

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 8, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	743-59-BZ	Peter Hirshman 30 Park Avenue, Manhattan Extension of Term of a previously approved variance (Section 7e 1916 zoning resolution and MDL Section 60 (1d)), which permitted 20 attended transient parking spaces, which expired on June 14, 2011; Waiver of the Rules. R10/R9X zoning district. Community Board #6M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 1/8/13
2.	165-91-BZ	Law Offices of Stuart A. Klein 45 Williamsburg Street West, aka 32-46 Hooper Street, Brooklyn Extension of Term of approved Special Permit (§73-19) which permitted the construction and operation of a school (UG 3) which expires on September 15, 2012. M1-2 zoning district. Community Board #1BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 1/8/13
3.	107-06-BZ	Rothkrug Rothkrug & Spector LLP 140 East 63rd Street, Manhattan Amendment to previously granted Special Permit (§73-36) for the increase (693 square feet) of floor area of an existing Physical Culture Establishment (<i>Equinox</i>). C10-8X/R8B zoning district. Community Board #8M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 1/8/13

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SOC – CONTINUED HEARINGS

4.	39-65-BZ	<p>Eric Palatnik, P.C. 2701-2711 Knapp Street and 3124-3146 Voochies Avenue, Brooklyn Amendment of a previously-approved variance (§72-01) to convert repair bays to an accessory convenience store at a gasoline service station (<i>Sunoco</i>); Extension of Time to obtain a Certificate of Occupancy, which expired on January 11, 2000; and Waiver of the Rules. C3 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 2/5/13</p>
5.	548-69-BZ	<p>Eric Palatnik, P.C. 107-10 Astoria Boulevard, Queens Extension of Term for a previously granted variance for the continued operation of a gasoline service station (<i>BP North America</i>) which expired on May 25, 2011; Waiver of the Rules. R3-2 zoning district Community Board #3Q</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 1/29/13</p>
6.	982-83-BZ	<p>Rothkrug Rothkrug & Spector, LLP 191-20 Northern Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy of a previously granted variance for the continued operation of retail and office use (UG 6) which expired on July 19, 2012. R3-2 zoning district. Community Board #11Q</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Adjourned, Continued Hearing – 2/5/13</p>
7.	68-91-BZ	<p>Sheldon Lobel, P.C. 223-15 Union Turnpike, Queens Extension of Term (§11-411) of an approved variance which permitted the operation of an automotive service station (UG 16B) with accessory uses, which expired on May 19, 2012; Amendment §11-412) to permit the legalization of certain minor interior partition changes and a request to permit automotive repair services on Sundays; Waiver of the Rules. R5D/C1-2 & R2A zoning district. Community Board #11Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 2/12/13</p>

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SOC – CONTINUED HEARINGS

8.	85-91-BZ	<p>Carl A. Sulfaro, Esq. 204-18 46th Avenue, Queens Extension of Term (§11-411) of a previously granted variance for a veterinarian's office, accessory dog kennels and a caretaker's apartment which expired on July 21, 2012; amendment to permit a change to the hours of operation and accessory signage. R3-1 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 2/5/13</p>
9.	189-03-BZ	<p>Eric Palatnik, P.C. 836 East 233rd Street, Bronx Extension of Term of a previously granted special permit (§73-211) for the continued operation of an automotive service station (<i>Shell</i>) with an accessory convenience store (UG 16B) which expires on October 21, 2013; Extension of Time to obtain a Certificate of Occupancy which expired on October 21, 2008; Waiver of the Rules. C2-2/R-5 zoning district. Community Board #12BX Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 2/12/13</p>
10.	197-08-BZ	<p>Stuart Klein, Esq. 341-349 Troy Avenue, aka 1515 Carroll Street, Brooklyn Amendment to an approved variance (§72-21) to permit a four-story and penthouse residential building, contrary to floor area and open space (§23-141), units (§23-22), front yard (§23-45), side yard (§23-462), and height (§23-631). Amendment seeks to reduce the number of units and parking and increase the size of the rooftop mechanical equipment. R4 zoning district. Community Board #9BK Examiner: Rory Levy (212) 386-0082 Status: Adjourned, Continued Hearing – 2/26/13</p>

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<i>SOC – NEW CASES</i>		
11.	410-68-BZ	Eric Palatnik, P.C. 85-05 Astoria Boulevard, Queens Extension of Term (§11-411) of approved variance which permitted the operation of (UG16B) automotive service station (<i>Citgo</i>) with accessory uses, which expired on November 26, 2008; Extension of Time to obtain a Certificate of Occupancy which expired on January 11, 2008; Waiver of the Rules. R3-2 zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 2/26/13
12.	136-06-BZ	Law Office of Fredrick A. Becker 11-15 Old Fulton Street, Brooklyn Extension of Time to complete construction of a previously approved variance (§72-21) which permitted the residential conversion and one-story enlargement of three, four-story buildings. M2-1 zoning district. Community Board #2BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 1/29/13
13.	208-08-BZ	Law Office of Fredrick A. Becker 2117-2123 Avenue M, Brooklyn Extension of Time to Complete Construction of an approved special permit (§73-622) to permit the enlargement of an existing single family residence which expired on October 28, 2012. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 1/29/13

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<i>APPEALS – DECISIONS</i>		
14.	95-12-A 96-12-A	Fried Frank 2284 12th Avenue, Manhattan Appeal from determination of the Department of Buildings regarding right to maintain existing advertising sign. M1-2 zoning district. Community Board #9M
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 1/8/13
15.	99-12-A 100-12-A	Fried Frank 393 Canal Street, Manhattan Appeal from determination of the Department of Buildings regarding right to maintain existing advertising signs. M1-5B zoning district. Community Board #2M
		Examiner: Toni Matias (212) 386-0085
		Status: Withdrawn – 1/8/13 (Cal. #99-12-A) Denied – 1/8/13 (Cal. #100-12-A)
16.	101-12-A	Fried Frank 13-17 Laight Street, Manhattan Appeal from determination of the Department of Buildings regarding right to maintain existing advertising sign. M1-5 zoning district. Community Board #1M
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 1/8/13

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APPEALS – CONTINUED HEARINGS

17.	89-07-A 92-07-A thru 95-07-A	Eric Palatnik, P.C. 460, 472, 476, 480 Thorneycroft Avenue and 281 Oakland Street, Staten Island Proposal to build three two-family and one one-family homes located within the bed of a mapped street (Thorneycroft Avenue), contrary to Section 35 of the General City Law. R3-2 Zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 2/26/13
18.	103-12-A	Sheldon Lobel, P.C. 74-76 Adelphi Street, Brooklyn Appeal seeking a common law vested right to continue development commenced under the prior R6 zoning district. R5B zoning district. Community Board #2BK
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 2/12/13

APPEALS – NEW CASES

19.	255-84-A	Gary Lenhart, R.A. 95 Reid Avenue, Queens Proposed enlargement of a community center (<i>Administration Security Building</i>) located partially in the bed of the mapped Rockaway Point Blvd, contrary to Article 35 of the General City Law. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 1/8/13
20.	213-12-A	Gary Lenhart, R.A. 900 Beach 184th Street, Queens Proposed reconstruction and enlargement of existing single family dwelling located partially within the bed of the mapped street, contrary to Section 35 of the General City Law. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 1/8/13

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<i>APPEALS – NEW CASES</i>		
21.	239-12-A	Gary Lenhart, R.A. 38 Irving Walk, Queens Proposed reconstruction and enlargement of existing single family dwelling not fronting a mapped street, contrary to Section 36 of the General City Law. The proposed upgrade of the existing non-conforming private disposal system located partially in the bed of the Service Road, contrary to Building Department policy. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 1/8/13
22.	240-12-A	Gary Lenhart, R.A. 217 Oceanside Avenue, Queens Proposed reconstruction and enlargement of existing single family dwelling located partially in the bed of the mapped street, contrary to Section 35 of the General City Law. The proposed upgrade of the existing non-conforming private disposal system in the bed of the mapped street is contrary to Article 3 of the General City Law. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 1/8/13

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<i>BZ – DECISIONS</i>		
1.	12-12-BZ & 110-12-A	Greenberg Traurig, LLP 100 Varick Street, Manhattan Variance (§72-21) for a new residential building with ground floor retail, contrary to use (§42-10) and height and setback (§§43-43 & 44-43) regulations. Variance to §§26(7) and 30 of the Multiple Dwelling Law (pursuant to §310) to facilitate the new building, contrary to court regulations. M1-6 zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 2/5/13 (Cal. #12-12-BZ) Withdrawn – 1/8/13 (Cal. #110-12-A)
2.	73-12-BZ	Jeffrey Chester, Esq. 41-19 Bell Boulevard, Queens Application for a special permit to legalize an existing physical culture establishment (<i>Lucille Roberts</i>). C2-2 zoning district. Community Board #11Q
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 1/8/13
3.	156-12-BZ	Sheldon Lobel, P.C. 816 Washington Avenue, Brooklyn Variance (§72-21) to permit construction of a mixed-use residential building with ground floor commercial use, contrary to minimum inner court dimensions (§23-851). C1-4/R7A zoning district. Community Board #8BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 1/8/13
4.	189-12-BZ	Kramer Levin Naftalis & Frankel, LLP 98 Montague Street, Brooklyn Variance (§72-21) to permit the conversion of an existing building into a transient hotel (UG 5), contrary to use regulations (§22-00). C1-3/R7-1, R6 zoning districts. Community Board #2BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 1/8/13

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<i>BZ – DECISIONS</i>		
5.	200-12-BZ	Sheldon Lobel, P.C. 154 Hester Street, Manhattan Variance (§72-21) to permit the enlargement of UG4 house of worship (<i>The Overseas Chinese Mission</i>), contrary floor area (§109-121), lot coverage (§109-122) and enlargement of non-complying building (§54-31). C6-2 zoning district. Community Board #2M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 1/8/13
6.	209-12-BZ	The Law Offices of Stuart Klein 910 Manhattan Avenue, Brooklyn Special Permit (§73-36) to permit the operation of a physical culture establishment. C4-3A zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 1/8/13
7.	212-12-BZ	Gerald J. Caliendo, R.A., AIA, 38-03 Bell Boulevard, Queens Special Permit (§73-36) to permit a physical culture establishment (<i>Massage Envy</i>) in the cellar and first floor of the existing commercial building. C2-2/R6B zoning district. Community Board #11Q
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 1/8/13
8.	241-12-BZ	Greenberg Traurig, LLP 8-12 Bond Street aka 358-364 Lafayette Street, Manhattan Variance (§72-21) to permit the construction of a new mixed residential and retail building, contrary to use regulations (§42-10 and 42-14D(2)(b)). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 2/5/13

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<i>BZ – DECISIONS</i>		
9.	258-12-BZ	Holland & Knight, LLP 113 East 90th Street, Manhattan Variance (§72-21) to permit the conversion of two buildings into a single-family residence, contrary to lot coverage, minimum distance between buildings and minimum distance of legally required windows. R8B zoning district. Community Board #8M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 1/8/13
10.	276-12-BZ	Rothkrug Rothkrug & Spector LLP 833/45 Flatbush Avenue aka 2/12 Linden Boulevard, Brooklyn Special Permit (§73-36) to permit a physical culture establishment (<i>Blink</i>) within portions of an existing commercial building. C2-4 zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 1/8/13

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<i>BZ – CONTINUED HEARINGS</i>		
11.	147-11-BZ	Sheldon Lobel, P.C. 24-47 95th Street, Queens Variance (§72-21) to permit the construction of a single-family, semi-detached residence, contrary to floor area (§23-141) and side yard (§23-461) regulations. R3-2 zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 2/5/13
12.	157-11-BZ	Sheldon Lobel, P.C. 1968 Second Avenue, Manhattan Variance (§72-21) to allow for the legalization of an existing supermarket, contrary to rear yard (§33-261) and loading berth (§36-683) requirements. C1-5/R8A and R7A zoning districts. Community Board #11M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 2/26/13
13.	55-12-BZ	Eric Palatnik, P.C. 762 Wythe Avenue, Brooklyn Special Permit (§73-19) to permit the legalization of an existing Use Group 3 religious-based, non-profit school (<i>Kollel L'Horoah</i>), contrary to use regulations (§42-00). M1-2 zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 2/12/13
14.	63-12-BZ	Sheldon Lobel, P.C. 2701 Avenue N, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A House of Worship (<i>Khal Bnei Avrohom Yaakov</i>), which is contrary to floor area (24-11), lot coverage, front yard (24-34), side yard (24-35a) parking (25-31), height (24-521), and setback requirements. R2 zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 2/26/13

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BZ – CONTINUED HEARINGS

15.	72-12-BZ	<p>Watchtel Masyr & Missry, LLP 213-223 Flatbush Avenue, Brooklyn Variance (§72-21) to allow for the construction of a new mixed use building, contrary to off-street parking (§25-23), floor area, open space, lot coverage (§23-145), maximum base height and maximum building height (§23-633) regulations. R7A/C2-4 and R6B zoning districts. Community Board #6BK Examiner: Ronald Rizzotti (212) 386-0081 Status: Adjourned, Continued Hearing – 4/9/13</p>
16.	82-12-BZ	<p>Law Office of Fredrick A. Becker 2011 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family semi-detached home, contrary to floor area, open space and lot coverage (§23-141); side yards (§23-461); perimeter wall height (§23-631) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 2/12/13</p>
17.	115-12-BZ	<p>Sheldon Lobel, P.C. 701/745 64th Street, Brooklyn Special Permit (§73-44) to allow for a reduction in parking from 331 to 221 spaces in an existing building proposed to be used for ambulatory diagnostic or treatment facilities in Use Group 6 parking category B1. C4-2A zoning district. Community Board #4BK Examiner: Ronald Rizzotti (212) 386-0081 Status: Closed, Decision – 1/29/13</p>
18.	235-12-BZ	<p>Slater & Beckerman, LLP 2771 Knapp Street, Brooklyn Special Permit (§73-242) to allow a one-story building to be used as four eating and drinking establishments (Use Group 6), contrary to use regulations (§32-00). C3 zoning district. Community Board #15BK Examiner: Ronald Rizzotti (212) 386-0081 Status: Continued Hearing – 2/5/13</p>

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BZ – NEW CASES		
19.	1-12-BZ	Law Office of Fredrick A. Becker 434 Sixth Avenue, Manhattan Special Permit (§73-36) for the operation of a physical culture establishment (<i>Moksha Yoga</i>) on the second floor of a six-story commercial building. C4-5 zoning district. Community Board #2M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 2/12/13
20.	261-12-BZ	Sheldon Lobel, P.C. 1 York Street, Manhattan Special Permit (§73-36) for the operation of a physical culture establishment (<i>Barry's Bootcamp</i>) on the first and cellar floors of existing building. C6-2A (TMU) zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 2/12/13
21.	280-12-BZ	Law Office of Fredrick A. Becker 1249 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 2/5/13
22.	298-12-BZ	Kramer Levin Naftalis & Frankel LLP 726-730 Broadway, Manhattan Variance (§72-21) to permit the conversion of nine floors of an existing ten-story building to Use Group 3 college or university use (<i>New York University</i>), contrary to use regulations. M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 2/12/13

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<i>SOC – DECISIONS</i>		
1.	812-61-BZ	Peter Hirshman 74-82 Park Avenue, Manhattan Extension of Term (§11-411) of approved variance permitting the use of accessory multiple dwelling garage for transient parking, which expires on October 24, 2012. R10, R8B zoning district. Community Board #6M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 1/15/13
2.	135-01-BZ	Rothkrug Rothkrug & Spector, LLP 1815/17 86th Street, Brooklyn Extension of Term (§11-411) of an approved variance which permitted a high speed auto laundry (UG 16B) which expired on October 30, 2011; Extension of Time to obtain a Certificate of Occupancy which expired on October 30, 2002; Waiver of the Rules. C1-2(R5) zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 1/15/13

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SOC – CONTINUED HEARINGS

3.	173-99-BZ	Gerald J. Caliendo, R.A. 43-60 Ditmars Boulevard, Queens Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Matrix Fitness Club</i>) which expired on March 6, 2011; Amendment for an increase in floor area at the cellar level; waiver of the Rules. M-1 zoning district. Community Board #1Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 2/12/13
4.	141-06-BZ	Eric Palatnik, P.C. 2084 60th Street, Brooklyn Extension of Time to complete construction of a previously approved variance (§72-21) permitting the construction of a three-story synagogue (<i>Congregation Tefiloh Ledovid</i>) which expired on June 19, 2011; Waiver of the Rules. R5 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 2/12/13

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10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	551-37-BZ	Eric Palatnik, P.C. 233-02 Northern Boulevard, Queens Extension of Term (§11-411) of approved variance for the continued operation of an automobile repair shop (<i>Red's Auto Repair</i>) which expired on July 15, 2012; Waiver of the Rules. R1-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 2/12/13
6.	18-02-BZ	Rothkrug Rothkrug & Spector, LLP 8610 Flatlands Avenue, Brooklyn Extension of Term (§11-411) of an approved variance for the continued operation of an automotive laundry (UG 16B) which expired on August 13, 2012. C2-3/R5D zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 2/12/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 15, 2013
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
7.	85-12-A	Fried Frank 50 East 153rd Street, Bronx Appeal from determination of the Department of Buildings regarding right to maintain existing advertising signs. M1-1 zoning district Community Board #4BX
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 1/15/13
8.	90-12-A	Fried Frank 111 Varick Street, Manhattan Appeal from determination of the Department of Buildings regarding right to maintain existing advertising signs. M1-6 zoning district Community Board #2M
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 1/15/13
9.	142-12-A	Sheldon Lobel, P.C. 24-02 89th Street, Queens Amendment of a previously approved (BSA Cal No. 187-99-A) waiver of the General City Law Section 35 which permitted the construction of a two family dwelling in the bed of a mapped street (24th Avenue). The amendment seeks to construct a community facility building. R3-2 zoning district. Community Board #3Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 1/15/13
10.	145-12-A	Law Offices of Marvin Mitzner LLC 339 West 29th Street, Manhattan Appeal of the Multiple Dwelling Law pursuant to §310 to allow the enlargement to a five-story building, contrary to §171(2)(f). Appeal challenging the determination of the Department of Buildings requiring the owner to obtain approval from the Landmarks Preservation Commission, prior to reinstatement and amendments of the permits. R8B zoning district. Community Board #4M
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 2/12/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 15, 2013

10:00 A.M.

APPEALS – CONTINUED HEARINGS

11.	45-03-A thru 62-03-A & 64-03-A	Joseph Loccisano, P.C. Hall Avenue, Staten Island Proposed construction of a single-family dwelling which is not fronting on a legally mapped street and is located within the bed of a mapped street, contrary to Sections 35 and 36 of the General City Law. R3-1 zoning district. Community Board #2SI Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 1/29/13
12.	144-12-A	Law Offices of Marvin Mitzner LLC 339 West 29th Street, Manhattan Appeal of the Multiple Dwelling Law pursuant to §310 to allow the enlargement to a five-story building, contrary to §171(2)(f). Appeal challenging the determination of the Department of Buildings requiring the owner to obtain approval from the Landmarks Preservation Commission, prior to reinstatement and amendments of the permits. R8B zoning district. Community Board #4M Examiner: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 2/12/13

APPEALS – NEW CASES

13.	208-12-A 216-12-A thru 232-12-A	Rothkrug Rothkrug & Spector, LLP McGee Lane, Staten Island Proposed construction of eighteen (18) single family homes that do not front on a legally mapped street, contrary to General City Law Section 36. R3A Zoning District. Community Board #1SI Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 1/29/13
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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JANUARY 15, 2013
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	113-11-BZ	Slater & Beckerman, LLP 66 Van Cortlandt Park South, Bronx Variance (§72-21) to permit a proposed enlargement of a Use Group 3 nursing home (<i>St. Patrick's Home for the Aged and Infirm</i>) contrary to rear yard equivalent requirements (§24-382). R7-1 zoning district. Community Board #8BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 1/15/13
2.	190-11-BZ	Sheldon Lobel, P.C. 1197 Bryant Avenue, Bronx Variance (§72-21) to legalize Use Group 6 retail stores, contrary to use regulations (§22-10). R7-1 zoning district. Community Board #3BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 1/15/13
3.	30-12-BZ	Eric Palatnik, P.C. 142-41 Roosevelt Avenue, Queens Special Permit (§73-49) to permit accessory parking on the roof of an existing one-story supermarket, contrary to §36-11. R6/C2-2 zoning district. Community Board #7Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Denied – 1/15/13
4.	43-12-BZ	Wachtel & Masyr, LLP 25 Great Jones Street, Manhattan Variance (§72-21) to permit a residential building, contrary to use regulations (§42-00). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 2/5/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JANUARY 15, 2013
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	244-12-BZ	Watchel, Masyr & Missry LLP 600 Washington Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Gotham Gym</i>). M1-5 zoning district. Community Board #2M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 1/15/13
6.	249-12-BZ	Lewis E. Garfinkel 1320 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141(a); side yards (§23-461(a)) and rear yard (§23-47) regulations. R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 1/15/13
7.	260-12-BZ	John M. Marmora, Esq. 114-01 Sutphin Boulevard, Queens Special Permit (§73-243) to permit an accessory drive-through facility to an eating and drinking establishment (McDonald's) within the portion of the lot located in a C1-3/R5D zoning district contrary to §§32-15 & 32-32 as well as a Special Permit (§73-52) to extend the commercial use by 25' into the R3A portion of the lot contrary to § 22-10. Community Board #12Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 1/15/13
8.	278-12-BZ	John M. Marmora, Esq. 3143 Atlantic Avenue, Brooklyn Special Permit (§73-52) to extend by 25'-0" a commercial use into a residential zoning district to permit the development of a proposed eating and drinking establishment (<i>McDonald's</i>) with accessory drive thru. C8-2 and R5 zoning district. Community Board #5BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 1/15/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 15, 2013

1:30 P.M.

BZ – DECISIONS

9.	283-12-BZ	Sheldon Lobel, P.C.
		440 Broadway, Manhattan
		Variance (§72-21) to permit a UG 6 retail use on the first floor and cellar of the existing building, contrary to Section 42-14D(2)(b). M1-5B zoning district.
		Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 1/15/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 15, 2013

1:30 P.M.

BZ – CONTINUED HEARINGS		
10.	16-12-BZ	Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn Special Permit (§73-19) to allow for a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). M1-2 zoning district. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 2/12/13
11.	56-12-BZ	Eric Palatnik, P.C. 168 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141); side yard (§23-461); and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 2/12/13
12.	57-12-BZ	Eric Palatnik, P.C. 2670 East 12th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); side yards (§23-461); less than the required rear yard (§23-37). R4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 2/5/13
13.	67-12-BZ	Sheldon Lobel, P.C. 1442 First Avenue, Manhattan Variance (§72-21) to allow for the extension of an eating and drinking establishment to the second floor, contrary to use regulations (§32-421). C1-9 zoning district. Community Board #8M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 2/12/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 15, 2013

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
14.	75-12-BZ	Sheldon Lobel, P.C. 547 Broadway, Manhattan Variance (§72-21) to permit the legalization of retail use (UG 6) on the first floor and expand the use into the cellar and sub-cellar, contrary to use regulations (§42-14 (D)(2)(b)). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 2/12/13
15.	195-12-BZ	Law Office of Eduardo J. Diaz 108-15 Cross Bay Boulevard, Queens Re-instatement (§11-411) of a previously approved variance which allowed a two-story office building (UG6) and four parking spaces, which expired on May 13, 2000. Waiver of the Rules. R4 zoning district. Community Board #10BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 2/5/13
16.	275-12-BZ	Law Office of Fredrick A. Becker 2122 Avenue N, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence, contrary to floor area and open space (§23-141), and side yard (§23-461) regulations. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 2/5/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 15, 2013

1:30 P.M.

BZ – NEW CASES		
17.	242-12-BZ	Sheldon Lobel, P.C. 1621-1629 61st Street, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A house of worship, contrary to height, setback, sky exposure plane, rear yard, and parking requirements. M1-1 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 2/26/13
18.	257-12-BZ	Law Office of Fredrick A. Becker 2359 East 5th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R4 (OP) zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 2/5/13
19.	285-12-BZ	Sheldon Lobel, P.C. 54 West 39th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Narita Bodyworks</i>) on the 4th floor of existing building. M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 2/26/13
20.	291-12-BZ	Rothkrug Rothkrug & Spector, LLP 301 West 125th Street, Manhattan Special permit (§73-36) to allow a physical culture establishment (<i>Blink</i>) within proposed commercial building. C4-4D zoning district. Community Board #10M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 2/12/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 29, 2013

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	548-69-BZ	Eric Palatnik, P.C. 107-10 Astoria Boulevard, Queens Extension of Term for a previously granted variance for the continued operation of a gasoline service station (<i>BP North America</i>) which expired on May 25, 2011; Waiver of the Rules. R3-2 zoning district Community Board #3Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 1/29/13
2.	136-06-BZ	Law Office of Fredrick A. Becker 11-15 Old Fulton Street, Brooklyn Extension of Time to complete construction of a previously approved variance (§72-21) which permitted the residential conversion and one-story enlargement of three, four-story buildings. M2-1 zoning district. Community Board #2BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 1/29/13
3.	208-08-BZ	Law Office of Fredrick A. Becker 2117-2123 Avenue M, Brooklyn Extension of Time to Complete Construction of an approved special permit (§73-622) to permit the enlargement of an existing single family residence which expired on October 28, 2012. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 1/29/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 29, 2013

10:00 A.M.

SOC – CONTINUED HEARINGS

4.	135-46-BZ	Eric Palatnik, P.C. 3802 Avenue U, Brooklyn
		Extension of Term (§11-411) of approved variance which permitted an automotive service station (UG 16B) with accessory uses, which expired on January 29, 2012, and an amendment (§11-413) to convert the use to auto laundry (UG 16B) hand car wash; waiver for the Rules. R4 zoning district.
		Community Board #18BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 2/26/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 29, 2013

10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	130-88-BZ	Sheldon Lobel, P.C. 1007 Brooklyn Avenue aka 3602 Snyder Avenue, Brooklyn Extension of Term of approved Special Permit (§73-211) for the continued operation of UG 16B gasoline service station (<i>Gulf</i>) which expired on January 24, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on October 12, 2003; Waiver of the Rules. C2-2/R4 zoning district. Community Board #17BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/5/13
6.	103-91-BZ	Davidoff Hutcher & Citron, LLP 248-18 Sunrise Highway, Queens Extension of term of approved variance permitting an auto laundry use (UG 16B); Amendment to permit changes to the layout and extend hours of operation. C2-1/R3-2 zoning district. Community Board #13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 2/26/13
7.	20-08-BZ	Law Office of Fredrick A. Becker 53-55 Beach Street, Manhattan Extension of Time to Complete Construction of approved Special Permit (75-53) for the vertical enlargement to an existing warehouse (UG17) which expired on January 13, 2013. C6-2A zoning district. Community Board #1M
		Examiner: Henry Segovia (212) 386-0074
		Status: Postponed Hearing – 2/5/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 29, 2013

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
8.	45-03-A thru 62-03-A & 64-03-A	Joseph Loccisano, P.C. Hall Avenue, Staten Island Proposed construction of a single-family dwelling which is not fronting on a legally mapped street and is located within the bed of a mapped street, contrary to Sections 35 and 36 of the General City Law. R3-1 zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 1/29/13
9.	119-11-A	Bryan Cave LLP 2230-2234 Kimball Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under prior zoning regulations in effect on July 14, 2005. R4 zoning district. Community Board #18BK
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 4/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 29, 2013
10:00 A.M.

APPEALS – DECISIONS

10.	117-12-A	Stroock & Stroock & Lavan, LLP
	118-12-A	<u>Borough of Queens</u>
	125-12-A	Van Wyck Expressway & Atlantic Avenue (CB 12)
	126-12-A	Brooklyn Queens Expressway and Queens Boulevard (CB 2)
	128-12-A	Long Island Expressway, east of 25 th Street (CB 2)
	129-12-A	Long Island Expressway, east of 25 th Street (CB 2)
	131-12-A	Brooklyn Queens Expressway and Queens Boulevard (CB 2)
	132-12-A	Queens Boulevard and 74 th Street (CB 4)
	133-12-A	Van Wyck Expressway, north of Roosevelt Avenue (CB 1)
		Van Wyck Expressway, north of Roosevelt Avenue (CB 1)
		Woodhaven Boulevard, north of Elliot Avenue (CB 6)
	182-12-A	Davidoff Hutcher & Citron LLP
		<u>Borough of the Bronx</u>
		Major Deegan Expressway and 161st Street (CB 4)
	186-12-A	Herrick Feinstein, LLP
	187-12-A	<u>Borough of the Bronx</u>
	188-12-A	Major Deegan Expressway (CB 4)
		Major Deegan Expressway (CB 4)
		Major Deegan <i>Expressway</i> (CB 4)
		Appeal challenging Department of Buildings' determination that signs located on Metropolitan Transit Authority (MTA) property are subject to the NYC Zoning Resolution.
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 1/29/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 29, 2013
10:00 A.M.

