-09-A	<p>NYC Department of Buildings 37-48 60th Street, Queens Appeal seeking to revoke the Certificate of Occupancy for failure to comply with provisions of the Zoning Resolution, Building Code and Multiple Dwelling Law. R5 Zoning district. Community Board #1Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 3/16/10</p>
16.	312-09-A thru 323-09-A	<p>Kramer Levin Naftalis & Frankel, LLP 340 Court Street, 283-291 Union Street, 292-298 Sackett Street, Brooklyn Appeal seeking a common law vested right to complete construction commenced under the prior R6/C1-3 zoning district. R6A/C2-4 & R6B zoning district. Community Board #6BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 2/23/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 2, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	246-09-BZ	Sheldon Lobel, P.C. 636 Louisiana Avenue, Brooklyn Variance (§72-21) to allow for the construction of a four story assisted living facility (<i>Brooklyn Boulevard ALP</i>) contrary to floor area, dwelling units and parking regulations (§§ 23-141/62-321, 23-22, 25-23). R5 district. Community Board #18BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 2/2/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 2, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
2.	309-08-BZ	<p>Rothkrug, Rothkrug & Spector LLP 1717 Pitman Avenue, The Bronx Variance (§72-21) for the construction of a three story, two-family home, contrary to front yards (§23-45) and floor area (§23-141). R4-1 zoning district. Community Board #12BX</p> <p>Examiner: Henry Segovia (212) 788-8749</p> <p>Status: Closed, Decision – 3/2/10</p>
3.	44-09-BZ	<p>Philip L. Rampulla 2175 Richmond Avenue, Staten Island Variance (§72-21) to allow for a two-story commercial building (UG 6) with accessory parking, contrary to use regulations (§22-00). R3-1 district. Community Board #2SI</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 3/9/10</p>
4.	182-09-BZ	<p>Eric Palatnik, P.C. 612 West 180th Street, Manhattan Variance (§72-21) to legalize the existing UG 3 novitiate and UG 4 house of worship (<i>Congregation Mita</i>), contrary to §§ 24-35 (side yard) and 24-36 (rear yard). R7-2 zoning district. Community Board #12M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 3/2/10</p>
5.	253-09-BZ	<p>MetroPCS New York, LLC 53-00 65th Place, Queens Special Permit (§73-30) to install public utility wireless telecommunications facility on roof of existing building. R4 zoning district. Community Board #5Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Closed, Decision – 2/23/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 2, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
6.	234-09-BZ	Sheldon Lobel, P.C. 25-71 44th Street, Queens Variance (§72-21) for the construction of a detached two-family home contrary to side yard regulations (§23-48). R-5 zoning district. Community Board #1Q Examiner: Henry Segovia (212) 788-8749 Status: Continued Hearing – 3/9/10
7.	272-09-BZ	Jeffrey A. Chester, Esq. 32-62 Steinway Street, Queens Special Permit (§73-36) to legalize the operation of an existing physical culture establishment (<i>Lucille Roberts</i>) on the cellar, first and second floors in an existing two-story building. C4-2 zoning district. Community Board #1Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 3/9/10
8.	294-09-BZ	Rothkrug, Rothkrug & Spector LLP 3768 Richmond Avenue, Staten Island Special Permit (§73-125) to legalize a one-story ambulatory diagnostic and treatment health care facility. R3A zoning district. Community Board #3SI Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 2/23/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 9, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	405-01-BZ	<p>Eric Palatnik, P.C. 1275 36th Street, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) to construct a five-story school and synagogue (UG 3 & 4) which expired on November 12, 2006. R5/C2-3 zoning district. Community Board #12BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 2/9/10</p>
2.	26-02-BZ	<p>Walter T. Gorman, P.E. 1680 Richmond Avenue, Staten Island Extension of Time to obtain a Certificate of Occupancy for a Gasoline Service Station (<i>Mobil</i>) which expires on January 28, 2010. C1-2/R3X zoning district. Community Board #2SI Examiner: Henry Segovia (212) 788-8757 Status: Granted – 2/9/10</p>
3.	265-08-BZ	<p>Herrick, Feinstein, LLP 70 Wyckoff Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a previously granted Variance (§72-21) for the legalization of residential units in a manufacturing building which expired on December 23, 2009. M1-1 zoning district. Community Board #4BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 2/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 9, 2010
10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	74-49-BZ	Sheldon Lobel, P.C. 515 Seventh Avenue, Manhattan Extension of Time to obtain a Certificate of Occupancy for an existing parking garage which expired on September 17, 2009; Waiver of the Rules. M1-6 (Garment Center) zoning district. Community Board #5M Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 3/9/10
5.	297-99-BZ	Walter T. Gorman, P.E. 45-05 Bell Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy for a Gasoline Service Station (<i>Mobil</i>) which expires on February 12, 2010. C2-2/R6-B zoning district. Community Board #11Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 3/2/10
6.	369-03-BZ	The Law Office of Fredrick A. Becker 99-01 Queens Boulevard, Queens Amendment to a variance (§72-21) for a physical culture establishment (<i>New York Sports Club</i>) to change in the owner/operator, decrease floor area, modify days and hours of operation, and eliminate parking condition. C1-2/R7-1 zoning district. Community Board #1Q Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 3/9/10
7.	78-05-BZ	Sheldon Lobel, P.C. 264-15 77th Avenue, Queens Extension of Time to Complete Construction of a previously granted Variance (§72-21) for proposed expansion of an existing synagogue which expired on September 20, 2009; Waiver of the Rules. R-2 zoning district. Community Board #13Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 3/2/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 9, 2010

10:00 A.M.

<i>DISMISSAL CASES</i>		
8.	255-08-BZ & 256-08-BZ	NYC Board of Standards and Appeals Applicant: Eric Palatnik, P.C. 1994-1996 Madison Avenue, Manhattan Dismissal for lack of prosecution of an application for a variance to allow residential buildings, contrary to lot area regulations. R7-2 zoning district. Community Board #11M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Withdrawn – 2/9/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 9, 2010

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	257-09-BZY thru 258-09-BZY	<p>Gouranga C. Kundu 88-36, 88-38 144th Street, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 Zoning District. R5 Zoning District. Community Board #12Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 2/9/10</p>
10.	259-09-BZY thru 261-09-BZY	<p>Gouranga C. Kundu 139-48 88th Road, 88-30 144th Street and 88-34 144th Street, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 Zoning district. R5 Zoning District. Community Board #12Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 2/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 9, 2010

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	199-09-A thru 213-09-A	<p>Eric Palatnik, P.C. 165, 161, 159, 155, 153, 151, 149, 145, 143, 141, 137, 135, 131, 129, 127, Roswell Avenue, Staten Island Proposed construction of 15, two-story, one family homes not fronting on a mapped street, contrary to General City Law Section 36. R3A /R3-2 Zoning District. Community Board #2SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 2/23/10</p>
12.	217-09-A	<p>Marvin B. Mitzner, Esq. 514-516 East 6th Street, Manhattan An appeal seeking to vary the applicable provisions under the Multiple Dwelling Law as it applies to the enlargement of non- fireproof tenement buildings. R7-2 zoning district. Community Board #3M</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 4/13/10</p>
13.	265-09-A	<p>Gary D. Lenhart 165 Ocean Avenue, Queens Reconstruction and enlargement of an existing single family home and the upgrade of a private disposal system located within the bed of a mapped street, contrary to General City Law Section 35 and Department of Buildings Policy. R4 Zoning District. Community Board #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 2/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 9, 2010

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
14.	249-09-A	<p>Bryan Cave LLP 363 Lafayette, Manhattan Appeal challenging Department of Building's determination that the permit for the subject premises expired and became invalid because the permitted work was not commenced within 12 months from the date of issuance, per Title 28, §28-105.9 of the Administrative Code. Community Board #2M</p> <hr style="border: 0.5px solid black;"/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr style="border: 0.5px solid black;"/> <p>Status: Withdrawn – 2/9/10</p>
15.	300-09-A	<p>Gary D. Lenhart 635 Highland Place, Queens Reconstruction and enlargement of an existing single family dwelling and upgrade of an existing non conforming private disposal system located in the bed of a mapped street, contrary to General City Law Section 35 and Department of Buildings Policy. R4 zoning district. Community Board #14Q</p> <hr style="border: 0.5px solid black;"/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr style="border: 0.5px solid black;"/> <p>Status: Granted – 2/9/10</p>
16.	310-09-A	<p>Gary D. Lenhart 14 State Road, Queens Proposed reconstruction and enlargement of an existing single family home located within the bed of a mapped street, contrary to General City Law Section 35. R4 zoning district. Community Board #14Q</p> <hr style="border: 0.5px solid black;"/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr style="border: 0.5px solid black;"/> <p>Status: Granted – 2/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 9, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	195-07-BZ	<p>Greenberg Traurig 8-12 Bond Street, Manhattan Variance (§72-21) to allow hotel and retail uses below the floor level of the second story, contrary to use regulations (§42-14(d)(2)). M1-5B zoning district. Community Board #2M Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 2/9/10</p>
2.	187-08-BZ	<p>Sheldon Lobel, P.C. 1247 38th Street, Brooklyn Variance (§72-21) to permit the construction of a six-story community facility building (<i>Congregation & Yeshiva Machzikei Hadas</i>), contrary to ZR §42-00. M2-1 zoning district. Community Board #12BK Examiner: Rory Levy (212) 788-8749 Status: Reopened, Continued Hearing – 3/2/10</p>
3.	239-09-BZ	<p>Kramer Levin Naftalis & Frankel LLP 238 Thompson Street/56 Washington Square South, Manhattan Variance (§72-21) to allow for the development of a six-story community facility building (<i>NYU Center for Academic and Spiritual Life</i>), contrary to lot coverage (§24-11) and height and setback regulations (§§24-522, 33-431). R7-2/C1-5 and R7-2 Districts. Community Board #2M Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 2/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 9, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	214-07-BZ	<p>Sheldon Lobel, P.C. 3217 Irwin Avenue, Bronx Variance (§72-21) to allow a public parking garage and increase the maximum permitted floor area in a mixed residential and community facility building, contrary to §22-10 and §24-162. R6 zoning district. Community Board #8BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 3/23/10</p>
5.	220-08-BZ	<p>Moshe M. Friedman 95 Taaffe Place, Brooklyn Variance (§72-21) to permit the enlargement of a non-conforming one-family dwelling, contrary to §42-10. M1-1 zoning district. Community Board #3BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Adjourned, Continued Hearing – 3/23/10</p>
6.	254-08-BZ	<p>Eric Palatnik, P.C. 1214 East 15th Street, Brooklyn Variance (§72-21) to legalize and enlarge a Yeshiva (<i>Yeshiva Obr Yitzchok</i>) contrary to §42-11 (use regulations), §43-122 (floor area), §43-43 (wall height, number of stories, and sky exposure plane). §43-301 (required open area). M1-1D zoning district. Community Board # 14BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 3/23/10</p>
7.	302-08-BZ	<p>Rothkrug, Rothkrug & Spector LLP 4368 Furman Avenue, The Bronx Variance (§72-21) to permit an existing semi-detached residential building, contrary to side yard regulations (§23-462) R5 district. Community Board #12BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 3/16/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 9, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	161-09-BZ	<p>Rizzo Group 580 Carroll Street, Brooklyn Variance (§72-21) for the development of two residential buildings (20 dwelling units) contrary to rear yard equivalent, floor area, lot coverage, minimum distance between buildings and minimum distance between legally required window regulations (§§23-532, 23-145, 23-711, 23-861). R6B zoning district Community Board #6BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 3/9/10</p>
9.	214-09-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 1464 Astor Avenue, Bronx Special Permit (§73-125) to allow for a 9,996 sq ft ambulatory diagnostic or treatment center which exceeds the 1,500 sq ft maximum allowable floor area set forth in ZR §22-14. R4-1 zoning district. Community Board #11BX</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 3/16/10</p>
10.	235-09-BZ	<p>Eric Palatnik, P.C. 162-25 112th Road, Queens Variance (§72-21) to permit the development of a five-story not-for-profit residence for the elderly (<i>Calvary Baptist Church</i>). Proposal is contrary to floor area and open space §23-144), number of dwelling units (§23-221), height and setback (§23-631), side yards (§23-462 (a)), and parking (§25-23). R3-2 zoning district. Community Board #12Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 2/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 9, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	271-09-BZ	<p>Sheldon Lobel, P.C. 132-40 Metropolitan Avenue, Queens Special Permit (§73-36) to legalize the operation of an existing physical culture establishment (<i>Planet Fitness</i>) on the first, second, and third floors of an existing three-story building. C2-3 zoning district. Community Board #9Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Adjourned, Continued Hearing – 3/16/10</p>
12.	307-09-BZ	<p>Law Office of Fredrick A. Becker 1358-1360 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of existing single family home, contrary to open space and floor area (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 9, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
13.	270-09-BZ	<p>Sheldon Lobel, P.C. 1910 Homecrest Avenue, Brooklyn Variance (§72-21) for the construction of a single family home on a vacant corner lot, contrary to floor area (§23-141), side yards (§23-461) and front yard (§23-47). R4-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/16/10</p>
14.	273-09-BZ	<p>Rothkrug Rothkrug & Spector LLP 117-40 125th Street, Queens Variance (§72-21) for the construction of a two-story, one-family home, contrary to side yards (§23-461). R3-2 zoning district. Community Board #10Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/16/10</p>
15.	329-09-BZ	<p>Eric Palatnik, P.C. 26 Falmouth 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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/2/10</p>
16.	2-10-BZ	<p>Akerman Senterfitt LLP 310 East 14th Street, Manhattan Special Permit (§73-641) to allow enlargement of a community facility (<i>New York Eye and Ear Infirmary</i>) within the required rear yard equivalent, contrary to §33-283. C1-6A/C1-7A zoning districts. Community Board #2M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 3/2/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 23, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	818-59-BZ	<p>Akerman Senterfitt 139 East 33rd Street, Manhattan Extension of Term (§11-411) to permit the use of surplus parking spaces of an accessory garage to a multiple dwelling for transient parking which expired on July 6, 2001. C1-9 & C6-1 zoning district. Community Board #5M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 2/23/10</p>
2.	111-71-BZ	<p>Walter T. Gorman, P.E. 185-25 North Conduit Avenue, Queens Extension of Time to obtain a Certificate of Occupancy for a Gasoline Service Station (<i>Shell</i>) which expired on October 28, 2009; Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #12Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 2/23/10</p>
3.	62-96-BZ	<p>The Law Office of Fredrick A. Becker 200 Madison Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on February 4, 2007; Extension of Time to obtain a Certificate of Occupancy which expired on January 10, 2007 and Waiver of the Rules. C5-2 zoning district. Community Board #5M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 2/23/10</p>
4.	375-02-BZ	<p>Moshe M. Friedman 1559 59th Street, Brooklyn Amendment to a variance to modify plans for a house of worship and rectory; Extension of time to complete construction and obtain a Certificate of Occupancy. R5 zoning district. Community Board #12BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 2/23/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 23, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	35-09-BZ	<p>Kramer Levin Naftalis & Frankel LLP 345-347 East 103rd Street, Manhattan Extension of Time to obtain a Certificate of Occupancy for a (UG16) contractors' establishment on the ground floor of a two-story building which expired on December 9, 2009. R7A zoning district. Community Board #11M</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/23/10

<i>SOC – CONTINUED HEARINGS</i>		
6.	16-36-BZ	<p>Sheldon Lobel, P.C. 1885 Westchester Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy of an existing Gasoline Service Station (<i>Gulf</i>) which expired on March 18, 2009; Waiver of the Rules. C2-2/R5 zoning district. Community Board #9BX</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/23/10
7.	389-37-BZ	<p>The Law Office of Fredrick A. Becker 31-08 -31-12 45th Street, Queens Extension of Term (§11-411) of a previously granted Variance for the operation of a UG8 parking lot which expired on June 13, 2008; Extension of Time to obtain a Certificate of Occupancy which expired on December 12, 2004 and Waiver of the Rules. R5/C1-2 zoning district. Community Board #1Q</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/13/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 23, 2010
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
8.	21-91-BZ	<p>Sheldon Lobel, P.C. 2407-2417 Linden Boulevard, Brooklyn Extension of Term (§72-01 & 72-22) of a previous variance that permits the operation of an automotive glass and mirror repair establishment (UG 7D) and used car sales (UG 16B) which expired on July 24, 2009; Waiver of the Rules. R5 zoning district. Community Board #5BK</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 3/16/10</p>
9.	208-03-BZ	<p>Stuart A. Klein, Esq. 255 Shell Road, Brooklyn Extension of Term of a previously granted Variance (§72-21) for a UG9 catering hall which expired on October 19, 2009. R4/C1-2/M1-1 OP zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Adjourned, Continued Hearing – 3/16/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 23, 2010
10:00 A.M.

<i>SOC – NEW CASES</i>		
10.	834-60-BZ	<p>Sheldon Lobel, P.C. 140 Vanderbilt Avenue, Brooklyn Extension of Term for the continued use of a Gasoline Service Station (<i>Gulf</i>) with minor auto repairs which expired on March 7, 2006; Extension of Time to obtain a Certificate of Occupancy which expired on March 2, 2000; Amendment to legalize an accessory convenience store and Waiver of the Rules. C2-4/R-7A, R-5B zoning district. Community Board #2BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 4/13/10</p>
11.	280-01-BZ	<p>Cozen O'Connor 663-673 Second Avenue, Manhattan Extension of Time to Complete Construction and Extension of Time to obtain a Certificate of Occupancy of a previously granted Variance (72-21) for the construction of a mixed-use building which expires on May 7, 2010. C1-9 zoning district. Community Board #6M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 3/16/10</p>

<i>DISMISSAL CASES</i>		
12.	238-08-BZ	<p>NYC Board of Standards and Appeals Applicant: Sheldon Lobel, P.C. 876 Kent Avenue, Brooklyn Application for dismissal for lack of prosecution of a variance (§72-21) for a residential building, contrary to use regulations (§42-00). M1-1/R2 district Community Board #3BK</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Dismissed – 2/23/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 23, 2010
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
13.	199-09-A thru 213-09-A	<p>Eric Palatnik, P.C. 165, 161, 159, 155, 153, 151, 149, 145, 143, 141, 137, 135, 131, 129, 127, Roswell Avenue, Staten Island</p> <p>Proposed construction of 15, two-story, one family homes not fronting on a mapped street, contrary to General City Law Section 36. R3A /R3-2 Zoning District.</p> <p>Community Board #2SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 2/23/10</p>
14.	312-09-A thru 323-09-A	<p>Kramer Levin Naftalis & Frankel, LLP 340 Court Street, 283-291 Union Street, 292-298 Sackett Street, Brooklyn</p> <p>Appeal seeking a common law vested right to complete construction commenced under the prior R6/C1-3 zoning district. R6A /C2-4 & R6B zoning district.</p> <p>Community Board #6BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 2/23/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 23, 2010
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
15.	57-09-A thru 158-09-A	<p>Eric Palatnik, P.C. Maguire Woods, Santa Monica Lane, Woodrow, Staten Island An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district regulations. R3-2 (SSRD) zoning district. Community Board #3SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 3/16/10</p>
16.	167-09-A	<p>Harold Weinberg, P.E. 820 39th Street, Brooklyn Appeal challenging Department of Building’s determination that the reconstruction of non-complying building must be done in accordance with §54-41 and be required to provide a 30 foot rear yard. M1-2 zoning district. Community Board #12BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 4/13/10</p>

<i>APPEALS – NEW CASES</i>		
17.	64-07-A	<p>Stuart A. Klein 1704 Avenue N, Brooklyn Appeal for a common law vested right to continue construction commenced under the prior R6 zoning district. R4-1 zoning district Community Board #14BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 3/23/10</p>
18.	12-10-A	<p>Slater & Beckerman, LLP 1734 Saint John’s Place, Brooklyn Proposed construction of a five-story, 18-unit residential building located within the 30 foot required setback of Eastern Parkway Extension, contrary to Administrative Code §18-112. R6 zoning district. Community Board #16BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 3/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 23, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	247-09-BZ	<p>Kramer Levin Naftalis and Frankel 123 East 55th Street, Manhattan Variance (§72-21) to allow for expansion of the community house for the Central Synagogue (UG 4), contrary to floor area and height and setback regulations. (§§33-12, 81-211, 33-432). C5-2, C5-2.5 MiD zoning districts. Community Board #5M Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 2/23/10</p>
2.	248-09-BZ	<p>Sheldon Lobel, P.C. 3031 Bailey Avenue, The Bronx Special Permit (§11-411 & §11-412) for re-instatement of an automotive service station (UG16) which expired on July 24, 1991; Amendment to modify layout of the site; and Waiver of the Rules. R6 zoning district. Community Board #8BX Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 2/23/10</p>
3.	253-09-BZ	<p>MetroPCS New York, LLC 53-00 65th Place, Queens Special Permit (§73-30) to install public utility wireless telecommunications facility on roof of existing building. R4 zoning district. Community Board #5Q Examiner: Roy Starrin (212) 788-8797 Status: Granted – 2/23/10</p>
4.	264-09-BZ	<p>Moshe M. Friedman, P.E. 927 Flatbush Avenue, Brooklyn Special Permit (§73-36) to legalize the operation of an existing physical culture establishment (<i>Lucille Roberts</i>) on the second and third floors of a three-story commercial building. C4-4A zoning district. Community Board #14BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 2/23/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 23, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	293-09-BZ	<p>Eric Palatnik, Esq. 2501 Avenue M, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home to be converted into a single family home contrary to open space and floor area (23-141(a)). R-2 zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 2/23/10</p>

<i>BZ – CONTINUED HEARINGS</i>		
6.	29-09-BZ	<p>Law Office of Fredrick A. Becker 44 Brunswick Street, Staten Island Variance (§72-21) to legalize and enlarge a synagogue (<i>Chabad Israeli Center</i>), contrary to lot coverage, front yards, side yards, and parking regulations. R3X zoning district. Community Board #2SI</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision – 4/13/10</p>
7.	162-09-BZ	<p>Sheldon Lobel, P.C. 30-33 Steinway Street, Queens Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Planet Fitness</i>) in the cellar, first, and second floors in an existing two-story building; Special Permit (§73-52) to extend the C4-2A zoning district regulations 25 feet into the adjacent R5 zoning district. C4-2A/R5 zoning districts. Community Board #1Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 3/23/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 23, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	281-09-BZ	<p>Kramer Levin Naftalis & Frankel LLP 246 Spring Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>WTS International</i>) on the fifth and sixth floors in a recently constructed building. M1-6 zoning district. Community Board #2M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 2/23/10</p>
9.	292-09-BZ	<p>Martyn & Don Weston 9310-9333 Third Avenue, Brooklyn Special Permit (§11-411, §11-413 & §73-03) to reinstate previously granted variance which expired on December 7, 1999; amendment to change use from a gasoline service station (UG16B) to automotive repair establishment (UG16B); Waiver of the Boards Rules. C1-3/R6A & R5B (Special Bay Ridge District). Community Board #10BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 3/23/10</p>
10.	294-09-BZ	<p>Rothkrug, Rothkrug & Spector 3768 Richmond Avenue, Staten Island Special Permit (§73-125) to legalize a one-story ambulatory diagnostic and treatment health care facility. R3A zoning district. Community Board #3SI</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 3/23/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 23, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
11.	297-09-BZ	<p>Marvin B. Mitzner, Esq. 180 Ludlow Street, Manhattan Variance (§72-21) to allow for the conversion of a recently constructed commercial building for residential use, contrary to rear yard regulations (§23-47). C4-4A zoning district. Community Board #3M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 4/13/10</p>
12.	328-09-BZ	<p>Bryan Cave LLP 28-34 West End Avenue, 246-252 West 61st Street, Manhattan Variance (§72-21) to allow for the construction of a community facility (<i>The Abraham Joshua Heschel School</i>), contrary to height and setback, and rear yard requirements. (§§33-432, 23-634, 33-432). C6-2/C4-7 zoning districts. Community Board #7M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 3/16/10</p>
13.	330-09-BZ	<p>Eric Palatnik, P.C. 230 Amherst Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to open space, lot coverage and floor area (§23-141) and rear yard (§23-47). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 4/13/10</p>
14.	332-09-BZ	<p>Moshe M. Friedman 1462 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)); less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/23/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 2, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	297-99-BZ	Walter T. Gorman, P.E. 45-05 Bell Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy for a Gasoline Service Station (<i>Mobil</i>) which expires on February 12, 2010. C2-2/R6-B zoning district. Community Board #11Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 3/2/10
2.	78-05-BZ	Sheldon Lobel, P.C. 264-15 77th Avenue, Queens Extension of Time to Complete Construction of a previously granted Variance (§72-21) for proposed expansion of an existing synagogue which expired on September 20, 2009; Waiver of the Rules. R-2 zoning district. Community Board #13Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 3/2/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 2, 2010
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	603-86-BZ	<p>H. Irving Sigman PE 88-34 Parsons Boulevard, aka 88-26/34 Parsons Boulevard, Queens Extension of Term for a Variance (§72-21) allowing the construction of retail stores (UG 6), which expired on September 8, 2007; Amendment to the accessory open parking area and refuse area and request to eliminate the term; Waiver of the Rules. R7A (Downtown Jamaica Special District) zoning district. Community Board #12Q</p> <p style="margin-left: 20px;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="margin-left: 20px;">Status: Continued Hearing – 4/13/10</p>
4.	813-87-BZ	<p>The Law Office of Fredrick A. Becker 110 Boerum Place, Brooklyn Extension of Term for a special permit (§73-36) which expired on April 12, 2008 for the operation of a Physical Culture Establishment (<i>New York Sports Club</i>); Waiver of the Rules. C2-3 (R6) zoning district. Community Board #2BK</p> <p style="margin-left: 20px;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="margin-left: 20px;">Status: Closed, Decision – 3/23/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 2, 2010

10:00 A.M.

<i>DISMISSAL CASES</i>		
5.	224-07-BZ thru 226-07-BZ	NYC Board of Standards and Appeals Applicant: Eric Palatnik, P.C. 1940/1942/1946 54th Street, Brooklyn Dismissal for lack of prosecution of an application for a residential development, contrary to rear yard (§23-52) and density (§23-146) regulations. R5 zoning district Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Withdrawn – 3/2/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 2, 2010

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
6.	303-09-BZY	Ray Chen 517 53rd Street, Brooklyn Extension of time (§11-332) to complete construction of an enlargement commenced under the prior C4-3 zoning district. R6B zoning district Community Board #7BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/23/10
7.	334-09-A	Gary D. Lenhart 132 Ocean Avenue, Queens Reconstruction and enlargement of a single family home not fronting on a mapped street, contrary to General City Law Section 36, and upgrade of private disposal system in the bed of a service road, contrary to Department of Buildings Policy. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/2/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 2, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	256-07-BZ	Rothkrug, Rothkrug & Spector LLP 1978 Atlantic Avenue, Brooklyn Variance (§72-21) to permit a three-story, five-unit residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board # 8BK Examiner: Rory Levy (212) 788-8749 Status: Deferred Decision – 3/23/10
2.	97-08-BZ	Eric Palatnik, P.C. 84 Sanford Street, Brooklyn Special Permit (§73-19) to allow the legalization of an existing school (<i>Central UTA</i>) (UG 3). M1-1 district. Community Board #3BK Examiner: Rory Levy (212) 788-8749 Status: Deferred Decision – 3/16/10
3.	186-08-BZ	Petrus Fortune, P.E. 3065 Atlantic Avenue, Brooklyn Special Permit (§73-19) to allow the legalization and enlargement of a school (<i>Followers of Jesus Mennonite Church & School</i>) in a former manufacturing building, contrary to ZR §42-10. M1-1 zoning district. Community Board #5BK Examiner: Rory Levy (212) 788-8749 Status: Deferred Decision – 4/27/10
4.	309-08-BZ	Rothkrug, Rothkrug & Spector LLP 1717 Pitman Avenue, The Bronx Variance (§72-21) for the construction of a three story, two-family home, contrary to front yards (§23-45) and floor area (§23-141). R4-1 zoning district. Community Board #12BX Examiner: Henry Segovia (212) 788-8757 Status: Granted – 3/2/10

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 2, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	182-09-BZ	<p>Eric Palatnik, P.C. 612 West 180th Street, Manhattan Variance (§72-21) to legalize the existing UG 3 novitiate and UG 4 house of worship (<i>Congregation Mita</i>), contrary to §§ 24-35 (side yard) and 24-36 (rear yard). R7-2 zoning district. Community Board #12M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 3/2/10</p>
6.	2-10-BZ	<p>Akerman Senterfitt LLP 310 East 14th Street, Manhattan Special Permit (§73-641) to allow enlargement of a community facility (<i>New York Eye and Ear Infirmary</i>) within the required rear yard equivalent, contrary to §33-283. C1-6A/C1-7A zoning districts. Community Board #2M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 3/2/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 2, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	160-08-BZ	<p>Dominick Salvati and Son Architects 651-671 Fountain Avenue, Brooklyn Variance (§72-21) to permit the legalization of commercial storage of motor vehicles/buses (UG 16C) with accessory fuel storage and motor vehicles sales and repair (UG 16B), which is contrary to §22-00. R4 zoning district. Community Board #5BK Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 4/13/10</p>
8.	187-08-BZ	<p>Sheldon Lobel, P.C. 1247 38th Street, Brooklyn Variance (§72-21) to permit the construction of a six-story community facility building (<i>Congregation & Yeshiva Machzikei Hadas</i>), contrary to ZR §42-00. M2-1 zoning district. Community Board #12BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 3/16/10</p>
9.	311-09-BZ	<p>Eric Palatnik, P.C. 1092 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to open space and floor area (§23-141(a)), side yard (§23-461(a)) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Adjourned, Continued Hearing – 3/23/10</p>
10.	329-09-BZ	<p>Eric Palatnik, P.C. 26 Falmouth 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: Closed, Decision – 3/23/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 2, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
11.	239-07-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 57-38 Waldron Street, Queens Variance (§72-21) to permit a community youth center (UG 4) in the cellar and first floor in a proposed three-story and penthouse mixed-use building, contrary to side yard (§24-35). R5 zoning district. Community Board #4Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 4/20/10</p>
12.	173-09-BZ	<p>Law Offices of Howard Goldman LLC 845 Broadway, Brooklyn Variance (§72-21) to allow a seven-story mixed use building, contrary to use regulations (§32-00, 42-00). C8-2/M1-1 zoning districts. Community Board #4BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 4/13/10</p>
13.	282-09-BZ	<p>Steven Williams, P.E. 54-19 Myrtle Avenue, Queens Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Ritchie's Gym</i>) on the third floor of a four-story commercial building. C4-3 zoning district. Community Board #5Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 4/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 9, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	74-49-BZ	<p>Sheldon Lobel, P.C. 515 Seventh Avenue, Manhattan Extension of Time to obtain a Certificate of Occupancy for an existing parking garage which expired on September 17, 2009; Waiver of the Rules. M1-6 (Garment Center) zoning district. Community Board #5M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 4/13/10</p>
2.	369-03-BZ	<p>The Law Office of Fredrick A. Becker 99-01 Queens Boulevard, Queens Amendment to a variance (§72-21) for a physical culture establishment (<i>New York Sports Club</i>) to change in the owner/operator, decrease floor area, modify days and hours of operation, and eliminate parking condition. C1-2/R7-1 zoning district. Community Board #1Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Adjourned, Continued Hearing – 4/20/10</p>
3.	111-06-BZ	<p>Sheldon Lobel, P.C. 136 Norfolk Street, Brooklyn Application to reopen pursuant to court remand (Appellate Division) to revisit the findings of a Special Permit (§73-622) for the in-part legalization of an enlargement to a single family residence. This application seeks to vary open space and floor area (§23-141); side yard (§23-48) and perimeter wall height (§23-631) regulations. R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned, Continued Hearing – 4/13/10</p>
4.	58-07-BZ	<p>Eric Palatnik, P.C. 18-02 Clintonville, Queens Amendment to previously granted variance for a residential building to include two additional objections: dwelling unit size (§23-23) and side yard regulations (§23-461(a)). R3A zoning district. Community Board #7Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Adjourned, Continued Hearing – 4/20/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 9, 2010
10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	617-80-BZ	<p>Eric Palatnik, P.C. 770/780 McDonald Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) of a UG9 catering establishment which expires on December 9, 2010; an Amendment to the interior layout; Extension of Time to Complete Construction and to obtain a Certificate of Occupancy which expires on March 14, 2010 and Waiver of the Rules. M1-1 zoning district. Community Board #12BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 4/13/10</p>
6.	121-02-BZ	<p>Rothkrug, Rothkrug & Spector LLP 9215 4th Avenue, Brooklyn Amendment (§73-11) to a special permit (§73-11) for an enlargement of a Physical Culture Establishment. C8-2 zoning district. Community Board #10BK</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 4/20/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 9, 2010

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
7.	252-09-A	<p>Marc A. Chiffert, P.E. 2788 Grand Concourse Boulevard, Bronx Appeal challenging the NYC Fire Department determination that construction of a proposed building on a private street does not provide proper fire access for emergency vehicles. R8 zoning district. Community Board #15BX</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Denied – 3/9/10</p>
8.	12-10-A	<p>Slater & Beckerman, LLP 1734 Saint John’s Place, Brooklyn Proposed construction of a five-story, 18-unit residential building located within the 30 foot required setback of Eastern Parkway Extension, contrary to Administrative Code §18-112. R6 zoning district. Community Board #16BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 3/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 9, 2010
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	313-08-A	Law Office of Howard Goldman, LLC 363-371 Lafayette Street, Manhattan Appeal to Department of Building's refusal to revoke permits and approvals for a six-story commercial building. M1-5B zoning district. Community Board #2M Examiner: Toni Matias (212) 788-8752 Status: Withdrawn – 3/9/10
10.	280-09-A	Kramer Levin Naftalis & Frankel, LLP 330 West 86th Street, Manhattan Appeal challenging Department of Building's authority under the City Charter to interpret or enforce provisions of Article 16 of the General Municipal Law as it applies to the construction of a proposed 16 story+ penthouse. R10A Zoning district. Community Board #7M Examiner: Toni Matias (212) 788-8752 Status: Adjourned, Continued Hearing – 3/23/10

<i>APPEALS – NEW CASES</i>		
11.	185-09-A & 186-09-A	Diffendale & Kubec, AIA 61 and 67 Elder Avenue, Staten Island Construction not fronting on a mapped street, contrary to Section 36 of the General City Law. R3 Zoning district Community Board #3SI Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 4/13/10
12.	283-09-BZY thru 286-09-BZY	Rothkrug, Rothkrug & Spector LLP 90-18 176th Street, 175/19/21/23 Lauren Court, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 zoning district. R4-1 zoning district. Community Board #12Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 4/20/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 9, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	161-09-BZ	<p>Rizzo Group 580 Carroll Street, Brooklyn Variance (§72-21) for the development of two residential buildings (20 dwelling units) contrary to rear yard equivalent, floor area, lot coverage, minimum distance between buildings and minimum distance between legally required window regulations (§§23-532, 23-145, 23-711, 23-861). R6B zoning district. Community Board #6BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Denied – 3/9/10</p>

<i>BZ – CONTINUED HEARINGS</i>		
2.	14-09-BZ	<p>Eric Palatnik, P.C. 2294 Forest Avenue, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store and automotive laundry (UG 16B). C2-1/R3-2 zoning district. Community Board #1SI</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 5/11/10</p>
3.	44-09-BZ	<p>Philip L. Rampulla 2175 Richmond Avenue, Staten Island Variance (§72-21) to allow for a two-story commercial building (UG 6) with accessory parking, contrary to use regulations (§22-00). R3-1 district. Community Board #2 SI</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 5/18/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 9, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	234-09-BZ	<p>Sheldon Lobel, P.C. 25-71 44th Street, Queens Variance (§72-21) for the construction of a detached two-family home contrary to side yard regulations (§23-48). R-5 zoning district. Community Board #1Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 4/13/10</p>
5.	272-09-BZ	<p>Jeffrey A. Chester, Esq. 32-62 Steinway Street, Queens Special Permit (§73-36) to legalize the operation of an existing physical culture establishment (<i>Lucille Roberts</i>) on the second and third floors in an existing three-story building. C5-2.5 (M.D) zoning district. Community Board #1Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Adjourned, Continued Hearing – 4/13/10</p>
6.	307-09-BZ	<p>Law Office of Fredrick A. Becker 1358-1360 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of existing single family home, contrary to open space and floor area (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 4/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 9, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
7.	254-09-BZ thru 256-09-BZ	<p>Ivan F. Khoury 101/03/05 Astoria Boulevard, aka 27-31 Kearney Street, Queens Variance (§72-21) to legalize three existing homes, contrary to front yard (§23-45) and rear yard (§23-47) regulations. R3-2 zoning district. Community Board #3Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 4/20/10</p>
8.	325-09-BZ	<p>Sheldon Lobel, P.C. 1364 & 1366 52nd street, Brooklyn Variance (§72-21) to permit the proposed four-story and mezzanine synagogue, contrary to lot coverage (§24-11), rear yard (§24-36) and initial setback of front wall (§24-522). R6 zoning district. Community Board #12BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 4/13/10</p>
9.	15-10-BZ	<p>Dennis D. Dell’Angelo 3114 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to open space and floor area (§23-141); side yards (§23-461), and rear yard (§23-47) regulations. R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 4/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 16, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	21-91-BZ	<p>Sheldon Lobel, P.C. 2407-2417 Linden Boulevard, Brooklyn Extension of Term (§72-01 & 72-22) of a previous variance that permits the operation of an automotive glass and mirror repair establishment (UG 7D) and used car sales (UG 16B) which expired on July 24, 2009; Waiver of the Rules. R5 zoning district. Community Board #5BK</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Granted – 3/16/10</p>
2.	280-01-BZ	<p>Cozen O’Connor 663-673 Second Avenue, Manhattan Extension of Time to Complete Construction and Extension of Time to obtain a Certificate of Occupancy of a previously granted Variance (72-21) for the construction of a mixed-use building which expires on May 7, 2010. C1-9 zoning district. Community Board #6M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 3/16/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 16, 2010
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	223-98-BZ	<p>Andrea Claire/Peter Hirshman 51-59 Maujer Street aka 451-459 Lorimer Street, Brooklyn Extension of Term of a previous variance that permits the operation of an automotive service station (UG 16B) which will expire on February 1, 2010; Amendment to allow used car sales (UG 16B); Extension of Time to obtain a Certificate of Occupancy which expired on June 10, 2003; Waiver of the Rules. R6B zoning district. Community Board #1BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 4/13/10</p>
4.	208-03-BZ	<p>Stuart A. Klein, Esq. 255 Shell Road, Brooklyn Extension of Term of a previously granted Variance (§72-21) for a UG9 catering hall which expired on October 19, 2009. R4/C1-2/M1-1 OP zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 4/13/10</p>
5.	291-03-BZ	<p>Stuart A. Klein, Esq. 1380 62nd Street, Brooklyn Extension of term of a variance (§72-21) for construction of a new residential building; amendment to add increase the number of dwelling units, FAR, height and parking spaces. M1-1/R5B zoning districts. Community Board #10BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Adjourned, Continued Hearing – 4/27/10</p>
6.	196-08-BZ	<p>Gage Parking Consultants 792 Tenth Avenue/455 West 53rd Street, Manhattan Amendment of a previous grant for public parking garage; amendment would enclose rooftop parking. C6-2 (Special Clinton District) zoning district. Community Board #4M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 4/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 16, 2010

10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	1045-67-BZ	Michael A. Cosentino 160-10 Crossbay Boulevard, Queens Extension of term of a variance (§72-21) for an accessory parking lot to be used for adjoining commercial uses, which expired on June 27, 1998; waiver of the Rules; and an Amendment to eliminate the term. R2 zoning district Community Board #10Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 4/20/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 16, 2010

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	62-08-A	<p>Eric Palatnik, P.C. 398 Nugent Street, Staten Island Proposed construction not fronting on a legally mapped street, contrary to General City Law, Section 36. R1-2 zoning district. Community Board #2SI Examiner: Toni Matias (212) 788-8752 Status: Adjourned, Continued Hearing – 5/18/10</p>
9.	300-08-A	<p>Marvin Mitzner 39-35 27th Street, Queens An appeal seeking a determination that the property owner has acquired a common law vested right to continue development under the prior M1-3 zoning district regulations. M1-2 /R5B zoning district. Community Board #1Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 4/20/10</p>
10.	315-08-A	<p>Stuart A. Klein, Esq. 246 Spring Street, Manhattan An appeal seeking the revocation of permits for a condominium hotel on the basis that the approved plans allow for exceeding of maximum permitted floor area. M1-6 zoning. Community Board #2M Examiner: Toni Matias (212) 788-8752 Status: Adjourned, Continued Hearing – 4/27/10</p>
11.	57-09-A thru 158-09-A	<p>Eric Palatnik, P.C. Maguire Woods, Santa Monica Lane, Woodrow, Staten Island An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district regulations. R3-2 (SSRD) zoning district. Community Board #3SI Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 4/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 16, 2010

10:00 A.M.