APPEALS – DECISIONS

11.	<p>119-12-A 120-12-A 121-12-A 122-12-A 123-12-A 124-12-A 127-12-A 134-12-A 135-12-A 180-12-A 273-12-A 274-12-A</p>	<p>Stroock & Stroock & Lavan, LLP <u>Borough of Queens</u> Brooklyn Queens Expressway and 31st Street (CB 1) Brooklyn Queens Expressway and 31st Avenue (CB 1) Brooklyn Queens Expressway and 32nd Avenue (CB 1) Brooklyn Queens Expressway and 32nd Avenue (CB 1) Brooklyn Queens Expressway and 34th Avenue (CB 2) Brooklyn Queens Expressway and 34th Avenue (CB 1) Brooklyn Queens Expressway and Northern Boulevard (CB 1) Long Island Expressway and 74th Street (CB 5) Long Island Expressway and 74th Street (CB 5) <u>Borough of the Bronx</u> Major Deegan Expressway and Van Cortland (CB 8) Major Deegan Expressway and 167th Street (CB 4) Major Deegan Expressway and 167th Street (CB 4) Appeal challenging Department of Buildings' determination that signs located on CSX property are subject to the NYC Zoning Resolution. Examiner: Toni Matias (212) 386-0085 Status: Denied – 1/29/13</p>
12.	<p>130-12-A 171-12-A 172-12-A 173-12-A 174-12-A 175-12-A 176-12-A 177-12-A 178-12-A 179-12-A</p>	<p>Stroock & Stroock & Lavan, LLP <u>Borough of Queens</u> Skillman Avenue between 28th and 29th Streets (CB 2) <u>Borough of the Bronx</u> Cross Bronx Expressway and Sheridan (CB 9) Cross Bronx Expressway and Bronx River (CB 6) Cross Bronx Expressway and Bronx River and Sheridan (CB 6) I-95 and Hutchinson Parkway (CB 11) I-95 and Hutchinson Parkway (CB 11) Bruckner Boulevard and Hunts Point Avenue (CB 2) Bruckner Boulevard and Hunts Point Avenue (CB 2) Bruckner Expressway and 156th Street (CB 2) Bruckner Expressway and 156th Street (CB 2) Appeal challenging Department of Buildings' determination that signs located on Amtrak property are subject to the NYC Zoning Resolution. Examiner: Toni Matias (212) 386-0085 Status: Granted – 1/29/13</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 29, 2013

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
13.	183-12-A 184-12-A 185-12-A	Herrick Feinstein, LLP 475, 476, 477 Exterior Road, Bronx Appeal challenging Department of Buildings' determination that signs located on property formerly under the jurisdiction of the Department of Ports and Trades are subject to the NYC Zoning Resolution. Community Board #1BX
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 1/29/13
14.	205-12-A	Fried Frank 355 Major Deegan Expressway, Bronx Appeal challenging the Department of Buildings' determination that a sign is not entitled to non-conforming use status as an advertising sign. R7-2 /C2-4 (HRW) Zoning District. Community Board #1BX
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 1/29/13
15.	208-12-A 216-12-A thru 232-12-A	Rothkrug Rothkrug & Spector, LLP McGee Lane, Staten Island Proposed construction of eighteen (18) single family homes that do not front on a legally mapped street, contrary to General City Law Section 36. R3A Zoning District. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 1/29/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 29, 2013

10:00 A.M.

APPEALS – CONTINUED HEARINGS

16.	265-12-A thru 266-12-A	Watchel Masyr & Missry, LLP 980 Brush Avenue, Bronx Appeal challenging Department of Buildings' determination that a sign is not entitled to continued non-conforming use status as an advertising sign. M1-2 & R4/C2-1 zoning district. Community Board #10BX Examiner: Toni Matias (212) 386-0085 Status: Postponed Hearing – 4/9/13
17.	287-12-A	Zygmunt Staszewski 165 Reid Avenue, Queens Proposed enlargement of existing building located partially within the bed of a mapped street, contrary to General City Law Section 35, and upgrade of an existing private disposal system, contrary to the Department of Building policy. R4 zoning district. Community Board #14Q Examiner: Toni Matias (212) 386-0085 Status: Granted – 1/29/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 29, 2013

10:00 A.M.

<i>BZ – DECISIONS</i>		
18.	61-12-BZ	Sheldon Lobel, P.C. 216 Lafayette Street, Manhattan Variance (§72-21) to permit a UG 6 restaurant in a portion of the cellar and first floor, contrary to use regulations (§42-10). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 2/26/13
19.	115-12-BZ	Sheldon Lobel, P.C. 701/745 64th Street, Brooklyn Special Permit (§73-44) to allow for a reduction in parking from 331 to 221 spaces in an existing building proposed to be used for ambulatory diagnostic or treatment facilities in Use Group 6 parking category B1. C4-2A zoning district. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 1/29/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 29, 2013

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	9-12-BZ	Eric Palatnik, P.C. 186 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 2/12/13
21.	106-12-BZ	Eric Palatnik, P.C. 2102 Jerome Avenue, Bronx Special Permit (§73-50) to permit the development of a new one-story retail store (UG 6), contrary to rear yard regulations (§33-292). C8-3 zoning district. Community Board #5BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 2/26/13
22.	159-12-BZ	Eric Palatnik, P.C. 94-07 156th Avenue, Queens Variance (§72-21) to allow for the enlargement of a Use Group 4 medical office building, contrary to rear yard requirements (§24-36). R3-2 zoning district. Community Board #10Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 2/26/13
23.	233-12-BZ	Fried Frank Harris Shriver & Jacob 246-12 South Conduit Avenue, Queens Variance (§72-21) to legalize an advertising sign in a residential district, contrary to use regulations (§22-00). R3X zoning district. Community Board #13Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 2/26/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 29, 2013
10:00 A.M.

BZ – NEW CASES		
24.	148-12-BZ	Eric Palatnik, P.C. 981 East 29th Street, Brooklyn Special Permit (§73-621) for the enlargement of an existing single family semi-detached residence, contrary to floor area, lot coverage and open space (ZR23-141(b)). R4 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/5/13
25.	234-12-BZ	Rothkrug Rothkrug & Spector LLP 1776 Eastchester Road, Bronx Special Permit (§73-36) to allow a physical culture establishment (<i>LA Fitness</i>). M1-1 zoning district. Community Board #11BX
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 2/26/13
26.	294-12-BZ	Eric Palatnik, P.C. 130 Clinton Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Everyday Athlete</i>). C5-2A/DB special zoning district. Community Board #2BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 3/5/13
27.	295-12-BZ	Sheldon Lobel, P.C. 49-33 Little Neck Parkway, Queens Variance (§72-21) to permit the expansion of a non-conforming Use Group 4 dentist's office, contrary to §52-22. R1-2 zoning district. Community Board #11Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 2/26/13
28.	302-12-BZ	Davidoff Hutcher & Citgroun LLP 32 West 18th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Lithe Method</i>). C6-4A zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 2/26/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 5, 2013

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	39-65-BZ	Eric Palatnik, P.C. 2701-2711 Knapp Street and 3124-3146 Voochies Avenue, Brooklyn Amendment of a previously-approved variance (§72-01) to convert repair bays to an accessory convenience store at a gasoline service station (<i>Sunoco</i>); Extension of Time to obtain a Certificate of Occupancy, which expired on January 11, 2000; and Waiver of the Rules. C3 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 2/5/13
2.	85-91-BZ	Carl A. Sulfaro, Esq. 204-18 46th Avenue, Queens Extension of Term (§11-411) of a previously granted variance for a veterinarian's office, accessory dog kennels and a caretaker's apartment which expired on July 21, 2012; amendment to permit a change to the hours of operation and accessory signage. R3-1 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 2/5/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 5, 2013

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	982-83-BZ	Rothkrug Rothkrug & Spector, LLP 191-20 Northern Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy of a previously granted variance for the continued operation of retail and office use (UG 6) which expired on July 19, 2012. R3-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 3/12/13
4.	93-97-BZ	Eric Palatnik, P.C. 136-21 Roosevelt Avenue, Queens Amendment to a previously granted variance (§72-21) to permit the change in use of a portion of the second floor from accessory parking spaces to UG 6 office use. C4-3 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Withdrawn – 2/5/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 5, 2013
10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	167-95-BZ	Walter T. Gorman, P.E. 121-18 Springfield Boulevard, Queens Extension of Term of a previously approved variance (§72-21) which permitted the maintenance and repairs of motor-operated cemetery equipment and accessory parking and storage of motor vehicles which expired on February 4, 2012; amendment to reduce the size of the area covered by the variance. R3A zoning district. Community Board #12Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 3/19/13
6.	211-00-BZ	Sheldon Lobel, P.C. 252 Norman Avenue, Brooklyn Extension of Time to complete construction of a previously approved variance (§72-21) which permitted the legalization of residential units on the second through fourth floors of a mixed use (UG 17 & 2) four-story building, which expired on April 17, 2005; Amendment for minor modification to the approved plans; Waiver of the Rules. M1-2 zoning district. Community Board #1BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/5/13
7.	20-08-BZ	Law Office of Fredrick A. Becker 53-55 Beach Street, Manhattan Extension of Time to Complete Construction of approved Special Permit (§75-53) for the vertical enlargement to an existing warehouse (UG17) which expired on January 13, 2013. C6-2A zoning district. Community Board #1M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 2/26/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 5, 2013
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
8.	97-12-A & 98-12-A	Fried Frank 620 12th Avenue, Manhattan Appeal challenging Department of Buildings' determination regarding right to maintain existing advertising sign in manufacturing district. M1-5/CL zoning district. Community Board #4M
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 2/5/13
9.	162-12-A	Davidoff Hutcher & Citron, LLP 49-21 Astoria Boulevard North, Queens Appeal from Department of Buildings' determination that sign is not entitled to continue non-conforming use status as advertising sign, pursuant to Z.R. §52-731. R4 zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 2/5/13
10.	167-12-A	Davidoff Hutcher & Citron, LLP 101-07 Macombs Place, Manhattan Appeal from Department of Buildings' determination that sign is not entitled to continued non-conforming use status as advertising sign, pursuant to Z.R. §52-731. R7-2 zoning district. Community Board #10M
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 2/5/13
11.	169-12-A 170-12-A	Davidoff Hutcher & Citron LLP 24-28 Market Street, Manhattan Appeal from Department of Buildings' determination that signs are not entitled to continued non-conforming use status as advertising signs, pursuant to Z.R. §52-731. R7-2 zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 2/5/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 5, 2013

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
12.	190-12-A thru 192-12-A	Davidoff Hutcher & Citron, LLP 42-45 12th Street, Queens Appeals from Department of Buildings' determination that signs are not entitled to continued legal status as advertising sign. M1-4 zoning district. Community Board #2Q
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 3/19/13
13.	197-12-A	Davidoff Hutcher & Citron LLP 1-37 12th Street, Brooklyn Appeal from Department of Buildings' determination that a sign is not entitled to continued legal status as advertising sign. M1-2/M2-1 zoning district. Community Board #7BK
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 3/19/13
14.	203-12-A	Davidoff Hutcher & Citron LLP 442 West 36th Street, Manhattan Appeal from Department of Buildings' determination that a sign is not entitled to continued legal status as advertising sign. C2-5 /HY zoning district. Community Board #4M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 3/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, FEBRUARY 5, 2013
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	147-11-BZ	Sheldon Lobel, P.C. 24-47 95th Street, Queens Variance (§72-21) to permit the construction of a single-family, semi-detached residence, contrary to floor area (§23-141) and side yard (§23-461) regulations. R3-2 zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 2/5/13
2.	12-12-BZ	Greenberg Traurig, LLP 100 Varick Street, Manhattan Variance (§72-21) for a new residential building with ground floor retail, contrary to use (§42-10) and height and setback (§§43-43 & 44-43) regulations. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted 2/5/13
3.	43-12-BZ	Wachtel & Masyr, LLP 25 Great Jones Street, Manhattan Variance (§72-21) to permit a residential building, contrary to use regulations (§42-00). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 4/9/13
4.	150-12-BZ	Goldman Harris LLC 39 West 21st Street, Manhattan Special Permit (§73-36) to permit a physical culture establishment (<i>Flywheel Sports</i>). C6-4A zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 2/5/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 5, 2013

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	241-12-BZ	Greenberg Traurig, LLP 8-12 Bond Street aka 358-364 Lafayette Street, Manhattan Variance (§72-21) to permit the construction of a new mixed residential and retail building, contrary to use regulations (§42-10 and 42-14D(2)(b)). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 3/5/13
6.	275-12-BZ	Law Office of Fredrick A. Becker 2122 Avenue N, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence, contrary to floor area and open space (§23-141), and side yard (§23-461) regulations. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 2/5/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, FEBRUARY 5, 2013
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	57-12-BZ	Eric Palatnik, P.C. 2670 East 12th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); side yards (§23-461); less than the required rear yard (§23-37). R4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/5/13
8.	195-12-BZ	Law Office of Eduardo J. Diaz 108-15 Cross Bay Boulevard, Queens Re-instatement (§11-411) of a previously approved variance which allowed a two-story office building (UG6) and four parking spaces, which expired on May 13, 2000. Waiver of the Rules. R4 zoning district. Community Board #10BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 3/12/13
9.	235-12-BZ	Slater & Beckerman, LLP 2771 Knapp Street, Brooklyn Special Permit (§73-242) to allow a one-story building to be used as four eating and drinking establishments (Use Group 6), contrary to use regulations (§32-00). C3 zoning district. Community Board #15BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 3/5/13
10.	257-12-BZ	Law Office of Fredrick A. Becker 2359 East 5th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R4 (OP) zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 3/5/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 5, 2013

1:30 P.M.

BZ – CONTINUED HEARINGS

11.	280-12-BZ	Law Office of Fredrick A. Becker 1249 East 28 th Street, Brooklyn
		Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R2 zoning district.
		Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 3/5/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, FEBRUARY 5, 2013
1:30 P.M.

BZ – NEW CASES		
12.	50-12-BZ	Gerald J. Caliendo, R.A., AIA 177-60 South Conduit Avenue, Queens Variance (§72-21) to allow for the construction of a commercial building, contrary to use regulations (§22-00). R3-2 zoning district. Community Board #12Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 4/9/13
13.	161-12-BZ	Francis R. Angelino, Esq. 81 East 98th Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Retro Fitness</i>) on the ground and second floor of an existing building. C8-2 zoning district. Community Board #16BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 3/5/13
14.	238-12-BZ	Harold Weinberg, P.E. 1713 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of single family home contrary floor area and lot coverage (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/12/13
15.	296-12-BZ	Rothkrug Rothkrug & Spector, LLP 2374 Grand Concourse, Bronx Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>) within existing building. C4-4 zoning district. Community Board #5BX
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 3/5/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 12, 2013
10:00 A.M.

SOC – DECISIONS

1.	173-99-BZ	<p>Gerald J. Caliendo, R.A. 43-60 Ditmars Boulevard, Queens Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Matrix Fitness Club</i>) which expired on March 6, 2011; Amendment for an increase in floor area at the cellar level; waiver of the Rules. M-1 zoning district. Community Board #1Q Examiner: Henry Segovia (212) 386-0074 Status: Granted – 2/12/13</p>
2.	189-03-BZ	<p>Eric Palatnik, P.C. 836 East 233rd Street, Bronx Extension of Term of a previously granted special permit (§73-211) for the continued operation of an automotive service station (<i>Shell</i>) with an accessory convenience store (UG 16B) which expires on October 21, 2013; Extension of Time to obtain a Certificate of Occupancy which expired on October 21, 2008; Waiver of the Rules. C2-2/R-5 zoning district. Community Board #12BX Examiner: Henry Segovia (212) 386-0074 Status: Deferred Decision – 3/12/13</p>

SOC – CONTINUED HEARINGS

3.	551-37-BZ	<p>Eric Palatnik, P.C. 233-02 Northern Boulevard, Queens Extension of Term (§11-411) of approved variance for the continued operation of an automobile repair shop (<i>Red's Auto Repair</i>) which expired on July 15, 2012; Waiver of the Rules. R1-2 zoning district. Community Board #11Q Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 3/19/13</p>
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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 12, 2013
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	68-91-BZ	Sheldon Lobel, P.C. 223-15 Union Turnpike, Queens Extension of Term (§11-411) of an approved variance which permitted the operation of an automotive service station (UG 16B) with accessory uses, which expired on May 19, 2012; Amendment §11-412) to permit the legalization of certain minor interior partition changes and a request to permit automotive repair services on Sundays; Waiver of the Rules. R5D/C1-2 & R2A zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 3/12/13
5.	18-02-BZ	Rothkrug Rothkrug & Spector, LLP 8610 Flatlands Avenue, Brooklyn Extension of Term (§11-411) of an approved variance for the continued operation of an automotive laundry (UG 16B) which expired on August 13, 2012. C2-3/R5D zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/12/13
6.	141-06-BZ	Eric Palatnik, P.C. 2084 60th Street, Brooklyn Extension of Time to complete construction of a previously approved variance (§72-21) permitting the construction of a three-story synagogue (<i>Congregation Tefiloh Ledovid</i>) which expired on June 19, 2011; Waiver of the Rules. R5 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 3/12/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 12, 2013
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
7.	103-12-A	Sheldon Lobel, P.C. 74-76 Adelphi Street, Brooklyn Appeal seeking a common law vested right to continue development commenced under the prior R6 zoning district. R5B zoning district. Community Board #2BK
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 2/26/13
8.	145-12-A	Law Offices of Marvin Mitzner LLC 339 West 29th Street, Manhattan Appeal challenging the determination of the Department of Buildings requiring the owner to obtain approval from the Landmarks Preservation Commission, prior to reinstatement and amendments of the permits. R8B zoning district. Community Board #4M
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 2/12/13

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	144-12-A	Law Offices of Marvin Mitzner LLC 339 West 29th Street, Manhattan Appeal of the Multiple Dwelling Law pursuant to §310 to allow the enlargement to a five-story building, contrary to §171(2)(f). R8B zoning district. Community Board #4M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 4/23/13

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 12, 2013

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
10.	10-10-A	New York City Board of Standards and Appeals 1882 East 12th Street, Brooklyn
		Reopening for a court remand to review the validity of the permit at issue in a prior vested rights application.
		Community Board #15BK
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 4/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, FEBRUARY 12, 2013
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	9-12-BZ	Eric Palatnik, P.C. 186 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 2/12/13
2.	75-12-BZ	Sheldon Lobel, P.C. 547 Broadway, Manhattan Variance (§72-21) to permit the legalization of retail use (UG 6) on the first floor and expand the use into the cellar and sub-cellar, contrary to use regulations (§42-14 (D)(2)(b)). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 2/26/13
3.	291-12-BZ	Rothkrug Rothkrug & Spector, LLP 301 West 125th Street, Manhattan Special permit (§73-36) to allow a physical culture establishment (<i>Blink</i>) within proposed commercial building. C4-4D zoning district. Community Board #10M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 2/12/13
4.	298-12-BZ	Kramer Levin Naftalis & Frankel LLP 726-730 Broadway, Manhattan Variance (§72-21) to permit the conversion of nine floors of an existing ten-story building to Use Group 3 college or university use (<i>New York University</i>), contrary to use regulations. M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 2/26/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, FEBRUARY 12, 2013
1:30 P.M.

BZ – CONTINUED HEARINGS		
5.	42-10-BZ	Sheldon Lobel, P.C. 2170 Mill Avenue, Brooklyn Variance (§72-21) to allow for a mixed use building, contrary to use (§22-10), floor area, lot coverage, open space (§23-141), maximum dwelling units (§23-22), and height (§23-631) regulations. R3-1/C2-2 zoning district. Community Board #18BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 4/9/13
6.	1-12-BZ	Law Office of Fredrick A. Becker 434 Sixth Avenue, Manhattan Special Permit (§73-36) for the operation of a physical culture establishment (<i>Moksha Yoga</i>) on the second floor of a six-story commercial building. C4-5 zoning district. Community Board #2M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 3/12/13
7.	16-12-BZ	Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn Special Permit (§73-19) to allow for a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). M1-2 zoning district. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 3/12/13
8.	55-12-BZ	Eric Palatnik, P.C. 762 Wythe Avenue, Brooklyn Special Permit (§73-19) to permit the legalization of an existing Use Group 3 religious-based, non-profit school (<i>Kollel L'Horoah</i>), contrary to use regulations (§42-00). M1-2 zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 3/12/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, FEBRUARY 12, 2013
1:30 P.M.

BZ – CONTINUED HEARINGS		
9.	56-12-BZ	Eric Palatnik, P.C. 168 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141); side yard (§23-461); and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/5/13
10.	67-12-BZ	Sheldon Lobel, P.C. 1442 First Avenue, Manhattan Variance (§72-21) to allow for the extension of an eating and drinking establishment to the second floor, contrary to use regulations (§32-421). C1-9 zoning district. Community Board #8M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 3/19/13
11.	82-12-BZ	Law Office of Fredrick A. Becker 2011 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family semi-detached home, contrary to floor area, open space and lot coverage (§23-141); side yards (§23-461); perimeter wall height (§23-631) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 3/12/13
12.	261-12-BZ	Sheldon Lobel, P.C. 1 York Street, Manhattan Special Permit (§73-36) for the operation of a physical culture establishment (<i>Barry's Bootcamp</i>) on the first and cellar floors of existing building. C6-2A (TMU) zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 2/12/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, FEBRUARY 12, 2013
1:30 P.M.

BZ – NEW CASES		
13.	149-12-BZ	Alexander Levkovich 154 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and lot coverage (§23-141(b)) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 3/12/13
14.	153-12-BZ	Harold Weinberg, P.E. 24/34 Cobek Court, Brooklyn Special Permit (§73-36) to legalize a physical culture establishment (<i>Fight Factory Gym</i>). M1-1/OP zoning district. Community Board #13BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 3/19/13
15.	199-12-BZ	Sheldon Lobel, P.C. 1517 Bushwick Avenue, Brooklyn Variance (§72-21) to construct a self-storage facility, contrary to maximum permitted floor area regulations. C8-1 and R6 zoning districts. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 3/19/13
16.	306-12-BZ	Eric Palatnik, P.C. 2955 Veterans Road West, Staten Island Special Permit (§73-36) to allow a physical culture establishment (<i>La Vida Massage</i>). M1-1 zoning district. Community Board #3SI
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 3/5/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 26, 2013

10:00 A.M.

SOC – DECISIONS

1.	20-08-BZ	Law Office of Fredrick A. Becker 53-55 Beach Street, Manhattan Extension of Time to Complete Construction of approved Special Permit (75-53) for the vertical enlargement to an existing warehouse (UG17) which expired on January 13, 2013. C6-2A zoning district. Community Board #1M Examiner: Henry Segovia (212) 386-0074 Status: Granted – 2/26/13
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SOC – CONTINUED HEARINGS

2.	135-46-BZ	Eric Palatnik, P.C. 3802 Avenue U, Brooklyn Extension of Term (§11-411) of approved variance which permitted an automotive service station (UG 16B) with accessory uses, which expired on January 29, 2012, and an amendment (§11-413) to convert the use to auto laundry (UG 16B) hand car wash; waiver for the Rules. R4 zoning district. Community Board #18BK Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 3/19/13
3.	410-68-BZ	Eric Palatnik, P.C. 85-05 Astoria Boulevard, Queens Extension of Term (§11-411) of approved variance which permitted the operation of (UG16B) automotive service station (<i>Citgo</i>) with accessory uses, which expired on November 26, 2008; Extension of Time to obtain a Certificate of Occupancy which expired on January 11, 2008; Waiver of the Rules. R3-2 zoning district. Community Board #3Q Examiner: Henry Segovia (212) 386-0074 Status: Adjourned, Continued Hearing – 3/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 26, 2013

10:00 A.M.

SOC – CONTINUED HEARINGS

4.	103-91-BZ	<p>Davidoff Hutcher & Citron, LLP 248-18 Sunrise Highway, Queens Extension of term of approved variance permitting an auto laundry use (UG 16B); Amendment to permit changes to the layout and extend hours of operation. C2-1/R3-2 zoning district. Community Board #13Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 4/9/13</p>
5.	197-08-BZ	<p>Stuart Klein, Esq. 341-349 Troy Avenue, aka 1515 Carroll Street, Brooklyn Amendment to an approved variance (§72-21) to permit a four-story and penthouse residential building, contrary to floor area and open space (§23-141), units (§23-22), front yard (§23-45), side yard (§23-462), and height (§23-631). Amendment seeks to reduce the number of units and parking and increase the size of the rooftop mechanical equipment. R4 zoning district. Community Board #9BK Examiner: Rory Levy (212) 386-0082 Status: Adjourned, Continued Hearing – 4/23/13</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 26, 2013

10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	239-02-BZ	Greenberg Traurig, LLP 110 Waverly Place, Manhattan Extension of Term of a previously-granted Variance (§72-21) for the continued operation of a Use Group 6A eating and drinking establishment (<i>Babbo</i>) located at the cellar level, ground floor, and second floor of the subject premises, which expired on December 17, 2012. R7-2 zoning district. Community Board #2M
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/23/13
7.	374-04-BZ	Greenberg Traurig, LLP 246 Front Street, Manhattan Extension of Time to complete construction of a previously-granted Variance (§72-21) for the development of a seven-story residential building with ground floor commercial space, which expired on October 18, 2009; Amendment to approved plans; and waiver of the Rules. C6-2A zoning district/SLMD. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 3/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 26, 2013

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
8.	103-12-A	Sheldon Lobel, P.C. 74-76 Adelphi Street, Brooklyn Appeal seeking a common law vested right to continue development commenced under the prior R6 zoning district. R5B zoning district. Community Board #2BK
		Examiner: Toni Matias (212) 386-0085
		Status: Reopened, Continued Hearing – 4/9/13
9.	108-12-A & 109-12-A	Davidoff Malito & Hutcher LLP 4612 Third Avenue, Brooklyn Appeal challenging Department of Buildings' determination that signs are not entitled to non-conforming use status as accessory business or non-commercial signs, pursuant to Z.R. §§42-58 and 52-61. Community Board #7BK
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 2/26/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 26, 2013
10:00 A.M.

APPEALS – CONTINUED HEARINGS

10.	89-07-A 92-07-A thru 95-07-A	Eric Palatnik, P.C. 460, 472, 476, 480 Thorneycroft Avenue and 281 Oakland Street, Staten Island Proposal to build three two-family and one one-family homes located within the bed of a mapped street (Thorneycroft Avenue), contrary to Section 35 of the General City Law. R3-2 Zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 3/19/13
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APPEALS – NEW CASES

11.	110-10-BZY	Sheldon Lobel, P.C. 123 Beach 93rd Street, Queens Extension of time to complete construction (§11-332) for an additional two years for a minor development, which expired on October 19, 2012. R5A zoning district. Community Board #14Q Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 3/19/13
12.	201-10-BZY	Kramer Levin Naftalis & Frankel 180 Orchard Street, Manhattan Extension of time to complete construction (§11-332) for an additional two years for a minor development, which will expire on March 15, 2013. C4-4A zoning district. Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 3/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 26, 2013

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
13.	288-12-A thru 290-12-A	Rothkrug Rothkrug & Spector LLP 319, 323, 327 Ramona Avenue, Staten Island Proposed construction of three two-family homes not fronting on a legally mapped street, contrary to General City Law Section 36. R3X (SRD) zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 4/9/13
14.	304-12-A	Eric Palatnik, P.C. 42-32 147th Street, Queens Proposed seven-story residential development located within mapped but inbuilt portion of Ash Avenue, contrary to General City Law Section 35. R6A zoning district. Community Board #7Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 4/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, FEBRUARY 26, 2013
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	157-11-BZ	Sheldon Lobel, P.C. 1968 Second Avenue, Manhattan Variance (§72-21) to allow for the legalization of an existing supermarket, contrary to rear yard (§33-261) and loading berth (§36-683) requirements. C1-5/R8A and R7A zoning districts. Community Board #11M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Withdrawn – 2/26/13
2.	61-12-BZ	Sheldon Lobel, P.C. 216 Lafayette Street, Manhattan Variance (§72-21) to permit a UG 6 restaurant in a portion of the cellar and first floor, contrary to use regulations (§42-10). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 2/26/13
3.	75-12-BZ	Sheldon Lobel, P.C. 547 Broadway, Manhattan Variance (§72-21) to permit the legalization of retail use (UG 6) on the first floor and expand the use into the cellar and sub-cellar, contrary to use regulations (§42-14 (D)(2)(b)). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 2/26/13
4.	159-12-BZ	Eric Palatnik, P.C. 94-07 156th Avenue, Queens Variance (§72-21) to allow for the enlargement of a Use Group 4 medical office building, contrary to rear yard requirements (§24-36). R3-2 zoning district. Community Board #10Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 2/26/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, FEBRUARY 26, 2013
1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	234-12-BZ	Rothkrug Rothkrug & Spector LLP 1776 Eastchester Road, Bronx Special Permit (§73-36) to allow a physical culture establishment (<i>L4 Fitness</i>). M1-1 zoning district. Community Board #11BX
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 2/26/13
6.	298-12-BZ	Kramer Levin Naftalis & Frankel LLP 726-730 Broadway, Manhattan Variance (§72-21) to permit the conversion of nine floors of an existing ten-story building to Use Group 3 college or university use (<i>New York University</i>), contrary to use regulations. M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 4/9/13

<i>BZ – CONTINUED HEARINGS</i>		
7.	35-11-BZ	The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Ohel</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), side yard (§24-35), rear yard (§24-36) and parking (§25-31). R2A zoning district. Community Board #13Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 4/23/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, FEBRUARY 26, 2013
1:30 P.M.