APPEALS – CONTINUED HEARINGS

12.	306-09-A	NYC Department of Buildings 37-48 60th Street, Queens Appeal seeking to revoke the Certificate of Occupancy for failure to comply with provisions of the Zoning Resolution, Building Code and Multiple Dwelling Law. R5 Zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/13/10

APPEALS – NEW CASES

13.	295-09-A & 296-09-A	Rothkrug Rothkrug & Spector, LLP 81 and 83 Cortlandt Street, Staten Island Proposed construction of one family home located within the bed of a mapped street (Bache Street), contrary to Section 35 of the General City Law. R3A Zoning District Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 4/20/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 16, 2010
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	97-08-BZ	<p>Eric Palatnik, P.C. 84 Sanford Street, Brooklyn Special Permit (§73-19) to allow the legalization of an existing school (<i>Central UTA</i>) (UG 3). M1-1 district. Community Board #3BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 3/16/10</p>
2.	187-08-BZ	<p>Sheldon Lobel, P.C. 1247 38th Street, Brooklyn Variance (§72-21) to permit the construction of a six-story community facility building (<i>Congregation & Yeshiva Machzikei Hadas</i>), contrary to ZR §42-00. M2-1 zoning district. Community Board #12BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 3/16/10</p>
3.	197-08-BZ	<p>Stuart A. Klein 341/349 Troy Avenue, aka 1515 Carroll Street, Brooklyn Variance (§72-21) to permit a four-story and penthouse residential building, contrary to §23-141 (FAR, open space ratio), §23-22 (number of dwelling units), §23-45 (front yard), §23-462 (side yard), and §23-631 (wall height). R4 district. Community Board #9BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 3/16/10</p>
4.	328-09-BZ	<p>Bryan Cave LLP 28-34 West End Avenue, 246-252 West 61st Street, Manhattan Variance (§72-21) to allow for the construction of a community facility (<i>The Abraham Joshua Heschel School</i>), contrary to height and setback, and rear yard requirements. (§§33-432, 23-634, 33-432). C6-2/C4-7 zoning districts. Community Board # 7M Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 3/16/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 16, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	302-08-BZ	Rothkrug, Rothkrug & Spector LLP 4368 Furman Avenue, The Bronx Variance (§72-21) to permit an existing semi-detached residential building, contrary to side yard regulations (§23-462) R5 district. Community Board #12BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 4/27/10
6.	28-09-BZ	Moshe M. Friedman, P.E. 133 Taaffe Place, Brooklyn Variance (§72-21) to permit a four-story residential building on a vacant lot, contrary to use regulations (§42-10). M1-1 zoning district. Community Board #3BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 4/20/10
7.	214-09-BZ	Rothkrug, Rothkrug & Spector, LLP 1464 Astor Avenue, Bronx Special Permit (§73-125) to allow for a 9,996 sq ft ambulatory diagnostic or treatment center which exceeds the 1,500 sq ft maximum allowable floor area set forth in ZR §22-14. R4-1 zoning district. Community Board #11BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 4/20/10
8.	270-09-BZ	Sheldon Lobel, P.C. 1910 Homecrest Avenue, Brooklyn Variance (§72-21) for the construction of a single family home on a vacant corner lot, contrary to floor area (§23-141), side yards (§23-461) and front yard (§23-47). R4-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/27/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 16, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	271-09-BZ	<p>Sheldon Lobel, P.C. 132-40 Metropolitan Avenue, Queens Special Permit (§73-36) to legalize the operation of an existing physical culture establishment (<i>Planet Fitness</i>) on the first, second, and third floors of an existing three-story building. C2-3 zoning district. Community Board #9Q</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing – 4/20/10</p>
10.	273-09-BZ	<p>Rothkrug Rothkrug & Spector LLP 117-40 125th Street, Queens Variance (§72-21) for the construction of a two-story, one-family home, contrary to side yards (§23-461). R3-2 zoning district. Community Board #10Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 4/20/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 16, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
11.	192-09-BZ	<p>Sheldon Lobel, P.C. 912 Broadway, Brooklyn Variance (§72-21) to allow for the construction of a department store (UG10), contrary to use regulations (§§22-00, 32-00). R6 and R6/C2-3 zoning districts. Community Board #3BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 5/11/10</p>
12.	11-10-BZ	<p>Rothkrug Rothkrug & Spector, LLP 562 Court Street (aka 21 Garnet Street), Brooklyn Special Permit (§73-36) to legalize and enlarge a physical culture establishment (<i>CKO Kickboxing</i>). C2-3/R6 zoning district. Community Board # 6BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 4/13/10</p>
13.	13-10-BZ	<p>Eric Palatnik, P.C. 79 Amherst Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two -family home to be converted to a single family home, contrary to lot coverage and floor area (§23-141); side yards (§23-461) and rear yard (§23-47). R3-1 zoning district. Community Board # 15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 4/27/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 23, 2010

10:00 A.M.

SOC – DECISIONS

1.	813-87-BZ	The Law Office of Fredrick A. Becker 110 Boerum Place, Brooklyn
		Extension of Term for a special permit (§73-36) which expired on April 12, 2008 for the operation of a Physical Culture Establishment (<i>New York Sports Club</i>); Waiver of the Rules. C2-3 (R6) zoning district. Community Board#2BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 3/23/10

SOC – CONTINUED HEARINGS

2.	16-36-BZ	Sheldon Lobel, P.C. 1885 Westchester Avenue, Bronx
		Extension of Time to obtain a Certificate of Occupancy of an existing Gasoline Service Station (<i>Gulf</i>) which expired on March 18, 2009; Waiver of the Rules. C2-2/R5 zoning district. Community Board#9BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/11/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 23, 2010

10:00 A.M.

<i>SOC – NEW CASES</i>		
3.	11-93-BZ	Sheldon Lobel, P.C. 46-45 Kissena Boulevard aka 140-01 Laburnum Avenue, Queens Extension of Term (§§11-411 & §11-412) to allow the continued operation of an Eating and Drinking establishment (UG 6) which expired on March 15, 2004; Amendment to legalize alterations to the structure; Waiver of the Rules. C2-2 and R3-2 zoning districts. Community Board # 7Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 5/11/10
4.	201-01-BZ	Sheldon Lobel, P.C. 2591 Atlantic Avenue, Brooklyn Extension of Term (§72-01 & 72-22) of a previously approved variance permitting the operation of a automobile laundry, lubrication and accessory automobile supply store (UG16b); Amendment seeking to legalize changes and increase in floor area; and Waiver of the Rules. C4-1 zoning district. Community Board #5BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 5/11/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 23, 2010
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
5.	64-07-A	<p>Stuart A. Klein 1704 Avenue N, Brooklyn Appeal for a common law vested right to continue construction commenced under the prior R6 zoning district. R4-1 zoning district Community Board #14BK Examiner: Toni Matias (212) 788-8752 Status: Granted – 3/23/10</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
6.	280-09-A	<p>Kramer Levin Naftalis & Frankel, LLP 330 West 86th Street, Manhattan Appeal challenging Department of Building's authority under the City Charter to interpret or enforce provisions of Article 16 of the General Municipal Law as it applies to the construction of a proposed 16 story+ penthouse. R10A Zoning district. Community Board #7M Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 4/20/10</p>
7.	303-09-BZY	<p>Ray Chen 517 53rd Street, Brooklyn Extension of time (§11-332) to complete construction of an enlargement commenced under the prior C4-3 zoning district. R6B zoning district Community Board #7BK Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 4/27/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 23, 2010

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
8.	157-07-BZY II	<p>Ackerman Senterfitt 55 Eckford Street, Brooklyn Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6/M1-1 zoning district. M1-2 /R6A, M1-2 R6B, MX8 zoning district. Community Board #1BK</p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Continued Hearing – 4/27/10</p>
9.	287-09-BZY & 288-09-BZY	<p>Sheldon Lobel, P.C. 87-85 & 87-87 144th Street, Queens Extension of time (§11-332) to complete construction of a major development commenced under the prior R6 zoning. R5 zoning district. Community Board #12Q</p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Continued Hearing – 4/27/10</p>
10.	7-10-A	<p>Gary Lenhart 93 Hillside Avenue, Queens Reconstruction and enlargement of an existing single family dwelling located within the bed of a mapped street and the upgrade of existing non conforming private disposal system, contrary to General City Law Section 35 and Department of Buildings Policy. R4 zoning district. Community Board #14Q</p> <p style="margin-left: 20px;">Examiner: Toni Matias (212) 788-8752</p> <p style="margin-left: 20px;">Status: Continued Hearing – 4/20/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 23, 2010
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	256-07-BZ	<p>Rothkrug, Rothkrug & Spector 1978 Atlantic Avenue, Brooklyn Variance (§72-21) to permit a three-story, five-unit residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board # 8BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 3/23/10</p>
2.	254-08-BZ	<p>Eric Palatnik, P.C. 1214 East 15th Street, Brooklyn Variance (§72-21) to legalize and enlarge a Yeshiva (<i>Yeshiva Obr Yitzchok</i>) contrary to §42-11 (use regulations), §43-122 (floor area), §43-43 (wall height, number of stories, and sky exposure plane). §43-301 (required open area). M1-1D zoning district. Community Board # 14BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 3/23/10</p>
3.	292-09-BZ	<p>Martyn & Don Weston 9310-9333 Third Avenue, Brooklyn Special Permit (§11-411, §11-413 & §73-03) to reinstate previously granted variance which expired on December 7, 1999; amendment to change use from a gasoline service station (UG16B) to automotive repair establishment (UG16B); Waiver of the Boards Rules. C1-3/R6A & R5B (Special Bay Ridge District). Community Board #10BK Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 3/23/10</p>
4.	329-09-BZ	<p>Eric Palatnik, P.C. 26 Falmouth 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: Granted – 3/23/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 23, 2010
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	214-07-BZ	<p>Sheldon Lobel, P.C. 3217 Irwin Avenue, Bronx Variance (§72-21) to allow a public parking garage and increase the maximum permitted floor area in a mixed residential and community facility building, contrary to §22-10 and §24-162. R6 zoning district. Community Board #8BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 4/20/10</p>
6.	220-08-BZ	<p>Moshe M. Friedman 95 Taaffe Place, Brooklyn Variance (§72-21) to permit the enlargement of a non-conforming one-family dwelling, contrary to §42-10. M1-1 zoning district. Community Board #3BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 4/27/10</p>
7.	162-09-BZ	<p>Sheldon Lobel, P.C. 30-33 Steinway Street, Queens Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Planet Fitness</i>) in the cellar, first, and second floors in an existing two-story building; Special Permit (§73-52) to extend the C4-2A zoning district regulations 25 feet into the adjacent R5 zoning district. C4-2A/R5 zoning districts. Community Board # 1Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 4/20/10</p>
8.	294-09-BZ	<p>Rothkrug, Rothkrug & Spector 3768 Richmond Avenue, Staten Island Special Permit (§73-125) to legalize a one-story ambulatory diagnostic and treatment health care facility. R3A zoning district. Community Board #3SI</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 4/20/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 23, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	311-09-BZ	<p>Eric Palatnik, P.C. 1092 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to open space and floor area (§23-141(a)), side yard (§23-461(a)) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 4/27/10</p>
10.	332-09-BZ	<p>Moshe M. Friedman 1462 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home, contrary to floor area and open space (§23-141(a)); less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 4/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 23, 2010
1:30 P.M.

<i>BZ – NEW CASES</i>		
11.	327-09-BZ	Sheldon Lobel, P.C. 255 Butler Street, Brooklyn Special Permit (§73-19) to allow a Use Group 3 charter school (<i>Summit Academy</i>) with first floor retail use in an existing warehouse. M1-2 zoning district. Community Board #6BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/18/10
12.	9-10-BZ	Eric Palatnik, P.C. 231-10 Northern Boulevard, Queens Variance (§72-21) to allow a restaurant use in an existing building, contrary to §22-00. R1-2 zoning district. Community Board #11Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 4/27/10
13.	14-10-BZ	Friedman & Gotbaum, LLP 38-50 Cooper Square, Manhattan Special Permit (§73-19) to allow a Use Group 3 school (<i>Grace Church High School</i>). M1-5B zoning district. Community Board #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 4/27/10
14.	18-10-BZ	Sheldon Lobel, P.C. 50 East 42nd Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Lucille Roberts</i>) in the cellar and a portion of the first floor in an existing 26-story building. C5-3 zoning district. Community board #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 4/13/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 13, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	208-03-BZ	Stuart A. Klein, Esq. 255 Shell Road, Brooklyn Extension of Term of a previously granted Variance (§72-21) for a UG9 catering hall which expired on October 19, 2009. R4/C1-2/M1-1 OP zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/13/10

<i>SOC – CONTINUED HEARINGS</i>		
2.	389-37-BZ	The Law Office of Fredrick A. Becker 31-08 -31-12 45th Street, Queens Extension of Term (§11-411) of a previously granted Variance for the operation of a UG8 parking lot which expired on June 13, 2008; Extension of Time to obtain a Certificate of Occupancy which expired on December 12, 2004 and Waiver of the Rules. R5/C1-2 zoning district. Community Board#1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/11/10
3.	74-49-BZ	Sheldon Lobel, P.C. 515 Seventh Avenue, Manhattan Extension of Time to obtain a Certificate of Occupancy for an existing parking garage which expired on September 17, 2009; Waiver of the Rules. M1-6 (Garment Center) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/18/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 13, 2010
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	834-60-BZ	<p>Sheldon Lobel, P.C. 140 Vanderbilt Avenue, Brooklyn Extension of Term for the continued use of a Gasoline Service Station (<i>Gulf</i>) with minor auto repairs which expired on March 7, 2006; Extension of Time to obtain a Certificate of Occupancy which expired on March 2, 2000; Amendment to legalize an accessory convenience store and Waiver of the Rules. C2-4/R-7A, R-5B zoning district. Community Board #2BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 5/11/10</p>
5.	617-80-BZ	<p>Eric Palatnik, P.C. 770/780 McDonald Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) of a UG9 catering establishment which expires on December 9, 2010; an Amendment to the interior layout; Extension of Time to Complete Construction and to obtain a Certificate of Occupancy which expires on March 14, 2010 and Waiver of the Rules. M1-1 zoning district. Community Board #12BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 5/18/10</p>
6.	603-86-BZ	<p>H. Irving Sigman PE 88-34 Parsons Boulevard, aka 88-26/34 Parsons Boulevard, Queens Extension of Term for a Variance (§72-21) allowing the construction of retail stores (UG 6), which expired on September 8, 2007; Amendment to the accessory open parking area and refuse area and request to eliminate the term; Waiver of the Rules. R7A (Downtown Jamaica Special District) zoning district. Community Board #12Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 4/27/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 13, 2010
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
7.	223-98-BZ	<p>Andrea Claire/Peter Hirshman 51-59 Maujer Street aka 451-459 Lorimer Street, Brooklyn Extension of Term of a previous variance that permits the operation of an automotive service station (UG 16B) which will expire on February 1, 2010; Amendment to allow used car sales (UG 16B); Extension of Time to obtain a Certificate of Occupancy which expired on June 10, 2003; Waiver of the Rules. R6B zoning district. Community Board #1BK</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 5/11/10</p>
8.	111-06-BZ	<p>Sheldon Lobel, P.C. 136 Norfolk Street, Brooklyn Application to reopen pursuant to court remand (Appellate Division) to revisit the findings of a Special Permit (§73-622) for the in-part legalization of an enlargement to a single family residence. This application seeks to vary open space and floor area (§23-141); side yard (§23-48) and perimeter wall height (§23-631) regulations. R3-1 zoning district. Community Board# 15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 6/8/10</p>
9.	196-08-BZ	<p>Gage Parking Consultants 792 Tenth Avenue/455 West 53rd Street, Manhattan Amendment of a previous grant for public parking garage; amendment would enclose rooftop parking. C6-2 (Special Clinton District) zoning district. Community Board#4M</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 4/27/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 13, 2010
10:00 A.M.

<i>SOC – NEW CASES</i>		
10.	280-98-BZ	<p>Rampulla Associates Architects 2936 Hylan Boulevard, Staten Island Extension of Term of a variance (§72-21) for the continued operation of a UG4 Dental Office which expired on February 8, 2010; Amendment to convert the basement garage into dental office floor area. R-2 zoning district. Community Board #3SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 5/18/10</p>
11.	72-99-BZ	<p>Rothkrug Rothkrug & Spector 1633 Broadway, 215 West 50th Street; 210 West 51st Street, Manhattan Extension of Term to permit the continued operation of a Physical Cultural Establishment (<i>Equinox Fitness</i>) which expired on January 11, 2010. C6-7 (MID) zoning district. Community Board #5M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 4/27/10</p>
12.	51-06-BZ	<p>Sheldon Lobel, P.C. 188-02/22 Union Turnpike, Queens Amendment of a variance (§72-21) which permitted a Physical Culture Establishment, contrary to §32-00, and a dance studio (Use Group 9), contrary to §32-18. The amendment seeks to enlarge the floor area occupied by the PCE. C1-2/R2 zoning district Community Board #1Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 5/11/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 13, 2010
10:00 A.M.

<i>DISMISSAL CASES</i>		
13.	16-92-BZ	<p>NYC Board of Standards and Appeals Applicant: Sheldon Lobel, P.C. 72/84 Sullivan Street, Brooklyn Dismissal for lack of prosecution for an extension of time to obtain a Certificate of Occupancy, and an Amendment to allow an additional non-conforming use on the zoning lot. R5/C1-3 zoning district. Community Board#6BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 5/25/10 (Dismissal Calendar)</p>
14.	92-08-BZ	<p>NYC Board of Standards and Appeals Applicant: Reed Smith, LLP 13 Crosby Street, Brooklyn Dismissal for lack of prosecution for a variance (§72-21) to allow residential conversion and enlargement of an existing building, contrary to bulk regulations. M1-5B zoning district. Community Board #4BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Public Hearing – 5/25/10 (BZ Calendar)</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 13, 2010
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
15.	57-09-A thru 158-09-A	<p>Eric Palatnik, P.C. Maguire Woods, Santa Monica Lane, Woodrow, Staten Island An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district regulations. R3-2 (SSRD) zoning district. Community Board #3SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 4/13/10</p>
16.	306-09-A	<p>NYC Department of Buildings 37-48 60th Street, Queens Appeal seeking to revoke the Certificate of Occupancy for failure to comply with provisions of the Zoning Resolution, Building Code and Multiple Dwelling Law. R5 Zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 4/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 13, 2010
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
17.	167-09-A	<p>Harold Weinberg, P.E. 820 39th Street, Brooklyn Appeal challenging Department of Building’s determination that the reconstruction of non-complying building must be done in accordance with §54-41 and be required to provide a 30 foot rear yard. M1-2 zoning district. Community Board #12BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Withdrawn – 4/13/10</p>
18.	185-09-A & 186-09-A	<p>Diffendale & Kubec, AIA 61 and 67 Elder Avenue, Staten Island Construction not fronting on a mapped street, contrary to Section 36 of the General City Law. R3 Zoning district Community Board #3SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 4/13/10</p>
19.	217-09-A	<p>Marvin B. Mitzner, Esq. 514-516 East 6th Street, Manhattan An appeal seeking to vary the applicable provisions under the Multiple Dwelling Law as it applies to the enlargement of non- fireproof tenement buildings. R7-2 zoning district. Community Board #3M</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Adjourned, Continued Hearing – 5/25/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 13, 2010
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
20.	274-09-A	<p>Fire Department of New York 3920 Merritt Avenue aka 3927 Mulvey Avenue, Bronx Application to modify Certificate of Occupancy to require automatic wet sprinkler system throughout the entire building. Community Board #12BX</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 5/25/10</p>
21.	1-10-A	<p>Elizabeth Safian 527 East 86th Street, Brooklyn Appeal to an Order of Closure issued by the Department of Buildings. Per the Order, the site’s commercial vehicle storage, public parking lot, trucking terminal and a salvage yard uses constitute an illegal use in a residential district contrary to Administrative Code Section 28-212.2. R5 zoning district. Community Board #18BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 5/25/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, APRIL 13, 2010
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	29-09-BZ	<p>Law Office of Fredrick A. Becker 44 Brunswick Street, Staten Island Variance (§72-21) to legalize and enlarge a synagogue (<i>Chabad Israeli Center</i>), contrary to lot coverage, front yards, side yards, and parking regulations. R3X zoning district. Community Board #2SI</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Deferred Decision – 5/18/10</p>
2.	332-09-BZ	<p>Moshe M. Friedman 1462 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home, contrary to floor area and open space (§23-141(a)); less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 4/13/10</p>
3.	11-10-BZ	<p>Rothkrug Rothkrug & Spector, LLP 562 Court Street (aka 21 Garnet Street), Brooklyn Special Permit (§73-36) to legalize and enlarge a physical culture establishment (<i>CKO Kickboxing</i>). C2-3/R6 zoning district. Community Board # 6BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 4/13/10</p>
4.	15-10-BZ	<p>Dennis D. Dell'Angelo 3114 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to open space and floor area (§23-141); side yards (§23-461), and rear yard (§23-47) regulations. R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 4/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 13, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	160-08-BZ	<p>Dominick Salvati and Son Architects 651-671 Fountain Avenue, Brooklyn Variance (§72-21) to permit the legalization of commercial storage of motor vehicles/buses (UG 16C) with accessory fuel storage and motor vehicles sales and repair (UG 16B), which is contrary to §22-00. R4 zoning district. Community Board #5BK Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 5/25/10</p>
6.	173-09-BZ	<p>Law Offices of Howard Goldman LLC 845 Broadway, Brooklyn Variance (§72-21) to allow a seven-story mixed use building, contrary to use regulations (§32-00, §42-00). C8-2/M1-1 zoning districts. Community Board #4BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 5/25/10</p>
7.	234-09-BZ	<p>Sheldon Lobel, P.C. 25-71 44th Street, Queens Variance (§72-21) for the construction of a detached two-family home contrary to side yard regulations (§23-48). R-5 zoning district. Community Board # 1Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 4/27/10</p>
8.	272-09-BZ	<p>Jeffrey A. Chester, Esq. 32-62 Steinway Street, Queens Special Permit (§73-36) to legalize the operation of an existing physical culture establishment (<i>Lucille Roberts</i>) on the second and third floors in an existing three-story building. C5-2.5 (M.D) zoning district. Community Board #1Q Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 5/11/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 13, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	282-09-BZ	<p>Steven Williams, P.E. 54-19 Myrtle Avenue, Queens Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Ritchie's Gym</i>) on the third floor of a four-story commercial building. C4-3 zoning district. Community Board #5Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Adjourned, Continued Hearing – 5/25/10</p>
10.	297-09-BZ	<p>Marvin B. Mitzner, Esq. 180 Ludlow Street, Manhattan Variance (§72-21) to allow for the conversion of a recently constructed commercial building for residential use, contrary to rear yard regulations (§23-47). C4-4A zoning district. Community Board #3M</p> <p>Examiner: Ronald Rizzotti (212) 788-8749</p> <p>Status: Adjourned, Continued Hearing – 6/8/10</p>
11.	307-09-BZ	<p>Law Office of Fredrick A. Becker 1358-1360 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of existing single family home, contrary to open space and floor area (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 4/27/10</p>
12.	325-09-BZ	<p>Sheldon Lobel, P.C. 1364 & 1366 52nd street, Brooklyn Variance (§72-21) to permit the proposed four-story and mezzanine synagogue, contrary to lot coverage (§24-11), rear yard (§24-36) and initial setback of front wall (§24-522). R6 zoning district. Community Board #12BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 5/25/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 13, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	330-09-BZ	<p>Eric Palatnik, P.C. 230 Amherst Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to open space, lot coverage and floor area (§23-141) and rear yard (§23-47). R3-1 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 4/27/10</p>
14.	18-10-BZ	<p>Sheldon Lobel, P.C. 50 East 42nd Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Lucille Roberts</i>) in the cellar and a portion of the first floor in an existing 26-story building. C5-3 zoning district. Community Board #5M</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision – 4/27/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 13, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
15.	31-09-BZ	<p>Eric Palatnik, PC 117-04 Sutphin Boulevard, Queens Special Permit (§11-411, §11-412, §11-413) for re-instatement of previous variance, which expired on November 12, 1990; amendment for a change of use from a gasoline service station (UG16b) to automotive repair establishment and automotive sales (UG16b); enlargement of existing one story structure; and Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #12Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 5/25/10</p>
16.	20-10-BZ	<p>DeCampo Diamond & Ash 1470 Third Avenue aka 171-173 East 83rd Street, Manhattan Special Permit (§73-36) to allow the legalization of an existing physical culture establishment (<i>Soul Cycle</i>) on the ground floor of an existing six-story building. C1-9 zoning district. Community Board #8M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing – 5/11/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 20, 2010
10:00 A.M.

SOC – CONTINUED HEARINGS		
1.	1045-67-BZ	<p>Michael A. Cosentino 160-10 Crossbay Boulevard, Queens Extension of term of a variance (§72-21) for an accessory parking lot to be used for adjoining commercial uses, which expired on June 27, 1998; waiver of the Rules; and an Amendment to eliminate the term. R2 zoning district Community Board #10Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 5/18/10</p>
2.	121-02-BZ	<p>Rothkrug, Rothkrug & Spector LLP 9215 4th Avenue, Brooklyn Amendment (§73-11) to a special permit (§73-11) for an enlargement of a Physical Culture Establishment. C8-2 zoning district. Community Board #10BK</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 5/11/10</p>
3.	369-03-BZ	<p>The Law Office of Fredrick A. Becker 99-01 Queens Boulevard, Queens Amendment to a variance (§72-21) for a physical culture establishment (<i>New York Sports Club</i>) to change in the owner/operator, decrease floor area, modify days and hours of operation, and eliminate parking condition. C1-2/R7-1 zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 5/25/10</p>
4.	58-07-BZ	<p>Eric Palatnik, P.C. 18-02 Clintonville, Queens Amendment to previously granted variance for a residential building to include two additional objections: dwelling unit size (§23-23) and side yard regulations (§23-461(a)). R3A zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision – 5/18/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 20, 2010
10:00 A.M.

SOC – NEW CASES		
5.	199-00-BZ	<p>John C. Chen 76-19 Roosevelt Avenue, Queens Extension of Term of a Special Permit (§73-244) for an Eating and Drinking Establishment (<i>Club Atlantis</i>) without restrictions on entertainment (UG12A) which expired on March 13, 2010. Waiver of the Rules. C2-3/R6 zoning district. Community Board #3Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 5/11/10</p>
6.	200-00-BZ	<p>Eric Palatnik, P.C. 107-24 37th Avenue aka 37-16 108th Street, Queens Extension of Term (§72-01 & §72-22) of a variance (§72-21) to allow a physical culture establishment (<i>Squash Fitness Center</i>) to operate in a C1-4 zoning district, which will expire on July 17, 2011; Extension of Time to obtain a certificate of occupancy, which expired on January 28, 2010; Waiver of the Rules. Community Board #3Q Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 5/18/10</p>
7.	363-04-BZ	<p>Moshe M. Friedman, P.E. 6002 Fort Hamilton Parkway, Brooklyn Extension of Time to Complete Construction of a previously approved variance (§72-21) to convert an industrial building to commercial/residential use, which expired on July 19, 2009; Waiver of the Rules. M1-1 zoning district. Community Board #12BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 5/11/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 20, 2010
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
8.	280-09-A	<p>Kramer Levin Naftalis & Frankel, LLP 330 West 86th Street, Manhattan Appeal challenging Department of Building's authority under the City Charter to interpret or enforce provisions of Article 16 of the General Municipal Law as it applies to the construction of a proposed 16 story+ penthouse. R10A Zoning district. Community Board #7M Examiner: Toni Matias (212) 788-8752 Status: Granted – 4/20/10</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	300-08-A	<p>Marvin Mitzner 39-35 27th Street, Queens An appeal seeking a determination that the property owner has acquired a common law vested right to continue development under the prior M1-3 zoning district regulations. M1-2 /R5B zoning district. Community Board #1Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 5/25/10</p>
10.	283-09-BZY thru 286-09-BZY	<p>Rothkrug, Rothkrug & Spector, LLP 90-18 176th Street, 175/19/21/23 Lauren Court, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 zoning district. R4-1 zoning district. Community Board #12Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 5/25/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 20, 2010
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	295-09-A & 296-09-A	<p>Rothkrug Rothkrug & Spector, LLP 81 and 83 Cortlandt Street, Staten Island Proposed construction of one family home located within the bed of a mapped street (Bache Street) ,contrary to Section 35 of the General City Law. R3A Zoning District Community Board #2SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 5/25/10</p>
12.	7-10-A	<p>Gary Lenhart 93 Hillside Avenue, Queens Reconstruction and enlargement of an existing single family dwelling located within the bed of a mapped street and the upgrade of existing non conforming private disposal system, contrary to General City Law Section 35 and Department of Buildings Policy. R4 zoning district. Community Board #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 4/20/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 20, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	214-07-BZ	Sheldon Lobel, P.C. 3217 Irwin Avenue, Bronx Variance (§72-21) to allow a public parking garage and increase the maximum permitted floor area in a mixed residential and community facility building, contrary to §22-10 and §24-162. R6 zoning district. Community Board #8BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Deferred Decision – 5/11/10
2.	294-09-BZ	Rothkrug, Rothkrug & Spector 3768 Richmond Avenue, Staten Island Special Permit (§73-125) to legalize a one-story ambulatory diagnostic and treatment health care facility. R3A zoning district. Community Board #3SI
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 4/20/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 20, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
3.	239-07-BZ	<p>Rothkrug, Rothkrug & Spector, LLP, 57-38 Waldron Street, Queens Variance (§72-21) to permit a community youth center (UG 4) in the cellar and first floor in a proposed three-story and penthouse mixed-use building, contrary to side yard (§24-35). R5 zoning district. Community Board #4Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Adjourned, Continued Hearing – 5/18/10</p>
4.	28-09-BZ	<p>Moshe M. Friedman, P.E. 133 Taaffe Place, Brooklyn Variance (§72-21) to permit a four-story residential building on a vacant lot, contrary to use regulations (§42-10). M1-1 zoning district. Community Board #3BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Adjourned, Continued Hearing – 5/25/10</p>
5.	162-09-BZ	<p>Sheldon Lobel, P.C. 30-33 Steinway Street, Queens Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Planet Fitness</i>) in the cellar, first, and second floors in an existing two-story building; Special Permit (§73-52) to extend the C4-2A zoning district regulations 25 feet into the adjacent R5 zoning district. C4-2A/R5 zoning districts. Community Board # 1Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 5/25/10</p>
6.	214-09-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 1464 Astor Avenue, Bronx Special Permit (§73-125) to allow for a 9,996 sq ft ambulatory diagnostic or treatment center which exceeds the 1,500 sq ft maximum allowable floor area set forth in ZR §22-14. R4-1 zoning district. Community Board #11BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 5/25/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 20, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	254-09-BZ thru 256-09-BZ	<p>Ivan F. Khoury 101/03/05 Astoria Boulevard aka 27-31 Kearney Street, Queens Variance (§72-21) to legalize three existing homes, contrary to front yard (§23-45) and rear yard (§23-47) regulations. R3-2 zoning district. Community Board #3Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 6/8/10</p>
8.	271-09-BZ	<p>Sheldon Lobel, P.C. 132-40 Metropolitan Avenue, Queens Special Permit (§73-36) to legalize the operation of an existing physical culture establishment (<i>Planet Fitness</i>) on the first, second, and third floors of an existing three-story building. C2-3 zoning district. Community Board #9Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 5/25/10</p>
9.	273-09-BZ	<p>Rothkrug Rothkrug & Spector LLP 117-40 125th Street, Queens Variance (§72-21) for the construction of a two-story, one-family home, contrary to side yards (§23-461). R3-2 zoning district. Community Board #10Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/18/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 20, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
10.	308-09-BZ	<p>Jorge F. Canepa 366 Husson Street, Staten Island Variance (§72-21) to legalize a swimming pool located partially within a front yard and to allow two parking spaces to be located between the street line and the building street wall, contrary to §23-44 and §25-622. R3X zoning district. Community Board #2SI</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 5/11/10</p>
11.	331-09-BZ	<p>Slater & Beckerman, LLP 141 East 45th Street, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>River View Spa</i>) located on the second and third floors in an existing three-story building. C5-2.5 zoning district. Community Board #6M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 5/25/10</p>
12.	19-10-BZ	<p>Akerman Senterfitt, LLP 100 Oak Point Avenue, Bronx Special Permit (ZR§ 73-482) to allow for an accessory parking facility in excess of 150 spaces. M3-1 zoning district. Community Board #2BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 5/11/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 27, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	603-86-BZ	<p>H. Irving Sigman PE 88-34 Parsons Boulevard, aka 88-26/34 Parsons Boulevard, Queens Extension of Term for a Variance (§72-21) allowing the construction of retail stores (UG 6), which expired on September 8, 2007; Amendment to the accessory open parking area and refuse area and request to eliminate the term; Waiver of the Rules. R7A (Downtown Jamaica Special District) zoning district. Community Board #12Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 4/27/10</p>
2.	72-99-BZ	<p>Rothkrug Rothkrug & Spector 1633 Broadway, 215 West 50th Street; 210 West 51st Street, Manhattan Extension of Term to permit the continued operation of a Physical Cultural Establishment (<i>Equinox Fitness</i>) which expired on January 11, 2010. C6-7 (MID) zoning district. Community Board #5M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 4/27/10</p>
3.	196-08-BZ	<p>Gage Parking Consultants 792 Tenth Avenue/455 West 53rd Street, Manhattan Amendment of a previous grant for public parking garage; amendment would enclose rooftop parking. C6-2 (Special Clinton District) zoning district. Community Board #4M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 4/27/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 27, 2010

10:00 A.M.

SOC – CONTINUED HEARINGS		
4.	291-03-BZ	Stuart A. Klein, Esq. 1380 62nd Street, Brooklyn Extension of term of a variance (§72-21) for construction of a new residential building; amendment to add increase the number of dwelling units, FAR, height and parking spaces. M1-1/R5B zoning districts. Community Board #10BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 5/18/10

SOC – NEW CASES		
5.	803-61-BZ	Eric Palatnik, P.C. 1416 Hylan Boulevard, Staten Island Extension of Term for the continued use of a Gasoline Service Station (<i>British Petroleum</i>) which expires on November 14, 2011; Waiver of the Rules. C2-1/R3-2 zoning districts. Community Board #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/25/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 27, 2010
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
6.	157-07-BZY	Ackerman Senterfitt 55 Eckford Street, Brooklyn Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6/M1-1 zoning district. M1-2 /R6A, M1-2 R6B, MX8 zoning district. Community Board #1BK Examiner: Toni Matias (212) 788-8752 Status: Granted – 4/27/10
7.	315-08-A	Stuart A. Klein, Esq. 246 Spring Street, Manhattan An appeal seeking the revocation of permits for a condominium hotel on the basis that the approved plans allow for exceeding of maximum permitted floor area. M1-6 zoning. Community Board #2M Examiner: Toni Matias (212) 788-8752 Status: Adjourned, Continued Hearing – 6/8/10
8.	287-09-BZY & 288-09-BZY	Sheldon Lobel, P.C. 87-85 & 87-87 144th Street, Queens Extension of time (§11-332) to complete construction of a major development commenced under the prior R6 zoning. R5 zoning district. Community Board #12Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 5/11/10
9.	303-09-BZY	Eric Palatnik, P.C. 517 53rd Street, Brooklyn Extension of time (§11-332) to complete construction of an enlargement commenced under the prior C4-3 zoning district. R6B zoning district Community Board #7BK Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 5/11/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 27, 2010
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
10.	57-10-A	<p>Eric Palatnik, P.C. 517 53rd Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior C4-3 zoning district. R6B zoning district. Community Board #7BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 5/11/10</p>
11.	10-10-A	<p>Law Office of Fredrick A. Becker 1882 East 12th Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district. R6 zoning district. Community Board #15BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 6/8/10</p>
12.	23-10-A thru 26-10-A	<p>Richard Bowers 39-39 223rd Street and 223-01/15/19 Mia Drive, Queens Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district regulations. R1-2 zoning district. Community Board #11Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 6/8/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 27, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	186-08-BZ	Petrus Fortune, P.E. 3065 Atlantic Avenue, Brooklyn Special Permit (§73-19) to allow the legalization and enlargement of a school (<i>Followers of Jesus Mennonite Church & School</i>) in a former manufacturing building, contrary to ZR §42-10. M1-1 zoning district. Community Board #5BK Examiner: Rory Levy (212) 788-8749 Status: Deferred Decision – 6/8/10
2.	311-09-BZ	Eric Palatnik, P.C. 1092 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to open space and floor area (§23-141(a)), side yard (§23-461(a)) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 4/27/10
3.	330-09-BZ	Eric Palatnik, P.C. 230 Amherst Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to open space, lot coverage and floor area (§23-141) and rear yard (§23-47). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 4/27/10
4.	18-10-BZ Closed 4/13	Sheldon Lobel, P.C. 50 East 42nd Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Lucille Roberts</i>) in the cellar and a portion of the first floor in an existing 26-story building. C5-3 zoning district. Community Board #5M Examiner: Rory Levy (212) 788-8749 Status: Granted – 4/27/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 27, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	220-08-BZ	<p>Moshe M. Friedman 95 Taaffe Place, Brooklyn Variance (§72-21) to permit the enlargement of a non-conforming one-family dwelling, contrary to §42-10. M1-1 zoning district. Community Board #3BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 5/18/10</p>
6.	302-08-BZ	<p>Rothkrug, Rothkrug & Spector LLP 4368 Furman Avenue, The Bronx Variance (§72-21) to permit an existing semi-detached residential building, contrary to side yard regulations (§23-462) R5 district. Community Board #12BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 6/22/10</p>
7.	234-09-BZ	<p>Sheldon Lobel, P.C. 25-71 44th Street, Queens Variance (§72-21) for the construction of a detached two-family home contrary to side yard regulations (§23-48). R-5 zoning district. Community Board # 1Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 5/18/10</p>
8.	270-09-BZ	<p>Sheldon Lobel, P.C. 1910 Homecrest Avenue, Brooklyn Variance (§72-21) for the construction of a single family home on a vacant corner lot, contrary to floor area (§23-141), side yards (§23-461) and front yard (§23-47). R4-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned, Continued Hearing – 5/11/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 27, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	307-09-BZ	<p>Law Office of Fredrick A. Becker 1358-1360 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of existing single family home, contrary to open space and floor area (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/11/10</p>
10.	9-10-BZ	<p>Eric Palatnik, P.C. 231-10 Northern Boulevard, Queens Variance (§72-21) to allow a restaurant use in an existing building, contrary to §22-00. R1-2 zoning district. Community Board#11Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 5/25/10</p>
11.	13-10-BZ	<p>Eric Palatnik, P.C. 79 Amherst Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two -family home to be converted to a single family home, contrary to lot coverage and floor area (§23-141); side yards (§23-461) and rear yard (§23-47). R3-1 zoning district. Community Board # 15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/8/10</p>
12.	14-10-BZ	<p>Friedman & Gotbaum, LLP 38-50 Cooper Square, Manhattan Special Permit (§73-19) to allow a Use Group 3 school (<i>Grace Church High School</i>). M1-5B zoning district. Community Board #2M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 5/18/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 27, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
13.	194-09-BZ	<p>Sheldon Lobel, P.C. 2113 Utica Avenue, 2095-211 Utica Avenue, Brooklyn Variance to allow the construction of a four story mixed use building contrary to floor area (§23-141), open space (§23-141), lot coverage (§23-141), front yard (§23-45), height (§23-631), open space used for parking (§25-64) and parking requirements (§25-23); and to allow for the enlargement of an existing commercial use contrary to §22-10. R3-2 zoning district. Community Board# 18BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 6/22/10</p>
14.	304-09-BZ	<p>Stuart A. Klein, Esq. 75-121 Junius Street, Brooklyn Variance (§72-21) to allow the erection of a ten-story, mixed-use community facility and commercial building, contrary to floor area (§42-00, 43-12 and 43-122), height and sky exposure plane (§43-43), and parking (§44-21). M1-4 zoning district. Community Board #16BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 6/15/10</p>
15.	34-10-BZ	<p>James Chin & Associates, LLC, 429 Broome Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>York Spa Beauty Care</i>) in the cellar and first floor of an existing five-story building. M1-5B zoning district. Community Board #2M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 6/8/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 11, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	389-37-BZ	<p>The Law Office of Fredrick A. Becker 31-08 -31-12 45th Street, Queens Extension of Term (§11-411) of a previously granted Variance for the operation of a UG8 parking lot which expired on June 13, 2008; Extension of Time to obtain a Certificate of Occupancy which expired on December 12, 2004 and Waiver of the Rules. R5/C1-2 zoning district. Community Board#1Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/11/10</p>
2.	223-98-BZ	<p>Andrea Claire/Peter Hirshman 51-59 Maujer Street aka 451-459 Lorimer Street, Brooklyn Extension of Term of a previous variance that permits the operation of an automotive service station (UG 16B) which will expire on February 1, 2010; Amendment to allow used car sales (UG 16B); Extension of Time to obtain a Certificate of Occupancy which expired on June 10, 2003; Waiver of the Rules. R6B zoning district. Community Board #1BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 5/11/10</p>
3.	199-00-BZ	<p>John C. Chen 76-19 Roosevelt Avenue, Queens Extension of Term of a Special Permit (§73-244) for an Eating and Drinking Establishment (<i>Club Atlantis</i>) without restrictions on entertainment (UG12A) which expired on March 13, 2010. Waiver of the Rules. C2-3/R6 zoning district. Community Board #3Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/11/10</p>
4.	121-02-BZ	<p>Rothkrug, Rothkrug & Spector LLP 9215 4th Avenue, Brooklyn Amendment (§73-11) to a special permit (§73-11) for an enlargement of a Physical Culture Establishment. C8-2 zoning district. Community Board #10BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 5/11/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 11, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	363-04-BZ	Moshe M. Friedman, P.E. 6002 Fort Hamilton Parkway, Brooklyn Extension of Time to Complete Construction of a previously approved variance (§72-21) to convert an industrial building to commercial/residential use, which expired on July 19, 2009; Waiver of the Rules. M1-1 zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/11/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 11, 2010
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
6.	16-36-BZ	<p>Sheldon Lobel, P.C. 1885 Westchester Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy of an existing Gasoline Service Station (<i>Gulf</i>) which expired on March 18, 2009; Waiver of the Rules. C2-2/R5 zoning district. Community Board#9BX</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 5/18/10</p>
7.	834-60-BZ	<p>Sheldon Lobel, P.C. 140 Vanderbilt Avenue, Brooklyn Extension of Term for the continued use of a Gasoline Service Station (<i>Gulf</i>) with minor auto repairs which expired on March 7, 2006; Extension of Time to obtain a Certificate of Occupancy which expired on March 2, 2000; Amendment to legalize an accessory convenience store and Waiver of the Rules. C2-4/R-7A, R-5B zoning district. Community Board #2BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 6/8/10</p>
8.	11-93-BZ	<p>Sheldon Lobel, P.C. 46-45 Kissena Boulevard aka 140-01 Laburnum Avenue, Queens Extension of Term (§§11-411 & §11-412) to allow the continued operation of an Eating and Drinking establishment (UG 6) which expired on March 15, 2004; Amendment to legalize alterations to the structure; Waiver of the Rules. C2-2 and R3-2 zoning districts. Community Board # 7Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 6/8/10</p>
9.	201-01-BZ	<p>Sheldon Lobel, P.C. 2591 Atlantic Avenue, Brooklyn Extension of Term (§72-01 & 72-22) of a previously approved variance permitting the operation of a automobile laundry, lubrication and accessory automobile supply store (UG16b); Amendment seeking to legalize changes and increase in floor area; and Waiver of the Rules. C4-1 zoning district. Community Board #5BK</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 6/8/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 11, 2010

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
10.	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, contrary to §32-00, and a dance studio (Use Group 9), contrary to §32-18. The amendment seeks to enlarge the floor area occupied by the PCE. C1-2/R2 zoning district Community Board #1Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 5/25/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 11, 2010
10:00 A.M.

<i>SOC – NEW CASES</i>		
11.	887-54-BZ	<p>Eric Palatnik, P.C. 218-01 Northern Boulevard, Queens Extension of Term (§11-411) for the continued use of gasoline station (<i>British Petroleum</i>) with accessory convenience store (<i>7-Eleven</i>) which expires on September 23, 2010. C2-2/R6B zoning district. Community Board #11Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/8/10</p>
12.	102-95-BZ	<p>The Law Office of Fredrick A. Becker 50 West 17th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-244) for a UG12 Eating and Drinking Establishment (<i>Splash</i>) which expired on March 5, 2010. C6-4A zoning district. Community Board #5M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/15/10</p>
13.	189-96-BZ	<p>John C. Chen 85-12 Roosevelt Avenue, Queens Extension of Term for a previously granted Special Permit (§73-244) of a UG12 Eating and Drinking establishment with entertainment and dancing (<i>Flamingos</i>) which expires on May 19, 2010. C2-3/R6 zoning district. Community Board #4Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/22/10</p>
14.	4-00-BZ	<p>Eric Palatnik, P.C. 243 West 30th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued use of a Physical Culture Establishment (<i>West Garden</i>) which expires on May 30, 2010. M1-5 zoning district. Community Board #5M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/25/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 11, 2010

10:00 A.M.

<i>SOC – NEW CASES</i>		
15.	103-05-A	Rothkrug, Rothkrug, Spector, LLP 366 Nugent Street, Staten Island Application to reopen pursuant to a court remand (Appellate Division) for a determination of whether the Department of Buildings issued a permit in error based on alleged misrepresentations made by the owner during the permit application process. Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/15/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 11, 2010
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
16.	287-09-BZY & 288-09-BZY	Sheldon Lobel, P.C. 87-85 & 87-87 144th Street, Queens Extension of time (§11-332) to complete construction of a major development commenced under the prior R6 zoning. R5 zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 5/11/10

<i>APPEALS – CONTINUED HEARINGS</i>		
17.	303-09-BZY	Eric Palatnik, P.C. 517 53rd Street, Brooklyn Extension of time (§11-332) to complete construction of an enlargement commenced under the prior C4-3 zoning district. R6B zoning district Community Board #7BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/25/10
18.	57-10-A	Eric Palatnik, P.C. 517 53rd Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior C4-3 zoning district. R6B zoning district. Community Board #7BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/25/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 11, 2010

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
19.	43-08-A, 3-10-A & 4-10-A	Akerman Senterfitt 144-25 Bayside Avenue and 29-45/29-46 145th Street, Queens Proposed construction in the bed of mapped street contrary to the General City Law Section 35. R2A zoning district. Community Board #7Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/8/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 11, 2010
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	214-07-BZ	<p>Sheldon Lobel, P.C. 3217 Irwin Avenue, Bronx Variance (§72-21) to allow a public parking garage and increase the maximum permitted floor area in a mixed residential and community facility building, contrary to §22-10 and §24-162. R6 zoning district. Community Board #8BX</p> <p>Examiner: Ronald Rizzotti (212) 212-788-8781</p> <p>Status: Granted – 5/11/10</p>
2.	272-09-BZ	<p>Jeffrey A. Chester, Esq. 32-62 Steinway Street, Queens Special Permit (§73-36) to legalize the operation of an existing physical culture establishment (<i>Lucille Roberts</i>) on the second and third floors in an existing three-story building. C5-2.5 (M.D) zoning district. Community Board #1Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 5/11/10</p>
3.	307-09-BZ	<p>Law Office of Fredrick A. Becker 1358-1360 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of existing single family home, contrary to open space and floor area (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/11/10</p>
4.	308-09-BZ	<p>Jorge F. Canepa 366 Husson Street, Staten Island Variance (§72-21) to legalize a swimming pool located partially within a front yard and to allow two parking spaces to be located between the street line and the building street wall, contrary to §23-44 and §25-622. R3X zoning district. Community Board #2SI</p> <p>Examiner: Ronald Rizzotti (212) 212-788-8781</p> <p>Status: Withdrawn – 5/11/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 11, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	14-09-BZ	<p>Eric Palatnik, P.C. 2294 Forest Avenue, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store and automotive laundry (UG 16B). C2-1/R3-2 zoning district. Community Board #1SI</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 7/13/10</p>
6.	192-09-BZ	<p>Sheldon Lobel, P.C. 912 Broadway, Brooklyn Variance (§72-21) to allow for the construction of a department store (UG10), contrary to use regulations (§§22-00, 32-00). R6 and R6/C2-3 zoning districts. Community Board #3BK</p> <p>Examiner: Ronald Rizzotti (212) 212-788-8781</p> <p>Status: Adjourned, Continued Hearing – 6/8/10</p>
7.	270-09-BZ	<p>Sheldon Lobel, P.C. 1910 Homecrest Avenue, Brooklyn Variance (§72-21) for the construction of a single family home on a vacant corner lot, contrary to floor area (§23-141), side yards (§23-461) and front yard (§23-47). R4-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/8/10</p>
8.	19-10-BZ/ 62-10-A	<p>Akerman Senterfitt, LLP 100 Oak Point Avenue, Bronx Special Permit (ZR§ 73-482) to allow for an accessory parking facility in excess of 150 spaces, and proposed construction not fronting a legally mapped street, contrary to General City Law Section 36. M3-1 zoning district. Community Board #2BX</p> <p>Examiner: Ronald Rizzotti (212) 212-788-8781</p> <p>Status: Closed, Decision – 6/15/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 11, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	20-10-BZ	DeCampo Diamond & Ash 1470 Third Avenue aka 171-173 East 83rd Street, Manhattan Special Permit (§73-36) to allow the legalization of an existing physical culture establishment (<i>Soul Cycle</i>) on the ground floor of an existing six-story building. C1-9 zoning district. Community Board #8M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 5/25/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 11, 2010
1:30 P.M.

<i>BZ – NEW CASES</i>		
10.	6-09-BZ	<p>Rampulla Associate Architects 24 Nelson Avenue, Staten Island Variance (§72-21) to permit the legalization of an existing Automotive Repair Facility (UG 16B), contrary to ZR §32-10. C4-1 (Special South Richmond Development District & Special Growth Management District) zoning district. Community Board #3SI</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 6/22/10</p>
11.	189-09-BZ/ 190-09-A	<p>Eric Palatnik, P.C. 3067 Richmond Terrace, Staten Island Variance (§72-21) and waiver to the General City Law Section 35 to permit the legalization of an existing mosque and Sunday school (<i>Nor Al-Islam Society</i>), contrary to use and maximum floor area ratio (§§42-00 and 43-12) and construction with the bed of a mapped street. M3-1 zoning district. Community Board #1SI</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 7/13/10</p>
12.	27-10-BZ	<p>Eric Palatnik, P.C. 117 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to open space, lot coverage and floor area (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/22/10</p>
13.	30-10-BZ	<p>Law Office of Fredrick A. Becker 1384 East 22nd Street, Brooklyn 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). R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 5/25/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 18, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	16-36-BZ	<p>Sheldon Lobel, P.C. 1885 Westchester Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy of an existing Gasoline Service Station (<i>Gulf</i>) which expired on March 18, 2009; Waiver of the Rules. C2-2/R5 zoning district. Community Board#9BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/18/10</p>
2.	1045-67-BZ	<p>Michael A. Cosentino 160-10 Crossbay Boulevard, Queens Extension of term of a variance (§72-21) for an accessory parking lot to be used for adjoining commercial uses, which expired on June 27, 1998; waiver of the Rules; and an Amendment to eliminate the term. R2 zoning district Community Board #10Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 5/18/10</p>
3.	291-03-BZ	<p>Stuart A. Klein, Esq. 1380 62nd Street, Brooklyn Extension of term of a variance (§72-21) for construction of a new residential building; amendment to add increase the number of dwelling units, FAR, height and parking spaces. M1-1/R5B zoning districts. Community Board #10BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 5/18/10</p>
4.	58-07-BZ	<p>Eric Palatnik, P.C. 18-02 Clintonville, Queens Amendment to previously granted variance for a residential building to include two additional objections: dwelling unit size (§23-23) and side yard regulations (§23-461(a)). R3A zoning district. Community Board #7Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 5/18/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 18, 2010
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	74-49-BZ	<p>Sheldon Lobel, P.C. 515 Seventh Avenue, Manhattan Extension of Time to obtain a Certificate of Occupancy for an existing parking garage which expired on September 17, 2009; Waiver of the Rules. M1-6 (Garment Center) zoning district. Community Board #5M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/22/10</p>
6.	617-80-BZ	<p>Eric Palatnik, P.C. 770/780 McDonald Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) of a UG9 catering establishment which expires on December 9, 2010; an Amendment to the interior layout; Extension of Time to Complete Construction and to obtain a Certificate of Occupancy which expires on March 14, 2010 and Waiver of the Rules. M1-1 zoning district. Community Board #12BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/22/10</p>
7.	280-98-BZ	<p>Rampulla Associates Architects 2936 Hylan Boulevard, Staten Island Extension of Term of a variance (§72-21) for the continued operation of a UG4 Dental Office which expired on February 8, 2010; Amendment to convert the basement garage into dental office floor area. R-2 zoning district. Community Board #3SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/8/10</p>
8.	200-00-BZ	<p>Eric Palatnik, P.C. 107-24 37th Avenue aka 37-16 108th Street, Queens Extension of Term (§72-01 & §72-22) of a variance (§72-21) to allow a physical culture establishment (<i>Squash Fitness Center</i>) to operate in a C1-4 zoning district, which will expire on July 17, 2011; Extension of Time to obtain a certificate of occupancy, which expired on January 28, 2010; Waiver of the Rules. Community Board #3Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 6/8/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 18, 2010

10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	7-00-BZ	<p>Friedman & Gotbaum 90 Lafayette Street, Manhattan Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the enlargement of a UG3 non-profit homeless shelter (<i>New York City Rescue Mission</i>) which expired on March 11, 2009; waiver of the rules. C6-2A zoning district. Community Board #1M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 6/8/10</p>
10.	151-05-BZ	<p>John R. Roe 100 Varick Street, Manhattan Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a 10-story residential building which expires on August 8, 2010. M1-6 zoning district. Community Board #2M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 6/8/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 18, 2010
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	62-08-A	<p>Eric Palatnik, P.C. 398 Nugent Street, Staten Island Proposed construction not fronting on a legally mapped street, contrary to General City Law, Section 36. R1-2 zoning district. Community Board #2SI Examiner: Toni Matias (212) 788-8752 Status: Withdrawn – 5/18/10</p>

<i>APPEALS – NEW CASES</i>		
12.	298-09-A	<p>Joseph A. Sherry 109 Beach 217th Street, Queens Reconstruction and enlargement of an existing single family home not fronting a legally mapped street, contrary to General City Law Section 36. R4 zoning district. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 6/8/10</p>
13.	299-09-A	<p>Joseph A. Sherry 4 Lincoln Walk, Queens Reconstruction and enlargement of an existing single family home not fronting a legally mapped street, contrary to General City Law Section 36, and partially located within the bed of a mapped street, contrary to General City Law Section 35, and upgrade of a private disposal system in the bed of service road, contrary to Department of Buildings Policy. R4 zoning district. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 5/18/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 18, 2010
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
14.	53-10-A	Sheldon Lobel, P.C. 2031 Burr Avenue, Bronx Appeal seeking a determination that the owner has acquired a vested right to complete construction under the prior R7-1 zoning district. R5A zoning district. Community Board #10BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/15/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 18, 2010
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	220-08-BZ	<p>Moshe M. Friedman 95 Taaffe Place, Brooklyn Variance (§72-21) to permit the enlargement of a non-conforming one-family dwelling, contrary to §42-10. M1-1 zoning district. Community Board #3BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 5/18/10</p>
2.	29-09-BZ	<p>Law Office of Fredrick A. Becker 44 Brunswick Street, Staten Island Variance (§72-21) to legalize and enlarge a synagogue (<i>Chabad Israeli Center</i>), contrary to lot coverage, front yards, side yards, and parking regulations. R3X zoning district. Community Board #2SI Examiner: Rory Levy (212) 788-8749 Status: Deferred Decision – 7/13/10</p>
3.	273-09-BZ	<p>Rothkrug Rothkrug & Spector LLP 117-40 125th Street, Queens Variance (§72-21) for the construction of a two-story, one-family home, contrary to side yards (§23-461). R3-2 zoning district. Community Board #10Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 5/18/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 18, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	239-07-BZ	<p>Rothkrug, Rothkrug & Spector, LLP, 57-38 Waldron Street, Queens Variance (§72-21) to permit a community youth center (UG 4) in the cellar and first floor in a proposed three-story and penthouse mixed-use building, contrary to side yard (§24-35). R5 zoning district. Community Board #4Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Withdrawn – 5/18/10</p>
5.	44-09-BZ	<p>Philip L. Rampulla 2175 Richmond Avenue, Staten Island Variance (§72-21) to allow for a two-story commercial building (UG 6) with accessory parking, contrary to use regulations (22-00). R3-1 district. Community Board #2 SI</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 7/13/10</p>
6.	234-09-BZ	<p>Sheldon Lobel, P.C. 25-71 44th Street, Queens Variance (§72-21) for the construction of a detached two-family home contrary to side yard regulations (§23-48). R-5 zoning district. Community Board # 1Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 7/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 18, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	327-09-BZ	Sheldon Lobel, P.C. 255 Butler Street, Brooklyn Special Permit (§73-19) to allow a Use Group 3 charter school (<i>Summit Academy</i>) with first floor retail use in an existing warehouse. M1-2 zoning district. Community Board #6BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/22/10
8.	14-10-BZ	Friedman & Gotbaum, LLP 38-50 Cooper Square, Manhattan Special Permit (§73-19) to allow a Use Group 3 school (<i>Grace Church High School</i>). M1-5B zoning district. Community Board #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 5/18/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 18, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
9.	210-07-BZ	<p>Eric Palatnik, P.C. 15 Luquer Street, Brooklyn Variance (§72-21) to allow for a residential use in a manufacturing district, contrary to §42-00. M1-1 zoning district. Community Board #6BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 7/13/10</p>
10.	33-10-BZ	<p>Rothkrug Rothkrug & Spector, LLP 692 Broadway (aka 384/8 Lafayette Street, 2/20 East 4th Street) Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment. M1-5B zoning district. Community Board #2M Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 6/22/10</p>
11.	36-10-BZ	<p>Eric Palatnik, P.C. 1225 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space ration (23-141); side yard (23-461) and rear yard (23-47). R3-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 6/22/10</p>
12.	37-10-BZ	<p>Eric Palatnik, P.C. 1230 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space (23-141); side yard (23-461) and rear yard (23-47). R3-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 6/22/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 25, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	4-00-BZ	<p>Eric Palatnik, P.C. 243 West 30th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued use of a Physical Culture Establishment (<i>West Garden</i>) which expires on May 30, 2010. M1-5 zoning district. Community Board #5M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/25/10</p>
2.	369-03-BZ	<p>The Law Office of Fredrick A. Becker 99-01 Queens Boulevard, Queens Amendment to a variance (§72-21) for a physical culture establishment (<i>New York Sports Club</i>) to change in the owner/operator, decrease floor area, modify days and hours of operation, and eliminate parking condition. C1-2/R7-1 zoning district. Community Board #1Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 5/25/10</p>
3.	51-06-BZ	<p>Sheldon Lobel, P.C. 188-02/22 Union Turnpike, Queens Amendment of a variance (§72-21) which permitted a Physical Culture Establishment, contrary to §32-00, and a dance studio (Use Group 9), contrary to §32-18. The amendment seeks to enlarge the floor area occupied by the PCE. C1-2/R2 zoning district Community Board #1Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 5/25/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 25, 2010
10:00 A.M.

SOC – CONTINUED HEARINGS		
4.	803-61-BZ	<p>Eric Palatnik, P.C. 1416 Hylan Boulevard, Staten Island Extension of Term for the continued use of a Gasoline Service Station (<i>British Petroleum</i>) which expires on November 14, 2011; Waiver of the Rules. C2-1/R3-2 zoning districts. Community Board #2SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned, Continued Hearing – 6/22/10</p>
5.	16-92-BZ	<p>NYC Board of Standards and Appeals Applicant: Sheldon Lobel, P.C. 72/84 Sullivan Street, Brooklyn Dismissal for lack of prosecution for an extension of time to obtain a Certificate of Occupancy, and an Amendment to allow an additional non-conforming use on the zoning lot. R5/C1-3 zoning district. Community Board #6BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Off Dismissal Calendar, Public Hearing – 6/22/10</p>

SOC – NEW CASES		
6.	336-98-BZ & 337-98-BZ	<p>Rothkrug, Rothkrug & Spector LLP 312/18 & 324/34 Flatbush Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a previously granted Special Permit (§73-36) for the operation of a Physical Culture Establishment (<i>Crunch Fitness</i>) which expired on February 11, 2010; waiver of the rules. C2-4 zoning district. Community Board # 6BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 6/8/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 25, 2010
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
7.	300-08-A	<p>Marvin Mitzner 39-35 27th Street, Queens An appeal seeking a determination that the property owner has acquired a common law vested right to continue development under the prior M1-3 zoning district regulations. M1-2 /R5B zoning district. Community Board #1Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 5/25/10</p>
8.	303-09-BZY	<p>Eric Palatnik, P.C. 517 53rd Street, Brooklyn Extension of time (§11-332) to complete construction of an enlargement commenced under the prior C4-3 zoning district. R6B zoning district Community Board #7BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Withdrawn – 5/25/10</p>
9.	57-10-A	<p>Eric Palatnik, P.C. 517 53rd Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior C4-3 zoning district. R6B zoning district. Community Board #7BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 5/25/10</p>
10.	1-10-A	<p>Elizabeth Safian 527 East 86th Street, Brooklyn Appeal to an Order of Closure issued by the Department of Buildings. Per the Order, the site’s commercial vehicle storage, public parking lot, trucking terminal and a salvage yard uses constitute an illegal use in a residential district contrary to Administrative Code Section 28-212.2. R5 zoning district. Community Board #18BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Denied – 5/25/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 25, 2010
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	217-09-A	<p>Marvin B. Mitzner, Esq. 514-516 East 6th Street, Manhattan An appeal seeking to vary the applicable provisions under the Multiple Dwelling Law as it applies to the enlargement of non- fireproof tenement buildings. R7-2 zoning district. Community Board #3M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 7/27/10</p>
12.	274-09-A	<p>Fire Department of New York 3920 Merritt Avenue aka 3927 Mulvey Avenue, Bronx Application to modify Certificate of Occupancy to require automatic wet sprinkler system throughout the entire building. Community Board #12BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 6/22/10</p>
13.	283-09-BZY thru 286-09-BZY	<p>Rothkrug, Rothkrug & Spector, LLP 90-18 176th Street, 175/19/21/23 Lauren Court, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 zoning district. R4-1 zoning district. Community Board #12Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 6/22/10</p>
14.	295-09-A & 296-09-A	<p>Rothkrug Rothkrug & Spector, LLP 81 and 83 Cortlandt Street, Staten Island Proposed construction of one family home located within the bed of a mapped street (Bache Street), contrary to Section 35 of the General City Law. R3A Zoning District Community Board #2SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 6/15/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 25, 2010
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	214-09-BZ	Rothkrug, Rothkrug & Spector, LLP 1464 Astor Avenue, Bronx Special Permit (§73-125) to allow for a 9,996 sq ft ambulatory diagnostic or treatment center which exceeds the 1,500 sq ft maximum allowable floor area set forth in ZR §22-14. R4-1 zoning district. Community Board #11BX Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 5/25/10
2.	331-09-BZ	Slater & Beckerman, LLP 141 East 45th Street, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>River View Spa</i>) located on the second and third floors in an existing three-story building. C5-2.5 zoning district. Community Board #6M Examiner: Rory Levy (212) 788-8749 Status: Granted – 5/25/10
3.	20-10-BZ	DeCampo Diamond & Ash 1470 Third Avenue aka 171-173 East 83rd Street, Manhattan Special Permit (§73-36) to allow the legalization of an existing physical culture establishment (<i>Soul Cycle</i>) on the ground floor of an existing six-story building. C1-9 zoning district. Community Board #8M Examiner: Rory Levy (212) 788-8749 Status: Granted – 5/25/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 25, 2010
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	160-08-BZ	<p>Dominick Salvati and Son Architects 651-671 Fountain Avenue, Brooklyn Variance (§72-21) to permit the legalization of commercial storage of motor vehicles/buses (UG 16C) with accessory fuel storage and motor vehicles sales and repair (UG 16B), which is contrary to §22-00. R4 zoning district. Community Board #5BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 6/15/10</p>
5.	28-09-BZ	<p>Moshe M. Friedman, P.E. 133 Taaffe Place, Brooklyn Variance (§72-21) to permit a four-story residential building on a vacant lot, contrary to use regulations (§42-10). M1-1 zoning district. Community Board #3BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 6/8/10</p>
6.	31-09-BZ	<p>Eric Palatnik, PC 117-04 Sutphin Boulevard, Queens Special Permit (§11-411, §11-412, §11-413) for re-instatement of previous variance, which expired on November 12, 1990; amendment for a change of use from a gasoline service station (UG16b) to automotive repair establishment and automotive sales (UG16b); enlargement of existing one story structure; and Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #12Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Adjourned, Continued Hearing – 6/22/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 25, 2010
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	162-09-BZ	<p>Sheldon Lobel, P.C. 30-33 Steinway Street, Queens Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Planet Fitness</i>) in the cellar, first, and second floors in an existing two-story building; Special Permit (§73-52) to extend the C4-2A zoning district regulations 25 feet into the adjacent R5 zoning district. C4-2A/R5 zoning districts. Community Board # 1Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 6/8/10</p>
8.	173-09-BZ	<p>Law Offices of Howard Goldman LLC 845 Broadway, Brooklyn Variance (§72-21) to allow a seven-story mixed use building, contrary to use regulations (§32-00, 42-00). C8-2/M1-1 zoning districts. Community Board #4BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 6/22/10</p>
9.	271-09-BZ	<p>Sheldon Lobel, P.C. 132-40 Metropolitan Avenue, Queens Special Permit (§73-36) to legalize the operation of an existing physical culture establishment (<i>Planet Fitness</i>) on the first, second, and third floors of an existing three-story building. C2-3 zoning district. Community Board #9Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 6/15/10</p>
10.	282-09-BZ	<p>Steven Williams, P.E. 54-19 Myrtle Avenue, Queens Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Ritchie's Gym</i>) on the third floor of a four-story commercial building. C4-3 zoning district. Community Board #5Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 6/8/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 25, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	325-09-BZ	<p>Sheldon Lobel, P.C. 1364 & 1366 52nd street, Brooklyn Variance (§72-21) to permit the proposed four-story and mezzanine synagogue (<i>Congregation Yetev Lev</i>), contrary to lot coverage (§24-11), rear yard (§24-36) and initial setback of front wall (§24-522). R6 zoning district. Community Board #12BK Examiner: Rory Levy (212) 788-8749 Status: Adjourned, Continued Hearing – 6/15/10</p>
12.	9-10-BZ	<p>Eric Palatnik, P.C. 231-10 Northern Boulevard, Queens Variance (§72-21) to allow a restaurant use in an existing building, contrary to §22-00. R1-2 zoning district. Community Board #11Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 6/22/10</p>
13.	30-10-BZ	<p>Law Office of Fredrick A. Becker 1384 East 22nd Street, Brooklyn 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). R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 6/8/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 25, 2010
1:30 P.M.