BZ – CONTINUED HEARINGS		
8.	63-12-BZ	Sheldon Lobel, P.C. 2701 Avenue N, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A House of Worship (<i>Khal Bnei Avrohom Yaakov</i>), which is contrary to floor area (24-11), lot coverage, front yard (24-34), side yard (24-35a) parking (25-31), height (24-521), and setback requirements. R2 zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 4/9/13
9.	106-12-BZ	Eric Palatnik, P.C. 2102 Jerome Avenue, Bronx Special Permit (§73-50) to permit the development of a new one-story retail store (UG 6), contrary to rear yard regulations (§33-292). C8-3 zoning district. Community Board #5BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 3/12/13
10.	233-12-BZ	Fried Frank Harris Shriver & Jacob 246-12 South Conduit Avenue, Queens Variance (§72-21) to legalize an advertising sign in a residential district, contrary to use regulations (§22-00). R3X zoning district. Community Board #13Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 3/19/13
11.	242-12-BZ	Sheldon Lobel, P.C. 1621-1629 61st Street, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A house of worship (<i>Congregation Toldos Yehuda</i>), contrary to height, setback, sky exposure plane, rear yard, and parking requirements. M1-1 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 4/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 26, 2013

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	285-12-BZ	Sheldon Lobel, P.C. 54 West 39th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Narita Bodyworks</i>) on the 4th floor of existing building. M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 3/12/13
13.	295-12-BZ	Sheldon Lobel, P.C. 49-33 Little Neck Parkway, Queens Variance (§72-21) to permit the expansion of a non-conforming Use Group 4 dentist's office, contrary to §52-22. R1-2 zoning district. Community Board #11Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 3/19/13
14.	302-12-BZ	Davidoff Hutcher & Citron LLP 32 West 18th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Lithe Method</i>). C6-4A zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 3/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, FEBRUARY 26, 2013
1:30 P.M.

BZ – NEW CASES		
15.	250-12-BZ	Law Office of Fredrick A. Becker 2410 Avenue S, 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); less than the required rear yard (§23-47) and perimeter wall height (§23-631). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/19/13
16.	315-12-BZ	Akerman Senterfitt, LLP 23-25 31st Street, Queens Special Permit (§73-50) to allow for a community facility building, contrary to rear yard requirements (§33-29). C4-3 zoning district. Community Board #1Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 3/19/13
17.	318-12-BZ	Rothkrug Rothkrug & Spector, LLP 45 Crosby Street, Manhattan Special permit (§73-36) to allow a physical culture establishment (<i>SoulCycle</i>) within a portion of an existing building. M1-5B zoning district. Community Board #2M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 3/19/13
18.	320-12-BZ	Rothkrug Rothkrug & Spector, LLP 23 West 116th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>). C4-5X zoning district. Community Board #10M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 3/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 5, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	130-88-BZ	Sheldon Lobel, P.C. 1007 Brooklyn Avenue aka 3602 Snyder Avenue, Brooklyn Extension of Term of approved Special Permit (§73-211) for the continued operation of UG 16B gasoline service station (<i>Gulf</i>) which expired on January 24, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on October 12, 2003; Waiver of the Rules. C2-2/R4 zoning district. Community Board #17BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/16/13
2.	211-00-BZ	Sheldon Lobel, P.C. 252 Norman Avenue, Brooklyn Extension of Time to complete construction of a previously approved variance (§72-21) which permitted the legalization of residential units on the second through fourth floors of a mixed use (UG 17 & 2) four-story building, which expired on April 17, 2005; Amendment for minor modification to the approved plans; Waiver of the Rules. M1-2 zoning district. Community Board #1BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 5, 2013
10:00 A.M.

SOC – NEW CASES		
3.	364-82-BZ	Troutman Sanders LLP 245-24 Horace Harding Expressway, Queens Extension of Term of a previously-granted Variance (§72-21) for the continued operation of a physical culture establishment (<i>Bally's Total Fitness</i>) which expired on January 18, 2013. C1-2/R3-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 4/9/13
4.	62-99-BZ	Akerman Senterfitt LLP 541 Lexington Avenue, Manhattan Extension of Term of a previously-approved Special Permit (§73-36) for the continued operation of a physical cultural establishment (<i>Bliss</i>) which expired on January 31, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on February 1, 2004; Waiver of Rules. C6-6 zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 5, 2013
10:00 A.M.

APPEAL – NEW CASES		
5.	292-12-A	Gary Lenhart, R.A. 19 Marion Walk, Queens Proposed reconstruction and enlargement of the existing single family dwelling located partially in the bed of a mapped street, contrary to Article 3, Section 35 of the General City Law; proposed upgrade of the existing private disposal system in the bed of the mapped street, contrary to Article 3, Section 35 of the General City Law. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 386-0085
		Status: Postponed Hearing – 3/19/13
6.	326-12-A thru 337-12-A	Gibson Dunn Appeals challenging the Department of Buildings determination to revoke 12 permits previously issued permitting business accessory signs on the basis that they appear to be advertising signs. <u>Borough of Manhattan</u> 52 Canal Street, C6-2 zoning district (CB 3) 1560 Second Avenue, C1-9 zoning district (CB 8) 2061 Second Avenue, R8A zoning district (CB 11) 2240 First Avenue, R7X zoning district (CB 11) 160 East 25th Street, C2-8 zoning district (CB 6) 289 Hudson Street, C6-2A zoning district (CB 9) 127 Ludlow Street, C4-4A zoning district (CB 3) 1786 Third Avenue, R8A zoning district (CB 11) 17 Avenue B, R7A zoning district (CB 3) 173 Bowery, C6-1 zoning district (CB 3) 240 Sullivan Street, R7-2 zoning district (CB 2) 361 Third Avenue, C1-6A zoning district (CB 3)
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 4/23/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 5, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	161-12-BZ	Francis R. Angelino, Esq. 81 East 98th Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Retro Fitness</i>) on the ground and second floor of an existing building. C8-2 zoning district. Community Board #16BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 3/5/13
2.	235-12-BZ	Slater & Beckerman, LLP 2771 Knapp Street, Brooklyn Special Permit (§73-242) to allow a one-story building to be used as four eating and drinking establishments (Use Group 6), contrary to use regulations (§32-00). C3 zoning district. Community Board #15BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 5/21/13
3.	241-12-BZ	Greenberg Traurig, LLP 8-12 Bond Street aka 358-364 Lafayette Street, Manhattan Variance (§72-21) to permit the construction of a new mixed residential and retail building, contrary to use regulations (§42-10 and 42-14D(2)(b)). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 3/5/13
4.	257-12-BZ	Law Office of Fredrick A. Becker 2359 East 5th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R4 (OP) zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 3/5/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 5, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	280-12-BZ	Law Office of Fredrick A. Becker 1249 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 3/5/13
6.	296-12-BZ	Rothkrug Rothkrug & Spector, LLP 2374 Grand Concourse, Bronx Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>) within existing building. C4-4 zoning district. Community Board #5BX
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 3/5/13

<i>BZ – CONTINUED HEARINGS</i>		
7.	56-12-BZ	Eric Palatnik, P.C. 168 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141); side yard (§23-461); and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 5, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	57-12-BZ	Eric Palatnik, P.C. 2670 East 12th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); side yards (§23-461); less than the required rear yard (§23-37). R4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 4/9/13
9.	148-12-BZ	Eric Palatnik, P.C. 981 East 29th Street, Brooklyn Special Permit (§73-621) for the enlargement of an existing single family semi-detached residence, contrary to floor area, lot coverage and open space (ZR23-141(b)). R4 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/9/13
10.	294-12-BZ	Eric Palatnik, P.C. 130 Clinton Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Everyday Athlete</i>). C5-2A/DB special zoning district. Community Board #2BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 4/9/13
11.	306-12-BZ	Eric Palatnik, P.C. 2955 Veterans Road West, Staten Island Special Permit (§73-36) to allow a physical culture establishment (<i>La Vida Massage</i>). M1-1 zoning district. Community Board #3SI
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 3/5/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 5, 2013
10:00 A.M.

BZ – NEW CASES		
12.	284-12-BZ	Sheldon Lobel, P.C. 2047 East 3rd 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) requirements. R2X (OP) zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/9/13
13.	313-12-BZ	Troutman Sanders LLP 1009 Flatbush Avenue, Brooklyn Special permit (§73-36) to allow the continued operation of the existing physical culture establishment (<i>Bally's Total Fitness</i>). C4-2/C4-4A zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 4/16/13
14.	314-12-BZ	Troutman Sanders LLP 350 West 50th Street, Manhattan Special permit (§73-36) to allow the continued operation of the existing physical culture establishment (<i>Bally's Total Fitness</i>). C6-4 (CL) zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 4/16/13
15.	325-12-BZ	Bryan Cave LLP 1273-1285 York Avenue, Manhattan Variance (§72-21) to permit a new Use Group 4 maternity hospital and ambulatory diagnostic or treatment health care facility (<i>New York Presbyterian Hospital</i>), contrary to modification of height and setback, lot coverage, rear yard, floor area and parking. R10/R9/R8 zoning districts. Community Board #8M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 4/16/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 5, 2013
10:00 A.M.

<i>BZ – NEW CASES</i>		
16.	341-12-BZ	Sheldon Lobel, P.C.
		403 Concord Avenue, Bronx
		Special Permit (§73-19) to permit a Use Group 3 school to occupy an existing building, contrary to use regulations (§42-00). M1-2 zoning district.
		Community Board #1BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 4/16/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 12, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	68-91-BZ	Sheldon Lobel, P.C. 223-15 Union Turnpike, Queens Extension of Term (§11-411) of an approved variance which permitted the operation of an automotive service station (UG 16B) with accessory uses, which expired on May 19, 2012; Amendment §11-412) to permit the legalization of certain minor interior partition changes and a request to permit automotive repair services on Sundays; Waiver of the Rules. R5D/C1-2 & R2A zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 3/12/13
2.	189-03-BZ	Eric Palatnik, P.C. 836 East 233rd Street, Bronx Extension of Term of a previously granted special permit (§73-211) for the continued operation of an automotive service station (<i>Shell</i>) with an accessory convenience store (UG 16B) which expires on October 21, 2013; Extension of Time to obtain a Certificate of Occupancy which expired on October 21, 2008; Waiver of the Rules. C2-2/R-5 zoning district. Community Board #12BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Deferred Decision – 4/9/13
3.	141-06-BZ	Eric Palatnik, P.C. 2084 60th Street, Brooklyn Extension of Time to complete construction of a previously approved variance (§72-21) permitting the construction of a three-story synagogue (<i>Congregation Tefiloh Ledovid</i>) which expired on June 19, 2011; Waiver of the Rules. R5 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 3/12/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 12, 2013

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	982-83-BZ	Rothkrug Rothkrug & Spector, LLP 191-20 Northern Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy of a previously granted variance for the continued operation of retail and office use (UG 6) which expired on July 19, 2012. R3-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 4/9/13
5.	18-02-BZ	Rothkrug Rothkrug & Spector, LLP 8610 Flatlands Avenue, Brooklyn Extension of Term (§11-411) of an approved variance for the continued operation of an automotive laundry (UG 16B) which expired on August 13, 2012. C2-3/R5D zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 4/16/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 12, 2013
10:00 A.M.

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 12, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	1-12-BZ	Law Office of Fredrick A. Becker 434 Sixth Avenue, Manhattan Special Permit (§73-36) for the operation of a physical culture establishment (<i>Moksha Yoga</i>) on the second floor of a six-story commercial building. C4-5 zoning district. Community Board #2M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 3/12/13
2.	55-12-BZ	Eric Palatnik, P.C. 762 Wythe Avenue, Brooklyn Special Permit (§73-19) to permit the legalization of an existing Use Group 3 religious-based, non-profit school (<i>Kollel L'Horoah</i>), contrary to use regulations (§42-00). M1-2 zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 3/12/13
3.	82-12-BZ	Law Office of Fredrick A. Becker 2011 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family semi-detached home, contrary to floor area, open space and lot coverage (§23-141); side yards (§23-461); perimeter wall height (§23-631) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 3/12/13
4.	106-12-BZ	Eric Palatnik, P.C. 2102 Jerome Avenue, Bronx Special Permit (§73-50) to permit the development of a new one-story retail store (UG 6), contrary to rear yard regulations (§33-292). C8-3 zoning district. Community Board #5BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 3/12/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 12, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	149-12-BZ	Alexander Levkovich 154 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and lot coverage (§23-141(b)) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 3/12/13
6.	285-12-BZ	Sheldon Lobel, P.C. 54 West 39th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Narita Bodyworks</i>) on the 4th floor of existing building. M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 3/12/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 12, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	16-12-BZ	Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn Special Permit (§73-19) to allow for a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). M1-2 zoning district. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 4/23/13
8.	195-12-BZ	Law Office of Eduardo J. Diaz 108-15 Cross Bay Boulevard, Queens Re-instatement (§11-411) of a previously approved variance which allowed a two-story office building (UG6) and four parking spaces, which expired on May 13, 2000. Waiver of the Rules. R4 zoning district. Community Board #10BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 4/16/13
9.	238-12-BZ	Harold Weinberg, P.E. 1713 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of single family home contrary floor area and lot coverage (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 12, 2013
10:00 A.M.

BZ – NEW CASES		
10.	312-12-BZ	Jay A. Segal, Esq. 29-37 Beekman Street, aka 165-169 William Street, Manhattan Variance (§72-21) to facilitate the construction of a new 34-story, 760-bed dormitory (<i>Pace University</i>), contrary to maximum permitted floor area. C6-4 district/Special Lower Manhattan District. Community Board #1M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 4/9/13
11.	316-12-BZ	Eric Palatnik, P.C. 37-20 Prince Street, Queens Special Permit (§73-36) to allow a proposed physical culture establishment (<i>Orient Retreat</i>). C4-2 zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 4/16/13
12.	323-12-BZ	Sheldon Lobel, P.C. 25 Broadway, Manhattan Special Permit (§73-36) to allow a proposed physical culture establishment (<i>Planet Fitness</i>). C5-5LM zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 4/23/13
13.	324-12-BZ	Sheldon Lobel, P.C. 45 76th Street, Brooklyn Special permit (§73-622) for the enlargement of an existing single family home, contrary to floor area regulations (23-141(b)). R3-1 zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/16/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 19, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	374-04-BZ	Greenberg Traurig, LLP 246 Front Street, Manhattan Extension of Time to complete construction of a previously-granted Variance (§72-21) for the development of a seven-story residential building with ground floor commercial space, which expired on October 18, 2009; Amendment to approved plans; and waiver of the Rules. C6-2A zoning district/SLMD. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 3/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 19, 2013
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
2.	551-37-BZ	Eric Palatnik, P.C. 233-02 Northern Boulevard, Queens Extension of Term (§11-411) of approved variance for the continued operation of an automobile repair shop (<i>Red's Auto Repair</i>) which expired on July 15, 2012; Waiver of the Rules. R1-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/16/13
3.	135-46-BZ	Eric Palatnik, P.C. 3802 Avenue U, Brooklyn Extension of Term (§11-411) of approved variance which permitted an automotive service station (UG 16B) with accessory uses, which expired on January 29, 2012, and an amendment (§11-413) to convert the use to auto laundry (UG 16B) hand car wash; waiver for the Rules. R4 zoning district. Community Board #18BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 4/16/13
4.	410-68-BZ	Eric Palatnik, P.C. 85-05 Astoria Boulevard, Queens Extension of Term (§11-411) of approved variance which permitted the operation of (UG16B) automotive service station (<i>Citgo</i>) with accessory uses, which expired on November 26, 2008; Extension of Time to obtain a Certificate of Occupancy which expired on January 11, 2008; Waiver of the Rules. R3-2 zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 4/23/13
5.	167-95-BZ	Walter T. Gorman, P.E. 121-18 Springfield Boulevard, Queens Extension of Term of a previously approved variance (§72-21) which permitted the maintenance and repairs of motor-operated cemetery equipment and accessory parking and storage of motor vehicles which expired on February 4, 2012; amendment to reduce the size of the area covered by the variance. R3A zoning district. Community Board #12Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 4/16/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 19, 2013
10:00 A.M.

SOC – NEW CASES		
6.	390-61-BZ	Peter Hirshman 148-150 East 33rd Street, Manhattan Extension of Time to obtain a Certificate of Occupancy of a previously approved variance permitting UG8 parking garage and an auto rental establishment (UG8) in the cellar level, which expired on December 13, 2012. R8B zoning district. Community Board #6M
		Examiner: Henry Segovia (212 386-0074)
		Status: Closed, Decision – 4/16/13
7.	11-80-BZ	Herrick, Feinstein, LLP 146 West 28th Street, Manhattan Amendment of previously approved variance (§72-21) which allowed conversion of the third through seventh floor from commercial to residential use. Amendment would permit the additional conversion of the second floor from commercial to residential use. M1-6 zoning district. Community Board #5M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 4/16/13
8.	543-91-BZ	Eric Palatnik P.C. 576-80 86th Street, Brooklyn Extension of Term of a previously approved variance (§72-21) permitting a one-story household appliance store (<i>P.C. Richards</i>) which expired on July 28, 2012; Waiver of the Rules. C4-2A/R4-1 zoning district. Community Board #10BK
		Examiner: Henry Segovia (212 386-0074)
		Status: Continued Hearing – 4/23/13
9.	78-08-BZ	Stephen Grasso 611 East 133rd Street, Bronx Extension of Time to Complete Construction of a previously granted Variance (72-21) to construct a five-story charter elementary school (<i>The South Bronx Charter School for International Cultures and the Arts</i>), which expired on August 26, 2012; Waiver of the Rules. M1-2/R-6A, MX-1(Special Mixed Use) zoning district. Community Board #1BX
		Examiner: Henry Segovia (212 386-0074)
		Status: Closed, Decision – 4/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 19, 2013
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
10.	110-10-BZY	Sheldon Lobel, P.C. 123 Beach 93rd Street, Queens Extension of time to complete construction (§11-332) for an additional two years for a minor development, which expired on October 19, 2012. R5A zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 3/19/13
11.	201-10-BZY	Kramer Levin Naftalis & Frankel 180 Orchard Street, Manhattan Extension of time to complete construction (§11-332) for an additional two years for a minor development, which will expire on March 15, 2013. C4-4A zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 3/19/13
12.	190-12-A thru 192-12-A	Davidoff Hutcher & Citron, LLP 42-45 12th Street, Queens Appeals from Department of Buildings' determination that signs are not entitled to continued legal status as advertising sign. M1-4 zoning district. Community Board #2Q
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 4/9/13
13.	197-12-A	Davidoff Hutcher & Citron LLP 1-37 12th Street, Brooklyn Appeal from Department of Buildings' determination that a sign is not entitled to continued legal status as advertising sign. M1-2/M2-1 zoning district. Community Board #7BK
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 4/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 19, 2013
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
14.	203-12-A	<p>Davidoff Hutcher & Citron LLP 442 West 36th Street, Manhattan Appeal from Department of Buildings' determination that a sign is not entitled to continued legal status as advertising sign. C2-5 /HY zoning district. Community Board #4M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Deferred Decision – 4/9/13</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
15.	89-07-A 92-07-A thru 95-07-A	<p>Eric Palatnik, P.C. 460, 472, 476, 480 Thorneycroft Avenue and 281 Oakland Street, Staten Island Proposal to build three two-family and one one-family homes located within the bed of a mapped street (Thorneycroft Avenue), contrary to Section 35 of the General City Law. R3-2 Zoning district. Community Board #3SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Adjourned, Continued Hearing – 4/23/13</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 19, 2013
10:00 A.M.

APPEAL – NEW CASES		
16.	251-12-A	Davidoff Hutcher & Citron LLP 330 East 59th Street, Manhattan Appeal from Department of Buildings' determination that a sign is not entitled to continued non-conforming use status as an advertising sign. C2-5 Zoning District. Community Board # 6M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/7/13
17.	292-12-A	Gary Lenhart, R.A. 19 Marion Walk, Queens Proposed reconstruction and enlargement of existing single-family dwelling located partially in the bed of a mapped street, contrary to Article 3, Section 35 of the General City Law; proposed upgrade of the existing private disposal system in the bed of the mapped street, contrary to Article 3, Section 35 of the General City Law. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 3/19/13
18.	297-12-A	Law Office of Fredrick A. Becker 28-18/20 Astoria Boulevard, Queens Appeal seeking a determination that the owner of the premises has acquired a common law vested right to complete construction commenced under the prior R6 zoning district. R6-A/C1-1 zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 4/23/13
19.	307-12-A	Gary Lenhart 25 Olive Walk, Queens, Queens Reconstruction and enlargement of existing single-family dwelling not fronting a mapped street, contrary to Article 3, section 36 of the General City law. The proposed upgrade of the existing non-conforming private disposal system located partially in the bed of the service road, contrary to building department policy. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 3/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 19, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	67-12-BZ	Sheldon Lobel, P.C. 1442 First Avenue, Manhattan Variance (§72-21) to allow for the extension of an eating and drinking establishment to the second floor, contrary to use regulations (§32-421). C1-9 zoning district. Community Board #8M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Withdrawn – 3/19/13
2.	233-12-BZ	Fried Frank Harris Shriver & Jacob 246-12 South Conduit Avenue, Queens Variance (§72-21) to legalize an advertising sign in a residential district, contrary to use regulations (§22-00). R3X zoning district. Community Board #13Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 3/19/13
3.	302-12-BZ	Davidoff Hutcher & Citgron LLP 32 West 18th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Litbe Method</i>). C6-4A zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Withdrawn – 3/19/13
4.	318-12-BZ	Rothkrug Rothkrug & Spector, LLP 45 Crosby Street, Manhattan Special permit (§73-36) to allow a physical culture establishment (<i>SoulCycle</i>) within a portion of an existing building. M1-5B zoning district. Community Board #2M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 3/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 19, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	320-12-BZ	Rothkrug Rothkrug & Spector, LLP 23 West 116th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>). C4-5X zoning district. Community Board #10M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 3/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 19, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
6.	56-12-BZ	Eric Palatnik, P.C. 168 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141); side yard (§23-461); and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212 386-0074)
		Status: Adjourned, Continued Hearing – 4/16/13
7.	153-12-BZ	Harold Weinberg, P.E. 24/34 Cobek Court, Brooklyn Special Permit (§73-36) to legalize a physical culture establishment (<i>Fight Factory Gym</i>). M1-1/OP zoning district. Community Board #13BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 4/23/13
8.	199-12-BZ	Sheldon Lobel, P.C. 1517 Bushwick Avenue, Brooklyn Variance (§72-21) to construct a self-storage facility, contrary to maximum permitted floor area regulations. C8-1 and R6 zoning districts. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 4/23/13
9.	250-12-BZ	Law Office of Fredrick A. Becker 2410 Avenue S, 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); less than the required rear yard (§23-47) and perimeter wall height (§23-631). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212 386-0074)
		Status: Continued Hearing – 4/16/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 19, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
10.	295-12-BZ	Sheldon Lobel, P.C. 49-33 Little Neck Parkway, Queens Variance (§72-21) to permit the expansion of a non-conforming Use Group 4 dentist's office, contrary to §52-22. R1-2 zoning district. Community Board #11Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 4/23/13
11.	315-12-BZ	Akerman Senterfitt, LLP 23-25 31st Street, Queens Special Permit (§73-50) to allow for a community facility building, contrary to rear yard requirements (§33-29). C4-3 zoning district. Community Board #1Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 4/23/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 19, 2013
10:00 A.M.

BZ – NEW CASES		
12.	321-12-BZ	Dennis D. Dell'Angelo 22 Girard 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 floor area (§23-141); perimeter wall height (§23-631) and less than the required rear yard ZR 23-47. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212 386-0074)
		Status: Postponed Hearing – 4/16/13
13.	338-12-BZ	Eric Palatnik, P.C. 164-20 Northern Boulevard, Queens Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Metro Gym</i>) located in an existing one-story and cellar commercial building. C2-2/R5B zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 5/7/13
14.	1-13-BZ	Sheldon Lobel, P.C. 420 Fifth Avenue, aka 408 Fifth Avenue, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Reebok Crossfit</i>) at the cellar of an existing building. C5-3 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 4/23/13
15.	7-13-BZ	Law Office of Fredrick A. Becker 1644 Madison Place, Brooklyn Special Permit (§73-621) for the enlargement of a single-family home, contrary to floor area, open space and lot coverage (§23-141). R3-2 zoning district. Community Board #18BK
		Examiner: Henry Segovia (212 386-0074)
		Status: Closed, Decision – 4/23/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 19, 2013

10:00 A.M.

BZ – NEW CASES		
16.	9-13-BZ	Slater & Beckerman PC
		2626-2628 Broadway, Manhattan
		Special Permit (§73-201) to allow a Use Group 8 motion picture theater (<i>Alamo Drafthouse Cinema</i>), contrary to use regulations (§32-17). R9A/C1-5 zoning district.
		Community Board#7M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 4/16/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 9, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	364-82-BZ	Troutman Sanders LLP 245-24 Horace Harding Expressway, Queens Extension of Term of a previously-granted Variance (§72-21) for the continued operation of a physical culture establishment (<i>Bally's Total Fitness</i>) which expired on January 18, 2013. C1-2/R3-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 4/9/13
2.	189-03-BZ	Eric Palatnik, P.C. 836 East 233rd Street, Bronx Extension of Term of a previously granted special permit (§73-211) for the continued operation of an automotive service station (<i>Shell</i>) with an accessory convenience store (UG 16B) which expires on October 21, 2013; Extension of Time to obtain a Certificate of Occupancy which expired on October 21, 2008; Waiver of the Rules. C2-2/R-5 zoning district. Community Board #12BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 4/9/13
3.	78-08-BZ	Stephen Grasso 611 East 133rd Street, Bronx Extension of Time to Complete Construction of a previously granted Variance (72-21) to construct a five-story charter elementary school (<i>The South Bronx Charter School for International Cultures and the Arts</i>), which expired on August 26, 2012; Waiver of the Rules. M1-2/R-6A, MX-1(Special Mixed Use) zoning district. Community Board #1BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 4/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 9, 2013
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	982-83-BZ	Rothkrug Rothkrug & Spector, LLP 191-20 Northern Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy of a previously granted variance for the continued operation of retail and office use (UG 6) which expired on July 19, 2012. R3-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/14/13
5.	103-91-BZ	Davidoff Hutter & Citron, LLP 248-18 Sunrise Highway, Queens Extension of term of approved variance permitting an auto laundry use (UG 16B); Amendment to permit changes to the layout and extend hours of operation. C2-1/R3-2 zoning district. Community Board #13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 4/23/13
6.	62-99-BZ	Akerman Senterfitt LLP 541 Lexington Avenue, Manhattan Extension of Term of a previously-approved Special Permit (§73-36) for the continued operation of a physical cultural establishment (<i>Bliss</i>) which expired on January 31, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on February 1, 2004; Waiver of Rules. C6-6 zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 4/23/13
7.	211-00-BZ	Sheldon Lobel, P.C. 252 Norman Avenue, Brooklyn Extension of Time to complete construction of a previously approved variance (§72-21) which permitted the legalization of residential units on the second through fourth floors of a mixed use (UG 17 & 2) four-story building, which expired on April 17, 2005; Amendment for minor modification to the approved plans; Waiver of the Rules. M1-2 zoning district. Community Board #1BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 4/23/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 9, 2013
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	1073-62-BZ	Peter Hirshman 305 East 40th Street, Manhattan Extension of Term of a previously approved variance (MDL Section 60 (1d)), permitting 108 tenant parking spaces for transient use within an accessory garage, which expires on March 5, 2013, C1-9/R10 zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 5/7/13
9.	1111-62-BZ	Peter Hirshman 201 East 56th Street, Manhattan Extension of Term of a previously approved variance (MDL Section 60 (3)) permitting the use of tenant parking spaces for transient use within an accessory garage, which expires on March 26, 2013. C6-6, C5-2 and C1-9 zoning district. Community Board #6M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 5/7/13
10.	8-98-BZ	Sheldon Lobel, P.C. 106-108 West 13th Street, Manhattan Amendment of a previously approved variance (§72-21) which permitted limited commercial uses in the cellar of a building located in a residential zoning district. The amendment seeks to permit additional UG 6 uses, excluding restaurant use, expand the limited operation hours, and remove the term restriction. R6 zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 5/7/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 9, 2013
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
11.	119-11-A	Bryan Cave LLP 2230-2234 Kimball Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under prior zoning regulations in effect on July 14, 2005. R4 zoning district. Community Board #18BK
		Examiner: Toni Matias (212) 386-0085
		Status: Off-Calendar
12.	190-12-A thru 192-12-A	Davidoff Hutcher & Citron, LLP 42-45 12th Street, Queens Appeals from Department of Buildings' determination that signs are not entitled to continued legal status as advertising sign. M1-4 zoning district. Community Board #2Q
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 4/9/13
13.	197-12-A	Davidoff Hutcher & Citron LLP 1-37 12th Street, Brooklyn Appeal from Department of Buildings' determination that a sign is not entitled to continued legal status as advertising sign. M1-2/M2-1 zoning district. Community Board #7BK
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 4/9/13
14.	203-12-A	Davidoff Hutcher & Citron LLP 442 West 36th Street, Manhattan Appeal from Department of Buildings' determination that a sign is not entitled to continued legal status as advertising sign. C2-5 /HY zoning district. Community Board #4M
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 4/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 9, 2013
10:00 A.M.