<i>BZ – NEW CASES</i>		
14.	333-09-BZ	<p>Moshe M. Friedman 360 Troy Avenue aka 348-350 Troy Avenue aka 1505-1513 Carroll Street, Brooklyn Variance (§72-21) to permit the vertical extension of an existing religious school (<i>Congregation Yeshiva Beis Chaya Mushika</i>), contrary to floor area, lot coverage, height, sky exposure plane, front yard, and side yard regulations (§§24-11, 24-521, 24-34, and 24-35). R4 zoning district. Community Board # 9BK</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 6/15/10</p>
15.	21-10-BZ	<p>Sheldon Lobel, P.C. 2801 Roelbling Avenue aka 1590 Hutchison River Parkway, Bronx Special Permit (§73-243) to legalize an eating and drinking establishment with a drive-through. C1-2/R4A zoning district. Community Board #10BX</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 6/15/10</p>
16.	41-10-BZ	<p>Kramer Levin Naftalis & Frankel LLP 522-566/596-600 First Avenue aka 400-424 East 34th Street and 423-437 East 30th Street, Manhattan Variance pursuant (§72-21) to allow for the enlargement of a community facility (<i>NYU Langone Medical Center</i>) contrary to rear yard (§24-36) and signage regulations (§§22-321, 22-331, 22-342). R8 zoning district. Community Board #6M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 6/22/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 8, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	336-98-BZ & 337-98-BZ	<p>Rothkrug, Rothkrug & Spector LLP 312/18 & 324/34 Flatbush Avenue, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a previously granted Special Permit (§73-36) for the operation of a Physical Culture Establishment (<i>Crunch Fitness</i>) which expired on February 11, 2010; waiver of the rules. C2-4 zoning district. Community Board # 6BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 6/8/10</p>
2.	7-00-BZ	<p>Friedman & Gotbaum 90 Lafayette Street, Manhattan Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the enlargement of a UG3 non-profit homeless shelter (New York City Rescue Mission) which expired on March 11, 2009; waiver of the rules. C6-2A zoning district. Community Board #1M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 6/8/10</p>
3.	200-00-BZ	<p>Eric Palatnik, P.C. 107-24 37th Avenue aka 37-16 108th Street, Queens Extension of Term (§72-01 & §72-22) of a variance (§72-21) to allow a physical culture establishment (Squash Fitness Center) to operate in a C1-4 zoning district, which will expire on July 17, 2011; Extension of Time to obtain a certificate of occupancy, which expired on January 28, 2010; Waiver of the Rules. Community Board #3Q Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 6/8/10</p>
4.	151-05-BZ	<p>John R. Sore 100 Varick Street, Manhattan Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a 10-story residential building which expires on August 8, 2010. M1-6 zoning district. Community Board #2M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 6/8/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 8, 2010
10:00 A.M.

SOC – CONTINUED HEARINGS		
5.	887-54-BZ	<p>Eric Palatnik, P.C. 218-01 Northern Boulevard, Queens Extension of Term (§11-411) for the continued use of gasoline station (<i>British Petroleum</i>) with accessory convenience store (<i>7-Eleven</i>) which expires on September 23, 2010. C2-2/R6B zoning district. Community Board #11Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 6/15/10</p>
6.	834-60-BZ	<p>Sheldon Lobel, P.C. 140 Vanderbilt Avenue, Brooklyn Extension of Term for the continued use of a Gasoline Service Station (<i>Gulf</i>) with minor auto repairs which expired on March 7, 2006; Extension of Time to obtain a Certificate of Occupancy which expired on March 2, 2000; Amendment to legalize an accessory convenience store and Waiver of the Rules. C2-4/R-7A, R-5B zoning district. Community Board #2BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 6/15/10</p>
7.	11-93-BZ	<p>Sheldon Lobel, P.C. 46-45 Kissena Boulevard aka 140-01 Laburnum Avenue, Queens Extension of Term (§§11-411 & §11-412) to allow the continued operation of an Eating and Drinking establishment (UG 6) which expired on March 15, 2004; Amendment to legalize alterations to the structure; Waiver of the Rules. C2-2 and R3-2 zoning districts. Community Board #7Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 7/27/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 8, 2010
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
8.	280-98-BZ	<p>Rampulla Associates Architects 2936 Hylan Boulevard, Staten Island Extension of Term of a variance (§72-21) for the continued operation of a UG4 Dental Office which expired on February 8, 2010; Amendment to convert the basement garage into dental office floor area. R-2 zoning district. Community Board #3SI Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 6/15/10</p>
9.	201-01-BZ	<p>Sheldon Lobel, P.C. 2591 Atlantic Avenue, Brooklyn Extension of Term (§72-01 & 72-22) of a previously approved variance permitting the operation of a automobile laundry, lubrication and accessory automobile supply store (UG16b); Amendment seeking to legalize changes and increase in floor area; and Waiver of the Rules. C4-1 zoning district. Community Board #5BK Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 7/13/10</p>
10.	111-06-BZ	<p>Sheldon Lobel, P.C. 136 Norfolk Street, Brooklyn Application to reopen pursuant to court remand (Appellate Division) to revisit the findings of a Special Permit (§73-622) for the in-part legalization of an enlargement to a single family residence. This application seeks to vary open space and floor area (§23-141); side yard (§23-48) and perimeter wall height (§23-631) regulations. R3-1 zoning district. Community Board# 15BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 7/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 8, 2010
10:00 A.M.

<i>SOC – NEW CASES</i>		
11.	589-31-BZ	<p>Eric Palatnik, P.C. 159-02 Meyer Avenue, Queens Amendment pursuant (§11-413) to permit the proposed change of use group from UG16 (Gasoline Service Station) to UG16 (Automotive Repair) with accessory used car sales. R3-2 zoning district. Community Board #12Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 7/13/10</p>
12.	739-76-BZ	<p>Joseph P. Morsellino, Esq. 212-95 26th Avenue, Queens Extension of Term for a UG15 Amusement Arcade (<i>Peter Pan Games</i>) which expired on April 10, 2010 and an Extension of Time to obtain a Certificate of Occupancy which expired on May 18, 2009. C4-1 zoning district. Community Board #7Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/22/10</p>
13.	242-02-BZ	<p>Joseph Fullam 1 North Railroad Street, Staten Island Amendment to a previously granted Variance (§72-21) for the construction of a two family residence contrary to parking requirement (§25-21) and (§25-622). R3X/SR zoning district. Community Board #3SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 6/22/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 8, 2010
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
14.	43-08-A, 3-10-A & 4-10-A	<p>Akerman Senterfitt 144-25 Bayside Avenue and 29-45/29-46 145th Street, Queens Proposed construction in the bed of mapped street contrary to the General City Law Section 35. R2A zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 7/13/10</p>
15.	315-08-A	<p>Stuart A. Klein, Esq. 246 Spring Street, Manhattan An appeal seeking the revocation of permits for a condominium hotel on the basis that the approved plans allow for exceeding of maximum permitted floor area. M1-6 zoning. Community Board #2M</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Adjourned, Continued Hearing – 7/27/10</p>
16.	298-09-A	<p>Joseph A. Sherry 109 Beach 217th Street, Queens Reconstruction and enlargement of an existing single family home not fronting a legally mapped street, contrary to General City Law Section 36. R4 zoning district. Community Board #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 7/13/10</p>
17.	10-10-A	<p>Law Office of Fredrick A. Becker 1882 East 12th Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district. R6 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 7/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 8, 2010
10:00 A.M.

APPEALS – CONTINUED HEARINGS

18.	23-10-A thru 26-10-A	Richard Bowers 39-39 223rd Street and 223-01/15/19 Mia Drive, Queens Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district regulations. R1-2 zoning district. Community Board #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/13/10

APPEALS – NEW CASES

19.	49-10-A thru 52-10-A	Rampulla Associates 28, 26, 22, 20 Winchester Avenue, Staten Island Proposed construction of four single family homes not fronting on a mapped street, contrary to General City Law Section 36. R3-1 zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/8/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JUNE 8, 2010
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	186-08-BZ	Petrus Fortune, P.E. 3065 Atlantic Avenue, Brooklyn Special Permit (§73-19) to allow the legalization and enlargement of a school (<i>Followers of Jesus Mennonite Church & School</i>) in a former manufacturing building, contrary to ZR §42-10. M1-1 zoning district. Community Board #5BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 6/8/10
2.	28-09-BZ	Moshe M. Friedman, P.E. 133 Taaffe Place, Brooklyn Variance (§72-21) to permit a four-story residential building on a vacant lot, contrary to use regulations (§42-10). M1-1 zoning district. Community Board #3BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 6/8/10
3.	162-09-BZ	Sheldon Lobel, P.C. 30-33 Steinway Street, Queens Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Planet Fitness</i>) in the cellar, first, and second floors in an existing two-story building; Special Permit (§73-52) to extend the C4-2A zoning district regulations 25 feet into the adjacent R5 zoning district. C4-2A/R5 zoning districts. Community Board # 1Q Examiner: Rory Levy (212) 788-8749 Status: Granted – 6/8/10
4.	282-09-BZ	Steven Williams, P.E. 54-19 Myrtle Avenue, Queens Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Ritchie's Gym</i>) on the third floor of a four-story commercial building. C4-3 zoning district. Community Board #5Q Examiner: Rory Levy (212) 788-8749 Status: Granted – 6/8/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JUNE 8, 2010
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	30-10-BZ	<p>Law Office of Fredrick A. Becker 1384 East 22nd Street, Brooklyn 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). R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 6/8/10</p>

<i>BZ – CONTINUED HEARINGS</i>		
6.	192-09-BZ	<p>Sheldon Lobel, P.C. 912 Broadway, Brooklyn Variance (§72-21) to allow for the construction of a department store (UG10), contrary to use regulations (§§22-00, 32-00). R6 and R6/C2-3 zoning districts. Community Board #3BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 7/13/10</p>
7.	254-09-BZ thru 256-09-BZ	<p>Ivan F. Khoury 101/03/05 Astoria Boulevard aka 27-31 Kearney Street, Queens Variance (§72-21) to legalize three existing homes, contrary to front yard (§23-45) and rear yard (§23-47) regulations. R3-2 zoning district. Community Board #3Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 7/13/10</p>
8.	270-09-BZ	<p>Sheldon Lobel, P.C. 1910 Homecrest Avenue, Brooklyn Variance (§72-21) for the construction of a single family home on a vacant corner lot, contrary to floor area (§23-141), side yards (§23-461) and front yard (§23-47). R4-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/22/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JUNE 8, 2010
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	297-09-BZ	<p>Marvin B. Mitzner, Esq. 180 Ludlow Street, Manhattan Variance (§72-21) to allow for the conversion of a recently constructed commercial building for residential use, contrary to rear yard regulations (§23-47). C4-4A zoning district. Community Board #3M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 8/24/10</p>
10.	13-10-BZ	<p>Eric Palatnik, P.C. 79 Amherst Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two -family home to be converted to a single family home, contrary to lot coverage and floor area (§23-141); side yards (§23-461) and rear yard (§23-47). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 7/13/10</p>
11.	34-10-BZ	<p>James Chin & Associates, LLC, 429 Broome Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>York Spa Beauty Care</i>) in the cellar and first floor of an existing five-story building. M1-5B zoning district. Community Board #2M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 7/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JUNE 8, 2010
1:30 P.M.

<i>BZ – NEW CASES</i>		
12.	92-08-BZ	Juan D. Reyes, Esq. 13 Crosby Street, Manhattan Variance (§72-21) to allow for Use Group 6 below the floor level of the second story in an existing building, contrary to use, rear yard and floor area regulations (§42-14, 43-12 and 43-26). M1-5B zoning district. Community Board#4M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 7/27/10
13.	40-10-BZ	Sheldon Lobel, PC 150 Kenilworth Place, Brooklyn Variance (§72-21) to allow for an existing building to be converted for commercial use, contrary to §22-10. C4-4A/R5B zoning district. Community Board #14BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 7/13/10
14.	48-10-BZ	Rampulla Associates 2965 Veterans Road West, Staten Island Special Permit (§73-36) to allow a physical culture establishment (<i>Retro Fitness</i>). M1-1 zoning district/Special South Richmond District. Community Board #3SI
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 7/13/10
15.	59-10-BZ	Sheldon Lobel, P.C. 519 Eighth Avenue, Manhattan Special Permit (73-36) to allow a physical culture establishment (<i>Luxe Den Salon & Spa</i>). M1-6/C6-4M zoning district. Community Board #4M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 7/27/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 15, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	887-54-BZ	<p>Eric Palatnik, P.C. 218-01 Northern Boulevard, Queens Extension of Term (§11-411) for the continued use of gasoline station (<i>British Petroleum</i>) with accessory convenience store (<i>7-Eleven</i>) which expires on September 23, 2010. C2-2/R6B zoning district. Community Board #11Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 6/15/10</p>
2.	834-60-BZ	<p>Sheldon Lobel, P.C. 140 Vanderbilt Avenue, Brooklyn Extension of Term for the continued use of a Gasoline Service Station (<i>Gulf</i>) with minor auto repairs which expired on March 7, 2006; Extension of Time to obtain a Certificate of Occupancy which expired on March 2, 2000; Amendment to legalize an accessory convenience store and Waiver of the Rules. C2-4/R-7A, R-5B zoning district. Community Board #2BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 6/15/10</p>
3.	280-98-BZ	<p>Rampulla Associates Architects 2936 Hylan Boulevard, Staten Island Extension of Term of a variance (§72-21) for the continued operation of a UG4 Dental Office which expired on February 8, 2010; Amendment to convert the basement garage into dental office floor area. R-2 zoning district. Community Board #3SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 6/15/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 15, 2010
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	102-95-BZ	<p>The Law Office of Fredrick A. Becker 50 West 17th Street, Manhattan Extension of Term of a previously granted Special Permit (73-244) for a UG12 Eating and Drinking Establishment (<i>Splash</i>) which expired on March 5, 2010. C6-4A zoning district. Community Board #5M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 6/22/10</p>
5.	103-05-A	<p>Rothkrug, Rothkrug, Spector, LLP 366 Nugent Street, Staten Island Application to reopen pursuant to a court remand (Appellate Division) for a determination of whether the Department of Buildings issued a permit in error based on alleged misrepresentations made by the owner during the permit application process. Community Board #2SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 7/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 15, 2010
10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	558-71-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 1949 Richmond Avenue, Staten Island Amendment to a previously granted Variance (§72-21) to permit the change of a UG6 eating and drinking establishment to a UG6 retail use without limitation to a single use; minor reduction in floor area; increase accessory parking and increase to the height of the building façade. R3-1 zoning district. Community Board #2SI</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 7/13/10</p>
7.	139-92-BZ	<p>Samuel H. Valencia 52-15 Roosevelt Avenue, Queens Extension of Term for a previously granted Special Permit (§73-244) for the continued operation of a UG12 Eating and Drinking Establishment with Dancing (<i>Deseos</i>) which expired on March 7, 2010; Waiver of the Rules. C2-2/R6 zoning district. Community Board #2Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 7/13/10</p>
8.	164-04-BZ	<p>Sheldon Lobel, P.C. 2241 Westchester Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy for a previously granted physical culture establishment (<i>Planet Fitness</i>) which expired on February 7, 2007; Amendment to change operator, hours of operation and interior modification; Waiver of the Rules. C2-1/R6 zoning district. Community Board #10BX</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 8/3/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 15, 2010

10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	280-09-A	NYC Board of Standards and Appeals 330 West 86th Street, Manhattan Review of Board decision pursuant to Sec 1-10(f) of the Board’s Rules and 666(8) of the City Charter of an appeal challenging the Department of Building’s authority under the City Charter to interpret or enforce provisions of Article 16 of the General Municipal Law relating to the construction of a proposed 17 story residential building. R10A zoning district. Community Board #7M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/13/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 15, 2010

10:00 A.M.

APPEALS – DECISIONS

10.	295-09-A & 296-09-A	Rothkrug Rothkrug & Spector, LLP 81 and 83 Cortlandt Street, Staten Island Proposed construction of one family home located within the bed of a mapped street (Bache Street), contrary to Section 35 of the General City Law. R3A Zoning District Community Board #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred, Decision – 6/22/10

APPEALS – CONTINUED HEARINGS

11.	53-10-A	Sheldon Lobel, P.C. 2031 Burr Avenue, Bronx Appeal seeking a determination that the owner has acquired a vested right to complete construction under the prior R7-1 zoning district. R5A zoning district. Community Board #10BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/22/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 15, 2010
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
12.	237-09-A/ 238-09-A	<p>Rothkrug Rothkrug & Spector, LLP 81, 85 Archwood Avenue aka 5219 Amboy Road, Staten Island Proposed construction in the bed of a mapped street, contrary to General City Law Section 35. R3X zoning district. Community Board #3SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 7/27/10</p>
13.	67-10-A	<p>Gary D. Lenhart, R.A. 72 Bedford Avenue, Queens Proposed reconstruction and enlargement of an existing single family dwelling and the proposed upgrade of the existing non- conforming private disposal system within the bed of a mapped street, contrary to Article 3, Section 35 of the General City Law. R4 zoning district. Community Board #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Postponed Hearing – 7/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 15, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	19-10-BZ/ 62-10-A	<p>Akerman Senterfitt, LLP 100 Oak Point Avenue, Bronx Special Permit (§ 73-482) to allow for an accessory parking facility in excess of 150 spaces, and proposed construction not fronting a legally mapped street, contrary to General City Law Section 36. M3-1 zoning district. Community Board #2BX Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 6/15/10</p>

<i>BZ – CONTINUED HEARINGS</i>		
2.	160-08-BZ	<p>Dominick Salvati and Son Architects 651-671 Fountain Avenue, Brooklyn Variance (§72-21) to permit the legalization of commercial storage of motor vehicles/buses (UG 16C) with accessory fuel storage and motor vehicles sales and repair (UG 16B), which is contrary to §22-00. R4 zoning district. Community Board #5BK Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 7/13/10</p>
3.	271-09-BZ	<p>Sheldon Lobel, P.C. 132-40 Metropolitan Avenue, Queens Special Permit (§73-36) to legalize the operation of an existing physical culture establishment (<i>Planet Fitness</i>) on the first, second, and third floors of an existing three-story building. C2-3 zoning district. Community Board #9Q Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 15, 2010

1:30 P.M.

BZ – CONTINUED HEARINGS		
4.	304-09-BZ	<p>Stuart A. Klein, Esq. 75-121 Junius Street, Brooklyn Variance (§72-21) to allow the erection of a ten-story, mixed-use community facility and commercial building, contrary to floor area (§42-00, 43-12 and 43-122), height and sky exposure plane (§43-43), and parking (§44-21). M1-4 zoning district. Community Board #16BK Examiner: Rory Levy (212) 788-8749 Status: Adjourned, Continued Hearing – 7/27/10</p>
5.	325-09-BZ	<p>Sheldon Lobel, P.C. 1364 & 1366 52nd Street, Brooklyn Variance (§72-21) to permit the proposed four-story and mezzanine synagogue (<i>Congregation Yetev Lev</i>), contrary to lot coverage (§24-11), rear yard (§24-36) and initial setback of front wall (§24-522). R6 zoning district. Community Board #12BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 8/3/10</p>
6.	333-09-BZ	<p>Moshe M. Friedman 360 Troy Avenue aka 348-350 Troy Avenue aka 1505-1513 Carroll Street, Brooklyn Variance (§72-21) to permit the vertical extension of an existing religious school (<i>Congregation Yeshiva Beis Chaya Mushika</i>), contrary to floor area, lot coverage, height, sky exposure plane, front yard, and side yard regulations (§§24-11, 24-521, 24-34, and 24-35). R4 zoning district. Community Board # 9BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/13/10</p>
7.	21-10-BZ	<p>Sheldon Lobel, P.C. 2801 Roelbling Avenue aka 1590 Hutchison River Parkway, Bronx Special Permit (§73-243) to legalize an eating and drinking establishment with a drive-through. C1-2/R4A zoning district. Community Board #10BX Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 7/27/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 15, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
8.	22-10-BZ	<p>Harold Weinberg, P.E. 620 East 102nd Street, Brooklyn Special Permit (§73-19) to allow the proposed one-story day care center (<i>Sunshine Day Care</i>). C8 zoning district. Community Board #18BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 7/13/10</p>
9.	64-10-BZ	<p>Law Office Fredrick A. Becker 1253 East 29th 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 yards (§23-461 & 23-48) 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 – 7/27/10</p>
10.	87-10-BZ	<p>Dennis D. Dell’Angelo 1333 East 24th 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 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 – 7/13/10</p>
11.	88-10-BZ	<p>Dennis D. Dell’Angelo 1327 East 21st Street, 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 yards (§23-461). R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/27/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 22, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	102-95-BZ	The Law Office of Fredrick A. Becker 50 West 17th Street, Manhattan Extension of Term of a previously granted Special Permit (73-244) for a UG12 Eating and Drinking Establishment (Splash) which expired on March 5, 2010. C6-4A zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/22/10
2.	242-02-BZ	Joseph Fullam 1 North Railroad Street, Staten Island Amendment to a previously granted Variance (§72-21) for the construction of a two family residence contrary to parking requirement (§25-21) and (§25-622). R3X/SR zoning district. Community Board #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/22/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 22, 2010
10:00 A.M.

SOC – CONTINUED HEARINGS		
3.	74-49-BZ	<p>Sheldon Lobel, P.C. 515 Seventh Avenue, Manhattan Extension of Time to obtain a Certificate of Occupancy for an existing parking garage which expired on September 17, 2009; Waiver of the Rules. M1-6 (Garment Center) zoning district. Community Board #5M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 8/17/10</p>
4.	803-61-BZ	<p>Eric Palatnik, P.C. 1416 Hylan Boulevard, Staten Island Extension of Term for the continued use of a Gasoline Service Station (<i>British Petroleum</i>) which expires on November 14, 2011; Waiver of the Rules. C2-1/R3-2 zoning districts. Community Board #2SI</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 7/27/10</p>
5.	739-76-BZ	<p>Joseph P. Morsellino, Esq. 212-95 26th Avenue, Queens Extension of Term for a UG15 Amusement Arcade (<i>Peter Pan Games</i>) which expired on April 10, 2010 and an Extension of Time to obtain a Certificate of Occupancy which expired on May 18, 2009. C4-1 zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 6/22/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 22, 2010
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
6.	617-80-BZ	<p>Eric Palatnik, P.C. 770/780 McDonald Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) of a UG9 catering establishment which expires on December 9, 2010; an Amendment to the interior layout; Extension of Time to Complete Construction and to obtain a Certificate of Occupancy which expires on March 14, 2010 and Waiver of the Rules. M1-1 zoning district. Community Board #12BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 7/27/10</p>
7.	189-96-BZ	<p>John C. Chen 85-12 Roosevelt Avenue, Queens Extension of Term for a previously granted Special Permit (§73-244) of a UG12 Eating and Drinking establishment with entertainment and dancing (<i>Flamingos</i>) which expires on May 19, 2010. C2-3/R6 zoning district. Community Board #4Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 7/27/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 22, 2010
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	16-92-BZ	<p>Sheldon Lobel, PC 72/84 Sullivan Street aka 115 King Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy; Amendment to expand the variance into the portion of the lot fronting on King Street to allow a UG 16 warehouse and storage use and to facilitate a tax lot subdivision. R5/C1-3 zoning district. Community Board #6BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Postponed Hearing – 7/27/10</p>
9.	268-98-BZ	<p>Sheldon Lobel, P.C. 1252 Forest Avenue, Staten Island Extension of Term for the continued use of a Gasoline Service Station with accessory Convenience Store (<i>7-Eleven</i>) which expired on August 10, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on August 10, 2000; Waiver of the Rules. C2-1/R3-2 zoning district. Community Board #1SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 7/27/10</p>
10.	44-99-BZ	<p>Phillip L. Rampulla 194 Brighton Avenue, Staten Island Extension of Term for the continued use of an Automotive Repair Shop (UG16) which expired on February 1, 2010; Waiver of the Rules. R3A zoning district. Community Board #1SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 8/3/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 22, 2010
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
11.	295-09-A & 296-09-A	<p>Rothkrug Rothkrug & Spector, LLP 81 and 83 Cortlandt Street, Staten Island Proposed construction of one family home located within the bed of a mapped street (Bache Street), contrary to Section 35 of the General City Law. R3A Zoning District. Community Board #2SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 6/22/10</p>
12.	53-10-A	<p>Sheldon Lobel, P.C. 2031 Burr Avenue, Bronx Appeal seeking a determination that the owner has acquired a vested right to complete construction under the prior R7-1 zoning district. R5A zoning district. Community Board #10BX</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 6/22/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 22, 2010
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	147-08-BZY	<p>Hui-Li Xu 95-04 Allendale Street, Queens Extension of time (§11-331) to complete construction of a minor development commenced under the prior zoning district. R5 zoning district. Community Board #12Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 7/13/10</p>
14.	274-09-A	<p>Fire Department of New York 3920 Merritt Avenue aka 3927 Mulvey Avenue, Bronx Application to modify Certificate of Occupancy to require automatic wet sprinkler system throughout the entire building. Community Board #12BX</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Continued Hearing – 8/17/10</p>
15.	283-09-BZY thru 286-09-BZY	<p>Rothkrug, Rothkrug & Spector, LLP 90-18 176th Street, 175/19/21/23 Lauren Court, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 zoning district. R4-1 zoning district. Community Board #12Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 7/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 22, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	173-09-BZ	<p>Law Offices of Howard Goldman LLC 845 Broadway, Brooklyn Variance (§72-21) to allow a seven-story mixed use building, contrary to use regulations (§32-00, 42-00). C8-2/M1-1 zoning districts. Community Board #4BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Deferred Decision – 8/3/10</p>
2.	36-10-BZ	<p>Eric Palatnik, P.C. 1225 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space ration (23-141); side yard (23-461) and rear yard (23-47). R3-2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 6/22/10</p>
3.	41-10-BZ	<p>Kramer Levin Naftalis & Frankel LLP 522-566/596-600 First Avenue aka 400-424 East 34th Street and 423-437 East 30th Street, Manhattan Variance pursuant (§72-21) to allow for the enlargement of a community facility (<i>NYU Langone Medical Center</i>) contrary to rear yard (§24-36) and signage regulations (§§22-321, 22-331, 22-342). R8 zoning district. Community Board #6M</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Deferred Decision – 7/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 22, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	302-08-BZ	<p>Rothkrug, Rothkrug & Spector LLP 4368 Furman Avenue, The Bronx Variance (§72-21) to permit an existing semi-detached residential building, contrary to side yard regulations (§23-462) R5 district. Community Board #12BX Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 7/13/10</p>
5.	6-09-BZ	<p>Rampulla Associate Architects 24 Nelson Avenue, Staten Island Variance (§72-21) to permit the legalization of an existing Automotive Repair Facility (UG 16B), contrary to ZR §32-10. C4-1 (Special South Richmond Development District & Special Growth Management District) zoning district. Community Board #3SI Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 8/3/10</p>
6.	31-09-BZ	<p>Eric Palatnik, PC 117-04 Sutphin Boulevard, Queens Special Permit (§11-411, §11-412, §11-413) for re-instatement of previous variance, which expired on November 12, 1990; amendment for a change of use from a gasoline service station (UG16b) to automotive repair establishment and automotive sales (UG16b); enlargement of existing one story structure; and Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #12Q Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 8/3/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 22, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	194-09-BZ	<p>Sheldon Lobel, P.C. 2113 Utica Avenue, 2095-211 Utica Avenue, Brooklyn Variance to allow the construction of a four story mixed use building contrary to floor area (§23-141), open space (§23-141), lot coverage (§23-141), front yard (§23-45), height (§23-631), open space used for parking (§25-64) and parking requirements (§25-23); and to allow for the enlargement of an existing commercial use contrary to §22-10. R3-2 zoning district. Community Board# 18BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 8/3/10</p>
8.	270-09-BZ	<p>Sheldon Lobel, P.C. 1910 Homecrest Avenue, Brooklyn Variance (§72-21) for the construction of a single family home on a vacant corner lot, contrary to floor area (§23-141), side yards (§23-461) and front yard (§23-47). R4-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 7/13/10</p>
9.	327-09-BZ	<p>Sheldon Lobel, P.C. 255 Butler Street, Brooklyn Special Permit (§73-19) to allow a Use Group 3 charter school (<i>Summit Academy</i>) with first floor retail use in an existing warehouse. M1-2 zoning district. Community Board #6BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 7/27/10</p>
10.	9-10-BZ	<p>Eric Palatnik, P.C. 231-10 Northern Boulevard, Queens Variance (§72-21) to allow a restaurant use in an existing building, contrary to §22-00. R1-2 zoning district. Community Board#11Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 8/3/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 22, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	27-10-BZ	<p>Eric Palatnik, P.C. 117 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to open space, lot coverage and floor area (§23-141); side yards (§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: Closed, Decision – 8/3/10</p>
12.	33-10-BZ	<p>Rothkrug Rothkrug & Spector, LLP 692 Broadway (aka 384/8 Lafayette Street, 2/20 East 4th Street) Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment. M1-5B zoning district. Community Board #2M Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/13/10</p>
13.	37-10-BZ	<p>Eric Palatnik, P.C. 1230 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space (23-141); side yard (23-461) and rear yard (23-47). R2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 7/27/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 22, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
14.	219-09-BZ thru 223-09-BZ	<p>Gerald J. Caliendo, RA 806 – 810 East 147th Street, The Bronx Variance (§72-21) to allow for five, two family residential buildings, contrary to §42-00. M1-2 district. Community Board#1BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 8/17/10</p>
15.	65-10-BZ	<p>Eric Palatnik, P.C. 55 Beaumont 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) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 8/3/10</p>
16.	326-09-BZ	<p>Bryan Cave LLP 38-15 138th Street, Queens Special Permit (§73-66) to allow for the development of four mixed use buildings (Flushing Commons) which exceed the height regulations around airports, contrary to §61-21. C4-3 zoning district. Community Board #7Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 7/27/10</p>
17.	70-10-BZ	<p>Sheldon Lobel, P.C. 37-08 Union Street, Queens Special Permit (ZR §73-66) to allow for the construction of a 14 story mixed use building to exceed the maximum height limits around airports, contrary to §61-21. C4-3 zoning district. Community Board#7Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 7/27/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 13, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	201-01-BZ	<p>Sheldon Lobel, P.C. 2591 Atlantic Avenue, Brooklyn Extension of Term (§72-01 & 72-22) of a previously approved variance permitting the operation of a automobile laundry, lubrication and accessory automobile supply store (UG16b); Amendment seeking to legalize changes and increase in floor area; and Waiver of the Rules. C4-1 zoning district. Community Board #5BK Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 7/13/10</p>
2.	103-05-A	<p>Rothkrug, Rothkrug, Spector, LLP 366 Nugent Street, Staten Island Application to reopen pursuant to a court remand (Appellate Division) for a determination of whether the Department of Buildings issued a permit in error based on alleged misrepresentations made by the owner during the permit application process. Community Board #2SI Examiner: Toni Matias (212) 788-8752 Status: Denied – 7/13/10</p>
3.	111-06-BZ	<p>Sheldon Lobel, P.C. 136 Norfolk Street, Brooklyn Application to reopen pursuant to court remand (Appellate Division) to revisit the findings of a Special Permit (§73-622) for the in-part legalization of an enlargement to a single family residence. This application seeks to vary open space and floor area (§23-141); side yard (§23-48) and perimeter wall height (§23-631) regulations. R3-1 zoning district. Community Board# 15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 7/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 13, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
4.	280-09-A	<p>NYC Board of Standards and Appeals 330 West 86th Street, Manhattan</p> <p>Review of Board decision pursuant to Sec 1-10(f) of the Board’s Rules and 666(8) of the City Charter of an appeal challenging the Department of Building’s authority under the City Charter to interpret or enforce provisions of Article 16 of the General Municipal Law relating to the construction of a proposed 17 story residential building. R10A zoning district.</p> <p>Community Board #7M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 7/13/10</p>

<i>SOC – CONTINUED HEARINGS</i>		
5.	589-31-BZ	<p>Eric Palatnik, P.C. 159-02 Meyer Avenue, Queens</p> <p>Amendment pursuant to (§11-413) to permit the proposed change of use group from UG16 (Gasoline Service Station) to UG16 (Automotive Repair) with accessory used car sales. R3-2 zoning district.</p> <p>Community Board #12Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 8/3/10</p>
6.	558-71-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 1949 Richmond Avenue, Staten Island</p> <p>Amendment to a previously granted Variance (§72-21) to permit the change of a UG6 eating and drinking establishment to a UG6 retail use without limitation to a single use; minor reduction in floor area; increase accessory parking and increase to the height of the building façade. R3-1 zoning district.</p> <p>Community Board #2SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 8/17/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 13, 2010

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
7.	139-92-BZ	Samuel H. Valencia 52-15 Roosevelt Avenue, Queens Extension of Term for a previously granted Special Permit (§73-244) for the continued operation of a UG12 Eating and Drinking Establishment with Dancing (<i>Deseos</i>) which expired on March 7, 2010; Waiver of the Rules. C2-2/R6 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/3/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 13, 2010
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	914-86-BZ	<p>Stuart A. Klein, Esq. 1-19 Eastern Parkway, Brooklyn Extension of Term of a previously granted Variance (§72-21) for the continued operation of a Physical Culture Establishment (<i>Eastern Athletic</i>) which expired on May 17, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on November 12, 1998; Amendment to the interior layout and the hours of operation; Waiver of the Rules. R8X zoning district. Community Board #8BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 8/24/10</p>
9.	44-97-BZ/ 174-00-BZ	<p>Stuart A. Klein, Esq. 78-80 Leonard Street & 79 Worth Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a Physical Culture Establishment which expired on October 28, 2007; Amendment of plans in sub-cellar; Waiver of the Rules. C6-2A zoning district. Community Board #1M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 8/3/10</p>
10.	159-99-BZ	<p>Law Office of Fredrick A. Becker 1347-1357 38th Street, Brooklyn Amendment to legalize modification to a previously granted Variance (§72-21) of a one-story UG4 Synagogue and Yeshiva (<i>Congregation Beis Meir</i>). M2-1 zoning district. Community Board#12BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 8/3/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 13, 2010
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
11.	147-08-BZY	<p>Hui-Li Xu 95-04 Allendale Street, Queens Extension of time (§11-331) to complete construction of a minor development commenced under the prior zoning district. R5 zoning district Community Board #12Q Examiner: Toni Matias (212) 788-8752 Status: Dismissed – 7/13/10</p>
12.	283-09-BZY thru 286-09-BZY	<p>Rothkrug, Rothkrug & Spector, LLP 90-18 176th Street, 175/19/21/23 Lauren Court, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 zoning district. R4-1 zoning district. Community Board #12Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 7/13/10</p>
13.	298-09-A	<p>Joseph A. Sherry 109 Beach 217th Street, Queens Reconstruction and enlargement of an existing single family home not fronting a legally mapped street, contrary to General City Law Section 36. R4 zoning district. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Deferred Decision – 8/3/10</p>
14.	10-10-A	<p>Law Office of Fredrick A. Becker 1882 East 12th Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district. R6 zoning district. Community Board #15BK Examiner: Toni Matias (212) 788-8752 Status: Deferred Decision – 7/27/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 13, 2010
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
15.	23-10-A thru 26-10-A	<p>Richard Bowers 39-39 223rd Street and 223-01/15/19 Mia Drive, Queens Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district regulations. R1-2 zoning district. Community Board #11Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 7/13/10</p>