APPEALS – DECISIONS		
15.	15-13-A thru 49-13-A	<p>Eric Palatnik, P.C. 16, 20, 24, 28, 32, 36, 40, 44, 48, 52, 56, 60, 64, 68, 78, 84, 90, 96, 102, 108, 75, 79, 85, 89, 93, 99, 105, 109, 115, 119 Berkshire Lane; 19, 23, 27, 31, 35, Wiltshire Lane, Staten Island</p> <p>Proposed construction of thirty-five (35) one and two-family dwellings that do not front on a legally mapped street, contrary to General City Law Section 36. R3-1(SRD) zoning district.</p> <p>Community Board #3SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 4/9/13</p>

APPEALS – CONTINUED HEARINGS		
16.	10-10-A	<p>New York City Board of Standards and Appeals 1882 East 12th Street, Brooklyn</p> <p>Reopening for a court remand to review the validity of the permit at issue in a prior vested rights application.</p> <p>Community Board #15BK</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 5/21/13</p>
17.	103-12-A	<p>Sheldon Lobel, P.C. 74-76 Adelphi Street, Brooklyn</p> <p>Appeal seeking a common law vested right to continue development commenced under the prior R6 zoning district. R5B zoning district.</p> <p>Community Board #2BK</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 5/7/13</p>
18.	288-12-A thru 290-12-A	<p>Rothkrug Rothkrug & Spector LLP 319, 323, 327 Ramona Avenue, Staten Island</p> <p>Proposed construction of three two-family homes not fronting on a legally mapped street, contrary to General City Law Section 36. R3X (SRD) zoning district.</p> <p>Community Board #3SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 5/7/13</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 9, 2013
10:00 A.M.

APPEALS – CONTINUED HEARINGS

19.	304-12-A	Eric Palatnik, P.C. 42-32 147th Street, Queens Proposed seven-story residential development located within mapped but inbuilt portion of Ash Avenue, contrary to General City Law Section 35. R6A zoning district. Community Board #7Q
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 5/7/13

APPEAL – NEW CASES

20.	256-12-A	Davidoff Hutter & Citron LLP 195 Havemeyer Street, Brooklyn Appeal challenging Department of Buildings' determination that a sign is not entitled to continued non-conforming use status as an advertising sign. C4-3 zoning district. Community Board #1BK
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/21/13
21.	265-12-A thru 266-12-A	Watchel Masyr & Missry, LLP 980 Brush Avenue, Bronx Appeal challenging Department of Buildings' determination that a sign is not entitled to continued non-conforming use status as an advertising sign. M1-2 & R4/C2-1 zoning district. Community Board #10BX
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 5/14/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 9, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	43-12-BZ	Watchtel Masyr & Missry, LLP 25 Great Jones Street, Manhattan Variance (§72-21) to permit a residential building, contrary to use regulations (§42-00). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 6/4/13
2.	57-12-BZ	Eric Palatnik, P.C. 2670 East 12th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); side yards (§23-461); less than the required rear yard (§23-37). R4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 4/9/13
3.	242-12-BZ	Sheldon Lobel, P.C. 1621-1629 61st Street, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A house of worship (<i>Congregation Toldos Yehuda</i>), contrary to height, setback, sky exposure plane, rear yard, and parking requirements. M1-1 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 386-0082
		Status: Deferred Decision – 5/7/13
4.	294-12-BZ	Eric Palatnik, P.C. 130 Clinton Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Everyday Athlete</i>). C5-2A/DB special zoning district. Community Board #2BK
		Examiner: Rory Levy (212) 386-0082
		Status: Deferred Decision – 5/7/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 9, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	298-12-BZ	Kramer Levin Naftalis & Frankel LLP 726-730 Broadway, Manhattan Variance (§72-21) to permit the conversion of nine floors of an existing ten-story building to Use Group 3 college or university use (<i>New York University</i>), contrary to use regulations. M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 5/7/13
6.	312-12-BZ	Greenberg Traurig 29-37 Beekman Street aka 165-169 William Street, Manhattan Variance (§72-21) to facilitate the construction of a new 34-story, 760-bed dormitory (<i>Pace University</i>), contrary to maximum permitted floor area. C6-4 district/Special Lower Manhattan District. Community Board #1M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 4/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 9, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	42-10-BZ	Sheldon Lobel, P.C. 2170 Mill Avenue, Brooklyn Variance (§72-21) to allow for a mixed use building, contrary to use (§22-10), floor area, lot coverage, open space (§23-141), maximum dwelling units (§23-22), and height (§23-631) regulations. R3-1/C2-2 zoning district. Community Board #18BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 5/7/13
8.	50-12-BZ	Gerald J. Caliendo, R.A., AIA 177-60 South Conduit Avenue, Queens Variance (§72-21) to allow for the construction of a commercial building, contrary to use regulations (§22-00). R3-2 zoning district. Community Board #12Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 5/14/13
9.	63-12-BZ	Sheldon Lobel, P.C. 2701 Avenue N, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A House of Worship (<i>Khal Bnei Avrohom Yaakov</i>), which is contrary to floor area (24-11), lot coverage, front yard (24-34), side yard (24-35a) parking (25-31), height (24-521), and setback requirements. R2 zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 5/21/13
10.	72-12-BZ	Watchtel Masyr & Missry, LLP 213-223 Flatbush Avenue, Brooklyn Variance (§72-21) to allow for the construction of a new mixed use building, contrary to off-street parking (§25-23), floor area, open space, lot coverage (§23-145), maximum base height and maximum building height (§23-633) regulations. R7A/C2-4 and R6B zoning districts. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 7/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 9, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	148-12-BZ	Eric Palatnik, P.C. 981 East 29th Street, Brooklyn Special Permit (§73-621) for the enlargement of an existing single family semi-detached residence, contrary to floor area, lot coverage and open space (ZR23-141(b)). R4 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/7/13
12.	238-12-BZ	Harold Weinberg, P.E. 1713 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of single family home contrary floor area and lot coverage (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/23/13
13.	284-12-BZ	Sheldon Lobel, P.C. 2047 East 3rd 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) requirements. R2X (OP) zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/7/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 9, 2013
10:00 A.M.

BZ – NEW CASES		
14.	138-12-BZ	Harold Weinberg, P.E. 2051 East 19th Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to a single family residence, contrary to side yard requirement (§23-461). R-5 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/7/13
15.	139-12-BZ	Gerald J. Caliendo, RA, AIA, PC 34-10 12th Street, Queens Special Permit (§73-53) to allow the enlargement of an existing non-conforming manufacturing building, contrary to use regulations (§22-00). R5 zoning district. Community Board #1Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 5/14/13
16.	293-12-BZ	Eric Palatnik, P.C. 1245 83rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141(b)) and side yard (§23-461(a)) regulations. R3X zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/14/13
17.	3-13-BZ	Wachtel Masyr Missry LLP 3231-3251 Richmond Avenue, aka 806 Arthur Kill Road, S.I. Special Permit (§73-36) to allow a physical culture establishment (<i>LA Fitness</i>). C4-1 (SRD) zoning district. Community Board #3SI
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 5/7/13
18.	4-13-BZ	Francis R. Angelino, Esq. 1623 Flatbush Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Retro Fitness</i>). C8-2 zoning district. Community Board #17BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 5/7/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 16, 2013

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	390-61-BZ	Peter Hirshman 148-150 East 33rd Street, Manhattan Extension of Time to obtain a Certificate of Occupancy of a previously approved variance permitting UG8 parking garage and an auto rental establishment (UG8) in the cellar level, which expired on December 13, 2012. R8B zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 4/16/13
2.	167-95-BZ	Walter T. Gorman, P.E. 121-18 Springfield Boulevard, Queens Extension of Term of a previously approved variance (§72-21) which permitted the maintenance and repairs of motor-operated cemetery equipment and accessory parking and storage of motor vehicles which expired on February 4, 2012; amendment to reduce the size of the area covered by the variance. R3A zoning district. Community Board #12Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 4/16/13
3.	18-02-BZ	Rothkrug Rothkrug & Spector, LLP 8610 Flatlands Avenue, Brooklyn Extension of Term (§11-411) of an approved variance for the continued operation of an automotive laundry (UG 16B) which expired on August 13, 2012. C2-3/R5D zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 4/16/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 16, 2013
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	551-37-BZ	Eric Palatnik, P.C. 233-02 Northern Boulevard, Queens Extension of Term (§11-411) of approved variance for the continued operation of an automobile repair shop (<i>Red's Auto Repair</i>) which expired on July 15, 2012; Waiver of the Rules. R1-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 5/7/13
5.	135-46-BZ	Eric Palatnik, P.C. 3802 Avenue U, Brooklyn Extension of Term (§11-411) of approved variance which permitted an automotive service station (UG 16B) with accessory uses, which expired on January 29, 2012, and an amendment (§11-413) to convert the use to auto laundry (UG 16B) hand car wash; waiver for the Rules. R4 zoning district. Community Board #18BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 5/7/13
6.	11-80-BZ	Herrick, Feinstein, LLP 146 West 28th Street, Manhattan Amendment of previously approved variance (§72-21) which allowed conversion of the third through seventh floor from commercial to residential use. Amendment would permit the additional conversion of the second floor from commercial to residential use. M1-6 zoning district. Community Board #5M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 5/7/13
7.	130-88-BZ	Sheldon Lobel, P.C. 1007 Brooklyn Avenue aka 3602 Snyder Avenue, Brooklyn Extension of Term of approved Special Permit (§73-211) for the continued operation of UG 16B gasoline service station (<i>Gulf</i>) which expired on January 24, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on October 12, 2003; Waiver of the Rules. C2-2/R4 zoning district. Community Board #17BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 5/7/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 16, 2013
10:00 A.M.

SOC – NEW CASES		
8.	326-02-BZ	Sheldon Lobel, P.C. 2228-2238 Church Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-36) for the continued operation of physical culture establishment (<i>Planet Fitness</i>) which expires on November 5, 2013; Amendment to allow the extension of use to the building's first floor, and change in ownership. C4-4A zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 5/14/13
9.	341-02-BZ	Sheldon Lobel, P.C. 231 East 58th Street, Manhattan Extension of Term of a previously approved Variance (§72-21) for the continued UG6 retail use on the first floor of a five-story building, which expired on April 8, 2013. R-8B zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/14/13
10.	150-04-BZ	Sheldon Lobel, P.C. 129 Elizabeth Street, Manhattan Extension of Time to Complete Construction of a previously approved Variance (§72-21) to build a new four-story residential building with a retail store and one-car garage, which expired on March 29, 2009; Waiver of the Rules. C6-2G LI (<i>Special Little Italy</i>) zoning district. Community Board #2M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 5/14/13
11.	55-06-BZ	Rampulla Associates Architects 31 Nadine Street, Staten Island Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a three-story with cellar, office building (UG 6B), which expired on January 23, 2011; Waiver of the Rules. C1-1(NA-1) zoning district. Community Board # 2SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 5/14/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 16, 2013
10:00 A.M.

APPEALS – DECISIONS		
12.	310-12-A	Herrick, Feinstein 141 East 88th Street, Manhattan Appeal to the Multiple Dwelling Law section 310(2)(a) to permit the reclassification of a partially occupied residential building, a rehabilitation and a rooftop addition. C1-8X zoning district. Community Board #8M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 4/16/13

APPEAL – NEW CASES		
13.	493-73-A	Sheldon Lobel, P.C. 328 West 83rd Street, Manhattan Extension of Term of an approved appeal to Multiple Dwelling Law Section 310 to permit a superintendent's apartment in the cellar, which expired on March 20, 2004, an amendment to eliminate the term, an extension of time to obtain a Certificate of Occupancy, and a waiver of the Rules. R10A /R8B Zoning District. Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 5/14/13
14.	267-12-A	Davidoff Hutter & Citron LLP 691 East 133rd Street, Bronx Appeal from Department of Buildings' determination that the sign is not entitled to continued non-conforming use status as an advertising sign. M1-2 & R6A zoning district. Community Board #1BX
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/21/13
15.	79-13-A	Law Offices of Howard B. Hornstein 807 Park Avenue, Manhattan Appeal from Department of Buildings' determination regarding the status of a zoning lot and reliance on the Certificate of Occupancy's recognition of the zoning lot. R10(Pl) zoning district. Community Board #8M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/21/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 16, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	313-12-BZ	Troutman Sanders LLP 1009 Flatbush Avenue, Brooklyn Special permit (§73-36) to allow the continued operation of the existing physical culture establishment (<i>Bally's Total Fitness</i>). C4-2/C4-4A zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 4/16/13
2.	314-12-BZ	Troutman Sanders LLP 350 West 50th Street, Manhattan Special permit (§73-36) to allow the continued operation of the existing physical culture establishment (<i>Bally's Total Fitness</i>). C6-4 (CL) zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 4/16/13
3.	316-12-BZ	Eric Palatnik, P.C. 37-20 Prince Street, Queens Special Permit (§73-36) to allow a proposed physical culture establishment (<i>Orient Retreat</i>). C4-2 zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 4/16/13
4.	325-12-BZ	Bryan Cave LLP 1273-1285 York Avenue, Manhattan Variance (§72-21) to permit a new Use Group 4 maternity hospital and ambulatory diagnostic or treatment health care facility (<i>New York Presbyterian Hospital</i>), contrary to modification of height and setback, lot coverage, rear yard, floor area and parking. R10/R9/R8 zoning districts. Community Board #8M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 5/14/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 16, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	341-12-BZ	Sheldon Lobel, P.C. 403 Concord Avenue, Bronx Special Permit (§73-19) to permit a Use Group 3 school to occupy an existing building, contrary to use regulations (§42-00). M1-2 zoning district. Community Board #1BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 4/16/13

<i>BZ – CONTINUED HEARINGS</i>		
6.	56-12-BZ	Eric Palatnik, P.C. 168 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141); side yard (§23-461); and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 5/14/13
7.	195-12-BZ	Law Office of Eduardo J. Diaz 108-15 Cross Bay Boulevard, Queens Re-instatement (§11-411) of a previously approved variance which allowed a two-story office building (UG6) and four parking spaces, which expired on May 13, 2000. Waiver of the Rules. R4 zoning district. Community Board #10BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 6/4/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 16, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	250-12-BZ	Law Office of Fredrick A. Becker 2410 Avenue S, 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); less than the required rear yard (§23-47) and perimeter wall height (§23-631). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/14/13
9.	324-12-BZ	Sheldon Lobel, P.C. 45 76th Street, Brooklyn Special permit (§73-622) for the enlargement of an existing single family home, contrary to floor area regulations (23-141(b)). R3-1 zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/14/13
10.	9-13-BZ	Slater & Beckerman PC 2626-2628 Broadway, Manhattan Special Permit (§73-201) to allow a Use Group 8 motion picture theater (<i>Alamo Drafthouse Cinema</i>), contrary to use regulations (§32-17). R9A/C1-5 zoning district. Community Board #7M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 5/14/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 16, 2013
10:00 A.M.

BZ – NEW CASES		
11.	135-11-BZ/ 136-11-A	Eric Palatnik, P.C. 2080 Clove Road, Staten Island Variance (§72-21) to allow for the construction of a commercial use (UG6), contrary to use regulations (§22-00). Proposed construction is also located within a mapped but not built portion of a street (Clove Road and Sheridan Avenue), contrary to General City Law Section 35. R3-2 zoning district. Community Board #2SI
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 6/11/13
12.	59-12-BZ/ 60-12-A	Mitchell S. Ross, Esq. 240-27 Depew Avenue, Queens Variance (§72-21) to allow the enlargement of an existing home, contrary to front yard (§23-45) regulations. Proposed construction is also located within a mapped but unbuilt portion of a street, contrary to General City Law Section 35. R1-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 5/21/13
13.	321-12-BZ	Dennis D. Dell'Angelo 22 Girard 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 floor area (§23-141); perimeter wall height (§23-631) and rear yard (§23-47) regulations R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/21/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 16, 2013

10:00 A.M.

BZ – NEW CASES		
14.	12-13-BZ	Law Office of Fredrick A. Becker 2057 Ocean Parkway, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to side yards (§23-461) and rear yard (§23-47) regulations. R5/Ocean Parkway Special zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 5/14/13
15.	52-13-BZ	Rothkrug Rothkrug & Spector LLP 126 Leroy Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>SoulCycle</i>) within a portion of an existing building. M1-5 zoning district. Community Board #2M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 5/14/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 23, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	62-99-BZ	Akerman Senterfitt LLP 541 Lexington Avenue, Manhattan Extension of Term of a previously-approved Special Permit (§73-36) for the continued operation of a physical cultural establishment (<i>Bliss</i>) which expired on January 31, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on February 1, 2004; Waiver of Rules. C6-6 zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 4/23/13
2.	211-00-BZ	Sheldon Lobel, P.C. 252 Norman Avenue, Brooklyn Extension of Time to complete construction of a previously approved variance (§72-21) which permitted the legalization of residential units on the second through fourth floors of a mixed use (UG 17 & 2) four-story building, which expired on April 17, 2005; Amendment for minor modification to the approved plans; Waiver of the Rules. M1-2 zoning district. Community Board #1BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 4/23/13

<i>SOC – CONTINUED HEARINGS</i>		
3.	410-68-BZ	Eric Palatnik, P.C. 85-05 Astoria Boulevard, Queens Extension of Term (§11-411) of approved variance which permitted the operation of (UG16B) automotive service station (<i>Citgo</i>) with accessory uses, which expired on November 26, 2008; Extension of Time to obtain a Certificate of Occupancy which expired on January 11, 2008; Waiver of the Rules. R3-2 zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/21/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 23, 2013
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	103-91-BZ	Davidoff Hutcher & Citron, LLP 248-18 Sunrise Highway, Queens Extension of term of approved variance permitting an auto laundry use (UG 16B); Amendment to permit changes to the layout and extend hours of operation. C2-1/R3-2 zoning district. Community Board #13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 5/14/13
5.	543-91-BZ	Eric Palatnik P.C. 576-80 86th Street, Brooklyn Extension of Term of a previously approved variance (§72-21) permitting a one-story household appliance store (<i>P.C. Richards</i>) which expired on July 28, 2012; Waiver of the Rules. C4-2A/R4-1 zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Withdrawn – 4/23/13
6.	239-02-BZ	Greenberg Traurig, LLP 110 Waverly Place, Manhattan Extension of Term of a previously-granted Variance (§72-21) for the continued operation of a Use Group 6A eating and drinking establishment (<i>Babbo</i>) located at the cellar level, ground floor, and second floor of the subject premises, which expired on December 17, 2012. R7-2 zoning district. Community Board #2M
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/11/13
7.	197-08-BZ	Stuart Klein, Esq. 341-349 Troy Avenue aka 1515 Carroll Street, Brooklyn Amendment to an approved variance (§72-21) to permit a four-story and penthouse residential building, contrary to floor area and open space (§23-141), units (§23-22), front yard (§23-45), side yard (§23-462), and height (§23-631). Amendment seeks to reduce the number of units and parking and increase the size of the rooftop mechanical equipment. R4 zoning district. Community Board #9BK
		Examiner: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 6/4/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 23, 2013
10:00 A.M.

SOC – NEW CASES		
8.	853-53-BZ	Carl A. Sulfaro, Esq. 2402/16 Knapp Street, Brooklyn Amendment (§11-412) to a previously-granted Automotive Service Station (<i>Mobil</i>) (UG 16B), with accessory uses, to enlarge the use and convert service bays to an accessory convenience store. C2-2/R3-2 zoning district. Community Board# 15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/21/13
9.	718-68-BZ	Sheldon Lobel, P.C. 71-08 Northern Boulevard, Queens Amendment to a previously-granted Special Permit (§73-211) for an automotive service station. The amendment proposes additional fuel dispensing islands and conversion of existing service bays to an accessory convenience store. C2-2/R5 zoning district. Community Board #3Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 5/21/13
10.	292-01-BZ	Law Office of Fredrick A. Becker 69/71 MacDougal Street, Manhattan Extension of Term of a previously-granted Variance (§72-21) which permitted the legalization of a new dining room and accessory storage for a UG6 eating and drinking establishment (<i>Villa Mosconi</i>), which expired on January 7, 2013. R7-2 zoning district. Community Board #2M
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/21/13
11.	58-10-BZ	Sheldon Lobel, P.C. 16 Eckford Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a previously-granted Special Permit (§73-36) for a physical culture establishment (<i>Quick Fitness</i>), which expired on February 14, 2013. M1-2/R6A zoning district. Community Board #1BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 5/21/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 23, 2013
10:00 A.M.

APPEAL – DECISIONS		
12.	144-12-A	Law Offices of Marvin Mitzner LLC 339 West 29th Street, Manhattan Appeal of the Multiple Dwelling Law pursuant to §310 to allow the enlargement to a five-story building, contrary to §171(2)(f). R8B zoning district. Community Board #4M
		Examiner: Toni Matias (212) 386-0085
		Status: Off Calendar – 4/23/13
13.	297-12-A	Law Office of Fredrick A. Becker 28-18/20 Astoria Boulevard, Queens Appeal seeking a determination that the owner of the premises has acquired a common law vested right to complete construction commenced under the prior R6 zoning district. R6-A/C1-1 zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 4/23/13
14.	326-12-A thru 337-12-A	Gibson Dunn Appeals challenging the Department of Buildings determination to revoke 12 permits previously issued permitting business accessory signs on the basis that they are appear to be advertising signs. <u>Borough of Manhattan</u> 52 Canal Street, C6-2 zoning district (CB 3) 1560 Second Avenue, C1-9 zoning district (CB 8) 2061 Second Avenue, R8A zoning district (CB 11) 2240 First Avenue, R7X zoning district (CB 11) 160 East 25th Street, C2-8 zoning district (CB 6) 289 Hudson Street, C6-2A zoning district (CB 9) 127 Ludlow Street, C4-4A zoning district (CB 3) 1786 Third Avenue, R8A zoning district (CB 11) 17 Avenue B, R7A zoning district (CB 3) 173 Bowery, C6-1 zoning district (CB 3) 240 Sullivan Street, R7-2 zoning district (CB 2) 361 Third Avenue, C1-6A zoning district (CB 3)
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 4/23/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 23, 2013
10:00 A.M.

<i>APPEAL – CONTINUED HEARINGS</i>		
15.	89-07-A 92-07-A thru 95-07-A	Eric Palatnik, P.C. 460, 472, 476, 480Thornycroft Avenue and 281 Oakland Street, Staten Island Proposal to build three two-family and one one-family homes located within the bed of a mapped street (Thorneycroft Avenue), contrary to Section 35 of the General City Law. R3-2 Zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 6/4/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 23, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	153-12-BZ	Harold Weinberg, P.E. 24/34 Cobek Court, Brooklyn Special Permit (§73-36) to legalize a physical culture establishment (<i>Fight Factory Gym</i>). M1-1/OP zoning district. Community Board #13BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 4/23/13
2.	295-12-BZ	Sheldon Lobel, P.C. 49-33 Little Neck Parkway, Queens Variance (§72-21) to permit the expansion of a non-conforming Use Group 4 dentist's office, contrary to §52-22. R1-2 zoning district. Community Board #11Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 4/23/13
3.	323-12-BZ	Sheldon Lobel, P.C. 25 Broadway, Manhattan Special Permit (§73-36) to allow a proposed physical culture establishment (<i>Planet Fitness</i>). C5-5LM zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 4/23/13
4.	1-13-BZ	Sheldon Lobel, P.C. 420 Fifth Avenue, aka 408 Fifth Avenue, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Reebok Crossfit</i>) at the cellar of an existing building. C5-3 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 4/23/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 23, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	7-13-BZ	Law Office of Fredrick A. Becker 1644 Madison Place, Brooklyn Special Permit (§73-621) for the enlargement of a single-family home, contrary to floor area, open space and lot coverage (§23-141). R3-2 zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 4/23/13

<i>BZ – CONTINUED HEARINGS</i>		
6.	35-11-BZ	The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Oheh</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), side yard (§24-35), rear yard (§24-36) and parking (§25-31). R2A zoning district. Community Board #13Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 6/4/13
7.	16-12-BZ	Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn Special Permit (§73-19) to allow for a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). M1-2 zoning district. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 6/4/13
8.	199-12-BZ	Sheldon Lobel, P.C. 1517 Bushwick Avenue, Brooklyn Variance (§72-21) to construct a self-storage facility, contrary to maximum permitted floor area regulations. C8-1 and R6 zoning districts. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 5/14/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 23, 2013

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	238-12-BZ	Harold Weinberg, P.E. 1713 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of single family home contrary floor area and lot coverage (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 5/21/13
10.	315-12-BZ	Akerman Senterfitt, LLP 23-25 31st Street, Queens Special Permit (§73-50) to allow for a community facility building, contrary to rear yard requirements (§33-29). C4-3 zoning district. Community Board #1Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 5/21/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 23, 2013
10:00 A.M.

BZ – NEW CASES		
11.	8-13-BZ	Lewis E. Garfinkel 2523 Avenue N, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence, contrary to floor area and open space (§23-141(a)); and side yard (§23-461) regulations. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 5/21/13
12.	10-13-BZ & 11-13-BZ	Friedman & Gotbaum LLP, 175 West 89th Street (South Building) and 144-148 West 90th Street (North Building) Manhattan Variance (§72-21) to permit an enlargement to an existing school (<i>Stephen Gaynor School</i>), contrary to lot coverage (§24-11), rear yard (§24-36/§33-26), and height and setback (§24-522) regulations. C1-9 & R7-2 zoning districts. Community Board #7M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 5/21/13
13.	53-13-BZ	Sheldon Lobel, P.C. 116-118 East 169th Street, Bronx Variance (§72-21) to permit the enlargement of an existing UG 3 school (<i>Grand Concourse Academy Charter School</i>), contrary to rear yard regulations §§24-36 and 24-33(b). R8 zoning district. Community Board #4BX
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 5/21/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 7, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1073-62-BZ	Peter Hirshman 305 East 40th Street, Manhattan Extension of Term of a previously approved variance (MDL Section 60 (1d)), permitting 108 tenant parking spaces for transient use within an accessory garage, which expires on March 5, 2013, C1-9/R10 zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 5/7/13
2.	1111-62-BZ	Peter Hirshman 201 East 56 Street, Manhattan Extension of Term of a previously approved variance (MDL Section 60 (3)) permitting the use of tenant parking spaces for transient use within an accessory garage, which expires on March 26, 2013. C6-6, C5-2 and C1-9 zoning district. Community Board #6M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 5/7/13
3.	11-80-BZ	Herrick, Feinstein, LLP 146 West 28th Street, Manhattan Amendment of previously approved variance (§72-21) which allowed conversion of the third through seventh floor from commercial to residential use. Amendment would permit the additional conversion of the second floor from commercial to residential use. M1-6 zoning district. Community Board #5M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 5/7/13
4.	8-98-BZ	Sheldon Lobel, P.C. 106-108 West 13th Street, Manhattan Amendment of a previously approved variance (§72-21) which permitted limited commercial uses in the cellar of a building located in a residential zoning district. The amendment seeks to permit additional UG 6 uses, excluding restaurant use, expand the limited operation hours, and remove the term restriction. R6 zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 5/7/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 7, 2013
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	551-37-BZ	Eric Palatnik, P.C. 233-02 Northern Boulevard, Queens Extension of Term (§11-411) of approved variance for the continued operation of an automobile repair shop (<i>Red's Auto Repair</i>) which expired on July 15, 2012; Waiver of the Rules. R1-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/4/13
6.	135-46-BZ	Eric Palatnik, P.C. 3802 Avenue U, Brooklyn Extension of Term (§11-411) of approved variance which permitted an automotive service station (UG 16B) with accessory uses, which expired on January 29, 2012, and an amendment (§11-413) to convert the use to auto laundry (UG 16B) hand car wash; waiver for the Rules. R4 zoning district. Community Board #18BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 6/4/13
7.	130-88-BZ	Sheldon Lobel, P.C. 1007 Brooklyn Avenue aka 3602 Snyder Avenue, Brooklyn Extension of Term of approved Special Permit (§73-211) for the continued operation of UG 16B gasoline service station (<i>Gulf</i>) which expired on January 24, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on October 12, 2003; Waiver of the Rules. C2-2/R4 zoning district. Community Board #17BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/4/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 7, 2013
10:00 A.M.