<i>APPEALS – DECISIONS</i>		
16.	43-08-A 3-10-A/4-10-A	<p>Akerman Senterfitt 144-25 Bayside Avenue and 29-45/29-46 145th Street, Queens Proposed construction in the bed of mapped street contrary to the General City Law Section 35. R2A zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Adjourned, Continued Hearing – 8/24/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 13, 2010
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
17.	67-10-A	<p>Gary D. Lenhart, R.A. 72 Bedford Avenue, Queens Proposed reconstruction and enlargement of an existing single-family dwelling and the proposed upgrade of the existing non-conforming private disposal system within the bed of a mapped street, contrary to Article 3, Section 35 of the General City Law. R4 zoning district. Community Board #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 8/3/10</p>
18.	71-10-A thru 84-10-A	<p>Eric Palatnik, P.C. 102-118 Turner Street and 1661 to 1669 Woodrow Road, Staten Island Appeal seeking a determination that the owner has acquired a vested right to complete construction under the prior R3-2 zoning district. R3-1 zoning district. Community Board #3SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 8/3/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 13, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	160-08-BZ	Dominick Salvati and Son Architects 651-671 Fountain Avenue, Brooklyn Variance (§72-21) to permit the legalization of commercial storage of motor vehicles/buses (UG 16C) with accessory fuel storage and motor vehicles sales and repair (UG 16B), which is contrary to §22-00. R4 zoning district. Community Board #5BK Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 7/13/10
2.	302-08-BZ	Rothkrug, Rothkrug & Spector LLP 4368 Furman Avenue, The Bronx Variance (§72-21) to permit an existing semi-detached residential building, contrary to side yard regulations (§23-462) R5 district. Community Board #12BX Examiner: Ronald Rizzotti (212) 788-8781 Status: Denied – 7/13/10
3.	29-09-BZ	Law Office of Fredrick A. Becker 44 Brunswick Street, Staten Island Variance (§72-21) to legalize and enlarge a synagogue (<i>Chabad Israeli Center</i>), contrary to lot coverage, front yards, side yards, and parking regulations. R3X zoning district. Community Board #2SI Examiner: Rory Levy (212) 788-8749 Status: Granted – 7/13/10
4.	270-09-BZ	Sheldon Lobel, P.C. 1910 Homecrest Avenue, Brooklyn Variance (§72-21) for the construction of a single family home on a vacant corner lot, contrary to floor area (§23-141), side yards (§23-461) and front yard (§23-47). R4-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 7/13/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 13, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	271-09-BZ	<p>Sheldon Lobel, P.C. 132-40 Metropolitan Avenue, Queens Special Permit (§73-36) to legalize the operation of an existing physical culture establishment (<i>Planet Fitness</i>) on the first, second, and third floors of an existing three-story building. C2-3 zoning district. Community Board #9Q</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Granted – 7/13/10</p>
6.	333-09-BZ	<p>Moshe M. Friedman 360 Troy Avenue aka 348-350 Troy Avenue aka 1505-1513 Carroll Street, Brooklyn Variance (§72-21) to permit the vertical extension of an existing religious school (<i>Congregation Yesbiva Beis Chaya Mushika</i>), contrary to floor area, lot coverage, height, sky exposure plane, front yard, and side yard regulations (§§24-11, 24-521, 24-34, and 24-35). R4 zoning district. Community Board # 9BK</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Granted – 7/13/10</p>
7.	33-10-BZ	<p>Rothkrug Rothkrug & Spector, LLP 692 Broadway (aka 384/8 Lafayette Street, 2/20 East 4th Street) Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment. M1-5B zoning district. Community Board #2M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Granted – 7/13/10</p>
8.	34-10-BZ	<p>James Chin & Associates, LLC, 429 Broome Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>York Spa Beauty Care</i>) in the cellar and first floor of an existing five-story building. M1-5B zoning district. Community Board #2M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Granted – 7/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 13, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
9.	41-10-BZ	<p>Kramer Levin Naftalis & Frankel LLP 522-566/596-600 First Avenue aka 400-424 East 34th Street and 423-437 East 30th Street, Manhattan Variance pursuant (§72-21) to allow for the enlargement of a community facility (<i>NYU Langone Medical Center</i>) contrary to rear yard (§24-36) and signage regulations (§§22-321, 22-331, 22-342). R8 zoning district. Community Board #6M Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 7/13/10</p>
10.	48-10-BZ	<p>Rampulla Associates 2965 Veterans Road West, Staten Island Special Permit (§73-36) to allow a physical culture establishment (<i>Retro Fitness</i>). M1-1 zoning district/Special South Richmond District. Community Board #3SI Examiner: Rory Levy (212) 788-8749 Status: Granted – 7/13/10</p>
11.	87-10-BZ	<p>Dennis D. Dell'Angelo 1333 East 24th 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 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 – 7/13/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 13, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	210-07-BZ	<p>Eric Palatnik, P.C. 15 Luquer Street, Brooklyn Variance (§72-21) to allow for a residential use in a manufacturing district, contrary to §42-00. M1-1 zoning district. Community Board #6BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 8/24/10</p>
13.	14-09-BZ	<p>Eric Palatnik, P.C. 2294 Forest Avenue, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store and automotive laundry (UG 16B). C2-1/R3-2 zoning district. Community Board #1SI</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Closed, Decision – 8/24/10</p>
14.	44-09-BZ	<p>Philip L. Rampulla 2175 Richmond Avenue, Staten Island Variance (§72-21) to allow for a two-story commercial building (UG 6) with accessory parking, contrary to use regulations (§22-00). R3-1 district. Community Board #2SI</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Off Calendar</p>
15.	189-09-BZ/ 190-09-A	<p>Eric Palatnik, P.C. 3067 Richmond Terrace, Staten Island Variance (§72-21) and waiver to the General City Law Section 35 to permit the legalization of an existing mosque and Sunday school (<i>Nor Al-Islam Society</i>), contrary to use and maximum floor area ratio (§§42-00 and 43-12) and construction with the bed of a mapped street. M3-1 zoning district. Community Board #1SI</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing – 8/24/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 13, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
16.	192-09-BZ	Sheldon Lobel, P.C. 912 Broadway, Brooklyn Variance (§72-21) to allow for the construction of a department store (UG10), contrary to use regulations (§§22-00, 32-00). R6 and R6/C2-3 zoning districts. Community Board #3BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 9/14/10
17.	234-09-BZ	Sheldon Lobel, P.C. 25-71 44th Street, Queens Variance (§72-21) for the construction of a detached two-family home contrary to side yard regulations (§23-48). R-5 zoning district. Community Board # 1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/3/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 13, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	254-09-BZ thru 256-09-BZ	<p>Ivan F. Khoury 101/03/05 Astoria Boulevard aka 27-31 Kearney Street, Queens Variance (§72-21) to legalize three existing homes, contrary to front yard (§23-45) and rear yard (§23-47) regulations. R3-2 zoning district. Community Board #3Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 8/17/10</p>
19.	13-10-BZ	<p>Eric Palatnik, P.C. 79 Amherst Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two -family home to be converted to a single family home, contrary to lot coverage and floor area (§23-141); side yards (§23-461) and rear yard (§23-47). R3-1 zoning district. Community Board # 15BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 8/3/10</p>
20.	22-10-BZ	<p>Harold Weinberg, P.E. 620 East 102nd Street, Brooklyn Special Permit (§73-19) to allow the proposed one-story day care center (<i>Sunshine Day Care</i>). C8 zoning district. Community Board #18BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/27/10</p>
21.	40-10-BZ	<p>Sheldon Lobel, PC 150 Kenilworth Place, Brooklyn Variance (§72-21) to allow for an existing building to be converted for commercial use, contrary to §22-10. C4-4A/R5B zoning district. Community Board #14BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 8/3/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 13, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
22.	24-09-BZ	<p>Sheldon Lobel, P.C. 78-10 164th Street, Queens Variance to allow the enlargement of a community facility (<i>Meadow Park Rehabilitation and Health Care Center</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), height (§24-521) and rear yard (§24-382) regulations. R3-2 district. Community Board #8Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 8/24/10</p>
23.	39-10-BZ	<p>Eric Palatnik, P.C. 2032 East 17th Street, Brooklyn Variance (§72-21) for the legalization of a single-family home, contrary to side yards (§23-461). R-5 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 8/24/10</p>
24.	58-10-BZ	<p>Sheldon Lobel, P.C. 16 Eckford Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Barones Health Club</i>) in the existing one-story building. M1-2/R6A zoning district/MX8 special district. Community Board #1BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 8/3/10</p>
25.	66-10-BZ	<p>Eric Palatnik, P.C. 1618 Shore Boulevard, 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 side yards (§23-461). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 8/3/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 27, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	803-61-BZ	<p>Eric Palatnik, P.C. 1416 Hylan Boulevard, Staten Island Extension of Term for the continued use of a Gasoline Service Station (<i>British Petroleum</i>) which expires on November 14, 2011; Waiver of the Rules. C2-1/R3-2 zoning districts. Community Board #2SI</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 7/27/10</p>
2.	617-80-BZ	<p>Eric Palatnik, P.C. 770/780 McDonald Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) of a UG9 catering establishment which expires on December 9, 2010; an Amendment to the interior layout; Extension of Time to Complete Construction and to obtain a Certificate of Occupancy which expires on March 14, 2010 and Waiver of the Rules. M1-1 zoning district. Community Board #12BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 7/27/10</p>
3.	189-96-BZ	<p>John C. Chen 85-12 Roosevelt Avenue, Queens Extension of Term for a previously granted Special Permit (§73-244) of a UG12 Eating and Drinking establishment with entertainment and dancing (<i>Flamingos</i>) which expires on May 19, 2010. C2-3/R6 zoning district. Community Board #4Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 7/27/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 27, 2010
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	11-93-BZ	<p>Sheldon Lobel, P.C. 46-45 Kissena Boulevard, aka 140-01 Laburnum Avenue, Queens Extension of Term (§§11-411 & §11-412) to allow the continued operation of an Eating and Drinking establishment (UG 6) which expired on March 15, 2004; Amendment to legalize alterations to the structure; Waiver of the Rules. C2-2 and R3-2 zoning districts. Community Board #7Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 9/14/10</p>
5.	268-98-BZ	<p>Sheldon Lobel, P.C. 1252 Forest Avenue, Staten Island Extension of Term for the continued use of a Gasoline Service Station with accessory Convenience Store (<i>7-Eleven</i>) which expired on August 10, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on August 10, 2000; Waiver of the Rules. C2-1/R3-2 zoning district. Community Board #1SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 8/17/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 27, 2010
10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	395-60-BZ	<p>Sheldon Lobel, P.C. 2557-2577 Linden Boulevard, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a previously granted Automotive Repair Shop and Convenience Store use which expired on May 17, 2010. R-5 zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 8/24/10</p>
7.	16-92-BZ	<p>Sheldon Lobel, PC 72/84 Sullivan Street, aka 115 King Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy; Amendment to expand the variance into portion of the lot fronting on King Street to allow a warehouse and storage use (UG 16) and to facilitate a tax lot subdivision; Extension of Term. R5/C1-3 zoning district. Community Board #6BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Closed, Decision – 8/24/10</p>
8.	200-98-BZ	<p>The Law Office of Fredrick A. Becker 633 Third Avenue, 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 April 30, 2008; Waiver of the Rules. C5-3(Mid) zoning district. Community Board #6M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 8/17/10</p>
9.	290-99-BZ	<p>Rothkrug, Rothkrut & Spector 99/101 Greenwich Avenue, Manhattan Extension of Term of a previously granted Variance (§72-21) for the continued operation of a Physical Culture Establishment (<i>Equinox</i>) which expired on March 28, 2010. C1-6/R6 zoning district. Community Board #2M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 8/17/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 27, 2010
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
10.	217-09-A	<p>Marvin B. Mitzner, Esq. 514-516 East 6th Street, Manhattan An appeal seeking to vary the applicable provisions under the Multiple Dwelling Law as it applies to the enlargement of non- fireproof tenement buildings. R7-2 zoning district. Community Board #3M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 8/3/10</p>
11.	10-10-A	<p>Law Office of Fredrick A. Becker 1882 East 12th Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district. R6 zoning district. Community Board #15BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Deferred Decision – 8/24/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 27, 2010

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	315-08-A	Stuart A. Klein, Esq. 246 Spring Street, Manhattan An appeal seeking the revocation of permits for a condominium hotel on the basis that the approved plans allow for exceeding of maximum permitted floor area. M1-6 zoning. Community Board #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/14/10
13.	237-09-A/ 238-09-A	Rothkrug Rothkrug & Spector, LLP 81, 85 Archwood Avenue aka 5219 Amboy Road, Staten Island Proposed construction in the bed of a mapped street, contrary to General City Law Section 35. R3X zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/14/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 27, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	326-09-BZ	<p>Bryan Cave LLP 38-15 138th Street, Queens Special Permit (§73-66) to allow for the development of four mixed use buildings (Flushing Commons) which exceed the height regulations around airports, contrary to §61-21. C4-3 zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 7/27/10</p>
2.	22-10-BZ	<p>Harold Weinberg, P.E. 620 East 102nd Street, Brooklyn Special Permit (§73-19) to allow the proposed one-story day care center (<i>Sunshine Day Care</i>). C8 zoning district. Community Board #18BK</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 7/27/10</p>
3.	37-10-BZ	<p>Eric Palatnik, P.C. 1230 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space (23-141); side yard (23-461) and rear yard (23-47). R2 zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 7/27/10</p>
4.	70-10-BZ	<p>Sheldon Lobel, P.C. 37-08 Union Street, Queens Special Permit (ZR §73-66) to allow for the construction of a 14 story mixed use building to exceed the maximum height limits around airports, contrary to §61-21. C4-3 zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 7/27/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 27, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	92-08-BZ	<p>Juan D. Reyes, Esq. 13 Crosby Street, Manhattan Variance (§72-21) to allow for Use Group 6 below the floor level of the second story in an existing building, contrary to use, rear yard and floor area regulations (§42-14, 43-12 and 43-26). M1-5B zoning district. Community Board #4M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 9/14/10</p>
6.	304-09-BZ	<p>Stuart A. Klein, Esq. 75-121 Junius Street, Brooklyn Variance (§72-21) to allow the erection of a ten-story, mixed-use community facility (<i>Women In Need</i>) and commercial building, contrary to floor area (§42-00, 43-12 and 43-122), height and sky exposure plane (§43-43), and parking (§44-21). M1-4 zoning district. Community Board #16BK</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 9/21/10</p>
7.	327-09-BZ	<p>Sheldon Lobel, P.C. 255 Butler Street, Brooklyn Special Permit (§73-19) to allow a Use Group 3 charter school (<i>Summit Academy</i>) with first floor retail use in an existing warehouse. M1-2 zoning district. Community Board #6BK</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Closed, Decision – 8/17/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 27, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	21-10-BZ	<p>Sheldon Lobel, P.C. 2801 Roelbling Avenue, aka 1590 Hutchison River Parkway, Bronx Special Permit (§73-243) to legalize an eating and drinking establishment with a drive-through. C1-2/R4A zoning district. Community Board #10BX</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 8/24/10</p>
9.	59-10-BZ	<p>Sheldon Lobel, P.C. 519 Eighth Avenue, Manhattan Special Permit (73-36) to allow a physical culture establishment (<i>Luxe Den Salon & Spa</i>). M1-6/C6-4M zoning district. Community Board #4M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision – 8/17/10</p>
10.	64-10-BZ	<p>Law Office Fredrick A. Becker 1253 East 29th 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 yards (§23-461 & 23-48) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 8/17/10</p>
11.	88-10-BZ	<p>Dennis D. Dell'Angelo 1327 East 21st Street, 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 yards (§23-461). R-2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 8/24/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 27, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
12.	98-08-BZ	<p>Gerald J. Caliendo 583 Franklin Avenue, Brooklyn Variance (§72-21) to allow a four-story residential building containing four (4) dwelling units, contrary to use regulations (§ 42-00). M1-1 district. Community Board #8BK</p> <p style="text-align: center;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="text-align: center;">Status: Continued Hearing – 8/24/10</p>
13.	305-09-BZ	<p>Davidoff Malito & Hutcher, LLP 110-04 Atlantic Avenue, Queens Variance (§72-21) to permit the enlargement of an existing community facility building (<i>South Queens Boys & Girls Club</i>) contrary to floor area (§33-121) and height (§33-431). C2-2/R5 zoning district. Community Board #9Q</p> <p style="text-align: center;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="text-align: center;">Status: Continued Hearing – 8/24/10</p>
14.	6-10-BZ	<p>Sheldon Lobel, P.C. 2147 Mill Avenue, Brooklyn Variance (§72-21) to allow for legalization of an enlargement of a commercial building, contrary to §22-00. R2 zoning district. Community Board #18BK</p> <p style="text-align: center;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="text-align: center;">Status: Continued Hearing – 9/21/10</p>
15.	63-10-BZ	<p>Gerald J. Caliendo 163-18 Jamaica Avenue, Queens Special Permit (§73-36) to legalize the operation of a physical culture establishment on the second floor of a seven-story commercial building. C6-3 zoning district. Community Board #12Q</p> <p style="text-align: center;">Examiner: Rory Levy (212) 788-8749</p> <p style="text-align: center;">Status: Continued Hearing – 8/17/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 27, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
16.	85-10-BZ	Sheldon Lobel, P.C. 309-311 East Fordham Road, aka 316 East Kingsbridge Road, Bronx Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Planet Fitness</i>) on the first and second floors of an existing two-story building. C4-4 zoning district. Community Board #7BX
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/17/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 3, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	159-99-BZ	<p>Law Office of Fredrick A. Becker 1347-1357 38th Street, Brooklyn Amendment to legalize modification to a previously granted Variance (§72-21) of a one-story UG4 Synagogue and Yeshiva (<i>Congregation Beis Meir</i>). M2-1 zoning district. Community Board#12BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 8/3/10</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	589-31-BZ	<p>Eric Palatnik, P.C. 159-02 Meyer Avenue, Queens Amendment pursuant (§11-413) to permit the proposed change of use group from UG16 (Gasoline Service Station) to UG16 (Automotive Repair) with accessory used car sales. R3-2 zoning district. Community Board #12Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 8/24/10</p>
3.	139-92-BZ	<p>Samuel H. Valencia 52-15 Roosevelt Avenue, Queens Extension of Term for a previously granted Special Permit (§73-244) for the continued operation of a UG12 Eating and Drinking Establishment with Dancing (<i>Deseos</i>) which expired on March 7, 2010; Waiver of the Rules. C2-2/R6 zoning district. Community Board #2Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 8/17/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 3, 2010
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	44-97-BZ/ 174-00-BZ	<p>Stuart A. Klein, Esq. 78-80 Leonard Street & 79 Worth Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a Physical Culture Establishment which expired on October 28, 2007; Amendment of plans in sub-cellar; Waiver of the Rules. C6-2A zoning district. Community Board #1M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 8/24/10</p>
5.	44-99-BZ	<p>Phillip L. Rampulla 194 Brighton Avenue, Staten Island Extension of Term for the continued use of an Automotive Repair Shop (UG16) which expired on February 1, 2010; Waiver of the Rules. R3A zoning district. Community Board #1SI</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 8/24/10</p>
6.	164-04-BZ	<p>Sheldon Lobel, P.C. 2241 Westchester Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy for a previously granted physical culture establishment (<i>Planet Fitness</i>) which expired on February 7, 2007; Amendment to change operator, hours of operation and interior modification; Waiver of the Rules. C2-1/R6 zoning district. Community Board #10BX</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 9/14/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 3, 2010
10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	736-45-BZ	Walter T. Gorman, P.E. 3740 Broadway, Manhattan Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>Mobil</i>) which expires on March 17, 2011. C2-4/R8 zoning district. Community Board #12M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 8/24/10
8.	1715-61-BZ	Mitchell S. Ross, Esq. 129-02 Guy R. Brewer Boulevard, Queens Extension of Time to Obtain a Certificate of Occupancy of a UG6A dry cleaning establishment (<i>21st Century Cleaners</i>) which expired on June 8, 2010. R3X zoning district. Community Board #12Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 9/14/10
9.	60-90-BZ	EPDSCO, Inc. 525 Forest Avenue, Staten Island Extension of Term of a previously granted Special Permit (§73-211) for the continued use of a Gasoline Service Station (<i>Citgo</i>) and Automotive Repair Shop which expired on February 25, 2001; Waiver of the Rules. C2-1/R3X zoning district. Community Board #1SI Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 9/14/10
10.	98-97-BZ	Law Office of Fredrick A. Becker 270 Eighth Avenue, 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 1, 2006; Amendment to change the hours of operations; Waiver of the Rules. C2-7A zoning district. Community Board #4M Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 9/14/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 3, 2010

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
11.	217-09-A	Marvin B. Mitzner, Esq. 514-516 East 6th Street, Manhattan An appeal seeking to vary the applicable provisions under the Multiple Dwelling Law as it applies to the enlargement of non-fireproof tenement buildings. R7-2 zoning district. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 8/3/10
12.	298-09-A	Joseph A. Sherry 109 Beach 217th Street, Queens Reconstruction and enlargement of an existing single family home not fronting a legally mapped street, contrary to General City Law Section 36. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred Decision – 9/14/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 3, 2010
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	67-10-A	<p>Gary D. Lenhart, R.A. 72 Bedford Avenue, Queens Proposed reconstruction and enlargement of an existing single-family dwelling and the proposed upgrade of the existing non-conforming private disposal system within the bed of a mapped street, contrary to Article 3, Section 35 of the General City Law. R4 zoning district. Community Board #14Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Granted – 8/3/10</p>
14.	71-10-A thru 84-10-A	<p>Eric Palatnik, P.C. 102-118 Turner Street and 1661 to 1669 Woodrow Road, Staten Island Appeal seeking a determination that the owner has acquired a vested right to complete construction under the prior R3-2 zoning district. R3-1 zoning district. Community Board #3SI</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 8/17/10</p>

<i>APPEALS – NEW CASES</i>		
15.	102-10-A	<p>Gary D. Lenhart 48 Tioga Walk, Queens Proposed reconstruction and enlargement of an existing single family home located in the bed of a mapped street contrary to General City Law Section 35. R4 zoning district. Community Board #14Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Granted – 8/3/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 3, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	173-09-BZ	<p>Law Offices of Howard Goldman LLC 845 Broadway, Brooklyn Variance (§72-21) to allow a seven-story mixed use building, contrary to use regulations (§32-00, 42-00). C8-2/M1-1 zoning districts. Community Board #4BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Reopened, Continued Hearing – 8/3/10</p>
2.	9-10-BZ	<p>Eric Palatnik, P.C. 231-10 Northern Boulevard, Queens Variance (§72-21) to allow a restaurant use in an existing building, contrary to §22-00. R1-2 zoning district. Community Board#11Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Granted – 8/3/10</p>
3.	13-10-BZ	<p>Eric Palatnik, P.C. 79 Amherst Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two -family home to be converted to a single family home, contrary to lot coverage and floor area (§23-141); side yards (§23-461) and rear yard (§23-47). R3-1 zoning district. Community Board # 15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 8/3/10</p>
4.	27-10-BZ	<p>Eric Palatnik, P.C. 117 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to open space, lot coverage and floor area (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 8/3/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 3, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	40-10-BZ	Sheldon Lobel, PC 150 Kenilworth Place, Brooklyn Variance (§72-21) to allow for an existing building to be converted for commercial use, contrary to §22-10. C4-4A/R5B zoning district. Community Board #14BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 8/3/10
6.	58-10-BZ	Sheldon Lobel, P.C. 16 Eckford Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Barones Health Club</i>) in the existing one-story building. M1-2/R6A zoning district/MX8 special district. Community Board #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 8/3/10
7.	6-09-BZ	Rampulla Associate Architects 24 Nelson Avenue, Staten Island Variance (§72-21) to permit the legalization of an existing Automotive Repair Facility (UG 16B), contrary to ZR §32-10. C4-1 (Special South Richmond Development District & Special Growth Management District) zoning district. Community Board #3SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 9/14/10
8.	31-09-BZ	Eric Palatnik, PC 117-04 Sutphin Boulevard, Queens Special Permit (§11-411, §11-412, §11-413) for re-instatement of previous variance, which expired on November 12, 1990; amendment for a change of use from a gasoline service station (UG16b) to automotive repair establishment and automotive sales (UG16b); enlargement of existing one story structure; and Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #12Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Adjourned, Continued Hearing – 8/24/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 3, 2010
1:30 P.M.

BZ – CONTINUED HEARINGS		
9.	194-09-BZ	<p>Sheldon Lobel, P.C. 2113 Utica Avenue, 2095-211 Utica Avenue, Brooklyn Variance to allow the construction of a four story mixed use building contrary to floor area (§23-141), open space (§23-141), lot coverage (§23-141), front yard (§23-45), height (§23-631), open space used for parking (§25-64) and parking requirements (§25-23); and to allow for the enlargement of an existing commercial use contrary to §22-10. R3-2 zoning district. Community Board# 18BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 9/14/10</p>
10.	234-09-BZ	<p>Sheldon Lobel, P.C. 25-71 44th Street, Queens Variance (§72-21) for the construction of a detached two-family home contrary to side yard regulations (§23-48). R-5 zoning district. Community Board # 1Q Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 8/17/10</p>
11.	325-09-BZ	<p>Sheldon Lobel, P.C. 1364 & 1366 52nd Street, Brooklyn Variance (§72-21) to permit the proposed four-story and mezzanine synagogue (<i>Congregation Yetev Lev</i>), contrary to lot coverage (§24-11), rear yard (§24-36) and initial setback of front wall (§24-522). R6 zoning district. Community Board #12BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 9/21/10</p>
12.	65-10-BZ	<p>Eric Palatnik, P.C. 55 Beaumont 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) 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 – 8/17/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 3, 2010
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	66-10-BZ	<p>Eric Palatnik, P.C. 1618 Shore Boulevard, 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 side yards (§23-461). R3-1 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 9/14/10</p>

<i>BZ – NEW CASES</i>		
14.	251-09-BZ	<p>Rothkrug Rothkrug & Spector, LLP 130-34 Hawtree Creek Road, Queens Variance (§72-21) to permit the development of a two-story community facility (<i>Bethany Church</i>). The proposal is contrary to §§24-34 (front yard) and 25-31 (parking). R3-2 zoning district. Community Board#10Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 9/14/10</p>
15.	86-10-BZ	<p>Sheldon Lobel, P.C. 93-08 95th Avenue, Queens Special Permit (§§11-411 & 11-412) for the re-instatement of a previously granted Variance for a UG16 manufacturing use which expired on June 10, 1980; the legalization of 180 square foot enlargement at the rear of the building; waiver of the rules. R-5 zoning district. Community Board#9Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 8/17/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 3, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
16.	91-10-BZ	<p>Eric Palatnik, P.C. 123 Coleridge Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to open space, lot coverage and floor area (§23-141); side yard (§23-461); rear yard (§23-47) and perimeter wall height (§23-631). R3-1 zoning district. Community Board#15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 9/14/10</p>
17.	93-10-BZ	<p>Harold Weinberg P.E. 198 Varet Street, Brooklyn Variance (§72-21) to convert the ground floor of a community facility (<i>Williamsburg Charter School</i>) from parking to school use, contrary to floor area regulations (§43-122). Community Board #1BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision – 8/17/10</p>
18.	98-10-BZ	<p>Stuart A. Klein, Esq. 44 Lispenard Street, Manhattan Special Permit (§73-621) to allow a rooftop addition to an existing five-story, mixed-use building, contrary to §111-111. Tribeca Mixed-Use Special District/M1-5 zoning district. Community Board#1M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision – 8/24/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 17, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	139-92-BZ	Samuel H. Valencia 52-15 Roosevelt Avenue, Queens Extension of Term for a previously granted Special Permit (§73-244) for the continued operation of a UG12 Eating and Drinking Establishment with Dancing (<i>Deseos</i>) which expired on March 7, 2010; Waiver of the Rules. C2-2/R6 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/17/10
2.	268-98-BZ	Sheldon Lobel, P.C. 1252 Forest Avenue, Staten Island Extension of Term for the continued use of a Gasoline Service Station with accessory Convenience Store (<i>7-Eleven</i>) which expired on August 10, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on August 10, 2000; Waiver of the Rules. C2-1/R3-2 zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/17/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 17, 2010

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	74-49-BZ	<p>Sheldon Lobel, P.C. 515 Seventh Avenue, Manhattan Extension of Time to obtain a Certificate of Occupancy for an existing parking garage which expired on September 17, 2009; Waiver of the Rules. M1-6 (Garment Center) zoning district. Community Board #5M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 10/19/10</p>
4.	558-71-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 1949 Richmond Avenue, Staten Island Amendment to a previously granted Variance (§72-21) to permit the change of a UG6 eating and drinking establishment to a UG6 retail use without limitation to a single use; minor reduction in floor area; increase accessory parking and increase to the height of the building façade. R3-1 zoning district. Community Board #2SI</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 9/21/10</p>
5.	200-98-BZ	<p>The Law Office of Fredrick A. Becker 633 Third Avenue, 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 April 30, 2008; Waiver of the Rules. C5-3(Mid) zoning district. Community Board #6M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 9/14/10</p>
6.	290-99-BZ	<p>Rothkrug, Rothkrug & Spector 99/101 Greenwich Avenue, Manhattan Extension of Term of a previously granted Variance (§72-21) for the continued operation of a Physical Culture Establishment (<i>Equinox</i>) which expired on March 28, 2010. C1-6/R6 zoning district. Community Board #2M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 9/14/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 17, 2010

10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	637-74-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 1048-62 Second Avenue, Manhattan Extension of Term for transient parking in a garage accessory to a multiple dwelling which expired on May 6, 2010; Waiver of the Rules. C1-9(TA)/R8 zoning district. Community Board #6M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 9/14/10</p>
8.	221-97-BZ	<p>Wachtel & Masyr, LLP 550 Second Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the operation of a physical culture establishment which expired on June 16, 2008; Amendment for a change in ownership from <i>Bally Total Fitness</i> to <i>Crunch Fitness</i>; Waiver of the Rules. C2-5/R-8 zoning district. Community Board #6M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 9/14/10</p>
9.	136-01-BZ	<p>Eric Palatnik, P.C. 11-11 44th Drive, Queens Extension of Time to Complete Construction and Obtain a Certificate of Occupancy for a Variance (§72-21) which permitted non-compliance in commercial floor area and rear yard requirements which expired on July 12, 2010. M1-4/R7A(LIC) zoning district. Community Board #1Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 9/14/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 17, 2010

10:00 A.M.

APPEALS – DECISIONS

10.	71-10-A thru 84-10-A	Eric Palatnik, P.C. 102-118 Turner Street and 1661 to 1669 Woodrow Road, Staten Island Appeal seeking a determination that the owner has acquired a vested right to complete construction under the prior R3-2 zoning district. R3-1 zoning district. Community Board #3SI Examiner: Toni Matias (212) 788-8752 Status: Granted – 8/17/10
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APPEALS – CONTINUED HEARINGS

11.	274-09-A	Fire Department of New York 3920 Merritt Avenue aka 3927 Mulvey Avenue, Bronx Application to modify Certificate of Occupancy to require automatic wet sprinkler system throughout the entire building. Community Board #12BX Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 9/21/10
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APPEALS – NEW CASES

12.	123-10-A & 124-10-A	Fire Department of the City of New York 3931 & 3927 Mulvey Avenue, The Bronx Application to modify Certificate of Occupancy to require automatic wet sprinkler system throughout the entire building. Community Board #12BX Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 9/21/10
13.	110-10-BZY	Cozen O'Connor 93-06 Shore Front Parkway, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 zoning. R5A zoning district Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 10/5/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 17, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	254-09-BZ thru 256-09-BZ	<p>Ivan F. Khoury 101/03/05 Astoria Boulevard aka 27-31 Kearney Street, Queens Variance (§72-21) to legalize three existing homes, contrary to front yard (§23-45) and rear yard (§23-47) regulations. R3-2 zoning district. Community Board #3Q</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Granted – 8/17/10</p>
2.	327-09-BZ	<p>Sheldon Lobel, P.C. 255 Butler Street, Brooklyn Special Permit (§73-19) to allow a Use Group 3 charter school (<i>Summit Academy</i>) with first floor retail use in an existing warehouse. M1-2 zoning district. Community Board #6BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 8/24/10</p>
3.	59-10-BZ	<p>Sheldon Lobel, P.C. 519 Eighth Avenue, Manhattan Special Permit (73-36) to allow a physical culture establishment (<i>Luxe Den Salon & Spa</i>). M1-6/C6-4M zoning district. Community Board #4M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 8/17/10</p>
4.	64-10-BZ	<p>Law Office Fredrick A. Becker 1253 East 29th 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 yards (§23-461 & 23-48) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 8/17/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 17, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	65-10-BZ	Eric Palatnik, P.C. 55 Beaumont 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) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/17/10
6.	93-10-BZ	Harold Weinberg P.E. 198 Varet Street, Brooklyn Variance (§72-21) to convert the ground floor of a community facility (<i>Williamsburg Charter School</i>) from parking to school use, contrary to floor area regulations (§43-122). Community Board #1BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 8/17/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 17, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	219-09-BZ thru 223-09-BZ	<p>Gerald J. Caliendo, RA 806 – 810 East 147th Street, The Bronx Variance (§72-21) to allow for five, two family residential buildings, contrary to §42-00. M1-2 district. Community Board#1BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 10/5/10</p>
8.	234-09-BZ	<p>Sheldon Lobel, P.C. 25-71 44th Street, Queens Variance (§72-21) for the construction of a detached two-family home contrary to side yard regulations (§23-48). R-5 zoning district. Community Board # 1Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 10/5/10</p>
9.	63-10-BZ	<p>Gerald J. Caliendo 163-18 Jamaica Avenue, Queens Special Permit (§73-36) to legalize the operation of a physical culture establishment on the second floor of a seven-story commercial building. C6-3 zoning district. Community Board #12Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 9/14/10</p>
10.	85-10-BZ	<p>Sheldon Lobel, P.C. 309-311 East Fordham Road a/k/a 316 East Kingsbridge Road, Bronx Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Planet Fitness</i>) on the first and second floors of an existing two-story building. C4-4 zoning district. Community Board #7BX</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 9/14/10</p>
11.	86-10-BZ	<p>Sheldon Lobel, P.C. 93-08 95th Avenue, Queens Special Permit (§§11-411 & 11-412) for the re-instatement of a previously granted Variance for a UG16 manufacturing use which expired on June 10, 1980; the legalization of 180 square foot enlargement at the rear of the building; waiver of the rules. R-5 zoning district. Community Board#9Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 9/14/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 17, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
12.	277-07-BZ	<p>Miele Associates, LLP 165-35 North Conduit Avenue, Queens Variance (§72-21) proposed to erect a one story automotive service station with accessory convenience store, contrary to §22-10. R3-1 zoning district Community Board #12Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 10/5/10</p>
13.	60-10-BZ	<p>Sheldon Lobel, P.C. 54 Thompson Street, Manhattan Variance (§72-21) to allow a commercial use below the floor level of the second story, contrary to §42-14(D)(2)(b). M1-5B zoning district. Community Board #2M</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 10/5/10</p>
14.	99-10-BZ	<p>Fridman Saks LLP 2302 Avenue S, Brooklyn Special Permit (§73-622) for the in-Part legalization of construction into the side yard on a corner lot and proposed enlargement to an existing single family home, contrary to open space, lot coverage and floor area (§23-141) and side yards (§23-461). R3-2 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 9/14/10</p>
15.	106-10-BZ	<p>Sheldon Lobel, P.C. 240 West 38th Street, Manhattan Special Permit (§73-36) to legalize a physical culture establishment (<i>Harmony Spa</i>) on the third floor of an existing four-story commercial building. M1-6 zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing – 9/21/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 24, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	589-31-BZ	<p>Eric Palatnik, P.C. 159-02 Meyer Avenue, Queens Amendment pursuant (§11-413) to permit the proposed change of use group from UG16 (Gasoline Service Station) to UG16 (Automotive Repair) with accessory used car sales. R3-2 zoning district. Community Board #12Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 8/24/10</p>
2.	736-45-BZ	<p>Walter T. Gorman, P.E. 3740 Broadway, Manhattan Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>Mobil</i>) which expires on March 17, 2011. C2-4/R8 zoning district. Community Board #12M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 8/24/10</p>
3.	16-92-BZ	<p>Sheldon Lobel, PC 72/84 Sullivan Street aka 115 King Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy; Amendment to expand the variance into portion of the lot fronting on King Street to allow a warehouse and storage use (UG 16) and to facilitate a tax lot subdivision; Extension of Term. R5/C1-3 zoning district. Community Board #6BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Deferred, Decision – 9/21/10</p>
4.	44-97-BZ/ 174-00-BZ	<p>Stuart A. Klein, Esq. 78-80 Leonard Street & 79 Worth Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a Physical Culture Establishment which expired on October 28, 2007; Amendment of plans in sub-cellar; Waiver of the Rules. C6-2A zoning district. Community Board #1M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 8/24/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 24, 2010

10:00 A.M.

SOC – DECISIONS

5.	44-99-BZ	Phillip L. Rampulla 194 Brighton Avenue, Staten Island Extension of Term for the continued use of an Automotive Repair Shop (UG16) which expired on February 1, 2010; Waiver of the Rules. R3A zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/24/10

SOC – CONTINUED HEARINGS

6.	395-60-BZ	Sheldon Lobel, P.C. 2557-2577 Linden Boulevard, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a previously granted Automotive Repair Shop and Convenience Store use which expired on May 17, 2010. R-5 zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/14/10
7.	914-86-BZ	Stuart A. Klein, Esq 1-19 Eastern Parkway, Brooklyn Extension of Term of a previously granted Variance (§72-21) for the continued operation of a Physical Culture Establishment (<i>Eastern Athletic</i>) which expired on May 17, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on November 12, 1998; Amendment to the interior layout and the hours of operation; Waiver of the Rules. R8X zoning district. Community Board #8BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/21/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 24, 2010

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	752-29-BZ	<p>Jack Gamill, P.E. 8801-8809 4th Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) for the continued operation of Automotive Repair and Dealership (<i>Honda</i>) which expired on April 22, 2010. C4-2 zoning district. Community Board #6BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 9/21/10</p>
9.	214-00-BZ	<p>Harold Weinberg 2777 Plumb 2nd Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a Special Permit (§73-242) for an eating and drinking establishment; Extension of Term; Amendment to the site plan; and Waiver of the Rules. C3 zoning district Community Board #15BK</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 9/21/10</p>
10.	124-05-BZ	<p>Greenberg Traurig 382 Greenwich Street, Manhattan Amendment to a Variance (§72-21) for the construction of a mixed-use building to allow an increase in dwelling units, increase in street wall height and reduction of overall building height; Extension of Time to Complete Construction which expires on September 12, 2010. C6-2A zoning district. Community Board #2M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 9/21/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 24, 2010

10:00 A.M.

APPEALS – DECISIONS

11.	10-10-A	Law Office of Fredrick A. Becker 1882 East 12th Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district. R6 zoning district. Community Board #15BK
		Examiner: Toni Matias (212) 788-8752
		Status: Deferred, Decision – 9/14/10

APPEALS – CONTINUED HEARINGS

12.	43-08-A 3-10-A/ 4-10-A	Akerman Senterfitt 144-25 Bayside Avenue and 29-45/29-46 145th Street, Queens Proposed construction in the bed of mapped street contrary to the General City Law Section 35. R2A zoning district. Community Board #7Q
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned Hearing – 9/21/10

APPEALS – NEW CASES

13.	120-10-A	Gary D. Lenhart, RA 5 Devon Walk, Queens Reconstruction and enlargement of an existing single family home not fronting on a legally mapped street, contrary to General City Law Section 36, and upgrade of an existing non-complying private disposal system contrary to Department of Buildings policy. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 8/24/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 24, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	14-09-BZ	<p>Eric Palatnik, P.C. 2294 Forest Avenue, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store and automotive laundry (UG 16B). C2-1/R3-2 zoning district. Community Board #1SI</p> <p style="text-align: center;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="text-align: center;">Status: Granted – 8/24/10</p>
2.	327-09-BZ	<p>Sheldon Lobel, P.C. 255 Butler Street, Brooklyn Special Permit (§73-19) to allow a Use Group 3 charter school (<i>Summit Academy</i>) with first floor retail use in an existing warehouse. M1-2 zoning district. Community Board #6BK</p> <p style="text-align: center;">Examiner: Rory Levy (212) 788-8749</p> <p style="text-align: center;">Status: Granted – 8/24/10</p>
3.	88-10-BZ	<p>Dennis D. Dell'Angelo 1327 East 21st Street, 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 yards (§23-461). R-2 zoning district. Community Board #14BK</p> <p style="text-align: center;">Examiner: Henry Segovia (212) 788-8757</p> <p style="text-align: center;">Status: Granted – 8/24/10</p>
4.	98-10-BZ	<p>Stuart A. Klein, Esq. 44 Lispenard Street, Manhattan Special Permit (§73-621) to allow a rooftop addition to an existing five-story, mixed-use building, contrary to §111-111. Tribeca Mixed-Use Special District/M1-5 zoning district. Community Board #1M</p> <p style="text-align: center;">Examiner: Rory Levy (212) 788-8749</p> <p style="text-align: center;">Status: Granted – 8/24/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 24, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	210-07-BZ	<p>Eric Palatnik, P.C. 15 Luquer Street, Brooklyn Variance (§72-21) to allow for a residential use in a manufacturing district, contrary to §42-00. M1-1 zoning district. Community Board #6BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Adjourned Hearing – 10/5/10</p>
6.	98-08-BZ	<p>Gerald J. Caliendo 583 Franklin Avenue, Brooklyn Variance (§72-21) to allow a four-story residential building containing four (4) dwelling units, contrary to use regulations (§42-00). M1-1 district. Community Board #8BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 10/5/10</p>
7.	24-09-BZ	<p>Sheldon Lobel, PC. 78-10 164th Street, Queens Variance to allow the enlargement of a community facility (<i>Meadow Park Rehabilitation and Health Care Center</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), height (§24-521) and rear yard (§24-382) regulations. R3-2 district. Community Board #8Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Adjourned Hearing – 9/21/10</p>
8.	31-09-BZ	<p>Eric Palatnik, PC 117-04 Sutphin Boulevard, Queens Special Permit (§11-411, §11-412, §11-413) for re-instatement of previous variance, which expired on November 12, 1990; amendment for a change of use from a gasoline service station (UG16b) to automotive repair establishment and automotive sales (UG16b); enlargement of existing one story structure; and Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #12Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 10/5/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 24, 2010
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	173-09-BZ	<p>Law Offices of Howard Goldman LLC 845 Broadway, Brooklyn Variance (§ZR 72-21) to allow for a four story mixed use building contrary to use regulations. (ZR §32-00, §42-00) C8-2 / M1-1 zoning districts. Community Board #4BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision – 10/5/10</p>
10.	189-09-BZ/ 190-09-A	<p>Eric Palatnik, P.C. 3067 Richmond Terrace, Staten Island Variance (§72-21) and waiver to the General City Law Section 35 to permit the legalization of an existing mosque and Sunday school (<i>Nor Al-Islam Society</i>), contrary to use and maximum floor area ratio (§§42-00 and 43-12) and construction with the bed of a mapped street. M3-1 zoning district. Community Board #1SI</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing – 10/19/10</p>
11.	297-09-BZ	<p>Marvin B. Mitzner, Esq. 180 Ludlow Street, Manhattan Variance (§72-21) to allow for the conversion of a recently constructed commercial building for residential use, contrary to rear yard regulations (§23-47). C4-4A zoning district. Community Board #3M</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision – 10/26/10</p>
12.	305-09-BZ	<p>Davidoff Malito & Hutcher, LLP 110-04 Atlantic Avenue, Queens Variance (§72-21) to permit the enlargement of an existing community facility building (<i>South Queens Boys & Girls Club</i>) contrary to floor area (§33-121) and height (§33-431). C2-2/R5 zoning district. Community Board #9Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Adjourned Hearing – 9/21/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 24, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	21-10-BZ	Sheldon Lobel, P.C. 2801 Roelbling Avenue, aka 1590 Hutchison River Parkway, Bronx Special Permit (§73-243) to legalize an eating and drinking establishment with a drive-through. C1-2/R4A zoning district. Community Board #10BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 9/14/10
14.	39-10-BZ	Eric Palatnik, P.C. 2032 East 17th Street, Brooklyn Variance (§72-21) for the legalization of a single-family home, contrary to side yards (§23-461). R-5 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/21/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 24, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
15.	129-07-BZ	<p>Gerald J. Caliendo, R.A. 1101 Irving Avenue, Queens Variance (§72-21) to allow a residential use in a manufacturing district, contrary to use regulations (§42-00). M1-4 zoning district. Community Board #5Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 10/19/10</p>
16.	130-07-BZ thru 134-07-BZ	<p>Gerald J. Caliendo, R.A. 1501, 1503, 1505, 1507 Cooper Avenue, Queens Variance (§72-21) to allow a residential use in a manufacturing district, contrary to use regulations (§42-00). M1-4 zoning district. Community Board #5Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 10/19/10</p>
17.	35-10-BZ	<p>Sheldon Lobel, P.C. 144-11 77th Avenue, Queens Variance (§72-21) to permit the legalization of an existing synagogue (<i>Congregation Torath Haim Obel Sara</i>), contrary to front yard (§24-34), side yard (§24-35) and rear yard (§24-36). R4 zoning district. Community Board #8Q</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing – 10/5/10</p>
18.	47-10-BZ	<p>Eric Palatnik, P.C. 895 Zerega Avenue aka 2352 Story Avenue, The Bronx Variance (§72-21) to allow a manufacturing use in a residential district, contrary to ZR 22-00. M1-1/R3-2 zoning district. Community Board #9BX</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 10/19/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 14, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1715-61-BZ	<p>Mitchell S. Ross, Esq. 129-02 Guy R. Brewer Boulevard/129-02 New York Boulevard, Queens Extension of Term (§11-411) for a dry cleaning establishment (UG 6A), which expired on June 5, 2007; Extension of Time to obtain a certificate of occupancy, which expired on December 14, 2000; Waiver of the Rules. R3X zoning district. Community Board #12Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/14/10</p>
2.	11-93-BZ	<p>Sheldon Lobel, P.C. 46-45 Kissena Boulevard, aka - 140-01 Laburnum Avenue, Queens Extension of Term (§§11-411 & §11-412) to allow the continued operation of an Eating and Drinking establishment (UG 6) which expired on March 15, 2004; Amendment to legalize alterations to the structure; Waiver of the Rules. C2-2 and R3-2 zoning districts. Community Board #7Q Examiner: Carlo Costanza (212) 788-8739 Status: Deferred Decision – 10/5/10</p>
3.	98-97-BZ	<p>Law Office of Fredrick A. Becker 270 Eighth Avenue, 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 1, 2006; Amendment to change the hours of operations; Waiver of the Rules. C2-7A zoning district. Community Board #4M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/14/10</p>
4.	221-97-BZ	<p>Wachtel & Masyr, LLP 550 Second Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the operation of a physical culture establishment which expired on June 16, 2008; Amendment for a change in ownership from <i>Bally Total Fitness</i> to <i>Crunch</i>; Waiver of the Rules. C2-5/R-8 zoning district. Community Board #6M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/14/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 14, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	200-98-BZ	<p>The Law Office of Fredrick A. Becker 633 Third Avenue, 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 April 30, 2008; Waiver of the Rules. C5-3(Mid) zoning district. Community Board #6M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/14/10</p>
6.	290-99-BZ	<p>Rothkrug, Rothkrug & Spector 99/101 Greenwich Avenue, Manhattan Extension of Term of a previously granted Variance (§72-21) for the continued operation of a Physical Culture Establishment (<i>Equinox</i>) which expired on March 28, 2010. C1-6/R6 zoning district. Community Board #2M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/14/10</p>

<i>SOC – CONTINUED HEARINGS</i>		
7.	395-60-BZ	<p>Sheldon Lobel, P.C. 2557-2577 Linden Boulevard, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a previously granted Automotive Repair Shop and Convenience Store use which expired on May 17, 2010. R-5 zoning district. Community Board #5M Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 10/26/10</p>
8.	637-74-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 1048-62 Second Avenue, Manhattan Extension of Term for transient parking in a garage accessory to a multiple dwelling which expired on May 6, 2010; Waiver of the Rules. C1-9(TA)/R8 zoning district. Community Board #6M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/14/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 14, 2010

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
9.	60-90-BZ	<p>EPDSCO, Inc. 525 Forest Avenue, Staten Island Extension of Term of a previously granted Special Permit (§73-211) for the continued use of a Gasoline Service Station (<i>Citgo</i>) and Automotive Repair Shop which expired on February 25, 2001; Waiver of the Rules. C2-1/R3X zoning district. Community Board #1SI Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 10/5/10</p>
10.	136-01-BZ	<p>Eric Palatnik, P.C. 11-11 44th Drive, Queens Extension of Time to Complete Construction and Obtain a Certificate of Occupancy for a Variance (§72-21) which permitted non-compliance in commercial floor area and rear yard requirements which expired on July 12, 2010. M1-4/R7A(LIC) zoning district. Community Board #1Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 9/21/10</p>
11.	164-04-BZ	<p>Sheldon Lobel, P.C. 2241 Westchester Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy for a previously granted physical culture establishment (<i>Planet Fitness</i>) which expired on February 7, 2007; Amendment to change operator, hours of operation and interior modification; Waiver of the Rules. C2-1/R6 zoning district. Community Board #10BX Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 10/5/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 14, 2010

10:00 A.M.

<i>SOC – NEW CASES</i>		
12.	656-69-BZ	<p>Rothkrug, Rothkrug & Spector 2617/23 Harway Avenue, aka - 208/18 Bay 43rd Street, Brooklyn Extension of Term of a (UG9) parking lot accessory to an existing funeral home establishment which expired on May 27, 2010; Extension of Time to obtain a Certificate of Occupancy; waiver of the rules. R-5 zoning district. Community Board #13BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 10/5/10</p>
13.	322-98-BZ	<p>The Law Office of Fredrick A. Becker 300 West 125th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on March 23, 2009; Amendment to legalize the increase in floor area; Waiver of the Rules. C4-4(125) zoning district. Community Board #10M Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 10/5/10</p>
14.	294-99-BZ	<p>Rothkrug, Rothkrug & Spector 521 5th Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Equinox</i>) which expired on May 9, 2010. C5-3(MID) & C5-2.5(MID) zoning district. Community Board #5M Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 10/19/10</p>
15.	161-00-BZ	<p>Stuart A. Klein, Esq. 320 East 52nd Street, Manhattan Extension of Term of a previously granted Variance (§72-21) for the operation of a Physical Culture Establishment (<i>Bodescu Skin Care</i>) which expired on June 2, 2010; Extension of Time to obtain a Certificate of Occupancy. R8B zoning district. Community Board #6M Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 10/5/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, SEPTEMBER 14, 2010
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
16.	315-08-A	<p>Stuart A. Klein, Esq. 246 Spring Street, Manhattan An appeal seeking the revocation of permits for a condominium hotel on the basis that the approved plans allow for exceeding of maximum permitted floor area. M1-6 zoning. Community Board #2M</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Deferred Decision – 10/5/10</p>
17.	298-09-A	<p>Joseph A. Sherry 109 Beach 217th Street, Queens Reconstruction and enlargement of an existing single family home not fronting a legally mapped street, contrary to General City Law Section 36. R4 zoning district. Community Board #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Granted – 9/14/10</p>
18.	10-10-A	<p>Law Office of Fredrick A. Becker 1882 East 12th Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district. R6 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Deferred Decision – 10/5/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 14, 2010

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
19.	237-09-A/ 238-09-A	Rothkrug Rothkrug & Spector 81, 85 Archwood Avenue, aka - 5219 Amboy Road, Staten Island Proposed construction in the bed of a mapped street, contrary to General City Law Section 35. R3X zoning district. Community Board #3SI Examiner: Toni Matias (212) 788-8752 Status: Adjourned, Continued Hearing – 10/26/10

<i>APPEALS – NEW CASES</i>		
20.	121-10-A	Rothkrug, Rothkrug & Spector 25-50 Francis Lewis Boulevard, aka - 166-43 168th Street, Queens An appeal challenging the Department of Buildings determination that a demolition permit signoff was required before issuance of an alteration permit, as per BC 28-105.3 of the NYC Building Code. R2A zoning district. Community Board #7Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 11/9/10
21.	138-10-A	NYC Economic Development Corporation 174-20 North Boundary Road, Queens Construction of a NYPD vehicle storage facility, to be located within the bed of a mapped street, contrary to General City Law 35. M1-1 Zoning District. Community Board #13Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 9/21/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 14, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	21-10-BZ	Sheldon Lobel, P.C. 2801 Roebling Avenue, aka - 1590 Hutchison River Parkway, Bronx Special Permit (§73-243) to legalize an eating and drinking establishment with a drive-through. C1-2/R4A zoning district. Community Board #10BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 9/14/10
2.	63-10-BZ	Gerald J. Caliendo 163-18 Jamaica Avenue, Queens Special Permit (§73-36) to legalize the operation of a physical culture establishment on the second floor of a seven-story commercial building. C6-3 zoning district. Community Board #12Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/14/10
3.	86-10-BZ	Sheldon Lobel, P.C. 93-08 95th Avenue, Queens Special Permit (§§11-411 & 11-412) for the re-instatement of a previously granted Variance for a UG16 manufacturing use which expired on June 10, 1980; the legalization of 180 square foot enlargement at the rear of the building; waiver of the rules. R-5 zoning district. Community Board #9Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/14/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 14, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	92-08-BZ	<p>Juan D. Reyes, Esq. 13 Crosby Street, Manhattan Variance (§72-21) to allow for Use Group 6 below the floor level of the second story in an existing building, contrary to use, rear yard and floor area regulations (§42-14, §43-12 and §43-26). M1-5B zoning district. Community Board #4M</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision – 10/19/10</p>
5.	6-09-BZ	<p>Rampulla Associate Architects 24 Nelson Avenue, Staten Island Variance (§72-21) to permit the legalization of an existing Automotive Repair Facility (UG 16B), contrary to ZR §32-10. C4-1 (Special South Richmond Development District & Special Growth Management District) zoning district. Community Board #3SI</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 10/19/10</p>
6.	192-09-BZ	<p>Sheldon Lobel, P.C. 912 Broadway, Brooklyn Variance (§72-21) to allow for the construction of a department store (UG10), contrary to use regulations (§§22-00, 32-00). R6 and R6/C2-3 zoning districts. Community Board #3BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 10/19/10</p>
7.	194-09-BZ	<p>Sheldon Lobel, P.C. 2113 Utica Avenue, 2095-211 Utica Avenue, Brooklyn Variance to allow the construction of a four story mixed use building contrary to floor area (§23-141), open space (§23-141), lot coverage (§23-141), front yard (§23-45), height (§23-631), open space used for parking (§25-64) and parking requirements (§25-23); and to allow for the enlargement of an existing commercial use contrary to §22-10. R3-2 zoning district. Community Board #18BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 11/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 14, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	251-09-BZ	<p>Rothkrug Rothkrug & Spector 130-34 Hawtree Creek Road, Queens Variance (§72-21) to permit the development of a two-story community facility (<i>Bethany Church</i>). The proposal is contrary to §24-34 (front yard) and §25-31 (parking). R3-2 zoning district. Community Board #10Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 10/26/10</p>
9.	66-10-BZ	<p>Eric Palatnik, P.C. 1618 Shore Boulevard, 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 side yards (§23-461). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 10/19/10</p>
10.	85-10-BZ	<p>Sheldon Lobel, P.C. 309-311 East Fordham Road, aka - 316 East Kingsbridge Road, Bronx Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Planet Fitness</i>) on the first and second floors of an existing two-story building. C4-4 zoning district. Community Board #7BX Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 9/21/10</p>
11.	91-10-BZ	<p>Eric Palatnik, P.C. 123 Coleridge Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to open space, lot coverage and floor area (§23-141); side yard (§23-461); rear yard (§23-47) and perimeter wall height (§23-631). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 10/19/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 14, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	99-10-BZ	<p>Fridman Saks LLP 2302 Avenue S, Brooklyn Special Permit (§73-622) for the in-Part legalization of construction into the side yard on a corner lot and proposed enlargement to an existing single family home, contrary to open space, lot coverage and floor area (§23-141) and side yards (§23-461). R3-2 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 9/21/10</p>

<i>BZ – NEW CASES</i>		
13.	29-10-BZ	<p>Sheldon Lobel, P.C. 22-32/36 31st Street, Queens Special Permit (§73-52) to allow for an outdoor eating and drinking establishment within a residential district. C1-2 and R5 zoning districts. Community Board #1Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 10/26/10</p>
14.	43-10-BZ	<p>Gerald J. Caliendo, R.A., AIA 23-70 Steinway Street, Queens Special Permit (§73-244) to allow an eating and drinking establishment without restrictions and no limitation on entertainment and dancing. C2-2/R5 zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Continued Hearing – 10/26/10</p>
15.	95-10-BZ	<p>Law Office of Fredrick A. Becker 2216 Quentin Road, 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</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 11/23/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 14, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
16.	100-10-BZ	<p>Law Office of Fredrick A. Becker 2512 Avenue R, 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 & 23-48) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 10/5/10</p>
17.	101-10-BZ	<p>Sheldon Lobel, P.C. 54 Crosby Street, Manhattan Variance (§72-21) to allow a commercial use below the floor level of the second story, contrary to use (§42-14(D)(2)(b)). M1-5B zoning district. Community Board #2M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 10/26/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 21, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	16-92-BZ	<p>Sheldon Lobel, PC 72/84 Sullivan Street aka 115 King Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy; Amendment to expand the variance into portion of the lot fronting on King Street to allow a warehouse and storage use (UG 16) and to facilitate a tax lot subdivision; Extension of Term. R5/C1-3 zoning district. Community Board #6BK Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 9/21/10</p>
2.	136-01-BZ	<p>Eric Palatnik, P.C. 11-11 44th Drive, Queens Extension of Time to Complete Construction and Obtain a Certificate of Occupancy for a Variance (§72-21) which permitted non-compliance in commercial floor area and rear yard requirements which expired on July 12, 2010. M1-4/R7A(LIC) zoning district. Community Board#1Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/21/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 21, 2010

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	752-29-BZ	<p>Jack Gamill, P.E. 8801-8809 4th Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) for the continued operation of Automotive Repair and Dealership (<i>Honda</i>) which expired on April 22, 2010. C4-2 zoning district. Community Board #6BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 10/19/10</p>
4.	558-71-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 1949 Richmond Avenue, Staten Island Amendment to a previously granted Variance (§72-21) to permit the change of a UG6 eating and drinking establishment to a UG6 retail use without limitation to a single use; minor reduction in floor area; increase accessory parking and increase to the height of the building façade. R3-1 zoning district. Community Board #2SI</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 10/19/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 21, 2010

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	914-86-BZ	<p>Stuart A. Klein, Esq 1-19 Eastern Parkway, Brooklyn Extension of Term of a previously granted Variance (§72-21) for the continued operation of a Physical Culture Establishment (<i>Eastern Athletic</i>) which expired on May 17, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on November 12, 1998; Amendment to the interior layout and the hours of operation; Waiver of the Rules. R8X zoning district. Community Board #8BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 10/26/10</p>
6.	214-00-BZ	<p>Harold Weinberg 2777 Plumb 2nd Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a Special Permit (§73-242) for an eating and drinking establishment; Extension of Term; Amendment to the site plan; and Waiver of the Rules. C3 zoning district Community Board #15BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 10/26/10</p>
7.	124-05-BZ	<p>Greenberg Traurig 482 Greenwich Street, Manhattan Amendment to a Variance (§72-21) for the construction of a mixed-use building to allow an increase in dwelling units, increase in street wall height and reduction of overall building height; Extension of Time to Complete Construction which expires on September 12, 2010. C6-2A zoning district. Community Board #2M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 10/5/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 21, 2010

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	826-86-BZ thru 828-86-BZ	<p>Eric Palatnik, P.C. 269-10, 270-10, 271-10 Grand Central Parkway, Queens Extension of Time to obtain a Certificate of Occupancy which expired on July 26, 2010 for a Special Permit (§73-11) to allow non-accessory radio towers and transmitting equipment on the roof of a 33-story multiple dwelling (<i>North Shore Towers</i>). R3-2 zoning district Community Board #13Q</p> <p style="margin-left: 20px;">Examiner: Henry Segovia (212) 788-8757</p> <p style="margin-left: 20px;">Status: Continued Hearing – 10/19/10</p>
9.	855-87-BZ	<p>Glen V. Cutrona, AIA 15 Irving Place, Staten Island Amendment to a previously granted Variance (§72-21) to remove the term for a (UG16) warehouse with (UG6) offices on the mezzanine level. R3A zoning district. Community Board #1SI</p> <p style="margin-left: 20px;">Examiner: Henry Segovia (212) 788-8757</p> <p style="margin-left: 20px;">Status: Continued Hearing – 10/26/10</p>
10.	181-06-BZ	<p>Goldman Harris LLC 471 Washington Street, Manhattan Amendment to a previously granted Variance (§72-21) to change the permitted ground floor retail to residential in a nine-story building. M1-5/Area B-2 (TMU) zoning district. Community Board #1M</p> <p style="margin-left: 20px;">Examiner: Henry Segovia (212) 788-8757</p> <p style="margin-left: 20px;">Status: Closed, Decision – 10/19/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 21, 2010

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
11.	138-10-A	<p>NYC Economic Development Corporation 174-20 North Boundary Road, Queens Construction of a NYPD vehicle storage facility, to be located within the bed of a mapped street, contrary to General City Law 35. M1-1 Zoning District. Community Board #13Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 9/21/10</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	43-08-A 3-10-A/ 4-10-A	<p>Akerman Senterfitt 144-25 Bayside Avenue and 29-45/29-46 145th Street, Queens Proposed construction in the bed of mapped street contrary to the General City Law Section 35. R2A zoning district. Community Board #7Q Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 11/9/10</p>
13.	274-09-A	<p>Fire Department of New York 3920 Merritt Avenue aka 3927 Mulvey Avenue, Bronx Application to modify Certificate of Occupancy to require automatic wet sprinkler system throughout the entire building. Community Board #12BX Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 10/26/10</p>
14.	123-10-A & 124-10-A	<p>Fire Department of the City of New York 3931 & 3927 Mulvey Avenue, Bronx Application to modify Certificate of Occupancy to require automatic wet sprinkler system throughout the entire building. Community Board #12BX Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 10/26/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 21, 2010

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
15.	137-08-A thru 139-08-A	<p>Philip L. Rampulla 50, 55, 60 Blackhorse Court, Staten Island Proposed construction of a one-family residence within the bed of a legally mapped street, contrary to General City Law Section 35. R1-2 zoning district. Community Board #2SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 10/26/10</p>
16.	38-10-A	<p>Jack Lester 26-18 210th Street, Queens Appeal challenging the Department of Building's issuance of a building permit for a house of worship/community facility which waived parking per §25-35. R2A zoning district. Community Board #11Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Postponed, Public Hearing – 10/19/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 21, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	325-09-BZ	<p>Sheldon Lobel, P.C. 1364 & 1366 52nd Street, Brooklyn Variance (§72-21) to permit the proposed four-story and mezzanine synagogue (<i>Congregation Yetev Lev</i>), contrary to lot coverage (§24-11), rear yard (§24-36) and initial setback of front wall (§24-522). R6 zoning district. Community Board #12BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 9/21/10</p>
2.	85-10-BZ	<p>Sheldon Lobel, P.C. 309-311 East Fordham Road a/k/a 316 East Kingsbridge Road, Bronx Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Planet Fitness</i>) on the first and second floors of an existing two-story building. C4-4 zoning district. Community Board #7BX Examiner: Rory Levy (212) 788-8749 Status: Granted – 9/21/10</p>
3.	99-10-BZ	<p>Fridman Saks LLP 2302 Avenue S, Brooklyn Special Permit (§73-622) for the in-Part legalization of construction into the side yard on a corner lot and proposed enlargement to an existing single family home, contrary to open space, lot coverage and floor area (§23-141) and side yards (§23-461). R3-2 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 9/21/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 21, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	24-09-BZ	<p>Sheldon Lobel, PC. 78-10 164th Street, Queens Variance to allow the enlargement of a community facility (<i>Meadow Park Rehabilitation and Health Care Center</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), height (§24-521) and rear yard (§24-382) regulations. R3-2 district. Community Board #8Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 11/16/10</p>
5.	304-09-BZ	<p>Stuart A. Klein, Esq. 75-121 Junius Street, Brooklyn Variance (§72-21) to allow the erection of a ten-story, mixed-use community facility (<i>Women In Need</i>) and commercial building, contrary to floor area (§42-00, 43-12 and 43-122), height and sky exposure plane (§43-43), and parking (§44-21). M1-4 zoning district. Community Board #16BK Examiner: Rory Levy (212) 788-8749 Status: Adjourned, Continued Hearing – 11/23/10</p>
6.	305-09-BZ	<p>Davidoff Malito & Hutcher, LLP 110-04 Atlantic Avenue, Queens Variance (§72-21) to permit the enlargement of an existing community facility building (<i>South Queens Boys & Girls Club</i>) contrary to floor area (§33-121) and height (§33-431). C2-2/R5 zoning district. Community Board #9Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 10/26/10</p>
7.	6-10-BZ	<p>Sheldon Lobel, P.C. 2147 Mill Avenue, Brooklyn Variance (§72-21) to allow for legalization of an enlargement of a commercial building, contrary to §22-00. R2 zoning district. Community Board #18BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 10/26/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 21, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	39-10-BZ	<p>Eric Palatnik, P.C. 2032 East 17th Street, Brooklyn Variance (§72-21) for the legalization of a single-family home, contrary to side yards (§23-461). R-5 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 10/19/10</p>
9.	106-10-BZ	<p>Sheldon Lobel, P.C. 240 West 38th Street, Manhattan Special Permit (§73-36) to legalize a physical culture establishment (<i>Harmony Spa</i>) on the third floor of an existing four-story commercial building. M1-6 zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision – 10/19/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 21, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
10.	267-09-BZ & 268-09-BZ	<p>NYC Department of Housing Preservation & Development 1155-75 East Tremont Avenue, (aka 1160 Lebanon Street) and 1157-67 East 178th Street, (aka 1176 East Tremont Avenue), Bronx Variance (§72-21) to permit one eight-story residential building and two 10-story mixed-use buildings with residential and ground floor retail use, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #6BX Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 10/26/10</p>
11.	89-10-BZ	<p>Francis R. Angelino, Esq. 53 Mercer Street, Manhattan Variance (§72-21) to allow for a commercial use below the floor level of the second story, contrary to §§42-14(D)(2)(b). M1-5B zoning district. Community Board #2M Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 10/26/10</p>
12.	92-10-BZ	<p>Sheldon Lobel, P.C. 39 East 10th Street, Manhattan Variance (§72-21) to allow for the construction of an elevator in an existing residential building, contrary to floor area, open space (§23-142) and court regulations (§§23-85, 23-87). R7-2 zoning district. Community Board #2M Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 10/26/10</p>
13.	112-10-BZ	<p>Sheldon Lobel, P.C. 915 Dean Street, Brooklyn Special Permit (§73-44) to permit reduction in required parking in connection with change of use from UG 16 to UG 6 in an existing building. M1-1 zoning district. Community Board #8BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 10/19/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 5, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	60-90-BZ	<p>EPDSCO, Inc. 525 Forest Avenue, Staten Island Extension of Term of a previously granted Special Permit (§73-211) for the continued use of a Gasoline Service Station (<i>Citgo</i>) and Automotive Repair Shop which expired on February 25, 2001; Waiver of the Rules. C2-1/R3X zoning district. Community Board #1SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/5/10</p>
2.	11-93-BZ	<p>Sheldon Lobel, P.C. 46-45 Kissena Boulevard aka 140-01 Laburnum Avenue, Queens Extension of Term (§§11-411 & §11-412) to allow the continued operation of an Eating and Drinking establishment (UG 6) which expired on March 15, 2004; Amendment to legalize alterations to the structure; Waiver of the Rules. C2-2 and R3-2 zoning districts. Community Board # 7Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 10/5/10</p>
3.	164-04-BZ	<p>Sheldon Lobel, P.C. 2241 Westchester Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy for a previously granted physical culture establishment (<i>Planet Fitness</i>) which expired on February 7, 2007; Amendment to change operator, hours of operation and interior modification; Waiver of the Rules. C2-1/R6 zoning district. Community Board #10BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/5/10</p>
4.	124-05-BZ	<p>Greenberg Traurig 482 Greenwich Street, Manhattan Amendment to a Variance (§72-21) for the construction of a mixed-use building to allow an increase in dwelling units, increase in street wall height and reduction of overall building height; Extension of Time to Complete Construction which expires on September 12, 2010. C6-2A zoning district. Community Board #2M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 10/5/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 5, 2010

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	656-69-BZ	Rothkrug, Rothkrug & Spector 2617/23 Harway Avenue, aka - 208/18 Bay 43rd Street, Brooklyn Extension of Term of a (UG9) parking lot accessory to an existing funeral home establishment which expired on May 27, 2010; Extension of Time to obtain a Certificate of Occupancy; waiver of the rules. R-5 zoning district. Community Board #13BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 10/19/10
6.	322-98-BZ	The Law Office of Fredrick A. Becker 300 West 125th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on March 23, 2009; Amendment to legalize the increase in floor area; Waiver of the Rules. C4-4(125) zoning district. Community Board #10M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 10/19/10
7.	161-00-BZ	Stuart A. Klein, Esq. 320 East 52nd Street, Manhattan Extension of Term of a previously granted Variance (§72-21) for the operation of a Physical Culture Establishment (<i>Bodescu Skin Care</i>) which expired on June 2, 2010; Extension of Time to obtain a Certificate of Occupancy. R8B zoning district. Community Board #6M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 10/19/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 5, 2010

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	26-94-BZ	<p>Rampulla Associates, AIA 141 Mansion Avenue, Staten Island Extension of Term of a Special Permit (§73-242) for a (UG6) eating and drinking establishment which expires on June 6, 2011. C3A (SSRD) zoning district. Community Board #3SI</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 10/26/10</p>
9.	33-99-BZ	<p>Rothkrug, Rothkrug & Spector 630 5th Avenue, Manhattan Extension of Term of a Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>The Sports Club/LA</i>) which expired on January 11, 2010; waiver of the rules. C5-3(MID) zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 10/26/10</p>
10.	344-03-BZ	<p>Goldman, Harris LLC 2777 Flatbush Avenue, Brooklyn Extension of Term of a Special Permit (§73-242) permitting an eating and drinking establishment. C3 zoning district. Community Board #18BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 10/19/10</p>
11.	179-07-BZ	<p>Sheldon Lobel, PC 74-21 Queens Boulevard, Queens Dismissal for Lack of Prosecution - Variance (§72-21) to allow a seven-story hotel building contrary to floor area regulations (§33-122). C8-1 zoning district. Community Board #4Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Dismissed – 10/5/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 5, 2010

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	315-08-A	Stuart A. Klein, Esq. 246 Spring Street, Manhattan An appeal seeking the revocation of permits for a condominium hotel on the basis that the approved plans allow for exceeding of maximum permitted floor area. M1-6 zoning. Community Board #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 10/5/10
13.	10-10-A	Law Office of Fredrick A. Becker 1882 East 12th Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior zoning district. R6 zoning district. Community Board #15BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 10/5/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 5, 2010

10:00 A.M.