SOC – NEW CASES		
8.	30-02-BZ	The Law Office of Fredrick A. Becker 502 Park 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 City Sports Club</i>) which expired on July 23, 2012; Amendment to permit the modification of approved hours and signage; Waiver of the Rules. C5-3, C5-2.5(Mid) zoning district. Community Board # 8M
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/4/13
9.	328-02-BZ	The Law Office of Fredrick A. Becker 3 Park 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 January 1, 2013. C5-3/C1-9 zoning district. Community Board # 5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/4/13
10.	27-05-BZ	Sheldon Lobel, P.C. 91-11 Roosevelt Avenue, Queens Extension of Term (§11-411) of an approved variance which permitted the operation of an automotive service station (UG 16B) with accessory uses, which expired on April 18, 2011; Amendment to permit the legalization of site layout and operational changes; Waiver of the Rules. C2-4/R6 zoning district. Community Board #3Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 6/4/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 7, 2013
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
11.	103-12-A	Sheldon Lobel, P.C. 74-76 Adelphi Street, Brooklyn Appeal seeking a common law vested right to continue development commenced under the prior R6 zoning district. R5B zoning district. Community Board #2BK
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 5/7/13
12.	288-12-A thru 290-12-A	Rothkrug Rothkrug & Spector LLP 319, 323, 327 Ramona Avenue, Staten Island Proposed construction of three two-family homes not fronting on a legally mapped street, contrary to General City Law Section 36. R3X (SRD) zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 5/7/13
13.	304-12-A	Eric Palatnik, P.C. 42-32 147th Street, Queens Proposed seven-story residential development located within mapped but inbuilt portion of Ash Avenue, contrary to General City Law Section 35. R6A zoning district. Community Board #7Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 5/7/13

<i>APPEALS – CONTINUED HEARINGS</i>		
14.	251-12-A	Davidoff Hutter & Citron LLP 330 East 59th Street, Manhattan Appeal from Department of Buildings' determination that a sign is not entitled to continued non-conforming use status as an advertising sign. C2-5 Zoning District. Community Board # 6M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 6/4/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 7, 2013
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
15.	317-12-A	Eric Palatnik, P.C. 40-40 27th Street, Queens Appeal seeking common law vested rights to continue construction commenced under the prior M1-3D zoning district regulations. M1-2/R5B zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/18/13
16.	346-12-A	Eric Palatnik, P.C. 179-181 Woodpoint Road, Brooklyn Appeal seeking common law vested rights to continue construction commenced under the prior R6 zoning district regulations. R6B zoning district. Community Board #1BK
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/4/13
17.	60-13-A	NYC Department of Buildings 71 & 75 Greene Avenue, aka 370 & 378 Clermont Avenue, Brooklyn Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy nos. 147007 & 172308 as they were issued in error. R6B zoning district. Community Board #2BK
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 5/21/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 7, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	42-10-BZ	Sheldon Lobel, P.C. 2170 Mill Avenue, Brooklyn Variance (§72-21) to allow for a mixed use building, contrary to use (§22-10), floor area, lot coverage, open space (§23-141), maximum dwelling units (§23-22), and height (§23-631) regulations. R3-1/C2-2 zoning district. Community Board #18BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 5/7/13
2.	242-12-BZ	Sheldon Lobel, P.C. 1621-1629 61st Street, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A house of worship (<i>Congregation Toldos Yehuda</i>), contrary to height, setback, sky exposure plane, rear yard, and parking requirements. M1-1 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 386-0082
		Status: Deferred Decision – 6/11/13
3.	294-12-BZ	Eric Palatnik, P.C. 130 Clinton Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Everyday Athlete</i>). C5-2A/DB special zoning district. Community Board #2BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 5/7/13
4.	298-12-BZ	Kramer Levin Naftalis & Frankel LLP 726-730 Broadway, Manhattan Variance (§72-21) to permit the conversion of nine floors of an existing ten-story building to Use Group 3 college or university use (<i>New York University</i>), contrary to use regulations. M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 5/7/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 7, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	3-13-BZ	Wachtel Masyr Missry LLP 3231-3251 Richmond Avenue, aka 806 Arthur Kill Road, Staten Island Special Permit (§73-36) to allow a physical culture establishment (<i>LA Fitness</i>). C4-1 (SRD) zoning district. Community Board #3SI
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 5/7/13
6.	4-13-BZ	Francis R. Angelino, Esq. 1623 Flatbush Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Retro Fitness</i>). C8-2 zoning district. Community Board #17BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 5/7/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 7, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	138-12-BZ	Harold Weinberg, P.E. 2051 East 19th Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to a single family residence, contrary to side yard requirement (§23-461). R-5 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/4/13
8.	148-12-BZ	Eric Palatnik, P.C. 981 East 29th Street, Brooklyn Special Permit (§73-621) for the enlargement of an existing single family semi-detached residence, contrary to floor area, lot coverage and open space (ZR23-141(b)). R4 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 5/7/13
9.	284-12-BZ	Sheldon Lobel, P.C. 2047 East 3rd 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) requirements. R2X (OP) zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 5/21/13
10.	338-12-BZ	Eric Palatnik, P.C. 164-20 Northern Boulevard, Queens Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Metro Gym</i>) located in an existing one-story and cellar commercial building. C2-2/R5B zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 7/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 7, 2013
10:00 A.M.

BZ – NEW CASES		
11.	113-12-BZ	Mitchell S. Ross, Esq. 32-05 Parsons Boulevard, Queens Variance (§72-21) to permit a proposed church (<i>St. Paul's Church</i>), contrary to front wall height (§§24-521 & 24-51). R2A zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 6/11/13
12.	206-12-BZ	George Guttman 2373 East 70th Street, Brooklyn Special Permit (§73-621) to legalize the conversion of the garage into recreation space, contrary to floor area regulations (§23-141). R3-1 zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/4/13
13.	13-13-BZ & 14-13-BZ	Slater & Beckerman, P.C. 98 & 96 DeGraw Street, Brooklyn Variance (§72-21) to allow two single-family residential buildings, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 6/4/13
14.	63-13-BZ	Sheldon Lobel, P.C. 11-11 44th Drive, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>The Cliffs</i>). M1-4/R7A (LIC) zoning district. Community Board #2Q
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 6/4/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 14, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	326-02-BZ	Sheldon Lobel, P.C. 2228-2238 Church Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-36) for the continued operation of physical culture establishment (<i>Planet Fitness</i>) which expires on November 5, 2013; Amendment to allow the extension of use to the building's first floor, and change in ownership. C4-4A zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 5/14/13
2.	150-04-BZ	Sheldon Lobel, P.C. 129 Elizabeth Street, Manhattan Extension of Time to Complete Construction of a previously approved Variance (§72-21) to build a new four-story residential building with a retail store and one-car garage, which expired on March 29, 2009; Waiver of the Rules. C6-2G LI (<i>Special Little Italy</i>) zoning district. Community Board #2M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 5/14/13
3.	55-06-BZ	Rampulla Associates Architects 31 Nadine Street, Staten Island Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a three-story with cellar, office building (UG 6B), which expired on January 23, 2011; Waiver of the Rules. C1-1(NA-1) zoning district. Community Board # 2SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 5/14/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 14, 2013

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	982-83-BZ	Rothkrug Rothkrug & Spector, LLP 191-20 Northern Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy of a previously granted variance for the continued operation of retail and office use (UG 6) which expired on July 19, 2012. R3-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/11/13
5.	103-91-BZ	Davidoff Hutter & Citron, LLP 248-18 Sunrise Highway, Queens Extension of term of approved variance permitting an auto laundry use (UG 16B); Amendment to permit changes to the layout and extend hours of operation. C2-1/R3-2 zoning district. Community Board #13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 6/11/13
6.	341-02-BZ	Sheldon Lobel, P.C. 231 East 58th Street, Manhattan Extension of Term of a previously approved Variance (§72-21) for the continued UG6 retail use on the first floor of a five-story building, which expired on April 8, 2013. R-8B zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/11/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 14, 2013

10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	256-82-BZ	Vito J. Fossella, P.E. 1923 Clove Road, Staten Island Extension of Term of a previously granted Special Permit (§73-44) for the reduction in required parking for a veterinary clinic, dental laboratory and general UG6 office use in a two-story building, which expired on November 23, 2012. C2-1/R3-1 zoning district. Community Board #2SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/11/13
8.	102-94-BZ	C.S. Jefferson Chang 475 Castle Hill Avenue, Bronx Extension of Term of a previously granted Variance (§72-21) for the continuous (UG 6) grocery store which expired on June 20, 2005; Waiver of the Rules. R-5 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/11/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 14, 2013
10:00 A.M.

APPEALS – DECISIONS		
9.	493-73-A	Sheldon Lobel, P.C. 328 West 83rd Street, Manhattan Extension of Term of an approved appeal to Multiple Dwelling Law Section 310 to permit a superintendent's apartment in the cellar, which expired on March 20, 2004, an amendment to eliminate the term, an extension of time to obtain a Certificate of Occupancy, and a waiver of the Rules. R10A /R8B Zoning District. Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 5/14/13
10.	265-12-A thru 266-12-A	Watchel Masyr & Missry, LLP 980 Brush Avenue, Bronx Appeal challenging Department of Buildings' determination that a sign is not entitled to continued non-conforming use status as an advertising sign. M1-2 & R4/C2-1 zoning district. Community Board #10BX
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 5/14/13

APPEAL – NEW CASES		
11.	268-12-A thru 271-12-A	Eric Palatnik, P.C. 8/10/16/18 Pavilion Hill Terrace, Staten Island Proposed construction of a single family semi-detached building not fronting a mapped street is contrary to General City Law Section 36. R3-1 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Postponed Hearing – 6/11/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 14, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	56-12-BZ	Eric Palatnik, P.C. 168 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141); side yard (§23-461); and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 5/14/13
2.	139-12-BZ	Gerald J. Caliendo, RA, AIA, PC 34-10 12th Street, Queens Special Permit (§73-53) to allow the enlargement of an existing non-conforming manufacturing building, contrary to use regulations (§22-00). R5 zoning district. Community Board #1Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 5/14/13
3.	325-12-BZ	Bryan Cave LLP 1273-1285 York Avenue, Manhattan Variance (§72-21) to permit a new Use Group 4 maternity hospital and ambulatory diagnostic or treatment health care facility (<i>New York Presbyterian Hospital</i>), contrary to modification of height and setback, lot coverage, rear yard, floor area and parking. R10/R9/R8 zoning districts. Community Board #8M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 6/11/13
4.	9-13-BZ	Slater & Beckerman PC 2626-2628 Broadway, Manhattan Special Permit (§73-201) to allow a Use Group 8 motion picture theater (<i>Alamo Drafthouse Cinema</i>), contrary to use regulations (§32-17). R9A/C1-5 zoning district. Community Board #7M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 5/14/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 14, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	12-13-BZ	Law Office of Fredrick A. Becker 2057 Ocean Parkway, Brooklyn Special Permit (§73-622) for the enlargement of a single family home, contrary to side yards (§23-461) and rear yard (§23-47) regulations. R5/Ocean Parkway Special zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 5/14/13
6.	52-13-BZ	Rothkrug Rothkrug & Spector LLP 126 Leroy Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>SoulCycle</i>) within a portion of an existing building. M1-5 zoning district. Community Board #2M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 5/14/13

<i>BZ – CONTINUED HEARINGS</i>		
7.	50-12-BZ	Gerald J. Caliendo, R.A., AIA 177-60 South Conduit Avenue, Queens Variance (§72-21) to allow for the construction of a commercial building, contrary to use regulations (§22-00). R3-2 zoning district. Community Board #12Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 6/18/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 14, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	199-12-BZ	Sheldon Lobel, P.C. 1517 Bushwick Avenue, Brooklyn Variance (§72-21) to construct a self-storage facility, contrary to maximum permitted floor area regulations. C8-1 and R6 zoning districts. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 6/18/13
9.	250-12-BZ	Law Office of Fredrick A. Becker 2410 Avenue S, 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); less than the required rear yard (§23-47) and perimeter wall height (§23-631). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/11/13
10.	293-12-BZ	Eric Palatnik, P.C. 1245 83rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141(b)) and side yard (§23-461(a)) regulations. R3X zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/18/13
11.	324-12-BZ	Sheldon Lobel, P.C. 45 76th Street, Brooklyn Special permit (§73-622) for the enlargement of an existing single family home, contrary to floor area regulations (23-141(b)). R3-1 zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/11/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 14, 2013
10:00 A.M.

BZ – NEW CASES		
12.	54-13-BZ	Sheldon Lobel, P.C. 1338 East 5th Street, Brooklyn Variance (§72-21) for the enlargement of existing single-family residence, contrary to lot coverage and open space (§23-141), minimum required side yards (§113-543), and side yards (§23-461a) regulations. R5/OPSD zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/11/13
13.	56-13-BZ	Francis R. Angelino 201 East 56th Street aka 935 3rd Avenue, Bronx Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>InForm Fitness</i>) within a portion of an existing building. C6-6(MID) C5-2 zoning district. Community Board # 6BX
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 6/11/13
14.	62-13-BZ	Sheldon Lobel, P.C. 2703 East Tremont Avenue, Bronx Special Permit (§73-243) to legalize the existing eating and drinking establishment (<i>Wendy's</i>) with an accessory drive-through facility. C1-2/R6 zoning district. Community Board #10BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 6/4/13
15.	72-13-BZ	Sheldon Lobel, P.C. 38-15 Northern Boulevard, Queens Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>Euphoria Spa</i>) within the existing building. M1-1/C4-2A zoning district. Community Board #1Q
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 6/11/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 21, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	718-68-BZ	Sheldon Lobel, P.C. 71-08 Northern Boulevard, Queens Amendment to a previously-granted Special Permit (§73-211) for an automotive service station. The amendment proposes additional fuel dispensing islands and conversion of existing service bays to an accessory convenience store. C2-2/R5 zoning district. Community Board #3Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 5/21/13
2.	58-10-BZ	Sheldon Lobel, P.C. 16 Eckford Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy for a previously-granted Special Permit (§73-36) for a physical culture establishment (<i>Quick Fitness</i>), which expired on February 14, 2013. M1-2/R6A zoning district. Community Board #1BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 5/21/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 21, 2013
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	853-53-BZ	<p>Carl A. Sulfaro, Esq. 2402/16 Knapp Street, Brooklyn Amendment (§11-412) to a previously-granted Automotive Service Station (<i>Mobil</i>) (UG 16B), with accessory uses, to enlarge the use and convert service bays to an accessory convenience store. C2-2/R3-2 zoning district. Community Board# 15BK</p>
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/18/13
4.	410-68-BZ	<p>Eric Palatnik, P.C. 85-05 Astoria Boulevard, Queens Extension of Term (§11-411) of approved variance which permitted the operation of (UG16B) automotive service station (<i>Citgo</i>) with accessory uses, which expired on November 26, 2008; Extension of Time to obtain a Certificate of Occupancy which expired on January 11, 2008; Waiver of the Rules. R3-2 zoning district. Community Board #3Q</p>
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/11/13
5.	292-01-BZ	<p>Law Office of Fredrick A. Becker 69/71 MacDougal Street, Manhattan Extension of Term of a previously-granted Variance (§72-21) which permitted the legalization of a new dining room and accessory storage for a UG6 eating and drinking establishment (<i>Villa Mosconi</i>), which expired on January 7, 2013. R7-2 zoning district. Community Board #2M</p>
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 7/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 21, 2013
10:00 A.M.

SOC – NEW CASES		
6.	799-62-BZ	Sahn Ward Coschignano & Baker, PLLC. 501 First Avenue/350 East 30th Street, Manhattan Extension of Term permitting the use tenant parking spaces within an accessory garage for transient parking pursuant to §60 (3) of the Multiple Dwelling Law (MDL) which expired on November 9, 2012; Waiver of the Rules. C2-5/R8, R7B zoning district. Community Board # 6M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 6/11/13
7.	200-00-BZ	Eric Palatnik, P.C. 107-24 37th Avenue aka 37-16 108th Street, Queens Extension of Time to obtain a Certificate of Occupancy of a variance (§72-21) to operate a Physical Culture Establishment (<i>Squash Fitness Center</i>) which expired on April 25, 2013. C1-4(R6B) zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/18/13
8.	93-08-BZ	Rothkrug Rothkrug & Spector LLP 112-12/24 Astoria Boulevard, Queens Extension of Time to Complete Construction of a Variance (§72-21) for the construction of a six-story transient hotel (UG 5) which expired on January 13, 2013; Amendment to construct a sub-cellar. R6A zoning district. Community Board #3Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 6/4/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 21, 2013
10:00 A.M.

APPEALS – DECISIONS		
9.	60-13-A	<p>NYC Department of Buildings 71 & 75 Greene Avenue aka 370&378 Clermont Avenue, Brooklyn Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy nos. 147007 & 172308 as they were issued in error. R6B zoning district. Community Board #2BK</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 5/21/13</p>

APPEALS – CONTINUED HEARINGS		
10.	10-10-A	<p>New York City Board of Standards and Appeals 1882 East 12th Street, Brooklyn Reopening for a court remand to review the validity of the permit at issue in a prior vested rights application. Community Board #15BK</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 7/23/13</p>
11.	256-12-A	<p>Davidoff Hutcher & Citron LLP 195 Havemeyer Street, Brooklyn Appeal challenging Department of Buildings' determination that a sign is not entitled to continued non-conforming use status as an advertising sign. C4-3 zoning district. Community Board #1BK</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 6/4/13</p>
12.	267-12-A	<p>Davidoff Hutcher & Citron LLP 691 East 133rd Street, Bronx Appeal from Department of Buildings' determination that the sign is not entitled to continued non-conforming use status as an advertising sign. M1-2 & R6A zoning district. Community Board #1BX</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 6/4/13</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
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10:00 A.M.

APPEALS – CONTINUED HEARINGS

13.	79-13-A	Law Offices of Howard B. Hornstein 807 Park Avenue, Manhattan Appeal from Department of Buildings' determination regarding the status of a zoning lot and reliance on the Certificate of Occupancy's recognition of the zoning lot. R10(Pl) zoning district. Community Board #8M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 7/16/13

APPEAL – NEW CASES

14.	245-12-A & 246-12-A	Law Offices of Marvin B. Mitzner LLC. 515 East 5th Street, Manhattan Appeal pursuant to Section 310(2) of the Multiple Dwelling Law. Application seeking a determination that the owner of the property has acquired a common law vested right to complete construction under the prior R7-2 zoning. R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 7/23/13
15.	345-12-A	Mallin & Cha, P.C. 303 West Tenth Street/150 Charles Street, Manhattan Appeal challenging DOB's determination that developer is in compliance with §15-41 (Enlargement of Converted Buildings). C6-2 zoning district. Community Board #2M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 7/23/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 21, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	59-12-BZ/ 60-12-A	Mitchell S. Ross, Esq. 240-27 Depew Avenue, Queens Variance (§72-21) to allow the enlargement of an existing home, contrary to front yard (§23-45) regulations. Proposed construction is also located within a mapped but unbuilt portion of a street, contrary to General City Law Section 35. R1-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Deferred Decision – 6/11/13
2.	63-12-BZ	Sheldon Lobel, P.C. 2701 Avenue N, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A House of Worship (<i>Khal Bnei Avrohom Yaakov</i>), which is contrary to floor area (24-11), lot coverage, front yard (24-34), side yard (24-35a) parking (25-31), height (24-521), and setback requirements. R2 zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 5/21/13
3.	235-12-BZ	Slater & Beckerman, LLP 2771 Knapp Street, Brooklyn Special Permit (§73-242) to allow a one-story building to be used as four eating and drinking establishments (Use Group 6), contrary to use regulations (§32-00). C3 zoning district. Community Board #15BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 5/21/13
4.	238-12-BZ	Harold Weinberg, P.E. 1713 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of single family home contrary floor area and lot coverage (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 5/21/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
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<i>BZ – DECISIONS</i>		
5.	284-12-BZ	Sheldon Lobel, P.C. 2047 East 3rd 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) requirements. R2X (OP) zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 5/21/13
6.	315-12-BZ	Akerman Senterfitt, LLP 23-25 31st Street, Queens Special Permit (§73-50) to allow for a community facility building, contrary to rear yard requirements (§33-29). C4-3 zoning district. Community Board #1Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 5/21/13
7.	8-13-BZ	Lewis E. Garfinkel 2523 Avenue N, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence, contrary to floor area and open space (§23-141(a)); and side yard (§23-461) regulations. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 5/21/13
8.	10-13-BZ & 11-13-BZ	Friedman & Gotbaum LLP, 175 West 89th Street (South Building) and 144-148 West 90th Street (North Building) Manhattan Variance (§72-21) to permit an enlargement to an existing school (<i>Stephen Gaynor School</i>), contrary to lot coverage (§24-11), rear yard (§24-36/33-26), and height and setback (§24-522) regulations. C1-9 & R7-2 zoning districts. Community Board #7M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 5/21/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 21, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
9.	53-13-BZ	Sheldon Lobel, P.C. 116-118 East 169th Street, Bronx Variance (§72-21) to permit the enlargement of an existing UG 3 school (<i>Grand Concourse Academy Charter School</i>), contrary to rear yard regulations (§§24-36 and 24-33(b)). R8 zoning district. Community Board #4BX
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 5/21/13

<i>BZ – CONTINUED HEARINGS</i>		
10.	321-12-BZ	Dennis D. Dell'Angelo 22 Girard 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 floor area (§23-141); perimeter wall height (§23-631) and rear yard (§23-47) regulations R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/18/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
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10:00 A.M.

BZ – NEW CASES		
11.	73-13-BZ	Eric Palatnik, P.C. 459 E. 149th Street, Bronx Special Permit (§73-49) to allow rooftop parking in a proposed commercial development. M1-1 and C4-4 zoning districts. Community Board #1BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 6/18/13
12.	74-13-BZ	Rothkrug Rothkrug & Spector LLP. 308/12 8th Avenue, 252/66 West 26th Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Blink Fitness</i>). C6-2A zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 6/4/13
13.	80-13-BZ	Goldman Harris LLC. 200 Park Avenue South, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Red Door Spa</i>). C6-4A zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 6/18/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 4, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	551-37-BZ	Eric Palatnik, P.C. 233-02 Northern Boulevard, Queens Extension of Term (§11-411) of approved variance for the continued operation of an automobile repair shop (<i>Red's Auto Repair</i>) which expired on July 15, 2012; Waiver of the Rules. R1-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/4/13
2.	135-46-BZ	Eric Palatnik, P.C. 3802 Avenue U, Brooklyn Extension of Term (§11-411) of approved variance which permitted an automotive service station (UG 16B) with accessory uses, which expired on January 29, 2012, and an amendment (§11-413) to convert the use to auto laundry (UG 16B) hand car wash; waiver for the Rules. R4 zoning district. Community Board #18BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 6/4/13
3.	93-08-BZ	Rothkrug Rothkrug & Spector LLP 112-12/24 Astoria Boulevard, Queens Extension of Time to Complete Construction of a Variance (§72-21) for the construction of a six-story transient hotel (UG 5) which expired on January 13, 2013; Amendment to construct a sub-cellar. R6A zoning district. Community Board #3Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 6/4/13
4.	130-88-BZ	Sheldon Lobel, P.C. 1007 Brooklyn Avenue, aka 3602 Snyder Avenue, Brooklyn Extension of Term of approved Special Permit (§73-211) for the continued operation of UG 16B gasoline service station (<i>Gulf</i>) which expired on January 24, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on October 12, 2003; Waiver of the Rules. C2-2/R4 zoning district. Community Board #17BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/4/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 4, 2013

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	328-02-BZ	The Law Office of Fredrick A. Becker 3 Park 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 January 1, 2013. C5-3/C1-9 zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/4/13

<i>SOC – CONTINUED HEARINGS</i>		
6.	30-02-BZ	The Law Office of Fredrick A. Becker 502 Park 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 City Sports Club</i>) which expired on July 23, 2012; Amendment to permit the modification of approved hours and signage; Waiver of the Rules. C5-3, C5-2.5(Mid) zoning district. Community Board # 8M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/18/13
7.	27-05-BZ	Sheldon Lobel, P.C. 91-11 Roosevelt Avenue, Queens Extension of Term (§11-411) of an approved variance which permitted the operation of an automotive service station (UG 16B) with accessory uses, which expired on April 18, 2011; Amendment to permit the legalization of site layout and operational changes; Waiver of the Rules. C2-4/R6 zoning district. Community Board #3Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 6/18/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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SOC – CONTINUED HEARINGS

8.	197-08-BZ	<p>Stuart Klein, Esq. 341-349 Troy Avenue, aka 1515 Carroll Street, Brooklyn Amendment to an approved variance (§72-21) to permit a four-story and penthouse residential building, contrary to floor area and open space (§23-141), units (§23-22), front yard (§23-45), side yard (§23-462), and height (§23-631). Amendment seeks to reduce the number of units and parking and increase the size of the rooftop mechanical equipment. R4 zoning district. Community Board #9BK Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 6/18/13</p>
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SOC – NEW CASES

9.	608-70-BZ	<p>Walter T. Gorman, P.E., P.C. 351-361 Neptune Avenue, Brooklyn Amendment (§11-412) to convert the previously granted UG16B automotive service station to a UG6 eating and drinking establishment (<i>Dunkin' Donuts</i>). R6 zoning district. Community Board #13BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 7/16/13</p>
10.	240-01-BZ	<p>Rothkrug Rothkrug & Spector, LLP 110/23 Church Street, Manhattan Extension of term of a Special Permit (§73-36) for a physical culture establishment, which expired on December 17, 2012. C6-4(LM) zoning district. Community Board #1M Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 7/9/13</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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10:00 A.M.

<i>APPEALS – DECISIONS</i>		
11.	251-12-A	Davidoff Hutcher & Citron LLP 330 East 59th Street, Manhattan Appeal from Department of Buildings' determination that a sign is not entitled to continued non-conforming use status as an advertising sign. C2-5 Zoning District. Community Board # 6M
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 6/4/13
12.	256-12-A	Davidoff Hutcher & Citron LLP 195 Havemeyer Street, Brooklyn Appeal challenging Department of Buildings' determination that a sign is not entitled to continued non-conforming use status as an advertising sign. C4-3 zoning district. Community Board #1BK
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 6/4/13
13.	267-12-A	Davidoff Hutcher & Citron LLP 691 East 133rd Street, Bronx Appeal from Department of Buildings' determination that the sign is not entitled to continued non-conforming use status as an advertising sign. M1-2 & R6A zoning district. Community Board #1BX
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 6/4/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
14.	89-07-A 92-07-A thru 95-07-A	Eric Palatnik, P.C. 460, 472, 476, 480Thornycroft Avenue and 281 Oakland Street, Staten Island Proposal to build three two-family and one one-family homes located within the bed of a mapped street (Thorneycroft Avenue), contrary to Section 35 of the General City Law. R3-2 Zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 7/23/13
15.	346-12-A	Eric Palatnik, P.C. 179-181 Woodpoint Road, Brooklyn Appeal seeking common law vested rights to continue construction commenced under the prior R6 zoning district regulations. R6B zoning district. Community Board #1BK
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 6/18/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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TUESDAY MORNING, JUNE 4, 2013
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APPEAL – NEW CASES		
16.	308-12-A	<p>Francis R. Angelino, Esq. 39-27 29th Street, Queens Request that the owner has a common law vested right to continue construction and obtain a Certificate of Occupancy under the prior M1-3 zoning district. M1-2/R5D zoning district. Community Board #1Q</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 7/9/13</p>
17.	111-13-BZY thru 119-13-BZY	<p>Sheldon Lobel, P.C. 5031, 5021 Grosvenor Avenue, Lots 50, 60, 70 5030 Grosvenor Avenue, Block 5830, Lot 3930 5310 Grosvenor Avenue, Block 5839, Lot 4018 5300 Grosvenor Avenue, Block 5839, Lot 4025 5041 Goodridge Avenue, Block 5830, Lot 3940 5040 Goodridge Avenue, Block 5829, Lot 3635 5030 Goodridge Avenue, Block 5829, Lot 3630 Bronx Extension of time (§11-332b) to complete construction of a major development commenced under the prior Special Natural Area zoning district regulations in effect on October 2004. R1-2/NA-2 zoning district. Community Board #8BX</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 7/9/13</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
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10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	16-12-BZ	Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn Special Permit (§73-19) to allow for a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). M1-2 zoning district. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 7/23/13
2.	43-12-BZ	Watchtel Masyr & Missry, LLP 25 Great Jones Street, Manhattan Variance (§72-21) to permit a residential building, contrary to use regulations (§42-00). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 9/10/13
3.	138-12-BZ	Harold Weinberg, P.E. 2051 East 19th Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to a single family residence, contrary to side yard requirement (§23-461). R-5 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/4/13
4.	206-12-BZ	George Guttmann 2373 East 70th Street, Brooklyn Special Permit (§73-621) to legalize the conversion of the garage into recreation space, contrary to floor area regulations (§23-141). R3-1 zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Withdrawn – 6/4/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 4, 2013
10:00 A.M.

BZ – DECISIONS		
5.	74-13-BZ	Rothkrug Rothkrug & Spector LLP. 308/12 8th Avenue, 252/66 West 26th Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Blink Fitness</i>). C6-2A zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 6/4/13

BZ – CONTINUED HEARINGS		
6.	35-11-BZ	The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Oheh</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), side yard (§24-35), rear yard (§24-36) and parking (§25-31). R2A zoning district. Community Board #13Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 6/18/13
7.	195-12-BZ	Law Office of Eduardo J. Diaz 108-15 Cross Bay Boulevard, Queens Re-instatement (§11-411) of a previously approved variance which allowed a two-story office building (UG6) and four parking spaces, which expired on May 13, 2000. Waiver of the Rules. R4 zoning district. Community Board #10BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 7/9/13
8.	13-13-BZ & 14-13-BZ	Slater & Beckerman, P.C. 98 & 96 DeGraw Street, Brooklyn Variance (§72-21) to allow two single-family residential buildings, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 7/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
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10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	62-13-BZ	Sheldon Lobel, P.C. 2703 East Tremont Avenue, Bronx Special Permit (§73-243) to legalize the existing eating and drinking establishment (<i>Wendy's</i>) with an accessory drive-through facility. C1-2/R6 zoning district. Community Board #10BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 7/9/13
10.	63-13-BZ	Sheldon Lobel, P.C. 11-11 44th Drive, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>The Cliffs</i>). M1-4/R7A (LIC) zoning district. Community Board #2Q
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 6/18/13

<i>BZ – NEW CASES</i>		
11.	236-12-BZ	Rothkrug Rothkrug & Spector LLP 1487 Richmond Road, Staten Island Variance (§72-21) to permit the extension of an existing medical office, contrary to use (§ 22-10) and side yard regulations (§24-35). R2 zoning district. Community Board #2SI
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 7/9/13
12.	50-13-BZ	Lewis E. Garfinkel 1082 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 yard (§23-461); and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 7/9/13

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REGULAR MEETING
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10:00 A.M.