APPEALS – CONTINUED HEARINGS

14.	110-10-BZY	Cozen O'Connor 93-06 Shore Front Parkway, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 zoning. R5A zoning district Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 10/19/10
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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 5, 2010
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
15.	113-10-BZY	<p>Rothkrug Rothkrug & Spector 30-86 36th Street, Queens Extension of time (§11-331) to complete construction of a minor development commenced under the prior R6 zoning. R5B zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 10/26/10</p>
16.	125-10-A	<p>Simons & Wright 346 Ovington Avenue, Brooklyn Appeal challenging the interpretation of ZR §23-22 as it applies to the required density factor for existing buildings in an R5B zoning district. Community Board #10BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 11/16/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 5, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	173-09-BZ	<p>Law Offices of Howard Goldman LLC 845 Broadway, Brooklyn Variance (§ZR 72-21) to allow for a four story mixed use building contrary to use regulations. (ZR §32-00, §42-00) C8-2 / M1-1 zoning districts. Community Board #4BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Deferred Decision – 10/26/10</p>
2.	100-10-BZ	<p>Law Office of Fredrick A. Becker 2512 Avenue R, 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 & 23-48) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 10/5/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, OCTOBER 5, 2010
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
3.	210-07-BZ	<p>Eric Palatnik, P.C. 15 Luquer Street, Brooklyn Variance (§72-21) to allow for a residential use in a manufacturing district, contrary to §42-00. M1-1 zoning district. Community Board #6BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Closed, Decision – 11/9/10</p>
4.	277-07-BZ	<p>Miele Associates, LLP 165-35 North Conduit Avenue, Queens Variance (§72-21) proposed to erect a one story automotive service station with accessory convenience store, contrary to §22-10. R3-1 zoning district Community Board #12Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Adjourned, Continued Hearing – 11/9/10</p>
5.	98-08-BZ	<p>Gerald J. Caliendo 583 Franklin Avenue, Brooklyn Variance (§72-21) to allow a four-story residential building containing four (4) dwelling units, contrary to use regulations (§42-00). M1-1 district. Community Board #8BK</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 11/16/10</p>
6.	31-09-BZ	<p>Eric Palatnik, PC 117-04 Sutphin Boulevard, Queens Special Permit (§11-411, §11-412, §11-413) for re-instatement of previous variance, which expired on November 12, 1990; amendment for a change of use from a gasoline service station (UG16b) to automotive repair establishment and automotive sales (UG16b); enlargement of existing one story structure; and Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #12Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 11/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 5, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	219-09-BZ thru 223-09-BZ	<p>Gerald J. Caliendo, RA 806 – 810 East 147th Street, The Bronx Variance (§72-21) to allow for five, two family residential buildings, contrary to §42-00. M1-2 district. Community Board #1BX</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Adjourned, Continued Hearing – 11/16/10</p>
8.	234-09-BZ	<p>Sheldon Lobel, P.C. 25-71 44th Street, Queens Variance (§72-21) for the construction of a detached two-family home contrary to side yard regulations (§23-48). R-5 zoning district. Community Board # 1Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 10/19/10</p>
9.	35-10-BZ	<p>Sheldon Lobel, P.C. 144-11 77th Avenue, Queens Variance (§72-21) to permit the legalization of an existing synagogue (<i>Congregation Torath Haim Obel Sara</i>), contrary to front yard (§24-34), side yard (§24-35) and rear yard (§24-36). R4 zoning district. Community Board #8Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 11/9/10</p>
10.	60-10-BZ	<p>Sheldon Lobel, P.C. 54 Thompson Street, Manhattan Variance (§72-21) to allow a commercial use below the floor level of the second story, contrary to §42-14(D)(2)(b). M1-5B zoning district. Community Board #2M</p> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <p>Status: Continued Hearing – 11/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 5, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
11.	309-09-BZ	<p>Harold Weinberg, P.E. 2173 65th Street, Brooklyn Variance (§72-21) to allow a mixed use building, contrary to lot coverage (§23-145), side yard (§35-541) and height (§35-542) regulations. R6A/C2-3 zoning district. Community Board #11BK</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 11/16/10</p>
12.	104-10-BZ	<p>Moshe M. Friedman, P.E. 5002 19th Avenue, aka 1880-1890 50th Street, Brooklyn Variance (§72-21) to permit the extension and conversion of an existing residential building to a synagogue and rectory, contrary to lot coverage and floor area (§24-11) front yard (§24-34), side yard (§24-35) and wall height and sky exposure plane (§24-521). R5 zoning district. Community Board #12BK</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing – 11/16/10</p>
13.	105-10-BZ	<p>Eric Palatnik 269 77th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to side yard regulations (§23-461). R4A zoning district. Community Board #10BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 10/19/10</p>
14.	108-10-BZ	<p>Roberts Organization (LRNC Myrtle Avenue NY LLC) 54-32 Myrtle Avenue, Queens Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Lucille Roberts</i>) in an existing two-story building. C4-3 zoning district. Community Board #5Q</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision – 10/26/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 5, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
15.	126-10-BZ	Sheldon Lobel, P.C. 856 Remsen Avenue, Brooklyn Special Permit (§73-36) to allow the operation of the proposed physical culture establishment (<i>Canarsie Fitness</i>) in a two-story building under construction. M1-1 zoning district. Community Board #18BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/26/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 19, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	752-29-BZ	<p>Jack Gamill, P.E. 8801-8809 4th Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) for the continued operation of Automotive Repair and Dealership (<i>Honda</i>) which expired on April 22, 2010. C4-2 zoning district. Community Board #6BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 10/19/10</p>
2.	656-69-BZ	<p>Rothkrug, Rothkrug & Spector 2617/23 Harway Avenue, aka - 208/18 Bay 43rd Street, Brooklyn Extension of Term of a (UG9) parking lot accessory to an existing funeral home establishment which expired on May 27, 2010; Extension of Time to obtain a Certificate of Occupancy; waiver of the rules. R-5 zoning district. Community Board #13BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 10/19/10</p>
3.	558-71-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 1949 Richmond Avenue, Staten Island Amendment to a previously granted Variance (§72-21) to permit the change of a UG6 eating and drinking establishment to a UG6 retail use without limitation to a single use; minor reduction in floor area; increase accessory parking and increase to the height of the building façade. R3-1 zoning district. Community Board #2SI</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 10/19/10</p>
4.	322-98-BZ	<p>The Law Office of Fredrick A. Becker 300 West 125th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on March 23, 2009; Amendment to legalize the increase in floor area; Waiver of the Rules. C4-4(125) zoning district. Community Board #10M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Granted – 10/19/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 19, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	161-00-BZ	Stuart A. Klein, Esq. 320 East 52nd Street, Manhattan Extension of Term of a previously granted Variance (§72-21) for the operation of a Physical Culture Establishment (<i>Bodescu Skin Care</i>) which expired on June 2, 2010; Extension of Time to obtain a Certificate of Occupancy. R8B zoning district. Community Board #6M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 10/19/10
6.	181-06-BZ	Goldman Harris LLC 471 Washington Street, Manhattan Amendment to a previously granted Variance (§72-21) to change the permitted ground floor retail to residential in a nine-story building. M1-5/Area B-2 (TMU) zoning district. Community Board #1M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 10/19/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 19, 2010
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
7.	74-49-BZ	<p>Sheldon Lobel, P.C. 515 Seventh Avenue, Manhattan Extension of Time to obtain a Certificate of Occupancy for an existing parking garage which expired on September 17, 2009; Waiver of the Rules. M1-6 (Garment Center) zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 11/23/10</p>
8.	826-86-BZ thru 828-86-BZ	<p>Eric Palatnik, P.C. 269-10, 270-10, 271-10 Grand Central Parkway, Queens Extension of Time to obtain a Certificate of Occupancy which expired on July 26, 2010 for a Special Permit (§73-11) to allow non-accessory radio towers and transmitting equipment on the roof of a 33-story multiple dwelling (<i>North Shore Towers</i>). R3-2 zoning district Community Board #13Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 10/26/10</p>
9.	294-99-BZ	<p>Rothkrug, Rothkrug & Spector 521 5th Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Equinox</i>) which expired on May 9, 2010. C5-3(MID) & C5-2.5(MID) zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 11/16/10</p>
10.	344-03-BZ	<p>Goldman, Harris LLC 2777 Flatbush Avenue, Brooklyn Extension of Term of a Special Permit (§73-242) permitting an eating and drinking establishment which expired on July 12, 2010. C3 zoning district. Community Board #18BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 11/16/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 19, 2010
10:00 A.M.

<i>SOC – NEW CASES</i>		
11.	180-99-BZ	<p>Michael T. Cetera 564/66 East New York Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) for a non-conforming (UG9A) catering establishment which expired on April 4, 2010; waiver of the rules. R6 zoning district. Community Board #9BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 11/9/10</p>
12.	175-05-BZ	<p>Eric Palatnik, P.C. 18-24 Luquer Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to construct a four-story multiple dwelling with accessory parking which expires on January 9, 2011. M1-1 zoning district. Community Board #16BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 11/23/10</p>
13.	369-05-BZ	<p>Eric Palatnik, P.C. 908 Clove Road, Staten Island Extension of Time to Complete Construction of a previously approved Variance (§72-21) to construct a four-story multiple dwelling which expires on October 17, 2010. R3-2(HS) zoning district. Community Board #1SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 10/26/10</p>
14.	238-07-BZ	<p>Goldman Harris LLC 5-11 47th Avenue, Queens Amendment of a previously approved Variance (§72-21) to permit a residential/commercial building and community facility/dormitory building. The amendment will divide the project into two separate buildings and allow the construction and occupancy of one building prior to the construction and occupancy of the other. M-4/R6A (LIC) and M1-4 zoning districts. Community Board #2Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Postponed, Public Hearing – 1/11/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 19, 2010

10:00 A.M.

DISMISSAL CALENDAR

15.	141-08-BZ	<p>Board of Standards and Appeals Applicant: Sheldon Lobel, PC 46-48 Third Avenue, Brooklyn Dismissal for Lack of Prosecution - Variance (§72-21) to allow for a mixed use building contrary to floor area, lot coverage (§23-145), height (§35-24), and street wall requirements (§101-41). R6A/C2-4 zoning district, DB. Community Board #2BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Dismissed – 10/19/10</p>
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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 19, 2010
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
16.	110-10-BZY	<p>Cozen O'Connor 93-06 Shore Front Parkway, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior R6 zoning. R5A zoning district Community Board #14Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Granted – 10/19/10</p>

<i>APPEALS – NEW CASES</i>		
17.	366-05-A	<p>Greenberg Traurig 1638 8th Avenue, Brooklyn Extension of time to complete construction and obtain a Certificate of Occupancy for a previously-granted vesting application under the Common Law which expired on August 22, 2010. R5 previous zoning districts; R5-B current zoning district. Community Board #7BK</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 11/9/10</p>
18.	38-10-A	<p>Jack Lester 26-18 210th Street, Queens Appeal challenging the Department of Building's issuance of a building permit to allow for the waiver of parking per §25-35 for a house of worship/community facility. R2A zoning district. Community Board #11Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 12/7/10</p>
19.	111-10-A	<p>Victor K. Han 211-08 Northern Boulevard, Queens Appeal challenging Department of Building's determination that a proposed hotel does not meet the requirements of §32-14 and is therefore not permitted. C2-2 zoning district. Community Board #11Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 11/16/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 19, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	92-08-BZ	<p>Juan D. Reyes, Esq. 13 Crosby Street, Manhattan Variance (§72-21) to allow for Use Group 6 below the floor level of the second story in an existing building, contrary to use, rear yard and floor area regulations (§42-14, 43-12 and 43-26). M1-5B zoning district. Community Board #4M</p> <p style="text-align: center;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="text-align: center;">Status: Closed, Decision – 11/23/10</p>
2.	234-09-BZ	<p>Sheldon Lobel, P.C. 25-71 44th Street, Queens Variance (§72-21) for the construction of a detached two-family home contrary to side yard regulations (§23-48). R-5 zoning district. Community Board #1Q</p> <p style="text-align: center;">Examiner: Henry Segovia (212) 788-8757</p> <p style="text-align: center;">Status: Granted – 10/19/10</p>
3.	105-10-BZ	<p>Eric Palatnik, P.C. 269 77th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to side yard regulations (§23-461). R-4A/C1-3 (BRSD) zoning district. Community Board #10BK</p> <p style="text-align: center;">Examiner: Henry Segovia (212) 788-8757</p> <p style="text-align: center;">Status: Granted – 10/19/10</p>
4.	106-10-BZ	<p>Sheldon Lobel, P.C. 240 West 38th Street, Manhattan Special Permit (§73-36) to legalize a physical culture establishment (<i>Harmony Spa</i>) on the third floor of an existing four-story commercial building. M1-6 zoning district. Community Board #5M</p> <p style="text-align: center;">Examiner: Rory Levy (212) 788-8749</p> <p style="text-align: center;">Status: Granted – 10/19/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 19, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	112-10-BZ	<p>Sheldon Lobel, P.C. 915 Dean Street, Brooklyn Special Permit (§73-44) to permit reduction in required parking in connection with change of use from UG 16 to UG 6 in an existing building. M1-1 zoning district. Community Board #8BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 10/19/10</p>

<i>BZ – CONTINUED HEARINGS</i>		
6.	129-07-BZ	<p>Gerald J. Caliendo, R.A. 1101 Irving Avenue, Queens Variance (§72-21) to allow a residential use in a manufacturing district, contrary to use regulations (§42-00). M1-4 zoning district. Community Board #5Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Adjourned, Continued Hearing – 11/23/10</p>
7.	130-07-BZ thru 134-07-BZ	<p>Gerald J. Caliendo, R.A. 1501, 1503, 1505, 1507 Cooper Avenue, Queens Variance (§72-21) to allow a residential use in a manufacturing district, contrary to use regulations (§42-00). M1-4 zoning district. Community Board #5Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Adjourned, Continued Hearing – 11/23/10</p>
8.	6-09-BZ	<p>Rampulla Associate Architects 24 Nelson Avenue, Staten Island Variance (§72-21) to permit the legalization of an existing Automotive Repair Facility (UG 16B), contrary to ZR §32-10. C4-1 (Special South Richmond Development District & Special Growth Management District) zoning district. Community Board #3SI</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Closed, Decision – 11/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 19, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	189-09-BZ/ 190-09-A	<p>Eric Palatnik, P.C. 3067 Richmond Terrace, Staten Island Variance (§72-21) and waiver to the General City Law Section 35 to permit the legalization of an existing mosque and Sunday school (<i>Nor Al-Islam Society</i>), contrary to use and maximum floor area ratio (§§42-00 and 43-12) and construction with the bed of a mapped street. M3-1 zoning district. Community Board #1SI Examiner: Rory Levy (212) 788-8749 Status: Adjourned, Continued Hearing – 12/7/10</p>
10.	192-09-BZ	<p>Sheldon Lobel, P.C. 912 Broadway, Brooklyn Special Permit (§72-52) to allow for the construction of a commercial building with accessory parking. R6 and R6/C2-3 zoning districts. Community Board #3BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 12/7/10</p>
11.	39-10-BZ	<p>Eric Palatnik, P.C. 2032 East 17th Street, Brooklyn Variance (§72-21) for the legalization of a single-family home, contrary to side yards (§23-461). R-5 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 11/9/10</p>
12.	47-10-BZ	<p>Eric Palatnik, P.C. 895 Zerega Avenue aka 2352 Story Avenue, The Bronx Variance (§72-21) to allow a manufacturing use in a residential district, contrary to ZR §22-00. M1-1/R3-2 zoning district. Community Board #9BX Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 11/23/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, OCTOBER 19, 2010
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	66-10-BZ	<p>Eric Palatnik, P.C. 1618 Shore Boulevard, 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 side yards (§23-461). R3-1 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 11/9/10</p>
14.	91-10-BZ	<p>Eric Palatnik, P.C. 123 Coleridge Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to open space, lot coverage and floor area (§23-141); side yard (§23-461); rear yard (§23-47) and perimeter wall height (§23-631). R3-1 zoning district. Community Board#15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 11/9/10</p>

<i>BZ – NEW CASES</i>		
15.	55-10-BZ	<p>Eric Palatnik, P.C. 40-22 Main Street, Queens Special Permit (§73-44) to permit a reduction in required parking for an ambulatory or diagnostic treatment center. C4-2/C4-3 zoning districts. Community Board #7Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 12/14/10</p>
16.	103-10-BZ	<p>Law Office of Frederick A. Becker 1036 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement and in-part legalization of an existing single family home contrary to floor area, open space (§23-141), side yard requirement (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 11/16/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 19, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
17.	129-10-BZ	<p>Andrea M. Harris 98-18 103rd Avenue, Queens Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Traditional Karate America</i>). M1-2 zoning district. Community Board #9Q</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision – 11/9/10</p>
18.	131-10-BZ	<p>The Law Office of Fredrick A. Becker 841 Broadway, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Jivamukti Yoga Studio</i>). C6-4 (US)/C6-1 zoning districts. Community Board #2M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision – 11/9/10</p>
19.	152-10-BZ	<p>Peter Poruczynski, RA 158 85th 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. R2 zoning district. Community Board #10BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 11/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 26, 2010

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	826-86-BZ thru 828-86-BZ	<p>Eric Palatnik, P.C. 269-10, 270-10, 271-10 Grand Central Parkway, Queens Extension of Time to obtain a Certificate of Occupancy which expired on July 26, 2010 for a Special Permit (§73-11) to allow non-accessory radio towers and transmitting equipment on the roof of a 33-story multiple dwelling (<i>North Shore Towers</i>). R3-2 zoning district Community Board #13Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 10/26/10</p>
2.	33-99-BZ	<p>Rothkrug, Rothkrug & Spector 630 5th Avenue, Manhattan Extension of Term of a Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>The Sports Club/LA</i>) which expired on January 11, 2010; waiver of the rules. C5-3(MID) zoning district. Community Board #5M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 10/26/10</p>
3.	369-05-BZ	<p>Eric Palatnik, P.C. 908 Clove Road, Staten Island Extension of Time to Complete Construction of a previously approved Variance (§72-21) to construct a four-story multiple dwelling which expires on October 17, 2010. R3-2(HS) zoning district. Community Board #1SI Examiner: Henry Segovia (212) 788-8757 Status: Granted – 10/26/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 26, 2010
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	395-60-BZ	<p>Sheldon Lobel, P.C. 2557-2577 Linden Boulevard, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a previously granted Automotive Repair Shop and Convenience Store use which expired on May 17, 2010. R-5 zoning district. Community Board #5M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 11/9/10</p>
5.	914-86-BZ	<p>Stuart A. Klein, Esq 1-19 Eastern Parkway, Brooklyn Extension of Term of a previously granted Variance (§72-21) for the continued operation of a Physical Culture Establishment (<i>Eastern Athletic</i>) which expired on May 17, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on November 12, 1998; Amendment to the interior layout and the hours of operation; Waiver of the Rules. R8X zoning district. Community Board #8BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 11/23/10</p>
6.	855-87-BZ	<p>Glen V. Cutrona, AIA 15 Irving Place, Staten Island Amendment to a previously granted Variance (§72-21) to remove the term for a (UG16) warehouse with (UG6) offices on the mezzanine level. R3A zoning district. Community Board #1SI</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 11/9/10</p>
7.	26-94-BZ	<p>Rampulla Associates, AIA 141 Mansion Avenue, Staten Island Extension of Term of a Special Permit (§73-242) for a (UG6) eating and drinking establishment which expires on June 6, 2011. C3A (SSRD) zoning district. Community Board #3SI</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 11/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 26, 2010

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
8.	214-00-BZ	<p>Harold Weinberg 2777 Plumb 2nd Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a Special Permit (§73-242) for an eating and drinking establishment; Extension of Term; Amendment to the site plan; and Waiver of the Rules. C3 zoning district Community Board #15BK</p>
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 11/16/10

<i>SOC – NEW CASES</i>		
9.	1493-61-BZ 1495-61-BZ 1497-61-BZ 1499-61-BZ 1501-61-BZ	<p>Bryan Cave, LLP 415, 425, 435, 445, 455 West 23rd Street, aka 420, 430, 440, 450, 460 West 24th Street, Manhattan Extension of Term (§11-411) for transient parking in a multiple dwelling building which expired on February 27, 2002; waiver of the rules. R8A zoning district. Community Board #4M</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/23/10
10.	273-03-BZ thru 285-03-BZ	<p>Sheldon Lobel, P.C 211-51/49/45/43/41/54/52/50/48/46/44/42 94th Road, Queens Extension of Time to Complete Construction of a previously granted Variance (§72-21) for proposed two-story, semi-detached two-family residences which expired on December 7, 2008; waiver of the rules. R2, R3-2/C1-2 zoning district. Community Board #13Q</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/23/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 26, 2010

10:00 A.M.

<i>DISMISSAL CASES</i>		
11.	242-09-A	NYC Board of Standards and Appeals Applicant: Slater & Beckerman 75, 77-81 First Avenue, Manhattan Dismissal for Lack of Prosecution – Appeal seeking a common law vested right to continue construction commenced under the prior R7-2/C2-5 Zoning district. R7-A/C2-5 Zoning District. Community Board #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Withdrawn – 10/26/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 26, 2010

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	274-09-A	Fire Department of New York 3920 Merritt Avenue aka 3927 Mulvey Avenue, Bronx Application to modify Certificate of Occupancy to require automatic wet sprinkler system throughout the entire building. Community Board #12BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/7/10
13.	123-10-A & 124-10-A	Fire Department of the City of New York 3931 & 3927 Mulvey Avenue, The Bronx Application to modify Certificate of Occupancy to require automatic wet sprinkler system throughout the entire building. Community Board #12BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/7/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 26, 2010

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
14.	137-08-A thru 139-08-A	<p>Philip L. Rampulla 50, 55, 60 Blackhorse Court, Staten Island Proposed construction of a one-family residence within the bed of a legally mapped street, contrary to General City Law Section 35. R1-2 zoning district. Community Board #2SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 11/9/10</p>
15.	237-09-A & 238-09-A	<p>Rothkrug Rothkrug & Spector 81, 85 Archwood Avenue, aka 5219 Amboy Road, Staten Island Proposed construction in the bed of a mapped street, contrary to General City Law Section 35. R3X zoning district. Community Board #3SI</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 11/23/10</p>
16.	113-10-BZY	<p>Rothkrug Rothkrug & Spector 30-86 36th Street, Queens Extension of time (§11-331) to complete construction of a minor development commenced under the prior R6 zoning. R5B zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Closed, Decision – 11/23/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 26, 2010
10:00 A.M.

APPEALS – NEW CASES		
17.	116-10-BZY	<p>Ackerman Senterfitt 35-16 Astoria Boulevard, Queens Extension of time (§11-331) to complete construction of a minor development commenced under the prior R6 zoning district. R6B zoning district. Community Board #1Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Continued Hearing – 11/23/10</p>
18.	132-10-A	<p>Adam Leitman Bailey, P.C. 105 West 72nd Street, Manhattan Appeal challenging Department of Buildings determination not to reinstate revoked permits and approval based on failure to provide owner authorization in accordance with Section 28-104.8.2 of the Administrative Code. C4-6A zoning district. Community Board #6M</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Closed, Decision – 12/7/10</p>
19.	133-10-A	<p>Deidre Duffy, P.E. 20 Suffolk Walk, Queens Proposed enlargement of an existing single-family home not fronting a legally mapped street contrary to General City Law Section 36. R4 zoning district. Community Board #14Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Granted – 10/26/10</p>
20.	139-10-A	<p>Gary D. Lenhart, R.A. 29 Roosevelt Walk, Queens Proposed reconstruction and enlargement of an existing single family home not fronting a mapped street, contrary to General City Law 36, and proposed upgrade of an existing non-conforming private disposal system partially in the bed of a service road, contrary to Buildings Department policy. R4 zoning district. Community Board #14Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Granted – 10/26/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 26, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	173-09-BZ	<p>Law Offices of Howard Goldman LLC 845 Broadway, Brooklyn Variance (§ZR 72-21) to allow for a four story mixed use building contrary to use regulations. (ZR §32-00, §42-00) C8-2 / M1-1 zoning districts. Community Board #4BK</p> <p style="text-align: center;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="text-align: center;">Status: Deferred Decision – 11/23/10</p>
2.	267-09-BZ & 268-09-BZ	<p>NYC Department of Housing Preservation & Development 1155-75 East Tremont Avenue, (aka 1160 Lebanon Street) and 1157-67 East 178th Street, (aka 1176 East Tremont Avenue), Borough of Bronx Variance (§72-21) to permit one eight-story residential building and two 10-story mixed-use buildings with residential and ground floor retail use, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #6BX</p> <p style="text-align: center;">Examiner: Rory Levy (212) 788-8749</p> <p style="text-align: center;">Status: Granted – 10/26/10</p>
3.	297-09-BZ	<p>Marvin B. Mitzner, Esq. 180 Ludlow Street, Manhattan Variance (§72-21) to allow for the conversion of a recently constructed commercial building for residential use, contrary to rear yard regulations (§23-47). C4-4A zoning district. Community Board #3M</p> <p style="text-align: center;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="text-align: center;">Status: Withdrawn – 10/26/10</p>
4.	108-10-BZ	<p>Roberts Organization (LRNC Myrtle Avenue NY LLC) 54-32 Myrtle Avenue, Queens Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Lucille Roberts</i>) in an existing two-story building. C4-3 zoning district. Community Board #5Q</p> <p style="text-align: center;">Examiner: Rory Levy (212) 788-8749</p> <p style="text-align: center;">Status: Granted – 10/26/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, OCTOBER 26, 2010
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	126-10-BZ	Sheldon Lobel, P.C. 856 Remsen Avenue, Brooklyn Special Permit (§73-36) to allow the operation of the proposed physical culture establishment (<i>Canarsie Fitness</i>) in a two-story building under construction. M1-1 zoning district. Community Board #18BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 10/26/10

<i>BZ – CONTINUED HEARINGS</i>		
6.	251-09-BZ	Rothkrug Rothkrug & Spector 130-34 Hawtree Creek Road, Queens Variance (§72-21) to permit the development of a two-story community facility (<i>Bethany Church</i>). The proposal is contrary to §§ 24-34 (front yard) and 25-31 (parking). R3-2 zoning district. Community Board #10Q Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 11/23/10
7.	305-09-BZ	Davidoff Malito & Hutcher, LLP 110-04 Atlantic Avenue, Queens Variance (§72-21) to permit the enlargement of an existing community facility building (<i>South Queens Boys & Girls Club</i>) contrary to floor area (§33-121) and height (§33-431). C2-2/R5 zoning district. Community Board #9Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 11/23/10
8.	6-10-BZ	Sheldon Lobel, P.C. 2147 Mill Avenue, Brooklyn Variance (§72-21) to allow for legalization of an enlargement of a commercial building, contrary to §22-00. R2 zoning district. Community Board #18BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 12/7/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 26, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	29-10-BZ	Sheldon Lobel, P.C. 22-32/36 31st Street, Queens Special Permit (§73-52) to allow for an outdoor eating and drinking establishment within a residential district. C1-2 and R5 zoning districts. Community Board #1Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 12/7/10
10.	43-10-BZ	Gerald J. Caliendo, R.A., AIA 23-70 Steinway Street, Queens Special Permit (§73-244) to allow an eating and drinking establishment without restrictions and no limitation on entertainment and dancing. C2-2/R5 zoning district. Community Board #1Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 11/23/10
11.	89-10-BZ	Francis R. Angelino, Esq. 53 Mercer Street, Manhattan Variance (§72-21) to allow for a commercial use below the floor level of the second story, contrary to §§42-14(D)(2)(b). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Closed, Decision – 11/23/10
12.	92-10-BZ	Sheldon Lobel, P.C. 39 East 10th Street, Manhattan Variance (§72-21) to allow for the construction of an elevator in an existing residential building, contrary to floor area, open space (§23-142) and court regulations (§§23-85, 23-87). R7-2 zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Adjourned, Continued Hearing – 11/9/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 26, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	101-10-BZ	Sheldon Lobel, P.C. 54 Crosby Street, Manhattan Variance (§72-21) to allow a commercial use below the floor level of the second story, contrary to use (§42-14(D)(2)(b)). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 12/14/10

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 26, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
14.	68-10-BZ	Eric Palatnik, P.C. 80-15 Lefferts Boulevard, Queens Variance (§72-21) to allow a commercial building, contrary to use regulations (§22-00). R5 zoning district. Community Board #9Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 12/7/10
15.	117-10-BZ	Law Office of Fredrick A. Becker 1954 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to side yards (§23-461) and less than the required rear yard (§23-47). R5 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/16/10
16.	134-10-BZ	Slater & Beckerman 107 Union Street, Brooklyn Variance (§72-21) to allow a residential building, contrary to floor area (§43-12), height (§43-43), and use (§42-10) regulations. M1-1 zoning district. Community Board#6BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 12/7/10
17.	148-10-BZ	Eric Palatnik, P.C. 1559 East 29th 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 yards (§23-461) and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/23/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 9, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	395-60-BZ	<p>Sheldon Lobel, P.C. 2557-2577 Linden Boulevard, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a previously granted Automotive Repair Shop and Convenience Store use which expired on May 17, 2010. R-5 zoning district. Community Board #5M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 11/9/10</p>
2.	855-87-BZ	<p>Glen V. Cutrona, AIA 15 Irving Place, Staten Island Amendment to a previously granted Variance (§72-21) to remove the term for a (UG16) warehouse with (UG6) offices on the mezzanine level. R3A zoning district. Community Board #1SI</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 11/9/10</p>
3.	26-94-BZ	<p>Rampulla Associates, AIA 141 Mansion Avenue, Staten Island Extension of Term of a Special Permit (§73-242) for a (UG6) eating and drinking establishment which expires on June 6, 2011. C3A (SSRD) zoning district. Community Board #3SI</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 11/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 9, 2010

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	180-99-BZ	Michael T. Cetera 564/66 East New York Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) for a non-conforming (UG9A) catering establishment which expired on April 4, 2010; waiver of the rules. R6 zoning district. Community Board #9BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/7/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 9, 2010
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	575-37-BZ	<p>Carl A. Sulfaro, Esq. 60-93 Flushing Avenue, Queens Extension of Term (§11-411) for the continued operation of a gasoline service station (<i>Gulf</i>) which expired on February 14, 2008; waiver of the Rules. C1-3/R5B zoning district. Community Board #5Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 12/7/10</p>
6.	15-99-BZ	<p>The Law Office of Fredrick A. Becker 217 Broadway, Manhattan Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on June 15, 2009; waiver of the rules. C5-3 (LM) zoning district. Community Board #1M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 12/7/10</p>
7.	43-99-BZ	<p>Carl A. Sulfaro, Esq. 88-02 Northern Boulevard, Queens Extension of Term of a Special Permit (§73-243) for the continued operation of a drive-thru accessory to an eating and drinking establishment (<i>White Castle</i>) which expired on December 7, 2009; Waiver of the Rules. C1-2/R4 zoning district. Community Board #3Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 12/7/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 9, 2010
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
8.	366-05-A	<p>Greenberg Traurig 1638 8th Avenue, Brooklyn Extension of time to complete construction and obtain a Certificate of Occupancy for a previously-granted vesting application under the Common Law which expired on August 22, 2010. R5 previous zoning districts; R5-B current zoning district. Community Board #7BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 11/9/10</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	43-08-A 3-10-A/ 4-10-A	<p>Akerman Senterfitt 144-25 Bayside Avenue and 29-45/29-46 145th Street, Queens Proposed construction in the bed of mapped street contrary to the General City Law Section 35. R2A zoning district. Community Board #7Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 12/7/10</p>
10.	137-08-A thru 139-08-A	<p>Philip L. Rampulla 50, 55, 60 Blackhorse Court, Staten Island Proposed construction of a one-family residence within the bed of a legally mapped street, contrary to General City Law Section 35. R1-2 zoning district. Community Board #2SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 12/7/10</p>
11.	121-10-A	<p>Rothkrug, Rothkrug & Spector 25-50 Francis Lewis Boulevard aka 166-43 168th Street, Queens An appeal challenging the Department of Buildings determination that a demolition permit signoff was required before issuance of an alteration permit, as per BC 28-105.3 of the NYC Building Code. R2A zoning district. Community Board #7Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 1/11/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 9, 2010

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
12.	184-10-A	Deidre Duffy, PE 20 Olive Walk, Queens Proposed construction not fronting a mapped street, contrary to General City Law Section 36. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/9/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 9, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	210-07-BZ	<p>Eric Palatnik, P.C. 15 Luquer Street, Brooklyn Variance (§72-21) to allow for a residential use in a manufacturing district, contrary to §42-00. M1-1 zoning district. Community Board #6BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 11/9/10</p>
2.	6-09-BZ	<p>Rampulla Associate Architects 24 Nelson Avenue, Staten Island Variance (§72-21) to permit the legalization of an existing Automotive Repair Facility (UG 16B), contrary to ZR §32-10. C4-1 (Special South Richmond Development District & Special Growth Management District) zoning district. Community Board #3SI Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 11/9/10</p>
3.	39-10-BZ	<p>Eric Palatnik, P.C. 2032 East 17th Street, Brooklyn Variance (§72-21) for the legalization of a single-family home, contrary to side yards (§23-461). R-5 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 11/9/10</p>
4.	66-10-BZ	<p>Eric Palatnik, P.C. 1618 Shore Boulevard, 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 side yards (23-461). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Deferred Decision – 12/7/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 9, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	91-10-BZ	<p>Eric Palatnik, P.C. 123 Coleridge Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to open space, lot coverage and floor area (§23-141); side yard (§23-461); rear yard (§23-47) and perimeter wall height (§23-631). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 11/9/10</p>
6.	129-10-BZ	<p>Andrea M. Harris 98-18 103rd Avenue, Queens Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Traditional Karate America</i>). M1-2 zoning district. Community Board #9Q Examiner: Rory Levy (212) 788-8749 Status: Granted – 11/9/10</p>
7.	131-10-BZ	<p>The Law Office of Fredrick A. Becker 841 Broadway, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Jivamukti Yoga Studio</i>). C6-4 (US)/C6-1 zoning districts. Community Board #2M Examiner: Rory Levy (212) 788-8749 Status: Granted – 11/9/10</p>
8.	152-10-BZ	<p>Peter Poruczynski, RA 158 85th 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. R2 zoning district. Community Board #10BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 11/9/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 9, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	277-07-BZ	<p>Miele Associates, LLP 165-35 North Conduit Avenue, Queens Variance (§72-21) for the development of a one-story automotive service station with accessory convenience store, contrary to §22-10. R3-1 zoning district Community Board #12Q Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 12/14/10</p>
10.	31-09-BZ	<p>Eric Palatnik, PC 117-04 Sutphin Boulevard, Queens Special Permit (§11-411, §11-412, §11-413) for re-instatement of previous variance, which expired on November 12, 1990; amendment for a change of use from a gasoline service station (UG16b) to automotive repair establishment and automotive sales (UG16b); enlargement of existing one story structure; and Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #12Q Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 12/14/10</p>
11.	194-09-BZ	<p>Sheldon Lobel, P.C. 2113 Utica Avenue, 2095-211 Utica Avenue, Brooklyn Variance to allow the construction of a four story mixed use building contrary to floor area (§23-141), open space (§23-141), lot coverage (§23-141), front yard (§23-45), height (§23-631), open space used for parking (§25-64) and parking requirements (§25-23); and to allow for the enlargement of an existing commercial use contrary to §22-10. R3-2 zoning district. Community Board #18BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 12/7/10</p>
12.	35-10-BZ	<p>Sheldon Lobel, P.C. 144-11 77th Avenue, Queens Variance (§72-21) to permit the legalization of an existing synagogue (<i>Congregation Torath Haim Obel Sara</i>), contrary to front yard (§24-34), side yard (§24-35) and rear yard (§24-36). R4 zoning district. Community Board #8Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 12/7/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 9, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	60-10-BZ	<p>Sheldon Lobel, P.C. 54 Thompson Street, Manhattan Variance (§72-21) to allow a commercial use below the floor level of the second story, contrary to §42-14(D)(2)(b). M1-5B zoning district. Community Board #2M</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision – 12/7/10</p>
14.	92-10-BZ	<p>Sheldon Lobel, P.C. 39 East 10th Street, Manhattan Variance (§72-21) to allow for the construction of an elevator in an existing residential building, contrary to floor area, open space (§23-142) and court regulations (§§23-85, 23-87). R7-2 zoning district. Community Board #2M</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision – 12/14/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 9, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
15.	140/142/144/ 146-10-BZ 141/143/145/ 147-10-A	Rothkrug Rothkrug & Spector, LLP 160, 170, 181, 191, Edinboro Road, Staten Island Variance (§72-21) to allow four single-family homes on a zoning lot that does not meet the minimum lot width requirements (§23-32), and waiver to the General City Law, Section 36, for development not fronting a mapped street. R1-2 (NA-1) zoning district. Community Board #2SI Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 12/14/10
16.	151-10-BZ	Sheldon Lobel, P.C. 224 West 35th Street, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Bamboo Garden Spa</i>). M1-6 zoning district. Community Board#5M Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 12/7/10
17.	175-10-BZ	Sheldon Lobel, P.C. 3400 Baychester Avenue, Bronx Special Permit (§11-411) for an Extension of Term of a previously approved Automotive Service Station (UG 16B) which expired on December 18, 2001; Extension of Time to obtain a certificate of occupancy which expired on September 21, 1994; Waiver of the Rules of Practice and Procedures. R4 zoning district. Community Board#12BX Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 12/7/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 16, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	294-99-BZ	<p>Rothkrug, Rothkrug & Spector 521 5th Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Equinox</i>) which expired on May 9, 2010. C5-3(MID) & C5-2.5(MID) zoning district. Community Board #5M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 11/16/10</p>
2.	214-00-BZ	<p>Harold Weinberg 2777 Plumb 2nd Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a Special Permit (§73-242) for an eating and drinking establishment; Extension of Term; Amendment to the site plan; and Waiver of the Rules. C3 zoning district Community Board #15BK Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 11/16/10</p>

<i>SOC – CONTINUED HEARINGS</i>		
3.	344-03-BZ	<p>Goldman, Harris LLC 2777 Flatbush Avenue, Brooklyn Extension of Term of a Special Permit (§73-242) permitting an eating and drinking establishment which expired on July 12, 2010. C3 zoning district. Community Board #18BK Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 12/7/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 16, 2010
10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	433-65-BZ	<p>Andrea Claire/Peter Hirshman 15 West 72nd Street, Manhattan Extension of Term for transient parking in a parking garage accessory to a multiple dwelling building which expired on June 22, 2010. R8B/R10A zoning district. Community Board #7M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Postponed, Public Hearing – 1/11/11</p>
5.	315-90-BZ	<p>Sheldon Lobel, P.C. 82-06 Astoria Boulevard, Queens Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>Gulf</i>) with accessory convenience store which expires on March 13, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on March 13, 2003; waiver of the rules. C2-2/R4 zoning district. Community Board #3Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Continued Hearing – 12/14/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 16, 2010
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
6.	111-10-A	<p>Victor K. Han 211-08 Northern Boulevard, Queens Appeal challenging Department of Building's determination that a proposed hotel does not meet the requirements of §32-14 and is therefore not permitted. C2-2 zoning district. Community Board #11Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Withdrawn – 11/16/10</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
7.	125-10-A	<p>Simons & Wright 346 Ovington Avenue, Brooklyn Appeal challenging the interpretation of ZR §23-22 as it applies to the required density factor for existing buildings in an R5B zoning district. Community Board #10BK</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 12/14/10</p>

<i>APPEALS – NEW CASES</i>		
8.	188-10-A	<p>Gary Lenhart 9 Olive Walk, Queens Proposed construction not fronting on a mapped street, contrary to General City Law Section 36 within an R4 zoning district. Community Board #14Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Granted – 11/16/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 16, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	117-10-BZ	<p>Law Office of Fredrick A. Becker 1954 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to side yards (§23-461) and less than the required rear yard (§23-47). R5 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Granted – 11/16/10</p>

<i>BZ – CONTINUED HEARINGS</i>		
2.	98-08-BZ	<p>Gerald J. Caliendo 583 Franklin Avenue, Brooklyn Variance (§72-21) to allow a four-story residential building containing four (4) dwelling units, contrary to use regulations (§42-00). M1-1 district. Community Board #8BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Closed, Decision – 12/14/10</p>
3.	24-09-BZ	<p>Sheldon Lobel, PC. 78-10 164th Street, Queens Variance to allow the enlargement of a community facility (<i>Meadow Park Rehabilitation and Health Care Center</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), height (§24-521) and rear yard (§24-382) regulations. R3-2 district. Community Board #8Q</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Continued Hearing – 1/11/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 16, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	219-09-BZ thru 223-09-BZ	Gerald J. Caliendo, RA 806 – 810 East 147th Street, The Bronx Variance (§72-21) to allow for five, two family residential buildings, contrary to §42-00. M1-2 district. Community Board #1BX
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Withdrawn – 11/16/10
5.	309-09-BZ	Harold Weinberg, P.E. 2173 65th Street, Brooklyn Variance (§72-21) to allow a mixed use building, contrary to lot coverage (§23-145), side yard (§35-541) and height (§35-542) regulations. R6A/C2-3 zoning district. Community Board #11BK
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Continued Hearing – 1/11/11
6.	103-10-BZ	Law Office of Frederick A. Becker 1036 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement and in-part legalization of an existing single family home contrary to floor area, open space (§23-141), side yard requirement (§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 – 12/14/10
7.	104-10-BZ	Moshe M. Friedman, P.E. 5002 19th Avenue, aka 1880-1890 50th Street, Brooklyn Variance (§72-21) to permit the extension and conversion of an existing residential building to a synagogue and rectory, contrary to lot coverage and floor area (§24-11) front yard (§24-34), side yard (§24-35) and wall height and sky exposure plane (§24-521). R5 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 12/14/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 16, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
8.	107-10-BZ	<p>Akerman Senterfitt 12-24 149th Street, Queens Variance (§72-21) to allow for a community facility use (<i>Associazione Sacchese D’America</i>), contrary to side yard regulations (§24-35). R2 zoning district. Community Board #7Q</p> <p style="text-align: center;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="text-align: center;">Status: Continued Hearing – 12/14/10</p>
9.	178-10-BZ	<p>Law Office of Fredrick A. Becker 943 East 24th Street, Brooklyn Special Permit (§73-622) for the legalization and enlargement of a single family home, contrary to floor area and open space (§23-141); side yards (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK</p> <p style="text-align: center;">Examiner: Henry Segovia (212) 788-8757</p> <p style="text-align: center;">Status: Continued Hearing – 12/14/10</p>
10.	179-10-BZ	<p>Sheldon Lobel, P.C. 249 Duffield Street, Brooklyn Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>Planet Fitness</i>). C6-4 zoning district. Community Board #2BK</p> <p style="text-align: center;">Examiner: Rory Levy (212) 788-8749</p> <p style="text-align: center;">Status: Continued Hearing – 12/14/10</p>
11.	182-10-BZ	<p>Law Office of Fredrick A. Becker 1082 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK</p> <p style="text-align: center;">Examiner: Henry Segovia (212) 788-8757</p> <p style="text-align: center;">Status: Continued Hearing – 12/14/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 23, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1493-61-BZ 1495-61-BZ 1497-61-BZ 1499-61-BZ 1501-61-BZ	Bryan Cave, LLP 415, 425, 435, 445, 455 West 23rd Street, aka 420, 430, 440, 450, 460 West 24th Street, Manhattan Extension of Term (§11-411) for transient parking in a multiple dwelling building which expired on February 27, 2002; waiver of the rules. R8A zoning district. Community Board #4M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 11/23/10
2.	273-03-BZ thru 285-03-BZ	Sheldon Lobel, P.C. 211-51/49/45/43/41/54/52/50/48/46/44/42 94th Road, Queens Extension of Time to Complete Construction of a previously granted Variance (§72-21) for proposed two-story, semi-detached two-family residences which expired on December 7, 2008; waiver of the rules. R2, R3-2/C1-2 zoning district. Community Board #13Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 11/23/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 23, 2010
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	74-49-BZ	<p>Sheldon Lobel, P.C. 515 Seventh Avenue, Manhattan Extension of Time to obtain a Certificate of Occupancy for an existing parking garage which expired on September 17, 2009; Waiver of the Rules. M1-6 (Garment Center) zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 1/11/11</p>
4.	914-86-BZ	<p>Stuart A. Klein, Esq 1-19 Eastern Parkway, Brooklyn Extension of Term of a previously granted Variance (§72-21) for the continued operation of a Physical Culture Establishment (<i>Eastern Athletic</i>) which expired on May 17, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on November 12, 1998; Amendment to the interior layout and the hours of operation; Waiver of the Rules. R8X zoning district. Community Board #8BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 12/14/10</p>
5.	175-05-BZ	<p>Eric Palatnik, P.C. 18-24 Luquer Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to construct a four-story multiple dwelling with accessory parking which expires on January 9, 2011. M1-1 zoning district. Community Board #16BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 12/14/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 23, 2010
10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	132-58-BZ	<p>Sheldon Lobel, P.C. 17-45 Francis Lewis Boulevard aka 17-55 Francis Lewis Boulevard, Queens Extension of Term (§11-411) of a previously approved automotive service station (UG 16B) (<i>Gulf</i>) with accessory uses which expired on June 18, 2010. C1-2/R3-2 zoning district. Community Board #7Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 1/11/11</p>
7.	156-73-BZ	<p>Gary Maranga, R.A. 1975 Eastchester Road, Bronx Extension of Term for surplus transient parking in a multiple dwelling which is accessory to Albert Einstein College of Medicine which expired on June 26, 2008; Waiver of the Rules. R6 zoning district. Community Board #11BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 12/7/10</p>
8.	66-90-BZ	<p>Eric Palatnik, P.C. 43-03 Astoria Boulevard, Queens Extension of Term for a UG16 Gasoline Service Station (<i>Mobil</i>) which expired on October 1, 2010. R5 zoning district. Community Board #1Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 12/14/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 23, 2010

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	237-09-A & 238-09-A	Rothkrug Rothkrug & Spector 81, 85 Archwood Avenue, aka 5219 Amboy Road, Staten Island Proposed construction in the bed of a mapped street, contrary to General City Law Section 35. R3X zoning district. Community Board #3SI Examiner: Toni Matias (212) 788-8752 Status: Granted – 11/23/10
10.	113-10-BZY	Rothkrug Rothkrug & Spector 30-86 36th Street, Queens Extension of time (§11-331) to complete construction of a minor development commenced under the prior R6 zoning. R5B zoning district. Community Board #1Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 11/23/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 23, 2010
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	116-10-BZY	<p>Ackerman Senterfitt 35-16 Astoria Boulevard, Queens Extension of time (§11-331) to complete construction of a minor development commenced under the prior R6 zoning district. R6B zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Adjourned, Continued Hearing – 1/11/11</p>

<i>APPEALS – NEW CASES</i>		
12.	114-10-BZY & 115-10-BZY	<p>Nikolaos Sellas 26-58 & 26-60 30th Street, Queens Extension of time (§11-331) to complete construction of a major development commenced under the prior R6 zoning district. R6B zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 12/14/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 23, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	92-08-BZ	<p>Juan D. Reyes, Esq. 13 Crosby Street, Manhattan Variance (§72-21) to allow for Use Group 6 below the floor level of the second story in an existing building, contrary to use, rear yard and floor area regulations (§42-14, 43-12 and 43-26). M1-5B zoning district. Community Board #4M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 11/23/10</p>
2.	173-09-BZ	<p>Law Offices of Howard Goldman LLC 845 Broadway, Brooklyn Variance (§ZR 72-21) to allow for a four story mixed use building contrary to use regulations. (ZR §32-00, §42-00) C8-2 / M1-1 zoning districts. Community Board #4BK</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Deferred Decision – 12/14/10</p>
3.	251-09-BZ	<p>Rothkrug Rothkrug & Spector 130-34 Hawtree Creek Road, Queens Variance (§72-21) to permit the development of a two-story community facility (<i>Bethany Church</i>). The proposal is contrary to §§ 24-34 (front yard) and 25-31 (parking). R3-2 zoning district. Community Board#10Q</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Granted – 11/23/10</p>
4.	89-10-BZ	<p>Francis R. Angelino, Esq. 53 Mercer Street, Manhattan Variance (§72-21) to allow for a commercial use below the floor level of the second story, contrary to §§42-14(D)(2)(b). M1-5B zoning district. Community Board #2M</p> <hr/> <p>Examiner: Ronald Rizzotti (212) 788-8781</p> <hr/> <p>Status: Granted – 11/23/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 23, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	148-10-BZ	Eric Palatnik, P.C. 1559 East 29th 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 yards (§23-461) and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/23/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 23, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
6.	129-07-BZ	<p>Gerald J. Caliendo, R.A. 1101 Irving Avenue, Queens Variance (§72-21) to allow a residential use in a manufacturing district, contrary to use regulations (§42-00). M1-4 zoning district. Community Board #5Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Withdrawn – 11/23/10</p>
7.	130-07-BZ thru 134-07-BZ	<p>Gerald J. Caliendo, R.A. 1501, 1503, 1505, 1507 Cooper Avenue, Queens Variance (§72-21) to allow a residential use in a manufacturing district, contrary to use regulations (§42-00). M1-4 zoning district. Community Board #5Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Withdrawn – 11/23/10</p>
8.	304-09-BZ	<p>Stuart A. Klein, Esq. 75-121 Junius Street, Brooklyn Variance (§72-21) to allow the erection of a ten-story, mixed-use community facility (<i>Women In Need</i>) and commercial building, contrary to floor area (§42-00, 43-12 and 43-122), height and sky exposure plane (§43-43), and parking (§44-21). M1-4 zoning district. Community Board #16BK Examiner: Rory Levy (212) 788-8749 Status: Adjourned, Continued Hearing – 1/11/11</p>
9.	305-09-BZ	<p>Davidoff Malito & Hutcher, LLP 110-04 Atlantic Avenue, Queens Variance (§72-21) to permit the enlargement of an existing community facility building (<i>South Queens Boys & Girls Club</i>) contrary to floor area (§33-121) and height (§33-431). C2-2/R5 zoning district. Community Board #9Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 12/7/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 23, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
10.	43-10-BZ	<p>Gerald J. Caliendo, R.A., AIA 23-70 Steinway Street, Queens Special Permit (§73-244) to allow an eating and drinking establishment without restrictions and no limitation on entertainment and dancing. C2-2/R5 zoning district. Community Board#1Q</p> <p style="text-align: center;">Examiner: Rory Levy (212) 788-8749</p> <p style="text-align: center;">Status: Adjourned, Continued Hearing – 12/14/10</p>
11.	47-10-BZ	<p>Eric Palatnik, P.C. 895 Zerega Avenue aka 2352 Story Avenue, The Bronx Variance (§72-21) to allow a manufacturing use in a residential district, contrary to ZR 22-00. M1-1/R3-2 zoning district. Community Board #9BX</p> <p style="text-align: center;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="text-align: center;">Status: Adjourned, Continued Hearing – 1/11/11</p>
12.	95-10-BZ	<p>Law Office of Fredrick A. Becker 2216 Quentin Road, 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</p> <p style="text-align: center;">Examiner: Henry Segovia (212) 788-8757</p> <p style="text-align: center;">Status: Adjourned, Continued Hearing – 1/11/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 23, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
13.	122-10-BZ	<p>Bryan Cave LLP 163 West 78th Street, Manhattan Variance (§72-21) to permit the rooftop addition for a community facility use (<i>Rodeph Sholom School</i>), contrary to maximum height regulations (§23-692). R8B zoning district. Community Board #7M</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision – 12/14/10</p>
14.	149-10-BZ	<p>Eric Palatnik, P.C. 1415 East 29th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and lot coverage (§23-141); side yard (§23-461) and less than the minimum rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 1/11/11</p>
15.	150-10-BZ	<p>Sheldon Lobel, P.C. 1124 East 26th Street, Brooklyn Special Permit (§73-622) for the legalization of the enlargement of an existing single family home, contrary to floor area (23-141); side yard (§23-461) and rear yard regulations (§23-47). R2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 1/11/11</p>
16.	190-10-BZ	<p>Sheldon Lobel, P.C. 250-10 Grand Central Parkway, Queens Variance (§72-21) to permit the addition of a third floor to an existing two-story school building (<i>Yeshiva Har Torah</i>), contrary to rear yard (§24-36) and setback (§24-551) regulations. R3-2 zoning district. Community Board #13Q</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Continued Hearing – 12/14/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 7, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	156-73-BZ	<p>Gary Maranga, R.A. 1975 Eastchester Road, Bronx Extension of Term for surplus transient parking in a multiple dwelling which is accessory to Albert Einstein College of Medicine which expired on June 26, 2008; Waiver of the Rules. R6 zoning district. Community Board #11BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 12/7/10</p>
2.	180-99-BZ	<p>Michael T. Cetera 564/66 East New York Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) for a non-conforming (UG9A) catering establishment which expired on April 4, 2010; waiver of the rules. R6 zoning district. Community Board #9BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 12/7/10</p>
3.	344-03-BZ	<p>Goldman, Harris LLC 2777 Flatbush Avenue, Brooklyn Extension of Term of a Special Permit (§73-242) permitting an eating and drinking establishment which expired on July 12, 2010. C3 zoning district. Community Board #18BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 12/7/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 7, 2010
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	575-37-BZ	<p>Carl A. Sulfaro, Esq. 60-93 Flushing Avenue, Queens Extension of Term (§11-411) for the continued operation of a gasoline service station (<i>Gulf</i>) which expired on February 14, 2008; waiver of the Rules. C1-3/R5B zoning district. Community Board #5Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 1/11/11</p>
5.	15-99-BZ	<p>The Law Office of Fredrick A. Becker 217 Broadway, Manhattan Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on June 15, 2009; waiver of the rules. C5-3 (LM) zoning district. Community Board #1M</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 1/11/11</p>
6.	43-99-BZ	<p>Carl A. Sulfaro, Esq. 88-02 Northern Boulevard, Queens Extension of Term of a Special Permit (§73-243) for the continued operation of a drive-thru accessory to an eating and drinking establishment (<i>White Castle</i>) which expired on December 7, 2009; Waiver of the Rules. C1-2/R4 zoning district. Community Board #3Q</p> <hr/> <p>Examiner: Henry Segovia (212) 788-8757</p> <hr/> <p>Status: Closed, Decision – 1/11/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 7, 2010

10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	200-24-BZ	<p>Stephen Ely 3030 Jerome Avenue, Bronx Extension of Term (§11-411) for the continued operation of a UG6 bookstore and distribution center which expired on September 23, 2010. R8/C8-2 zoning district. Community Board #7BX</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Closed, Decision – 1/11/11</p>
8.	230-98-BZ	<p>Mitchell S. Ross, Esq. 5820 Bay Parkway, Brooklyn Extension of Term of a previously granted Variance (§72-21) for an automotive repair shop and car sales which expired on June 22, 2010. R-5 zoning district. Community Board #12BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 1/11/11</p>
9.	299-99-BZ	<p>Carl A. Sulfaro, Esq. 8-16 Malcom X Boulevard, Brooklyn Extension of Term for the continued operation of a gasoline service station (<i>Getty</i>) which expired on July 25, 2010. C2-3/R6 zoning district. Community Board #3BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 1/25/11</p>
10.	276-02-BZ	<p>Eric Palatnik, P.C. 160 Norfolk Street, Brooklyn Extension of Time to Complete Construction and an Amendment to a previously approved Special Permit (§73-622) to an existing one family dwelling, contrary to lot coverage and floor area (§23-141) and side yard (§23-461). R3-1 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 1/11/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 7, 2010

10:00 A.M.

<i>DISMISSAL CASES</i>		
11.	118-10-BZ	NYC Board of Standards and Appeals Applicant: Eric Palatnik, P.C. 2102/04 Avenue Z, Brooklyn Dismissal for lack of prosecution – Special Permit (§11-411) to re-establish a variance for an auto-related use. R4 zoning district. Community Board#15BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing for Dismissal – 12/14/10

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 7, 2010
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	43-08-A 3-10-A/ 4-10-A	<p>Akerman Senterfitt 144-25 Bayside Avenue and 29-45/29-46 145th Street, Queens Proposed construction in the bed of mapped street, contrary to General City Law Section 35. R2A zoning district. Community Board #7Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Granted – 12/7/10</p>
13.	137-08-A thru 139-08-A	<p>Philip L. Rampulla 50, 55, 60 Blackhorse Court, Staten Island Proposed construction of a one-family residence within the bed of a mapped street, contrary to General City Law Section 35. R1-2 zoning district. Community Board #2SI</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Granted – 12/7/10</p>
14.	38-10-A	<p>Jack Lester 26-18 210th Street, Queens Appeal challenging the Department of Building's issuance of a building permit to allow for the waiver of parking per §25-35 for a house of worship/community facility. R2A zoning district. Community Board #11Q</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Denied – 12/7/10</p>
15.	132-10-A	<p>Adam Leitman Bailey, P.C. 105 West 72nd Street, Manhattan Appeal challenging Department of Buildings determination not to reinstate revoked permits and approval based on failure to provide owner authorization in accordance with Section 28-104.8.2 of the Administrative Code. C4-6A zoning district. Community Board #6M</p> <p style="color: green;">Examiner: Toni Matias (212) 788-8752</p> <p style="color: red;">Status: Denied – 12/7/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 7, 2010
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
16.	274-09-A	Fire Department of New York 3920 Merritt Avenue aka 3927 Mulvey Avenue, Bronx Application to modify Certificate of Occupancy to require automatic wet sprinkler system throughout the entire building. Community Board #12BX Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 1/11/11
17.	123-10-A & 124-10-A	Fire Department of the City of New York 3931 & 3927 Mulvey Avenue, The Bronx Application to modify Certificate of Occupancy to require automatic wet sprinkler system throughout the entire building. Community Board #12BX Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 1/11/11

<i>APPEALS – NEW CASES</i>		
18.	136-10-A	Joseph A. Sherry 26 Park End Terrace, Queens Proposed reconstruction and enlargement of a single family dwelling in the bed of a mapped street, contrary to General City Law Section 35, and upgrade of private disposal system within the bed of a private service road, contrary to Department of Buildings policy. R4 zoning district. Community Board #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 12/7/10
19.	153-10-A	Eric Palatnik, P.C. 101-01 39th Avenue, Queens Proposed construction of a three story, five family residential building located within the bed of a mapped street (101 st Street), contrary to General City Law Section 35. R5 Zoning District. Community Board #3Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 1/11/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 7, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	305-09-BZ	Davidoff Malito & Hutcher, LLP 110-04 Atlantic Avenue, Queens Variance (§72-21) to permit the enlargement of an existing community facility building (<i>South Queens Boys & Girls Club</i>) contrary to floor area (§33-121) and height (§33-431). C2-2/R5 zoning district. Community Board #9Q
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 12/7/10
2.	60-10-BZ	Sheldon Lobel, P.C. 54 Thompson Street, Manhattan Variance (§72-21) to allow a commercial use below the floor level of the second story, contrary to §42-14(D)(2)(b). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 788-8781
		Status: Granted – 12/7/10
3.	66-10-BZ	Eric Palatnik, P.C. 1618 Shore Boulevard, 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 side yards (23-461). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/7/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 7, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	189-09-BZ/ 190-09-A	<p>Eric Palatnik, P.C. 3067 Richmond Terrace, Staten Island Variance (§72-21) and waiver to the General City Law Section 35 to permit the legalization of an existing mosque and Sunday school (<i>Nor Al-Islam Society</i>), contrary to use and maximum floor area ratio (§§42-00 and 43-12) and construction with the bed of a mapped street. M3-1 zoning district. Community Board #1SI Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 2/15/11</p>
5.	192-09-BZ	<p>Sheldon Lobel, P.C. 912 Broadway, Brooklyn Special Permit (§72-52) to allow for the construction of a commercial building with accessory parking. R6 and R6/C2-3 zoning districts. Community Board #3BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Closed, Decision – 2/8/11</p>
6.	194-09-BZ	<p>Sheldon Lobel, P.C. 2113 Utica Avenue, 2095-211 Utica Avenue, Brooklyn Variance to allow the construction of a four story mixed use building contrary to floor area (§23-141), open space (§23-141), lot coverage (§23-141), front yard (§23-45), height (§23-631), open space used for parking (§25-64) and parking requirements (§25-23); and to allow for the enlargement of an existing commercial use contrary to §22-10. R3-2 zoning district. Community Board# 18BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 1/25/11</p>
7.	6-10-BZ	<p>Sheldon Lobel, P.C. 2147 Mill Avenue, Brooklyn Variance (§72-21) to allow for legalization of an enlargement of a commercial building, contrary to §22-00. R2 zoning district. Community Board #18BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 1/25/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 7, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	29-10-BZ	Sheldon Lobel, P.C. 22-32/36 31st Street, Queens Special Permit (§73-52) to allow for an outdoor eating and drinking establishment within a residential district. C1-2 and R5 zoning districts. Community Board #1Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 1/25/11
9.	35-10-BZ	Sheldon Lobel, P.C. 144-11 77th Avenue, Queens Variance (§72-21) to permit the legalization of an existing synagogue (<i>Congregation Torath Haim Obel Sara</i>), contrary to front yard (§24-34), side yard (§24-35) and rear yard (§24-36). R4 zoning district. Community Board #8Q Examiner: Rory Levy (212) 788-8749 Status: Adjourned, Continued Hearing – 1/11/11
10.	68-10-BZ	Eric Palatnik, P.C. 80-15 Lefferts Boulevard, Queens Variance (§72-21) to allow a commercial building, contrary to use regulations (§22-00). R5 zoning district. Community Board #9Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 2/1/11
11.	134-10-BZ	Slater & Beckerman 107 Union Street, Brooklyn Variance (§72-21) to allow a residential building, contrary to floor area (§43-12), height (§43-43), and use (§42-10) regulations. M1-1 zoning district. Community Board#6BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 1/11/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 7, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	151-10-BZ	<p>Sheldon Lobel, P.C. 224 West 35th Street, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Bamboo Garden Spa</i>). M1-6 zoning district. Community Board#5M</p> <hr/> <p>Examiner: Rory Levy (212) 788-8749</p> <hr/> <p>Status: Withdrawn – 12/7/10</p>
13.	175-10-BZ	<p>Sheldon Lobel, P.C. 3400 Baychester Avenue, Bronx Special Permit (§11-411) for an Extension of Term of a previously approved Automotive Service Station (UG 16B) which expired on December 18, 2001; Extension of Time to obtain a certificate of occupancy which expired on September 21, 1994; Waiver of the Rules of Practice and Procedures. R4 zoning district. Community Board#12BX</p> <hr/> <p>Examiner: Carlo Costanza (212) 788-8739</p> <hr/> <p>Status: Continued Hearing – 1/11/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 7, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
14.	130-10-BZ	Sheldon Lobel, P.C. 1153 85th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141) and perimeter wall height (§23-631) regulations. R3X zoning district. Community Board #10BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 1/11/11
15.	174-10-BZ	The Briarwood Organization, LLC 36-29 Bell Boulevard, Queens Special Permit (§73-44) to allow for a reduction in parking for a mixed office and community facility building. R4/C2-2 zoning district. Community Board #11Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 1/25/11
16.	181-10-BZ	Patrick W. Jones, P.C. 143/155 Roebling Street, aka 314/330 Metropolitan Avenue and 1/10 Hope Street, Brooklyn Special Permit (§73-46) to waive parking for a proposed residential conversion of an existing building. M1-2/R6A (MX-8) zoning district. Community Board #1BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Continued Hearing – 1/25/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 14, 2010
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	914-86-BZ	<p>Stuart A. Klein, Esq 1-19 Eastern Parkway, Brooklyn Extension of Term of a previously granted Variance (§72-21) for the continued operation of a Physical Culture Establishment (<i>Eastern Athletic</i>) which expired on May 17, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on November 12, 1998; Amendment to the interior layout and the hours of operation; Waiver of the Rules. R8X zoning district. Community Board #8BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 12/14/10</p>
2.	175-05-BZ	<p>Eric Palatnik, P.C. 18-24 Luquer Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to construct a four-story multiple dwelling with accessory parking which expires on January 9, 2011. M1-1 zoning district. Community Board #16BK Examiner: Henry Segovia (212) 788-8757 Status: Deferred Decision – 1/25/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 14, 2010
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	66-90-BZ	Eric Palatnik, P.C. 43-03 Astoria Boulevard, Queens Extension of Term for a UG16 Gasoline Service Station (<i>Mobil</i>) which expired on October 1, 2010. R5 zoning district. Community Board #1Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/25/11
4.	315-90-BZ	Sheldon Lobel, P.C. 82-06 Astoria Boulevard, Queens Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>Gulf</i>) with accessory convenience store which expires on March 13, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on March 13, 2003; waiver of the rules. C2-2/R4 zoning district. Community Board #3Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 1/25/11

<i>SOC – NEW CASES</i>		
5.	55-45-BZ	Walter C. Maffei, AIA 51 Kingsland Avenue, Brooklyn Extension of Term (§11-411) for an existing Gasoline Service Station (<i>Spirit</i>) which expired on February 27, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on May 2, 2001; waiver of the rules. C2-4/R6B zoning district. Community Board #1BK Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 2/1/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 14, 2010

10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	245-49-BZ	<p>Simons & Wright LLC 78-09 Springfield Boulevard, Queens Amendment of previous approval to legalize the conversion of one residential unit to be used as an accessory residential management office and elimination of the term; waiver of the rules. R3-2 zoning district. Community Board # 11Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Closed, Decision – 1/25/11</p>
7.	827-55-BZ	<p>Eric Palatnik, P.C. 245-20 139th Avenue, Queens Extension of Term (§11-411) for the continued operation of a Gasoline Service Station (<i>British Petroleum</i>) which expires on January 31, 2011. R3-2 zoning district. Community Board #13Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 1/25/11</p>
8.	758-84-BZ	<p>David L. Businelli, R.A. 1444 Clove Road, Staten Island Extension of Term of a variance (§72-21) to legalize a two-story and cellar commercial building contrary to use regulations. R3X zoning district. Community Board #1SI</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 1/25/11</p>
9.	93-00-BZ	<p>The Law Office of Fredrick A. Becker 19 West 44th Street, Manhattan Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on July 25, 2010. C6-4.5 (MID) zoning district. Community Board #3M</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 2/1/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 14, 2010
10:00 A.M.

<i>SOC – NEW CASES</i>		
10.	128-00-BZ	Rothkrug Rothkrug & Spector, LLP 10/16 Wall Street, Manhattan Extension of Term of a Special Permit (ZR §73-36) for the continued operation of a physical culture establishment (<i>Equinox</i>) which expired on September 12, 2010. C5-5(LM) zoning district. Community Board #1M
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/25/11

<i>DISMISSAL CASES</i>		
11.	118-10-BZ	NYC Board of Standards and Appeals Applicant: Eric Palatnik, P.C. 2102/04 Avenue Z, Brooklyn Dismissal for lack of prosecution – Special Permit (§11-411) to re-establish a variance for an auto-related use. R4 zoning district. Community Board#15BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Off Dismissal, New BZ Hearing – 2/8/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 14, 2010
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	114-10-BZY & 115-10-BZY	<p>Nikolaos Sellas 26-58 & 26-60 30th Street, Queens Extension of time (§11-331) to complete construction of a major development commenced under the prior R6 zoning district. R6B zoning district Community Board #1Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision 1/11/11</p>
13.	125-10-A	<p>Simons & Wright 346 Ovington Avenue, Brooklyn Appeal challenging the interpretation of ZR §23-22 as it applies to the required density factor for existing buildings in an R5B zoning district. Community Board #10BK Examiner: Toni Matias (212) 788-8752 Status: Adjourned, Continued Hearing – 1/25/11</p>

<i>APPEALS – NEW CASES</i>		
14.	135-10-A	<p>Zygmunt Staszewski 107 Beach 216th Street, Queens Proposed enlargement of an existing single family home not fronting 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 – 12/14/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 14, 2010

10:00 A.M.

<i>DISMISSAL CASES</i>		
15.	212-10-A	NYC Board of Standards and Appeals Applicant: Marvin Mitzner 96 Greenwich Street, Manhattan Dismissal for lack of Jurisdiction - Appeal of a determination by the Department of Buildings that an engineer's report violated Building Code Section 28.211.1. (False Statements). C6-9M Zoning District. Community Board #1M
		Examiner: Toni Matias (212) 788-8752
		Status: Dismissal Hearing – 1/11/11

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 14, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	98-08-BZ	<p>Gerald J. Caliendo 583 Franklin Avenue, Brooklyn Variance (§72-21) to allow a four-story residential building containing four (4) dwelling units, contrary to use regulations (§42-00). M1-1 district. Community Board #8BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Deferred Decision – 1/11/11</p>
2.	173-09-BZ	<p>Law Offices of Howard Goldman LLC 845 Broadway, Brooklyn Variance (§ZR 72-21) to allow for a four story mixed use building contrary to use regulations. (ZR §32-00, §42-00) C8-2 / M1-1 zoning districts. Community Board #4BK Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 12/14/10</p>
3.	92-10-BZ	<p>Sheldon Lobel, P.C. 39 East 10th Street, Manhattan Variance (§72-21) to allow for the construction of an elevator in an existing residential building, contrary to floor area, open space (§23-142) and court regulations (§§23-85, 23-87). R7-2 zoning district. Community Board #2M Examiner: Ronald Rizzotti (212) 788-8781 Status: Granted – 12/14/10</p>
4.	103-10-BZ	<p>Law Office of Frederick A. Becker 1036 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement and in-part legalization of an existing single family home contrary to floor area, open space (§23-141), side yard requirement (§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 – 12/14/10</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 14, 2010

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	104-10-BZ	Moshe M. Friedman, P.E. 5002 19th Avenue, aka 1880-1890 50th Street, Brooklyn Variance (§72-21) to permit the extension and conversion of an existing residential building to a synagogue and rectory, contrary to lot coverage and floor area (§24-11) front yard (§24-34), side yard (§24-35) and wall height and sky exposure plane (§24-521). R5 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 12/14/10
6.	122-10-BZ	Bryan Cave LLP 163 West 78th Street, Manhattan Variance (§72-21) to permit the rooftop addition for a community facility use (<i>Rodeph Sholom School</i>), contrary to maximum height regulations (§23-692). R8B zoning district. Community Board #7M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 12/14/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 14, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	277-07-BZ	<p>Miele Associates, LLP 165-35 North Conduit Avenue, Queens Variance (§72-21) for the development of a one-story automotive service station with accessory convenience store, contrary to §22-10. R3-1 zoning district Community Board #12Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Continued Hearing – 1/25/11</p>
8.	31-09-BZ	<p>Eric Palatnik, PC 117-04 Sutphin Boulevard, Queens Special Permit (§11-411, §11-412, §11-413) for re-instatement of previous variance, which expired on November 12, 1990; amendment for a change of use from a gasoline service station (UG16b) to automotive repair establishment and automotive sales (UG16b); enlargement of existing one story structure; and Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #12Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 788-8739</p> <p style="color: red;">Status: Closed, Decision – 1/25/10</p>
9.	43-10-BZ	<p>Gerald J. Caliendo, R.A., AIA 23-70 Steinway Street, Queens Special Permit (§73-244) to allow an eating and drinking establishment without restrictions and no limitation on entertainment and dancing. C2-2/R5 zoning district. Community Board #1Q</p> <p style="color: green;">Examiner: Rory Levy (212) 788-8749</p> <p style="color: red;">Status: Closed, Decision – 1/25/11</p>
10.	55-10-BZ	<p>Eric Palatnik, P.C. 40-22 Main Street, Queens Special Permit (§73-44) to permit a reduction in required parking for an ambulatory or diagnostic treatment center. C4-2/C4-3 zoning districts. Community Board #7Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision – 2/8/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 14, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	101-10-BZ	<p>Sheldon Lobel, P.C. 54 Crosby Street, Manhattan Variance (§72-21) to allow a commercial use below the floor level of the second story, contrary to use (§42-14(D)(2)(b)). M1-5B zoning district. Community Board #2M</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision – 2/15/11</p>
12.	107-10-BZ	<p>Akerman Senterfitt 12-24 149th Street, Queens Variance (§72-21) to allow for a community facility use (<i>Associazione Sacchese D’America</i>), contrary to side yard regulations (§24-35). R2 zoning district. Community Board #7Q</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Closed, Decision – 1/11/11</p>
13.	140/142/144/ 146-10-BZ 141/143/145/ 147-10-A	<p>Rothkrug Rothkrug & Spector, LLP 160, 170, 181, 191, Edinboro Road, Staten Island Variance (§72-21) to allow four single-family homes on a zoning lot that does not meet the minimum lot width requirements (§23-32), and waiver to the General City Law, Section 36, for development not fronting a mapped street. R1-2 (NA-1) zoning district. Community Board #2SI</p> <p style="color: green;">Examiner: Ronald Rizzotti (212) 788-8781</p> <p style="color: red;">Status: Continued Hearing – 1/25/11</p>
14.	178-10-BZ	<p>Law Office of Fredrick A. Becker 943 East 24th Street, Brooklyn Special Permit (§73-622) for the legalization and enlargement of a single family home, contrary to floor area and open space (§23-141); side yards (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 788-8757</p> <p style="color: red;">Status: Continued Hearing – 1/25/11</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 14, 2010

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	179-10-BZ	Sheldon Lobel, P.C. 249 Duffield Street, Brooklyn Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>Planet Fitness</i>). C6-4 zoning district. Community Board #2BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/11/11
16.	182-10-BZ	Law Office of Fredrick A. Becker 1082 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/25/11
17.	190-10-BZ	Sheldon Lobel, P.C. 250-10 Grand Central Parkway, Queens Variance (§72-21) to permit the addition of a third floor to an existing two-story school building (<i>Yeshiva Har Torah</i>), contrary to rear yard (§24-36) and setback (§24-551) regulations. R3-2 zoning district. Community Board #13Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 12/14/10

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 14, 2010

1:30 P.M.

<i>BZ – NEW CASES</i>		
18.	45-10-BZ	<p>Sheldon Lobel, PC 1413-1429 Edward L. Grant Highway, Bronx Special Permit (§11-411 and §11-412) for the reinstatement of a Variance for the continued operation of a gasoline service station (<i>Getty</i>) which expired on June 23, 1986; Amendment to increase the size of the auto laundry; Extension of Time to obtain a Certificate of Occupancy. C1-4/R7-1 zoning district. Community Board #4BX Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 2/1/11</p>
19.	128-10-BZ	<p>Eric Palatnik, P.C. 147-58 77th Road, Queens Variance (§72-21) to permit proposed synagogue, religious school and Rabbi's residence (<i>Jewish Center of Kew Gardens</i>) contrary to floor area and lot coverage (§24-11), height, setback and sky exposure plane (§24-521), front yard (§24-34), side yards (§24-35), side setback (§24-551), and minimum distance between windows (§24-672 and §23-863). R4 zoning district. Community Board #8Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 2/15/11</p>
20.	183-10-BZ	<p>Rothkrug, Rothkrug & Spector LLP 873 Belmont Avenue, aka 240 Milford Street, Brooklyn Variance (§72-21) for the construction of a detached two-story, two family residence, contrary to front yard (§23-45) and side yard requirements (§23-461). R5 zoning district. Community Board #5BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 2/1/11</p>

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