BZ – NEW CASES		
13	57-13-BZ	Eric Palatnik, P.C. 282 Beaumont Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 7/9/13
14.	84-13-BZ	Rothkrug Rothkrug & Spector LLP 184 Kent Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>SoulCycle</i>) within portions of an existing cellar and seven-story mixed-use building. C2-4/R6 zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 7/9/13
15.	85-13-BZ	Rothkrug Rothkrug & Spector LLP 250 Utica Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>) within existing building. C4-3/R6 zoning district. Community Board #8BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 7/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 11, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	799-62-BZ	Sahn Ward Coschignano & Baker, PLLC. 501 First Avenue/350 East 30th Street, Manhattan Extension of Term permitting the use tenant parking spaces within an accessory garage for transient parking pursuant to §60 (3) of the Multiple Dwelling Law (MDL) which expired on November 9, 2012; Waiver of the Rules. C2-5/R8, R7B zoning district. Community Board #6M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 6/11/13
2.	410-68-BZ	Eric Palatnik, P.C. 85-05 Astoria Boulevard, Queens Extension of Term (§11-411) of approved variance which permitted the operation of (UG16B) automotive service station (<i>Citgo</i>) with accessory uses, which expired on November 26, 2008; Extension of Time to obtain a Certificate of Occupancy which expired on January 11, 2008; Waiver of the Rules. R3-2 zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/11/13
3.	982-83-BZ	Rothkrug Rothkrug & Spector, LLP 191-20 Northern Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy of a previously granted variance for the continued operation of retail and office use (UG 6) which expired on July 19, 2012. R3-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/11/13
4.	341-02-BZ	Sheldon Lobel, P.C. 231 East 58th Street, Manhattan Extension of Term of a previously approved Variance (§72-21) for the continued UG6 retail use on the first floor of a five-story building, which expired on April 8, 2013. R-8B zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/11/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 11, 2013
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	256-82-BZ	Vito J. Fossella, P.E. 1923 Clove Road, Staten Island Extension of Term of a previously granted Special Permit (§73-44) for the continued operation of a veterinary clinic and general UG6 office use in an existing two (2) story building with a reduction of the required parking which expired on November 23, 2012. C2-1/R3-1 zoning district. Community Board #2SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 7/9/13
6.	103-91-BZ	Davidoff Hutter & Citron, LLP 248-18 Sunrise Highway, Queens Extension of term of approved variance permitting an auto laundry use (UG 16B); Amendment to permit changes to the layout and extend hours of operation. C2-1/R3-2 zoning district. Community Board #13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 7/9/13
7.	102-94-BZ	C.S. Jefferson Chang 475 Castle Hill Avenue, Bronx Extension of Term of a previously granted Variance (§72-21) for the continuous (UG 6) grocery store which expired on June 20, 2005; Waiver of the Rules. R-5 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 7/9/13
8.	239-02-BZ	Greenberg Traurig, LLP 110 Waverly Place, Manhattan Extension of Term of a previously-granted Variance (§72-21) for the continued operation of a Use Group 6A eating and drinking establishment (<i>Babbo</i>) located at the cellar level, ground floor, and second floor of the subject premises, which expired on December 17, 2012. R7-2 zoning district. Community Board #2M
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 9/24/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 11, 2013
10:00 A.M.

SOC – NEW CASES		
9.	207-86-BZ	Kramer Levin Naftalis & Frankel 20, 28 & 30 East 92nd Street, Manhattan Amendment of a previously approved variance (§72-21) for a community facility use (<i>The Nightingale-Bamford School</i>) to enlarge the zoning lot to permit the school's expansion. C1-5 (R-10) and R8B zoning districts. Community Board #8M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 7/16/13

APPEAL – NEW CASES		
10.	143-11-A thru 146-11-A	Philip L. Rampulla 20, 25, 35, 40 Harborlights Court, Staten Island Appeal challenging the Fire Department's determination that the grade of the fire apparatus road shall not exceed 10 percent, per NYC Fire Code Section FC 503.2.7. R2 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 8/20/13
11.	268-12-A thru 271-12-A	Eric Palatnik, P.C. 8/10/16/18 Pavilion Hill Terrace, Staten Island Proposed construction of a single family semi-detached building not fronting a mapped street, contrary to General City Law Section 36. R3-1 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 7/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 11, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	135-11-BZ/ 136-11-A	Eric Palatnik, P.C. 2080 Clove Road, Staten Island Variance (§72-21) to allow for the construction of a commercial use (UG6), contrary to use regulations (§22-00). Proposed construction is also located within a mapped but not built portion of a street (Clove Road and Sheridan Avenue), contrary to General City Law Section 35. R3-2 zoning district. Community Board #2SI
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Withdrawn – 6/11/13
2.	59-12-BZ/ 60-12-A	Mitchell S. Ross, Esq. 240-27 Depew Avenue, Queens Variance (§72-21) to allow the enlargement of an existing home, contrary to front yard (§23-45) regulations. Proposed construction is also located within a mapped but unbuilt portion of a street, contrary to General City Law Section 35. R1-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Deferred Decision – 7/23/13
3.	242-12-BZ	Sheldon Lobel, P.C. 1621-1629 61st Street, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A house of worship (<i>Congregation Toldos Yehuda</i>), contrary to height, setback, sky exposure plane, rear yard, and parking requirements. M1-1 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 386-0082
		Status: Deferred Decision – 7/23/13
4.	250-12-BZ	Law Office of Fredrick A. Becker 2410 Avenue S, 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); less than the required rear yard (§23-47) and perimeter wall height (§23-631). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/11/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 11, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	324-12-BZ	Sheldon Lobel, P.C. 45 76th Street, Brooklyn Special permit (§73-622) for the enlargement of an existing single family home, contrary to floor area regulations (23-141(b)). R3-1 zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/11/13
6.	325-12-BZ	Bryan Cave LLP 1273-1285 York Avenue, Manhattan Variance (§72-21) to permit a new Use Group 4 maternity hospital and ambulatory diagnostic or treatment health care facility (<i>New York Presbyterian Hospital</i>), contrary to modification of height and setback, lot coverage, rear yard, floor area and parking. R10/R9/R8 zoning districts. Community Board #8M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 6/11/13
7.	56-13-BZ	Francis R. Angelino 201 East 56th Street aka 935 3rd Avenue, Manhattan Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>InForm Fitness</i>) within a portion of an existing building. C6-6(MID) C5-2 zoning district. Community Board # 6M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 6/11/13
8.	72-13-BZ	Sheldon Lobel, P.C. 38-15 Northern Boulevard, Queens Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>Euphoria Spa</i>) within the existing building. M1-1/C4-2A zoning district. Community Board #1Q
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 6/11/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 11, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	113-12-BZ	Mitchell S. Ross, Esq. 32-05 Parsons Boulevard, Queens Variance (§72-21) to permit a proposed church (<i>St. Paul's Church</i>), contrary to front wall height (§§24-521 & 24-51). R2A zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 7/9/13
10.	54-13-BZ	Sheldon Lobel, P.C. 1338 East 5th Street, Brooklyn Variance (§72-21) for the enlargement of existing single-family residence, contrary to lot coverage and open space (§23-141), minimum required side yards (§113-543), and side yards (§23-461a) regulations. R5/OPSD zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 7/16/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 11, 2013
10:00 A.M.

BZ – NEW CASES		
11.	263-12-BZ & 264-12-A	Sheldon Lobel, P.C. 232 & 222 City Island Avenue, Bronx Variance (§72-21) to permit senior housing (UG 2), contrary to use regulations (§42-00). Variance (Appendix G, Section BC G107, NYC Administrative Code) to permit construction in a flood hazard area which does not comply with Appendix G, Section G304.1.2 of the Building Code. M1-1 zoning district. COMMUNITY BOARD #10BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 9/10/13
12.	282-12-BZ	Eric Palatnik, P.C. 1995 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to side yard requirements (§23-461), and a variance (§72-21), contrary to front yard requirements (§23-45). R5 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 8/13/13
13.	91-13-BZ	Eric Palatnik, P.C. 115 East 57th Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Spa Castle</i>) to be located in a 57-story mixed use building. C5-3, C5-2.5(MiD) zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 7/16/13
14.	104-13-BZ	Rothkrug Rothkrug & Spector LLP 1002 Gates Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Blink</i>) within a portion of an existing five-story commercial building. C2-4 (R6A) zoning district. COMMUNITY BOARD # 3BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 7/16/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 18, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	853-53-BZ	<p>Carl A. Sulfaro, Esq. 2402/16 Knapp Street, Brooklyn Amendment (§11-412) to a previously-granted Automotive Service Station (<i>Mobil</i>) (UG 16B), with accessory uses, to enlarge the use and convert service bays to an accessory convenience store. C2-2/R3-2 zoning district. Community Board# 15BK</p>
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/18/13
2.	30-02-BZ	<p>The Law Office of Fredrick A. Becker 502 Park 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 City Sports Club</i>) which expired on July 23, 2012; Amendment to permit the modification of approved hours and signage; Waiver of the Rules. C5-3, C5-2.5(Mid) zoning district. Community Board # 8M</p>
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/18/13
3.	197-08-BZ	<p>Stuart Klein, Esq. 341-349 Troy Avenue aka 1515 Carroll Street, Brooklyn Amendment to an approved variance (§72-21) to permit a four-story and penthouse residential building, contrary to floor area and open space (§23-141), units (§23-22), front yard (§23-45), side yard (§23-462), and height (§23-631). Amendment seeks to reduce the number of units and parking and increase the size of the rooftop mechanical equipment. R4 zoning district. Community Board #9BK</p>
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 6/18/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 18, 2013
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	200-00-BZ	Eric Palatnik, P.C. 107-24 37th Avenue aka 37-16 108th Street, Queens Extension of Time to obtain a Certificate of Occupancy of a variance (§72-21) to operate a Physical Culture Establishment (<i>Squash Fitness Center</i>) which expired on April 25, 2013. C1-4(R6B) zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 7/16/13
5.	27-05-BZ	Sheldon Lobel, P.C. 91-11 Roosevelt Avenue, Queens Extension of Term (§11-411) of an approved variance which permitted the operation of an automotive service station (UG 16B) with accessory uses, which expired on April 18, 2011; Amendment to permit the legalization of site layout and operational changes; Waiver of the Rules. C2-4/R6 zoning district. Community Board #3Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 7/23/13

<i>SOC – NEW CASES</i>		
6.	363-04-BZ	Herrick Feinstein, LLP 6002 Fort Hamilton Parkway, Brooklyn Extension of Time to Complete Construction for a previously granted Variance (§72-21) to convert an industrial building to commercial/residential use which expires on July 19, 2013. M1-1 zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 7/16/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 18, 2013
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
7.	317-12-A	Eric Palatnik, P.C. 40-40 27th Street, Queens Appeal seeking common law vested rights to continue construction commenced under the prior M1-3D zoning district regulations. M1-2/R5B zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 7/23/13
8.	346-12-A	Eric Palatnik, P.C. 179-181 Woodpoint Road, Brooklyn Appeal seeking common law vested rights to continue construction commenced under the prior R6 zoning district regulations. R6B zoning district. Community Board #1BK
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 7/16/13

APPEAL – NEW CASES		
9.	135-13-A thru 152-13-A	Eric Palatnik, P.C. Serena Court, Staten Island Proposed construction of 18 two-family dwellings not fronting on a legally mapped street, contrary to General City Law Section 36. R3X (SSRD) zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 7/16/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 18, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	63-13-BZ	Sheldon Lobel, P.C. 11-11 44th Drive, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>The Cliffs</i>). M1-4/R7A (LIC) zoning district. Community Board #2Q
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 6/18/13
2.	73-13-BZ	Eric Palatnik, P.C. 459 E. 149th Street, Bronx Special Permit (§73-49) to allow rooftop parking in a proposed commercial development. M1-1 and C4-4 zoning districts. Community Board #1BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 6/18/13
3.	80-13-BZ	Goldman Harris LLC. 200 Park Avenue South, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Red Door Spa</i>). C6-4A zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 6/18/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 18, 2013

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	35-11-BZ	<p>The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Ohel</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), side yard (§24-35), rear yard (§24-36) and parking (§25-31). R2A zoning district. Community Board #13Q Examiner: Ronald Rizzotti (212) 386-0081 Status: Adjourned, Continued Hearing – 7/23/13</p>
5.	50-12-BZ	<p>Gerald J. Caliendo, R.A., AIA 177-60 South Conduit Avenue, Queens Variance (§72-21) to allow for the construction of a commercial building, contrary to use regulations (§22-00). R3-2 zoning district. Community Board #12Q Examiner: Ronald Rizzotti (212) 386-0081 Status: Adjourned, Continued Hearing – 7/23/13</p>
6.	199-12-BZ	<p>Sheldon Lobel, P.C. 1517 Bushwick Avenue, Brooklyn Variance (§72-21) to construct a self-storage facility, contrary to maximum permitted floor area regulations. C8-1 and R6 zoning districts. Community Board #4BK Examiner: Ronald Rizzotti (212) 386-0081 Status: Adjourned, Continued Hearing – 7/23/13</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 18, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	293-12-BZ	Eric Palatnik, P.C. 1245 83rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141(b)) and side yard (§23-461(a)) regulations. R3X zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 7/16/13
8.	321-12-BZ	Dennis D. Dell'Angelo 22 Girard 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 floor area (§23-141); perimeter wall height (§23-631) and rear yard (§23-47) regulations R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 7/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 18, 2013
10:00 A.M.

BZ – NEW CASES		
9.	259-12-BZ	Davidoff Hutcher & Citron LLP 5241 Independence Avenue, Bronx Variance (§72-21) to permit the development of a single-family house, contrary to lot width requirement (§23-32). R1-1, NA-2 zoning district. Community Board #8BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 7/23/13
10.	5-13-BZ	Goldman Harris LLC 34-47 107th Street, Queens Variance (§72-21) to permit the construction of an education center (UG 3A) in connection with an existing community facility (<i>Lonie Armstrong House Museum</i>), contrary to lot coverage (§24-11/24-12), front yard (§24-34), side yard (§24-35), side yard setback (§24-551), and planting strips (§24-06/26-42). R5 zoning district. Community Board #3Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 7/23/13
11.	99-13-BZ	Rothkrug Rothkrug & Spector LLP 32-27 Steinway Street, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Blink</i>) within a two-story commercial building. C4-2A zoning district. Community Board #1Q
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 7/23/13
12.	102-13-BZ	Law Office of Fredrick A. Becker 28-30 Avenue A, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>New York Sports Club</i>) within a five-story commercial building. C2-5 (R7A/R8B) zoning district. Community Board #3M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 7/23/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 9, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	256-82-BZ	Vito J. Fossella, P.E. 1923 Clove Road, Staten Island Extension of Term of a previously granted Special Permit (§73-44) for the continued operation of a veterinary clinic and general UG6 office use in an existing two (2) story building with a reduction of the required parking which expired on November 23, 2012. C2-1/R3-1 zoning district. Community Board #2SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 7/9/13
2.	103-91-BZ	Davidoff Hutcher & Citron, LLP 248-18 Sunrise Highway, Queens Extension of term of approved variance permitting an auto laundry use (UG 16B); Amendment to permit changes to the layout and extend hours of operation. C2-1/R3-2 zoning district. Community Board #13Q
		Examiner: Carlo Costanza (212) 386-0076
		Status: Granted – 7/9/13
3.	102-94-BZ	C.S. Jefferson Chang 475 Castle Hill Avenue, Bronx Extension of Term of a previously granted Variance (§72-21) for the continuous (UG 6) grocery store which expired on June 20, 2005; Waiver of the Rules. R-5 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 7/9/13
4.	240-01-BZ	Rothkrug Rothkrug & Spector, LLP 110/23 Church Street, Manhattan Extension of term of a Special Permit (§73-36) for a physical culture establishment, which expired on December 17, 2012. C6-4(LM) zoning district. Community Board #1M
		Examiner: Carlo Costanza (212) 386-0076
		Status: Granted – 7/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 9, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	292-01-BZ	Law Office of Fredrick A. Becker 69/71 MacDougal Street, Manhattan Extension of Term of a previously-granted Variance (§72-21) which permitted the legalization of a new dining room and accessory storage for a UG6 eating and drinking establishment (<i>Villa Mosconi</i>), which expired on January 7, 2013. R7-2 zoning district. Community Board #2M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 7/9/13

<i>SOC – CONTINUED HEARINGS</i>		
6.	102-95-BZ	Law Office of Fredrick A. Becker 50 West 17th Street, Manhattan Extension of Term of a Special Permit (§73-244) for the continued operation of a UG12 Eating/Drinking Establishment (<i>Splash</i>) which expired on March 5, 2013; Amendment to modify the interior of the establishment. C6-4A zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 8/13/13
7.	45-08-BZ	Rampulla Associates 55 Androvette Street, Staten Island Extension Time to Complete Construction of Variance (§72-21) to construct a new four-story, 81 unit age restricted residential facility which expired on May 19, 2013. M1-1 (Area M), SRD & SGMD zoning district. Community Board #3SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 8/13/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 9, 2013
10:00 A.M.

SOC – NEW CASES				
8.	111-13-BZY thru 119-13-BZY	<p>Sheldon Lobel, P.C. 5031, 5021 Grosvenor Avenue, Lots 50, 60, 70, 5030 Grosvenor Avenue, Block 5830, Lot 3930, 5310 Grosvenor Avenue, Block 5839, Lot 4018 5300 Grosvenor Avenue, Block 5839, Lot 4025 5041 Goodridge Avenue, Block 5830, Lot 3940 5040 Goodridge Avenue, Block 5829, Lot 3635 5030 Goodridge Avenue, Block 5829, Lot 3630 Bronx Extension of time (§11-332b) to complete construction of a major development commenced under the prior Special Natural Area zoning district regulations in effect on October 2004. R1-2/NA-2 zoning district. Community Board #8BX</p> <table><tr><td>Examiner: Toni Matias (212) 386-0085</td></tr><tr><td>Status: Granted – 7/9/13</td></tr></table>	Examiner: Toni Matias (212) 386-0085	Status: Granted – 7/9/13
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Status: Granted – 7/9/13				

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 9, 2013
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	268-12-A thru 271-12-A	Eric Palatnik, P.C. 8/10/16/18 Pavilion Hill Terrace, Staten Island Proposed construction of a single family semi-detached building not fronting a mapped street, contrary to General City Law Section 36. R3-1 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 8/13/13
10.	308-12-A	Francis R. Angelino, Esq. 39-27 29th Street, Queens Request that the owner has a common law vested right to continue construction and obtain a Certificate of Occupancy under the prior M1-3 zoning district. M1-2/R5D zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 8/13/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 9, 2013
10:00 A.M.

APPEAL – NEW CASES		
11.	29-12-A	Vincent Brancato 159-17 159th Street, Queens Appeal seeking to reverse Department of Building's padlock order of closure (and underlying OATH report and recommendation) based on determination that the property's commercial/industrial use is not a legal non-conforming use. R3-2 Zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 9/17/13
12.	75-13-A	Law Office of Fredrick A. Becker 5 Beekman Street, Manhattan Appeal of §310(2) of the MDL relating to the court requirements (MDL §26(7)) to allow the conversion of an existing commercial building to a transient hotel. C5-5(LM) zoning district. Community Board #1M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 8/13/13
13.	172-13-A	Gary Lenhart 175 Ocean Avenue, Queens Proposed reconstruction of a single family home and installation of the disposal system located partially in the bed of a mapped street, contrary to Article 3, Section 35 of the General City Law. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 7/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 9, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	62-13-BZ	Sheldon Lobel, P.C. 2703 East Tremont Avenue, Bronx Special Permit (§73-243) to legalize the existing eating and drinking establishment (<i>Wendy's</i>) with an accessory drive-through facility. C1-2/R6 zoning district. Community Board #10BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 7/9/13
2.	85-13-BZ	Rothkrug Rothkrug & Spector LLP 250 Utica Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>) within existing building. C4-3/R6 zoning district. Community Board #8BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 7/9/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 9, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
3.	72-12-BZ	<p>Watchtel Masyr & Missry, LLP 213-223 Flatbush Avenue, Brooklyn Variance (§72-21) to allow for the construction of a new mixed use building, contrary to off-street parking (§25-23), floor area, open space, lot coverage (§23-145), maximum base height and maximum building height (§23-633) regulations. R7A/C2-4 and R6B zoning districts. Community Board #6BK</p>
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 9/24/13
4.	113-12-BZ	<p>Mitchell S. Ross, Esq. 32-05 Parsons Boulevard, Queens Variance (§72-21) to permit a proposed church (<i>St. Paul's Church</i>), contrary to front wall height (§§24-521 & 24-51). R2A zoning district. Community Board #7Q</p>
		Examiner: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 7/16/13
5.	195-12-BZ	<p>Law Office of Eduardo J. Diaz 108-15 Cross Bay Boulevard, Queens Re-instatement (§11-411) of a previously approved variance which allowed a two-story office building (UG6) and four parking spaces, which expired on May 13, 2000. Waiver of the Rules. R4 zoning district. Community Board #10BK</p>
		Examiner: Carlo Costanza (212) 386-0076
		Status: Closed, Decision – 8/13/13
6.	236-12-BZ	<p>Rothkrug Rothkrug & Spector LLP 1487 Richmond Road, Staten Island Variance (§72-21) to permit the extension of an existing medical office, contrary to use (§ 22-10) and side yard regulations (§24-35). R2 zoning district. Community Board #2SI</p>
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 8/13/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 9, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	321-12-BZ	Dennis D. Dell'Angelo 22 Girard 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 floor area (§23-141); perimeter wall height (§23-631) and rear yard (§23-47) regulations R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 7/9/13
8.	338-12-BZ	Eric Palatnik, P.C. 164-20 Northern Boulevard, Queens Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Metro Gym</i>) located in an existing one-story and cellar commercial building. C2-2/R5B zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 8/13/13
9.	13-13-BZ & 14-13-BZ	Slater & Beckerman, P.C. 98 & 96 DeGraw Street, Brooklyn Variance (§72-21) to allow two single-family residential buildings, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 8/13/13
10.	50-13-BZ	Lewis E. Garfinkel 1082 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 yard (§23-461); and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 8/13/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 9, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	57-13-BZ	Eric Palatnik, P.C. 282 Beaumont Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 8/13/13
12.	84-13-BZ	Rothkrug Rothkrug & Spector LLP 184 Kent Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>SoulCycle</i>) within portions of an existing cellar and seven-story mixed-use building. C2-4/R6 zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 8/13/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 9, 2013
10:00 A.M.

BZ – NEW CASES		
13.	81-13-BZ	Nasir J. Khanzada 264-12 Hillside Avenue, Queens Re-Instatement (§11-411) of a variance which permitted an auto service station (UG16B), with accessory uses, which expired on November 6, 1992; Amendment (§11-413) to permit the change of use from auto service station to auto repair (UG 16B) with accessory auto sales; Waiver of the Rules. R2 zoning district. Community Board # 13Q
		Examiner: Carlo Costanza (212) 386-0076
		Status: Continued Hearing – 8/20/13
14.	94-13-BZ	Vinod Tewari 11-11 40th Avenue aka 38-78 12th Street, Queens Special Permit (§73-19) to allow a school, contrary to use regulation (§42-00). M1-3 zoning district. Community Board #1Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 9/10/13
15.	96-13-BZ	Rothkrug Rothkrug & Spector LLP 1054 Simpson Street, Bronx Variance (§72-21) to permit construction of ambulatory diagnostic treatment health facility (UG4), contrary to rear yard regulations (§23-47). R7-1 and C1-4 zoning districts. Community Board #2BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 8/13/13
16.	108-13-BZ	Rothkrug Rothkrug & Spector, LLP 100/28 West 42nd Street aka 101/31 West 41st Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Equinox</i>). C5-3, C6-6, C6-7 & C5-2 (Mid)(T) zoning districts. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 8/13/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 16, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	207-86-BZ	Kramer Levin Naftalis & Frankel 20, 28 & 30 East 92nd Street, Manhattan Amendment of a previously approved variance (§72-21) for a community facility use (<i>The Nightingale-Bamford School</i>) to enlarge the zoning lot to permit the school's expansion. C1-5 (R-10) and R8B zoning districts. Community Board #8M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 7/16/13
2.	200-00-BZ	Eric Palatnik, P.C. 107-24 37th Avenue aka 37-16 108th Street, Queens Extension of Time to obtain a Certificate of Occupancy of a variance (§72-21) to operate a Physical Culture Establishment (<i>Squash Fitness Center</i>) which expired on April 25, 2013. C1-4(R6B) zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 7/16/13
3.	363-04-BZ	Herrick Feinstein, LLP 6002 Fort Hamilton Parkway, Brooklyn Extension of Time to Complete Construction for a previously granted Variance (§72-21) to convert an industrial building to commercial/residential use which expires on July 19, 2013. M1-1 zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 7/16/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 16, 2013
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	608-70-BZ	Walter T. Gorman, P.E., P.C. 351-361 Neptune Avenue, Brooklyn Amendment (§11-412) to convert the previously granted UG16B automotive service station to a UG6 eating and drinking establishment (<i>Dunkin' Donuts</i>). R6 zoning district. Community Board #13BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 8/20/13

<i>SOC – NEW CASES</i>		
5.	615-57-BZ	Sheldon Lobel, P.C. 154-11 Horace Harding Expressway, Queens Extension of Term (§11-411) of a previously granted variance for the continued operation of a (UG 16B) automotive service station (<i>Gulf</i>) with accessory uses, which expired on June 5, 2013. C1-3/R5B zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 8/13/13
6.	274-59-BZ	Laurence Dalfino, R.A. 3356-3358 Eastchester Road aka 1510-151 Tillotson Avenue, Bronx Extension of Term (§11-411) of a previously granted variance for the continued operation of a private parking lot accessory to a catering establishment, which expired on September 28, 2011; Waiver of the Rules. R-4/R-5 zoning district. Community Board #12BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 9/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 16, 2013
10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	228-00-BZ	Sheldon Lobel, P.C. 28/32 Locust Street, Brooklyn Extension of Time to complete construction of a previously approved variance (§72-21) which permitted the conversion of a vacant building in a manufacturing district for residential use (UG 2), which expired on May 15, 2005; Amendment for minor modifications to approved plans; Waiver of the Rules. M1-1 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 8/20/13

<i>APPEALS – DECISIONS</i>		
8.	346-12-A	Eric Palatnik, P.C. 179-181 Woodpoint Road, Brooklyn Appeal seeking common law vested rights to continue construction commenced under the prior R6 zoning districts. R6B zoning district. Community Board #1BK
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 7/16/13
9.	79-13-A	Law Offices of Howard B. Hornstein 807 Park Avenue, Manhattan Appeal from Department of Buildings' determination regarding the status of a zoning lot and reliance on the Certificate of Occupancy's recognition of the zoning lot. R10(Pl) zoning district. Community Board #8M
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 7/16/13
10.	135-13-A thru 152-13-A	Eric Palatnik, P.C. Serena Court, Staten Island Proposed construction of 18 two-family dwellings not fronting on a legally mapped street, contrary to General City Law Section 36. R3X (SSRD) zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 7/16/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 16, 2013
10:00 A.M.

APPEAL – NEW CASES		
11.	67-13-A	Bryan Cave LLC 945 Zerega Avenue, Bronx Appeal challenging Department of Buildings’ determination that the existing roof sign is not entitled to non-conforming use status. M1-1 zoning district. Community Board #9BX
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 9/10/13
12.	68-13-A	Bryan Cave LLP 330 Bruckner Boulevard, Bronx Appeal challenging Department of Buildings’ determination that the existing sign is not entitled to non-conforming use status. M3-1 zoning district. Community Board #1BX
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 9/24/13
13.	69-13-A	Bryan Cave LLP 25 Skillman Avenue, Brooklyn Appeal challenging Department of Buildings’ determination that the existing sign is not entitled to non-conforming use status. M1-2/R6 Sp. MX-8 zoning district. Community Board #1BK
		Examiner: Toni Matias (212) 386-0085
		Status: Withdrawn – 7/16/13
14.	87-13-A	Bryan Cave LLP 174 Canal Street, Manhattan Appeal challenging Department of Buildings’ determination that the existing sign is not entitled to non-conforming use status. C6-1G zoning district Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 9/17/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 16, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	293-12-BZ	Eric Palatnik, P.C. 1245 83rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141(b)) and side yard (§23-461(a)) regulations. R3X zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 7/16/13
2.	54-13-BZ	Sheldon Lobel, P.C. 1338 East 5th Street, Brooklyn Variance (§72-21) for the enlargement of existing single-family residence, contrary to lot coverage and open space (§23-141), minimum required side yards (§113-543), and side yards (§23-461a) regulations. R5/OPSD zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 7/16/13
3.	91-13-BZ	Eric Palatnik, P.C. 115 East 57th Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Spa Castle</i>) to be located in a 57-story mixed use building. C5-3,C5-2.5(MiD) zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 7/16/13
4.	104-13-BZ	Rothkrug Rothkrug & Spector LLP 1002 Gates Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Blink</i>) within a portion of an existing five-story commercial building. C2-4 (R6A) zoning district. Community Board # 3BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 7/16/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 16, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	113-12-BZ	Mitchell S. Ross, Esq. 32-05 Parsons Boulevard, Queens Variance (§72-21) to permit a proposed church (<i>St. Paul's Church</i>), contrary to front wall height (§§24-521 & 24-51). R2A zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 7/16/13

<i>BZ – NEW CASES</i>		
6.	301-12-BZ	Rothkrug Rothkrug & Spector, LLP 213-11/19 35th Avenue, Queens Special permit (§73-52) to allow a 25 foot extension of an existing commercial use into a residential zoning district, and §73-63 to allow the enlargement of a legal non-complying building. C2-2(R4) and R2A zoning districts. Community Board #11Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 8/13/13
7.	83-13-BZ	Boris Saks, Esq. 3089 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 8/13/13
8.	109-13-BZ	Goldman Harris LLC 80 John Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>UFC Gym</i>). C5-5 (Special Lower Manhattan) zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 8/20/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 23, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	27-05-BZ	Sheldon Lobel, P.C. 91-11 Roosevelt Avenue, Queens Extension of Term (§11-411) of an approved variance which permitted the operation of an automotive service station (UG 16B) with accessory uses, which expired on April 18, 2011; Amendment to permit the legalization of site layout and operational changes; Waiver of the Rules. C2-4/R6 zoning district. Community Board #3Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 8/13/13

<i>SOC – NEW CASES</i>		
2.	327-88-BZ	Eric Palatnik, P.C. 136-36 39th Avenue aka 136-29 & 136-35A Roosevelt Avenue, Queens Amendment to a previously granted variance (§72-21) to legalize the addition of a 2,317 square foot mezzanine in a UG 6 eating and drinking establishment (<i>Jade Asian Restaurant</i>). C4-3 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 9/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 23, 2013
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
3.	10-10-A	New York City Board of Standards and Appeals 1882 East 12th Street, Brooklyn Reopening for a court remand to review the validity of the permit at issue in a prior vested rights application. Community Board #15BK
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 7/23/13
4.	345-12-A	Mallin & Cha, P.C. 303 West Tenth Street/150 Charles Street, Manhattan Appeal challenging DOB's determination that developer is in compliance with §15-41 (Enlargement of Converted Buildings). C6-2 zoning district. Community Board #2M
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 7/23/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 23, 2013
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
5.	89-07-A, 92-07-A thru 95-07-A	Eric Palatnik, P.C. 460, 472, 476, 480Thornycroft Avenue and 281 Oakland Street, Staten Island Proposal to build three two-family and one one-family homes located within the bed of a mapped street (Thorneycroft Avenue), contrary to Section 35 of the General City Law. R3-2 Zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 8/13/13
6.	245-12-A & 246-12-A	Law Offices of Marvin B. Mitzner LLC. 515 East 5th Street, Manhattan Appeal pursuant to Section 310(2) of the Multiple Dwelling Law. Application seeking a determination that the owner of the property has acquired a common law vested right to complete construction under the prior R7-2 zoning. R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 9/10/13
7.	317-12-A	Eric Palatnik, P.C. 40-40 27th Street, Queens Appeal seeking common law vested rights to continue construction commenced under the prior M1-3D zoning district regulations. M1-2/R5B zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 8/20/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 23, 2013
10:00 A.M.

APPEAL – NEW CASES		
8.	220-10-BZY	Goldman Harris LLC 77, 79, 81 Rivington Street, a/k/a 139, 141 Orchard Street, Manhattan Extension of time to complete construction (§11-332) and obtain a Certificate of Occupancy of a previous vested rights approval, which expires on March 15, 2013. Prior zoning district C6-1. C4-4A zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 8/20/13
9.	272-12-A	Michael Cetera 1278 Carroll Street, Brooklyn Appeal challenging Department of Buildings' determination that an existing non-conforming single family home may not be enlarged per §52-22. R2 zoning district. Community Board #9BK
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 9/17/13
10.	127-13-A	Law Offices of Marvin B. Mitzner, LLC 332 West 87th Street, Manhattan Appeal under Section 310 of the Multiple Dwelling Law to vary MDL Sections 171-2(a) and 2(f) to allow for a vertical enlargement of a residential building. R8 zoning district. Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 8/20/13
11.	190-13-A	Zygmunt Staszewski 107 Arcadia Walk, Queens Proposed reconstruction of a single-family dwelling in the bed of a mapped street, contrary to Article 3, Section 35 of the General City Law, and the proposed upgrade of an existing septic system contrary to DOB policy. R4 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 7/23/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 23, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	16-12-BZ	Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn Special Permit (§73-19) to allow for a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). M1-2 zoning district. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 9/10/13
2.	59-12-BZ/ 60-12-A	Mitchell S. Ross, Esq. 240-27 Depew Avenue, Queens Variance (§72-21) to allow the enlargement of an existing home, contrary to front yard (§23-45) regulations. Proposed construction is also located within a mapped but unbuilt portion of a street, contrary to General City Law Section 35. R1-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Deferred Decision – 8/20/13
3.	242-12-BZ	Sheldon Lobel, P.C. 1621-1629 61st Street, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A house of worship (<i>Congregation Toldos Yehuda</i>), contrary to height, setback, sky exposure plane, rear yard, and parking requirements. M1-1 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 7/23/13
4.	5-13-BZ	Goldman Harris LLC 34-47 107th Street, Queens Variance (§72-21) to permit the construction of an education center (UG 3A) in connection with an existing community facility (<i>Lonie Armstrong House Museum</i>), contrary to lot coverage (§24-11/24-12), front yard (§24-34), side yard (§24-35), side yard setback (§24-551), and planting strips (§24-06/26-42). R5 zoning district. Community Board #3Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 7/23/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 23, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	99-13-BZ	Rothkrug Rothkrug & Spector LLP 32-27 Steinway Street, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Blink</i>) within a two-story commercial building. C4-2A zoning district. Community Board #1Q
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 7/23/13
6.	102-13-BZ	Law Office of Fredrick A. Becker 28-30 Avenue A, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>New York Sports Club</i>) within a five-story commercial building. C2-5 (R7A/R8B) zoning district. Community Board #3M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 7/23/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 23, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	35-11-BZ	The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Ohel</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), side yard (§24-35), rear yard (§24-36) and parking (§25-31). R2A zoning district. Community Board #13Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 9/17/13
8.	50-12-BZ	Gerald J. Caliendo, R.A., AIA 177-60 South Conduit Avenue, Queens Variance (§72-21) to allow for the construction of a commercial building, contrary to use regulations (§22-00). R3-2 zoning district. Community Board #12Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 8/20/13
9.	199-12-BZ	Sheldon Lobel, P.C. 1517 Bushwick Avenue, Brooklyn Variance (§72-21) to construct a self-storage facility, contrary to maximum permitted floor area regulations. C8-1 and R6 zoning districts. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 9/10/13
10.	259-12-BZ	Davidoff Hatcher & Citron LLP 5241 Independence Avenue, Bronx Variance (§72-21) to permit the development of a single-family house, contrary to lot width requirement (§23-32). R1-1, NA-2 zoning district. Community Board #8BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 9/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 23, 2013
10:00 A.M.

BZ – NEW CASES		
11.	54-12-BZ	Gerald J. Caliendo, R.A., AIA 65-39 102nd Street, Queens Variance (§72-21) to permit for the construction of a community facility and residential building, contrary to lot coverage (§23-141), lot area (§§23-32, 23-33), front yard (§§23-45, 24-34), side yard (§§23-46, 24-35) and side yard setback (§24-55) regulations. R5 zoning district. Community Board #6Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 9/10/13
12.	62-12-BZ	Akerman Senterfitt LLP 614/618 Morris Avenue, Bronx Variance (§72-21) to permit the construction of commercial building, contrary to use regulations (§22-00). R7-1 zoning district. Community Board #1BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 10/8/13
13.	86-13-BZ	Eric Palatnik, P.C. 65-43 171st Street, Queens Special Permit (§73-621) to allow the enlargement of an existing single-family home, contrary to open space ratio and floor area (§23-141) regulations. R2 zoning district. Community Board #8Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 8/20/13
14.	101-13-BZ	Dennis D. Dell'Angelo 1271 East 23rd Street, Brooklyn Special Permit (§73-622) to allow the enlargement of an existing single family home, contrary to open space and floor area (§23-141), side yards (§23-461), and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 8/20/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 13, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	102-95-BZ	Law Office of Fredrick A. Becker 50 West 17th Street, Manhattan Extension of Term of a Special Permit (§73-244) for the continued operation of a UG12 Eating/Drinking Establishment (<i>Splash</i>) which expired on March 5, 2013; Amendment to modify the interior of the establishment. C6-4A zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Withdrawn – 8/13/13
2.	27-05-BZ	Sheldon Lobel, P.C. 91-11 Roosevelt Avenue, Queens Extension of Term (§11-411) of an approved variance which permitted the operation of an automotive service station (UG 16B) with accessory uses, which expired on April 18, 2011; Amendment to permit the legalization of site layout and operational changes; Waiver of the Rules. C2-4/R6 zoning district. Community Board #3Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 8/13/13
3.	45-08-BZ	Rampulla Associates 55 Androvetta Street, Staten Island Extension Time to Complete Construction of Variance (§72-21) to construct a new four-story, 81 unit age restricted residential facility which expired on May 19, 2013. M1-1 (Area M), SRD & SGMD zoning district. Community Board #3SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 8/13/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 13, 2013
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	615-57-BZ	Sheldon Lobel, P.C.
		154-11 Horace Harding Expressway, Queens
		Extension of Term (§11-411) of a previously granted variance for the continued operation of a (UG 16B) automotive service station (<i>Gulf</i>) with accessory uses, which expired on June 5, 2013. C1-3/R5B zoning district.
		Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned – Continued Hearing – 9/10/13

<i>SOC – NEW CASES</i>		
5.	378-04-BZ	Sheldon Lobel, P.C.
		94 Kingsland Avenue, Brooklyn
		Extension of Time to Complete Construction of a previously granted variance (§72-21) for the construction of a four-story residential building with an accessory four-car garage, which expired on December 11, 2011 and an Amendment to reduce the scope and non-compliance of the approval; waiver of the Rules. M1-1 zoning district.
		Community Board #1BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 9/10/13
6.	107-11-BZ	Sheldon Lobel, P.C.
		1643 East 21st Street, Brooklyn
		Amendment of a previously granted variance (§72-21) to waive bulk regulations for the enlargement of a synagogue and rabbi's residence (<i>Congregation Yeshiva Bais Yitzchok</i>); amendment classifies the enlargement as a new building, which requires a waiver of parking regulations (§25-31). R4-1 zoning district.
		Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 9/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 13, 2013
10:00 A.M.

APPEALS – DECISIONS		
7.	89-07-A 92-07-A thru 95-07-A	Eric Palatnik, P.C. 460, 472, 476, 480Thornycroft Avenue and 281 Oakland Street, Staten Island Proposal to build three two-family and one one-family homes located within the bed of a mapped street (Thornycroft Avenue), contrary to Section 35 of the General City Law. R3-2 Zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 8/13/13
8.	308-12-A	Francis R. Angelino, Esq. 39-27 29th Street, Queens Request that the owner has a common law vested right to continue construction and obtain a Certificate of Occupancy under the prior M1-3 zoning district. M1-2/R5D zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 8/13/13

APPEALS – CONTINUED HEARINGS		
9.	268-12-A thru 271-12-A	Eric Palatnik, P.C. 8/10/16/18 Pavilion Hill Terrace, Staten Island Proposed construction of a single family semi-detached building not fronting a mapped street, contrary to General City Law Section 36. R3-1 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Withdrawn – 8/13/13
10.	75-13-A	Law Office of Fredrick A. Becker 5 Beekman Street, Manhattan Appeal of §310(2) of the MDL relating to the court requirements (MDL §26(7)) to allow the conversion of an existing commercial building to a transient hotel. C5-5(LM) zoning district. Community Board #1M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 9/17/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 13, 2013
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
11.	200-10-A 203-10-A thru 205-10-A	Sheldon Lobel, PC 1359, 1365, 1367 Davies Road, Queens Extension of time to complete construction and obtain a Certificate of Occupancy of a previous vested rights approval, which expires on June 21, 2013. Prior zoning district R5. R4-1 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 9/10/13
12.	157-12-A	Sheldon Lobel, P.C. 184-27 Hovenden Road, Queens Appeal challenging Department of Buildings' determination that the subject property not be developed as an "existing small lot" pursuant to ZR §23-33 as it does not meet the definition of ZR §12-10. R1-2 zoning district. Community Board #8Q
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 9/24/13
13.	58-13-A	Rothkrug Rothkrug & Spector LLP 4 Wiman Place, Staten Island Proposed construction of a twelve-family residential building located partially within the bed of a mapped but unbuilt street contrary to General City Law Section 35. R4/M3-1 Zoning District. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 9/24/13
14.	98-13-A	Eric Palatnik, P.C. 107 Haven Avenue, Staten Island Proposed two-story two family residential development which is within the unbuilt portion of the mapped street on the corner of Haven Avenue and Hull Street, contrary to General City Law 35 R3-1 zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 9/24/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 13, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	195-12-BZ	Law Office of Eduardo J. Diaz 108-15 Cross Bay Boulevard, Queens Re-instatement (§11-411) of a previously approved variance which allowed a two-story office building (UG6) and four parking spaces, which expired on May 13, 2000. Waiver of the Rules. R4 zoning district. Community Board #10BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 8/13/13
2.	13-13-BZ & 14-13-BZ	Slater & Beckerman, P.C. 98 & 96 DeGraw Street, Brooklyn Variance (§72-21) to allow two single-family residential buildings, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 9/24/13
3.	50-13-BZ	Lewis E. Garfinkel 1082 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 yard (§23-461); and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 8/13/13
4.	57-13-BZ	Eric Palatnik, P.C. 282 Beaumont Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 8/13/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 13, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	84-13-BZ	Rothkrug Rothkrug & Spector LLP 184 Kent Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>SoulCycle</i>) within portions of an existing cellar and seven-story mixed-use building. C2-4/R6 zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 8/13/13
6.	108-13-BZ	Rothkrug Rothkrug & Spector, LLP 100/28 West 42nd Street aka 101/31 West 41st Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Equinox</i>). C5-3, C6-6, C6-7 & C5-2 (Mid)(T) zoning districts. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 8/13/13

<i>BZ – CONTINUED HEARINGS</i>		
7.	236-12-BZ	Rothkrug Rothkrug & Spector LLP 1487 Richmond Road, Staten Island Variance (§72-21) to permit the extension of an existing medical office, contrary to use (§ 22-10) and side yard regulations (§24-35). R2 zoning district. Community Board #2SI
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 9/10/13
8.	282-12-BZ	Eric Palatnik, P.C. 1995 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to side yard requirements (§23-461), and a variance (§72-21), contrary to front yard requirements (§23-45). R5 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 9/24/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 13, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	301-12-BZ	Rothkrug Rothkrug & Spector, LLP 213-11/19 35th Avenue, Queens Special permit (§73-52) to allow a 25 foot extension of an existing commercial use into a residential zoning district, and §73-63 to allow the enlargement of a legal non-complying building. C2-2(R4) and R2A zoning districts. Community Board #11Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 9/10/13
10.	338-12-BZ	Eric Palatnik, P.C. 164-20 Northern Boulevard, Queens Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Metro Gym</i>) located in an existing one-story and cellar commercial building. C2-2/R5B zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 9/10/13
11.	83-13-BZ	Boris Saks, Esq. 3089 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 9/10/13
12.	96-13-BZ	Rothkrug Rothkrug & Spector LLP 1054 Simpson Street, Bronx Variance (§72-21) to permit construction of ambulatory diagnostic treatment health facility (UG4), contrary to rear yard regulations (§23-47). R7-1 and C1-4 zoning districts. Community Board #2BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 9/17/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 13, 2013
10:00 A.M.

BZ – NEW CASES		
13.	322-12-BZ	Law Office of Fredrick A. Becker 701 Avenue P, Brooklyn Variance (§72-21) to permit the enlargement of a single-family residence, contrary to open space and lot coverage (§23-141); less than the minimum required front yard (§23-45) and perimeter wall height (§23-631). R5 (OP) zoning district. Community Board#12BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 9/17/13
14.	61-13-BZ	Slater and Beckerman P.C. 1385 Broadway, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Crunch</i>). M1-6GC zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 9/17/13
15.	77-13-BZ	Friedman & Gotbaum, LLP 45 Great Jones Street, Manhattan Variance (§72-21) to permit residential use, contrary to ZR 42-00 and ground floor commercial use contrary to ZR§42-14(D)(2)(b). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 9/24/13
16.	82-13-BZ	Law Office of Fredrick A. Becker 1957 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to floor area (§23-141), side yards (§23-461) and less than the required rear yard (§23-47). R5 zoning district. Community Board # 15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 9/17/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 13, 2013

10:00 A.M.

<i>BZ – NEW CASES</i>		
17.	170-13-BZ	Venable LLP 25-10 30th Avenue, Queens Variance (§72-21) to allow the enlargement of Mount Sinai Hospital of Queens contrary to §24-52 (height & setback); §24-11 (lot coverage); §24-36 (rear yard); and §§24-382 & 33-283 (rear yard equivalents). R6 & C1-3 zoning districts. Community Board #1Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 9/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 20, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	<u>608-70-BZ</u>	<p>Walter T. Gorman, P.E., P.C. 351-361 Neptune Avenue, Brooklyn Amendment (§11-413) to convert the previously granted UG16B automotive service station to a UG6 eating and drinking establishment (<i>Dunkin' Donuts</i>). R6 zoning district. Community Board#13BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Granted – 8/20/13</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	<u>228-00-BZ</u>	<p>Sheldon Lobel, P.C. 28/32 Locust Street, Brooklyn Extension of time to complete construction of a previously approved variance (§72-21) which permitted the conversion of a vacant building in a manufacturing district for residential use (UG 2), which expired on May 15, 2005; Amendment for minor modifications to approved plans; Waiver of the Rules. M1-1 zoning district. Community Board #4BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Closed, Decision – 9/10/13</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 20, 2013
10:00 A.M.

<i>SOC – NEW CASES</i>		
3.	<u>220-07-BZ</u>	Eric Palatnik, P.C. 847 Kent Avenue, Brooklyn Extension of time to complete construction of a previously granted variance (§72-21) which permitted the construction of a new four-story residential building containing four dwelling units, which expires on November 10, 2013. M1-1 zoning district. Community Board#3BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 9/17/13
4.	<u>139-92-BZ</u>	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, 2013; Waiver of the Rules. C2-2/R6 zoning district. Community Board#2Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 9/24/13
5.	<u>199-00-BZ</u>	Alfonso Duarte, P.E. 76-19 Roosevelt Avenue, Queens Extension of term of a previously granted special permit (§73-244) for the continued operation of a UG 12 eating and drinking establishment without restrictions on entertainment (<i>Club Atlantis</i>) which expired on March 13, 2013. C2-3/R6 zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 9/17/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 20, 2013
10:00 A.M.

APPEALS – DECISIONS		
6.	<u>220-10-BZY</u>	Goldman Harris LLC 77, 79, 81 Rivington Street, a/k/a 139, 141 Orchard Street, Manhattan Extension of time to complete construction (§11-332) and obtain a Certificate of Occupancy of a previous vested rights approval, which expired on March 15, 2013. Prior zoning district C6-1. C4-4A zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 8/20/13
7.	317-12-A	Eric Palatnik, P.C. 40-40 27th Street, Queens Appeal seeking common law vested rights to continue construction commenced under the prior M1-3D zoning district regulations. M1-2/R5B zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 8/20/13
8.	<u>127-13-A</u>	Law Offices of Marvin B. Mitzner, LLC 332 West 87th Street, Manhattan Appeal under Section 310 of the Multiple Dwelling Law to vary MDL Sections 171-2(a) and 2(f) to allow for a vertical enlargement of a residential building. R8 zoning district. Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 9/24/13

APPEALS – CONTINUED HEARINGS		
9.	143-11-A thru 146-11-A	Philip L. Rampulla 20, 25, 35, 40 Harborlights Court, Staten Island Appeal challenging the Fire Department's determination that the grade of the fire apparatus road shall not exceed 10 percent, per NYC Fire Code Section FC 503.2.7. R2 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 9/24/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 20, 2013
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
10.	<u>126-13-A</u>	Sheldon Lobel, PC 65-70 Austin Street, Queens Appeal of NYC Department of Buildings' determination that a rear yard is required at the boundary of a block coinciding with a railroad right-of-way. R7B Zoning District. Community Board # 6Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/8/13
11.	<u>134-13-A</u>	Bryan Cave 538 10th Avenue aka 460 West 41st Street, Manhattan Appeal of NYC Department of Buildings' determination regarding the right to maintain an existing advertising sign. C2-8/HY zoning district. Community Board #4M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/8/13
12.	<u>166-13-A</u>	Sheldon Lobel, PC 945 Madison Avenue, Manhattan Appeal of NYC Department of Buildings' determination that a public assembly permit is required, pursuant to Building Code Sections 28-117, 28-102,4,3 and C2-116.0. C5-1/R8B zoning districts. Community Board #8M
		Examiner: Toni Matias (212) 386-0085
		Status: Withdrawn – 8/20/13
13.	<u>227-13-A</u>	Chris Tomlan 45 Water Street, Brooklyn Variance pursuant to the NYC Building Code (Appendix G, Section G304.1.2) to allow for the redevelopment of an historic structure (<i>Tobacco Warehouse</i>) within Brooklyn Bridge Park to be located below the flood zone. M3-1 zoning district. Community Board #2BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 9/24/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 20, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	<u>59-12-BZ/ 60-12-A</u>	Mitchell S. Ross, Esq. 240-27 Depew Avenue, Queens Variance (§72-21) to allow the enlargement of an existing home, contrary to front yard (§23-45) regulations. Proposed construction is also located within a mapped but unbuilt portion of a street, contrary to General City Law Section 35. R1-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 8/20/13
2.	<u>86-13-BZ</u>	Eric Palatnik, P.C. 65-43 171st Street, Queens Special Permit (§73-621) to allow the enlargement of an existing single-family home, contrary to open space ratio and floor area (§23-141) regulations. R2 zoning district. Community Board #8Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 8/20/13
3.	<u>101-13-BZ</u>	Dennis D. Dell'Angelo 1271 East 23rd Street, Brooklyn Special Permit (§73-622) to allow the enlargement of an existing single family home, contrary to open space and floor area (§23-141), side yards (§23-461), and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 8/20/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 20, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	<u>50-12-BZ</u>	Gerald J. Caliendo, R.A., AIA 177-60 South Conduit Avenue, Queens Variance (§72-21) to allow for the construction of a commercial building, contrary to use regulations (§22-00). R3-2 zoning district. Community Board #12Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 9/24/13
5.	<u>81-13-BZ</u>	Nasir J. Khanzada 264-12 Hillside Avenue, Queens Re-Instatement (§11-411) of a variance which permitted an auto service station (UG16B), with accessory uses, which expired on November 6, 1992; Amendment (§11-413) to permit the change of use from auto service station to auto repair (UG 16B) with accessory auto sales; Waiver of the Rules. R2 zoning district. Community Board # 13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 9/24/13
6.	<u>109-13-BZ</u>	Goldman Harris LLC 80 John Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>UFC Gym</i>). C5-5 (Special Lower Manhattan) zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 9/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 20, 2013
10:00 A.M.

BZ – NEW CASES		
7.	<u>279-12-BZ</u>	Akerman Senterfitt LLP 27-24 College Point Boulevard, Queens Variance (§72-21) to permit a bank (UG 6) in a residential zoning district, contrary to §22-00. R4/R5B zoning district. Community Board #7Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 9/17/13
8.	<u>78-13-BZ</u>	Sheldon Lobel, P.C. 876 Kent Avenue, Brooklyn Variance (§72-21) to permit a new four-story, four-unit residential building (UG 2), contrary to use regulations, ZR §42-00. M1-1& R7A/C2-4. Community Board #3BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 9/24/13
9.	<u>97-13-BZ</u>	Lewis E. Garfinkel 1848 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 9/10/13
10.	<u>161-13-BZ</u>	Rothkrug Rothkrug & Spector LLP 8 West 19th Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Soul Cycle</i>) within a portion of an existing building. C6-4A zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 9/17/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 20, 2013

10:00 A.M.

<i>BZ – NEW CASES</i>		
11.	<u>211-13-BZ</u>	Kramer Levin Naftalis & Frankel LLP 346 Broadway, Manhattan Re-instatement (§11-411) of a previously approved variance, which permitted the use of the cellar and basement levels of a 12-story building as a public parking garage, which expired in 1971; Amendment to permit a change to the curb-cut configuration; Waiver of the rules. C6-4A zoning district. Community Board #1M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 9/24/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 10, 2013

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	228-00-BZ	Sheldon Lobel, P.C. 28/32 Locust Street, Brooklyn Extension of time to complete construction of a previously approved variance (§72-21) which permitted the conversion of a vacant building in a manufacturing district for residential use (UG 2), which expired on May 15, 2005; Amendment for minor modifications to approved plans; Waiver of the Rules. M1-1 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 9/10/13
2.	378-04-BZ	Sheldon Lobel, P.C. 94 Kingsland Avenue, Brooklyn Extension of time to complete construction of a previously granted variance (§72-21) for the construction of a four-story residential building with an accessory four-car garage, which expired on December 11, 2011 and an Amendment to reduce the scope and non-compliance of the approval; waiver of the Rules. M1-1 zoning district. Community Board #1BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 9/10/13
3.	107-11-BZ	Sheldon Lobel, P.C. 1643 East 21st Street, Brooklyn Amendment of a previously granted variance (§72-21) to waive bulk regulations for the enlargement of a synagogue and rabbi's residence (<i>Congregation Yeshiva Bais Yitzchok</i>); amendment classifies the enlargement as a new building, which requires a waiver of parking regulations (§25-31). R4-1 zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 9/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 10, 2013

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	615-57-BZ	Sheldon Lobel, P.C. 154-11 Horace Harding Expressway, Queens Extension of term (§11-411) of a previously granted variance for the continued operation of a (UG 16B) automotive service station (<i>Gulf</i>) with accessory uses, which expired on June 5, 2013. C1-3/R5B zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 10/8/13
5.	274-59-BZ	Laurence Dalfino, R.A. 3356-3358 Eastchester Road, aka 1510-151 Tillotson Avenue, Bronx Extension of term (§11-411) of a previously granted variance for the continued operation of a private parking lot accessory to a catering establishment, which expired on September 28, 2011; Waiver of the Rules. R-4/R-5 zoning district. Community Board #12BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 10/8/13
6.	327-88-BZ	Eric Palatnik, P.C. 136-36 39th Avenue, 136-29 & 136-35A Roosevelt Avenue, Queens Amendment to a previously granted variance (§72-21) to legalize the addition of a 2,317 square foot mezzanine in a UG 6 eating and drinking establishment (<i>Jade Asian Restaurant</i>). C4-3 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 10/22/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 10, 2013

10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	699-46-BZ	Eric Palatnik, P.C. 224-01 North Conduit Avenue, Queens Amendment (§11-412) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) with accessory use. The amendment seeks to convert existing service bays to a convenience store, increase the number of pump islands, and permit a drive-thru to the proposed convenience store. R3X zoning district. Community Board #13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 10/22/13
8.	723-84-BZ	Gerald J. Caliendo 241-02 Northern Boulevard, Queens Extension of term of a previously approved variance (§72-21) which permitted a medical office, which expired on October 30, 2012. R1-2 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 10/8/13
9.	161-99-BZ & 162-99-BZ	The Law Office of Fredrick A. Becker 349 & 353 East 76th Street, Manhattan Extension of term of a previously granted Special Permit (§73-36) which permitted the operation of a physical culture establishment which expired on June 28, 2010; Amendment to permit a change in the hours of operation; Extension of time to obtain a Certificate of Occupancy which expired on June 28, 2004; Waiver of the Rules. C2-5 (R8B) zoning district. Community Board #8M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 10/8/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 10, 2013

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
10.	200-10-A 203-10-A thru 205-10-A	Sheldon Lobel, PC 1359, 1365, 1367 Davies Road, Queens Extension of time to complete construction and obtain a Certificate of Occupancy of a previous vested rights approval, which expires on June 21, 2013. Prior zoning district R5. R4-1 zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 9/10/13
11.	245-12-A & 246-12-A	Law Offices of Marvin B. Mitzner LLC. 515 East 5th Street, Manhattan Appeal pursuant to (§310(2)) of the Multiple Dwelling Law. Application seeking a determination that the owner of the property has acquired a common law vested right to complete construction under the prior R7-2 zoning. R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Cal. No. 245-12-A - Off Calendar Cal. No. 246-12-A – Denied – 9/10/13
12.	67-13-A	Bryan Cave LLC 945 Zerega Avenue, Bronx Appeal challenging Department of Buildings' determination that the existing roof sign is not entitled to non-conforming use status. M1-1 zoning district. Community Board #9BX
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 9/24/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 10, 2013

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
13.	66-13-A	Goldman Harris 111 East 161st Street, Bronx Appeal challenging Department of Buildings' determination that pursuant to §122-20 advertising signs are not permitted regardless of non-conforming use status. R8/C1-4 Grand Concourse Preservation zoning district. Community Board #4BX
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/29/13
14.	123-13-A	Bryan Cave 86 Bedford Avenue, Manhattan Appeal challenging the determination of the Department of Buildings' to revoke a permit on the basis that (1) a lawful commercial use was not established and (2) even assuming lawful establishment, the commercial use discontinued in 2007. R6 zoning district. Community Board #2M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 11/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 10, 2013

10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	16-12-BZ	Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn Special Permit (§73-19) to allow for a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). M1-2 zoning district. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 9/24/13
2.	43-12-BZ	Watchtel Masyr & Missry, LLP 25 Great Jones Street, Manhattan Variance (§72-21) to permit a residential building, contrary to use regulations (§42-00). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 11/19/13
3.	338-12-BZ	Eric Palatnik, P.C. 164-20 Northern Boulevard, Queens Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Metro Gym</i>) located in an existing one-story and cellar commercial building. C2-2/R5B zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 9/10/13
4.	83-13-BZ	Boris Saks, Esq. 3089 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 9/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 10, 2013

10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	97-13-BZ	Lewis E. Garfinkel 1848 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 9/10/13
6.	109-13-BZ	Goldman Harris LLC 80 John Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>UFC Gym</i>). C5-5 (Special Lower Manhattan) zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 9/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 10, 2013

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	54-12-BZ	Gerald J. Caliendo, R.A., AIA 65-39 102nd Street, Queens Variance (§72-21) to permit for the construction of a community facility and residential building, contrary to lot coverage (§23-141), lot area (§§23-32, 23-33), front yard (§§23-45, 24-34), side yard (§§23-46, 24-35) and side yard setback (§24-55) regulations. R5 zoning district. Community Board #6Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 10/22/13
8.	199-12-BZ	Sheldon Lobel, P.C. 1517 Bushwick Avenue, Brooklyn Variance (§72-21) to construct a self-storage facility, contrary to maximum permitted floor area regulations. C8-1 and R6 zoning districts. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 10/22/13
9.	236-12-BZ	Rothkrug Rothkrug & Spector LLP 1487 Richmond Road, Staten Island Variance (§72-21) to permit the extension of an existing medical office, contrary to use (§ 22-10) and side yard regulations (§24-35). R2 zoning district. Community Board #2SI
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 10/8/13
10.	259-12-BZ	Davidoff Hutcher & Citron LLP 5241 Independence Avenue, Bronx Variance (§72-21) to permit the development of a single-family house, contrary to lot width requirement (§23-32). R1-1, NA-2 zoning district. Community Board #8BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 10/8/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 10, 2013

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	263-12-BZ & 264-12-A	Sheldon Lobel, P.C. 232 & 222 City Island Avenue, Bronx Variance (§72-21) to permit senior housing (UG 2), contrary to use regulations (§42-00). Variance (Appendix G, Section BC G107, NYC Administrative Code) to permit construction in a flood hazard area which does not comply with Appendix G, Section G304.1.2 of the Building Code. M1-1 zoning district. Community Board #10BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 10/29/13
12.	301-12-BZ	Rothkrug Rothkrug & Spector, LLP 213-11/19 35th Avenue, Queens Special permit (§73-52) to allow a 25 foot extension of an existing commercial use into a residential zoning district, and §73-63 to allow the enlargement of a legal non-complying building. C2-2(R4) and R2A zoning districts. Community Board #11Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 10/8/13
13.	94-13-BZ	Vinod Tewari 11-11 40th Avenue, aka 38-78 12th Street, Queens Special Permit (§73-19) to allow a school, contrary to use regulation (§42-00). M1-3 zoning district. Community Board #1Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 10/8/13
14.	170-13-BZ	Venable LLP 25-10 30th Avenue, Queens Variance (§72-21) to allow the enlargement of Mount Sinai Hospital of Queens contrary to §24-52 (height & setback); §24-11 (lot coverage); §24-36 (rear yard); and §§24-382 & 33-283 (rear yard equivalents). R6 & C1-3 zoning districts. Community Board #1Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 9/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 10, 2013

10:00 A.M.

BZ – NEW CASES		
15.	78-11-BZ & 33-12-A thru 37-12-A	Sheldon Lobel, P.C. 78-70 Winchester Boulevard, Queens Variance (§72-21) to allow for the construction of two assisted living residential buildings, contrary to use regulations (§32-10). Proposed construction of two mixed use buildings that do not have frontage on a legally mapped street, contrary to General City Law Section 36. C8-1 Zoning District. Community Board #13Q
		Examiner: R. Rizzotti (212) 386-0081 / T. Matias (212) 386-0085
		Status: Continued Hearing – 11/19/13
16.	303-12-BZ	Eric Palatnik, P.C. 1106-1108 Utica Avenue, Brooklyn Variance (§72-21) to permit the development of a sub-cellar, cellar and three story church, with accessory educational and social facilities (<i>Tabernacle of Praise</i>), contrary to rear yard setback (§33-292), sky exposure plane and wall height (§34-432), and parking (§36-21) regulations. C8-1 zoning district. Community Board #17BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 10/29/13
17.	120-13-BZ	Eric Palatnik, P.C. 1815 Forest Avenue, Staten Island Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (<i>McDonald's</i>) with an accessory drive-through facility. C1-2/R3-2 zoning district. Community Board #1SI
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 10/22/13
18.	129-13-BZ	Lewis E. Garfinkel 1010 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141(a)); side yards (§23-461(a)); less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Postponed Hearing – 10/8/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 17, 2013

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	199-00-BZ	Alfonso Duarte, P.E. 76-19 Roosevelt Avenue, Queens Extension of term of a previously granted special permit (§73-244) for the continued operation of a UG 12 eating and drinking establishment without restrictions on entertainment (<i>Club Atlantis</i>) which expired on March 13, 2013. C2-3/R6 zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 9/17/13
2.	220-07-BZ	Eric Palatnik, P.C. 847 Kent Avenue, Brooklyn Extension of time to complete construction of a previously granted variance (§72-21) which permitted the construction of a new four-story residential building containing four dwelling units, which expires on November 10, 2013. M1-1 zoning district. Community Board #3BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 9/17/13

<i>SOC – NEW CASES</i>		
3.	519-57-BZ	Eric Palatnik, P.C. 2071 Victory Boulevard, Staten Island Extension of term (§11-411) of an approved variance which permitted the operation and maintenance of a gasoline service station (Use Group 16B) and accessory uses, which expired on June 19, 2013. R3-1/C2-1 zoning district. Community Board #1SI
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 11/19/13
4.	189-96-BZ	John C Chen 85-10/12 Roosevelt Avenue, Queens Extension of Term of a previously granted Special Permit (§73-244) of a UG12 Eating and Drinking establishment with entertainment and dancing, which expires on May 19, 2013. C2-3/R6 zoning district. Community Board #4Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/8/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, SEPTEMBER 17, 2013
10:00 A.M.

APPEALS – DECISIONS		
5.	272-12-A	Michael Cetera 1278 Carroll Street, Brooklyn Appeal challenging Department of Buildings' determination that an existing non-conforming single family home may not be enlarged per §52-22. R2 zoning district. Community Board #9BK
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 9/17/13
6.	75-13-A	Law Office of Fredrick A. Becker 5 Beekman Street, Manhattan Appeal of §310(2) of the MDL relating to the court requirements (MDL §26(7)) to allow the conversion of an existing commercial building to a transient hotel. C5-5(LM) zoning district. Community Board #1M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 10/8/13

APPEALS – CONTINUED HEARINGS		
7.	29-12-A	Vincent Brancato 159-17 159th Street, Queens Appeal seeking to reverse Department of Building's padlock order of closure (and underlying OATH report and recommendation) based on determination that the property's commercial/industrial use is not a legal non-conforming use. R3-2 Zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 10/8/13
8.	87-13-A	Bryan Cave LLP 174 Canal Street, Manhattan Appeal challenging Department of Buildings' determination that the existing sign is not entitled to non-conforming use status. C6-1G zoning district Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 9/24/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 17, 2013

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
9.	41-11-A	Eric Palatnik, P.C. 1314 Avenue S, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R-6 zoning district. R4 Zoning District. Community Board #15BK
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/29/13
10.	70-13-A	Goldman Harris LLC 84 Withers Street, Bronx Appeal of Department of Buildings' determination that the subject advertising sign is not entitled to non-conforming use status. M1-2/R6 (MX-8) zoning districts. Community Board #1BX
		Examiner: Toni Matias (212) 386-0085
		Status: Withdrawn – 9/17/13
11.	71-13-A	Goldman Harris LLC 261 Walton Avenue, Bronx Appeal of Department of Buildings' determination that the subject advertising sign is not entitled to non-conforming use status. M1-4 /R6A (MX-13) zoning districts. Community Board #1BX
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 11/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 17, 2013

10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	35-11-BZ	The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Ohel</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), side yard (§24-35), rear yard (§24-36) and parking (§25-31). R2A zoning district. Community Board #13Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 10/22/13
2.	82-13-BZ	Law Office of Fredrick A. Becker 1957 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to floor area (§23-141), side yards (§23-461) and less than the required rear yard (§23-47). R5 zoning district. Community Board # 15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 9/17/13
3.	96-13-BZ	Rothkrug Rothkrug & Spector LLP 1054 Simpson Street, Bronx Variance (§72-21) to permit construction of ambulatory diagnostic treatment health facility (UG4), contrary to rear yard regulations (§23-47). R7-1 and C1-4 zoning districts. Community Board #2BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 9/17/13
4.	161-13-BZ	Rothkrug Rothkrug & Spector LLP 8 West 19th Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Soul Cycle</i>) within a portion of an existing building. C6-4A zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Deferred Decision – 10/22/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 17, 2013

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	279-12-BZ	Akerman Senterfitt LLP 27-24 College Point Boulevard, Queens Variance (§72-21) to permit a bank (UG 6) in a residential zoning district, contrary to §22-00. R4/R5B zoning district. Community Board #7Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 10/8/13
6.	322-12-BZ	Law Office of Fredrick A. Becker 701 Avenue P, Brooklyn Variance (§72-21) to permit the enlargement of a single-family residence, contrary to open space and lot coverage (§23-141); less than the minimum required front yard (§23-45) and perimeter wall height (§23-631). R5 (OP) zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 10/8/13
7.	61-13-BZ	Slater and Beckerman P.C. 1385 Broadway, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Crunch</i>). M1-6GC zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 9/17/13

<i>BZ – NEW CASES</i>		
8.	299-12-BZ	Goldman Harris LLC 40-56 Tenth Avenue, Manhattan Variance (§72-21) to permit the construction of a 12-story commercial building, contrary to floor area (§43-12), height and setback (§43-43), and rear yard (§43-311/312) regulations. M1-5 zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 11/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 17, 2013

10:00 A.M.

BZ – NEW CASES		
9.	6-13-BZ	Sheldon Lobel, P.C. 2899 Nostrand Avenue, Brooklyn Variance (§72-21) to permit the construction of a synagogue and school, contrary to floor area and lot coverage (§24-11), side yard (§24-35), rear yard (§24-36), sky exposure plane (§24-521), and parking (§25-31) regulations. R3-2 zoning district. Community Board #18BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 10/29/13
10.	105-13-BZ	Law Office of Fred A Becker 1932 East 24th street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single home, contrary to floor area, open space and lot coverage (§23-141); side yard (§23-461); perimeter wall height (§23-631) and less than the minimum rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/22/13
11.	133-13-BZ	Sheldon Lobel, P.C. 1915 Bartow Avenue, Bronx Variance (§72-21) to permit the construction of a new two-story community facility (UG 4A house of worship) (<i>Evangelical Church</i>) building is contrary to parking (§25-31), rear yard (§24-33(b) & §24-36), side yard (§24-35(a)) and front yard requirements (§25-34) zoning requirements. R4 zoning district. Community Board #12BX
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 10/22/13
12.	169-13-BZ	Greenberg Traurig 227 Clinton Street, Brooklyn Special Permit (§73-621) to legalize the enlargement of a two-family residence, contrary to floor area regulations (§23-145). R6 (LH-1) zoning district. Community Board #6BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 10/8/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 24, 2013

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, 2013; Waiver of the Rules. C2-2/R6 zoning district. Community Board#2Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 10/22/13
2.	239-02-BZ	Greenberg Traurig, LLP 110 Waverly Place, Manhattan Extension of Term of a previously-granted Variance (§72-21) for the continued operation of a Use Group 6A eating and drinking establishment (<i>Babbo</i>) located at the cellar level, ground floor, and second floor of the subject premises, which expired on December 17, 2012. R7-2 zoning district. Community Board #2M
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 10/29/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 24, 2013

10:00 A.M.

SOC – NEW CASES		
3.	360-65-BZ	Greenberg Traurig, LLP 108-114 East 89th Street, Manhattan Amendment of previously approved Variance (§72-21) and Special Permit (§73-64) which allowed the enlargement of a school (<i>Dalton School</i>). Amendment seeks to allow a two-story addition to the school building, contrary to an increase in floor area (§24-11) and height, base height and front setback (§24-522, §24-522(b)) regulations. R8B zoning district. Community Board #8M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 10/29/13
4.	606-75-BZ	Sheldon Lobel, P.C. 421 Hudson Street, Manhattan Amendment of a previously approved variance (§72-21) which allowed the residential conversion of a manufacturing building; amendment seeks to permit a reallocation of floor area between the maisonette and townhouse units, resulting in a reduction of total units and no net change in total floor area. M1-5 zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 10/22/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 24, 2013

10:00 A.M.

APPEALS – DECISIONS		
5.	157-12-A	Sheldon Lobel, P.C. 184-27 Hovenden Road, Queens Appeal challenging Department of Buildings' determination that the subject property not be developed as an "existing small lot" pursuant to ZR §23-33 as it does not meet the definition of ZR §12-10. R1-2 zoning district. Community Board #8Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 9/24/13
6.	67-13-A	Bryan Cave LLC 945 Zerega Avenue, Bronx Appeal challenging Department of Buildings' determination that the existing roof sign is not entitled to non-conforming use status. M1-1 zoning district. Community Board #9BX
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 9/24/13
7.	127-13-A	Law Offices of Marvin B. Mitzner, LLC 332 West 87th Street, Manhattan Appeal under Section 310 of the Multiple Dwelling Law to vary MDL Sections 171-2(a) and 2(f) to allow for a vertical enlargement of a residential building. R8 zoning district. Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 11/19/13
8.	227-13-A	Chris Tomlan 45 Water Street, Brooklyn Variance pursuant to the NYC Building Code (Appendix G, Section G304.1.2) to allow for the redevelopment of an historic structure (<i>Tobacco Warehouse</i>) within Brooklyn Bridge Park to be located below the flood zone. M3-1 zoning district. Community Board #2BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 9/24/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 24, 2013

10:00 A.M.

APPEALS – CONTINUED HEARINGS		
9.	143-11-A thru 146-11-A	Philip L. Rampulla 20, 25, 35, 40 Harborlights Court, Staten Island Appeal challenging the Fire Department’s determination that the grade of the fire apparatus road shall not exceed 10 percent, per NYC Fire Code Section FC 503.2.7. R2 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/29/13
10.	58-13-A	Rothkrug Rothkrug & Spector LLP 4 Wiman Place, Staten Island Proposed construction of a twelve-family residential building located partially within the bed of a mapped but unbuilt street contrary to General City Law Section 35. R4/M3-1 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 10/22/13
11.	68-13-A	Bryan Cave LLP 330 Bruckner Boulevard, Bronx Appeal challenging Department of Buildings’ determination that the existing sign is not entitled to non-conforming use status. M3-1 zoning district. Community Board #1BX
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 11/19/13
12.	87-13-A	Bryan Cave LLP 174 Canal Street, Manhattan Appeal challenging Department of Buildings’ determination that the existing sign is not entitled to non-conforming use status. C6-1G zoning district Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 10/22/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 24, 2013

10:00 A.M.

APPEALS – CONTINUED HEARINGS

13.	98-13-A	Eric Palatnik, P.C. 107 Haven Avenue, Staten Island Proposed two-story two family residential development which is within the unbuilt portion of the mapped street on the corner of Haven Avenue and Hull Street, contrary to General City Law 35 R3-1 zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 11/19/13

APPEAL – NEW CASES

14.	131-13-A & 132-13-A	Sheldon Lobel, P.C. 43 & 47 Cecilia Court, Staten Island Proposed construction of a residence not fronting on a legally mapped street, contrary to General City Law Section 36. R2 & R1 (SHPD) zoning districts. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/22/13
15.	224-13-A	Slater & Beckerman, P.C. 283 Carroll Street, Brooklyn Appeal challenging the determination by the Department of Buildings that an automatic sprinkler system is required in connection with the conversion of a three family dwelling (J-2 occupancy) to a two-family (J-3 occupancy). R6B zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/22/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 24, 2013

10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	16-12-BZ	Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn Special Permit (§73-19) to allow for a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). M1-2 zoning district. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 10/29/13
2.	13-13-BZ & 14-13-BZ	Slater & Beckerman, P.C. 98 & 96 DeGraw Street, Brooklyn Variance (§72-21) to allow two single-family residential buildings, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 10/29/13
3.	77-13-BZ	Friedman & Gotbaum, LLP 45 Great Jones Street, Manhattan Variance (§72-21) to permit residential use, contrary to ZR 42-00 and ground floor commercial use contrary to ZR§42-14(D)(2)(b). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 10/29/13
4.	211-13-BZ	Kramer Levin Naftalis & Frankel LLP 346 Broadway, Manhattan Re-instatement (§11-411) of a previously approved variance, which permitted the use of the cellar and basement levels of a 12-story building as a public parking garage, which expired in 1971; Amendment to permit a change to the curb-cut configuration; Waiver of the rules. C6-4A zoning district. Community Board #1M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 9/24/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 24, 2013

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	50-12-BZ	Gerald J. Caliendo, R.A., AIA 177-60 South Conduit Avenue, Queens Variance (§72-21) to allow for the construction of a commercial building, contrary to use regulations (§22-00). R3-2 zoning district. Community Board #12Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 10/29/13
6.	72-12-BZ	Watchtel Masyr & Missry, LLP 213-223 Flatbush Avenue, Brooklyn Variance (§72-21) to allow for the construction of a new mixed use building, contrary to off-street parking (§25-23), floor area, open space, lot coverage (§23-145), maximum base height and maximum building height (§23-633) regulations. R7A/C2-4 and R6B zoning districts. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Withdrawn – 9/24/13
7.	282-12-BZ	Eric Palatnik, P.C. 1995 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to side yard requirements (§23-461), and a variance (§72-21), contrary to front yard requirements (§23-45). R5 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/22/13
8.	78-13-BZ	Sheldon Lobel, P.C. 876 Kent Avenue, Brooklyn Variance (§72-21) to permit a new four-story, four-unit residential building (UG 2), contrary to use regulations, ZR §42-00. M1-1& R7A/C2-4 zoning districts. Community Board #3BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 10/29/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 24, 2013

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	81-13-BZ	Nasir J. Khanzada 264-12 Hillside Avenue, Queens Re-Instatement (§11-411) of a variance which permitted an auto service station (UG16B), with accessory uses, which expired on November 6, 1992; Amendment (§11-413) to permit the change of use from auto service station to auto repair (UG 16B) with accessory auto sales; Waiver of the Rules. R2 zoning district. Community Board # 13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 10/29/13

<i>BZ – NEW CASES</i>		
10.	339-12-BZ	Sheldon Lobel, P.C. 252-29 Northern Boulevard, Queens Variance (§72-21) to permit accessory commercial parking to be located in a residential portion of a split zoning lot, contrary to §22-10. R2A & C1-2/R3-1 zoning districts. Community Board #11Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 10/29/13
11.	100-13-BZ	Law Office of Fredrick A. Becker 1352 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, 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) 386-0074
		Status: Closed, Decision – 10/22/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 24, 2013

10:00 A.M.

BZ – NEW CASES		
12.	106-13-BZ	Law office of Fredrick A Becker 2022 East 21st Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141); side yard (§23-461) and perimeter wall height (§23-631); R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/29/13
13.	162-13-BZ	Bryan Cave LLP 120-140 Avenue of the Americas/72-80 Sullivan street, Manhattan Variance (§72-21) to permit the construction of a residential and commercial building with 31 dwelling units, ground floor retail, and 11 parking spaces, contrary to use regulations (§42-00). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 10/22/13
14.	167-13-BZ	Rothkrug Rothkrug & Spector LLP 1614/26 86th Street Brooklyn Variance (§72-21) to permit the enlargement of an existing one-story automobile sales establishment, contrary to use regulations (§22-10). R5 zoning district. Community Board #11BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 10/29/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 8, 2013
10:00 A.M.

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 8, 2013
10:00 A.M.

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

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 8, 2013
10:00 A.M.

APPEALS – DECISIONS		
9.	29-12-A	Vincent Brancato 159-17 159th Street, Queens Appeal seeking to reverse Department of Building's padlock order of closure (and underlying OATH report and recommendation) based on determination that the property's commercial/industrial use is not a legal non-conforming use. R3-2 Zoning district. Community Board #12Q
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 10/8/13
10.	75-13-A	Law Office of Fredrick A. Becker 5 Beekman Street, Manhattan Appeal of §310(2) of the MDL relating to the court requirements (MDL §26(7)) to allow the conversion of an existing commercial building to a transient hotel. C5-5(LM) zoning district. Community Board #1M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 10/8/13

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 8, 2013
10:00 A.M.

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 8, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	259-12-BZ	Davidoff Hutcher & Citron LLP 5241 Independence Avenue, Bronx Variance (§72-21) to permit the development of a single-family house, contrary to lot width requirement (§23-32). R1-1, NA-2 zoning district. Community Board #8BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Deferred Decision – 10/22/13
2.	301-12-BZ	Rothkrug Rothkrug & Spector, LLP 213-11/19 35th Avenue, Queens Special permit (§73-52) to allow a 25 foot extension of an existing commercial use into a residential zoning district, and §73-63 to allow the enlargement of a legal non-complying building. C2-2(R4) and R2A zoning districts. Community Board #11Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 10/8/13
3.	322-12-BZ	Law Office of Fredrick A. Becker 701 Avenue P, Brooklyn Variance (§72-21) to permit the enlargement of a single-family residence, contrary to open space and lot coverage (§23-141); less than the minimum required front yard (§23-45) and perimeter wall height (§23-631). R5 (OP) zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 10/8/13
4.	94-13-BZ	Vinod Tewari 11-11 40th Avenue aka 38-78 12th Street, Queens Special Permit (§73-19) to allow a school, contrary to use regulation (§42-00). M1-3 zoning district. Community Board #1Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 11/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 8, 2013
10:00 A.M.

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

<i>BZ – CONTINUED HEARINGS</i>		
6.	62-12-BZ	Akerman Senterfitt LLP 614/618 Morris Avenue, Bronx Variance (§72-21) to permit the construction of commercial building, contrary to use regulations (§22-00). R7-1 zoning district. Community Board #1BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 11/19/13
7.	236-12-BZ	Rothkrug Rothkrug & Spector LLP 1487 Richmond Road, Staten Island Variance (§72-21) to permit the extension of an existing medical office, contrary to use (§§ 22-10) and side yard regulations (§24-35). R2 zoning district. Community Board #2SI
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 10/29/13
8.	279-12-BZ	Akerman Senterfitt LLP 27-24 College Point Boulevard, Queens Variance (§72-21) to permit a bank (UG 6) in a residential zoning district, contrary to §22-00. R4/R5B zoning district. Community Board #7Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Adjourned, Continued Hearing – 11/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 8, 2013
10:00 A.M.

BZ – NEW CASES		
9.	77-12-BZ	Moshe M. Friedman, P.E. 91 Franklin Ave, Brooklyn Variance (§72-21) to permit a new residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 11/19/13
10.	55-13-BZ	Stuart A. Klein, Esq. 1690 60th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing yeshiva and dormitory (<i>Yeshiva Novominsk</i>), contrary to floor area (§24-11), wall height and sky exposure plane (§24-521), and side yard setback (§24-551). R5 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 11/19/13
11.	122-13-BZ	Law Office of Fredrick A Becker 1080 East 8th Street, Brooklyn Special Permit (§73-621) for the enlargement of an existing two-family home to be converted into a single family home, contrary to floor area (§23-141). R2X (OP) zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 11/19/13
12.	129-13-BZ	Lewis E. Garfinkel 1010 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141(a)); side yards (§23-461(a)); less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/29/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 8, 2013
10:00 A.M.

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 22, 2013

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	606-75-BZ	Sheldon Lobel, P.C. 421 Hudson Street, Manhattan Amendment of a previously approved variance (§72-21) which allowed the residential conversion of a manufacturing building; amendment seeks to permit a reallocation of floor area between the maisonette and townhouse units, resulting in a reduction of total units and no net change in total floor area. M1-5 zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 10/22/13
2.	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>Desos</i>) which expired on March 7, 2013; Waiver of the Rules. C2-2/R6 zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 10/22/13
3.	189-96-BZ	John C Chen 85-10/12 Roosevelt Avenue, Queens Extension of Term of a previously granted Special Permit (§73-244) of a UG12 Eating and Drinking establishment with entertainment and dancing, which expires on May 19, 2013. C2-3/R6 zoning district. Community Board #4Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 10/22/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 22, 2013

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	699-46-BZ	Eric Palatnik, P.C. 224-01 North Conduit Avenue, Queens Amendment (§11-412) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) with accessory use. The amendment seeks to convert existing service bays to a convenience store, increase the number of pump islands, and permit a drive-thru to the proposed convenience store. R3X zoning district. Community Board #13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 11/19/13
5.	327-88-BZ	Eric Palatnik, P.C. 136-36 39th Avenue aka 136-29 & 136-35A Roosevelt Avenue, Queens Amendment to a previously granted variance (§72-21) to legalize the addition of a 2,317 square foot mezzanine in a UG 6 eating and drinking establishment (<i>Jade Asian Restaurant</i>). C4-3 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 11/26/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 22, 2013

10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	405-01-BZ	Eric Palatnik, P.C. 1275 36th Street aka 123 Clara Street, Brooklyn Extension of Time to complete construction of a previously granted Variance (§72-21) for the construction of a five-story school and synagogue, which expires on February 14, 2014. R5/C2-3 zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 11/19/13
7.	19-05-BZ	Slater & Beckerman, P.C. 151 West 28th Street, Manhattan Extension of Time to complete construction of a previously granted Variance (§72-21) for the change in use of portions of an existing nine-story, mixed-use building to residential use, which expires November 10, 2013. M1-6 zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 11/19/13
8.	219-07-BZ	James Chin & Associates, LLC 11 West 36th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) to permit the continued operation of a physical culture establishment (<i>Cosmos Spa</i>), which expired on June 3, 2010. M1-6 zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 11/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 22, 2013

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	87-13-A	Bryan Cave LLP 174 Canal Street, Manhattan Appeal challenging Department of Buildings' determination that the existing sign is not entitled to non-conforming use status. C6-1G zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 10/22/13
10.	134-13-A	Bryan Cave 538 10th Avenue aka 460 West 41st Street, Manhattan Appeal of NYC Department of Buildings' determination regarding the right to maintain an existing advertising sign. C2-8/HY zoning district. Community Board #4M
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 10/22/13
11.	194-13-A thru 205-13-A	Sanna & Loccisano P.C. 36, 35, 31, 27, 23, 19, 15, 11, 12, 16, 20, 24 Savona Court, Staten Island Construction of single detached residences not fronting on a legally mapped street, contrary to General City Law Section 36. R3X (SSRD) zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 10/22/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 22, 2013

10:00 A.M.

APPEALS – CONTINUED HEARINGS		
12.	58-13-A	<p>Rothkrug Rothkrug & Spector LLP 4 Wiman Place, Staten Island Proposed construction of a twelve-family residential building located partially within the bed of a mapped but unbuilt street contrary to General City Law Section 35. R4/M3-1 zoning district. Community Board #1SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 11/26/13</p>
13.	131-13-A & 132-13-A	<p>Sheldon Lobel, P.C. 43 & 47 Cecilia Court, Staten Island Proposed construction of a residence not fronting on a legally mapped street, contrary to General City Law Section 36. R2 & R1 (SHPD) zoning districts. Community Board #1SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 11/26/13</p>
14.	224-13-A	<p>Slater & Beckerman, P.C. 283 Carroll Street, Brooklyn Appeal challenging the determination by the Department of Buildings that an automatic sprinkler system is required in connection with the conversion of a three family dwelling (J-2 occupancy) to a two-family (J-3 occupancy). R6B zoning district. Community Board #6BK</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 11/19/13</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 22, 2013

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
15.	110-13-A	Abrams Fensterman, LLP 120 President Street, Brooklyn Appeal challenging Department of Buildings' interpretation of the Building Code regarding required walkway around a below-grade pool. R6B zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 11/26/13
16.	226-13-A	Rothrug Rothkrug & Spector LLP 29 Kayla Court, Staten Island Proposed construction of a one-family dwelling that does not front on a legally mapped street, contrary to Section 36 Article 3 of the General City Law. R3-2 /R2 NA-1 zoning District. Community Board #2SI
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 11/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 22, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	35-11-BZ	The Law Office of Fredrick A. Becker 226-10 Francis Lewis Boulevard, Queens Variance (§72-21) to allow for the enlargement of an existing synagogue (<i>Congregation Ohel</i>), contrary to floor area, lot coverage (§24-11), front yard (§24-34), side yard (§24-35), rear yard (§24-36) and parking (§25-31). R2A zoning district. Community Board #13Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 10/22/13
2.	199-12-BZ	Sheldon Lobel, P.C. 1517 Bushwick Avenue, Brooklyn Variance (§72-21) to construct a self-storage facility, contrary to maximum permitted floor area regulations. C8-1 and R6 zoning districts. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 10/22/13
3.	100-13-BZ	Law Office of Fredrick A. Becker 1352 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, 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) 386-0074
		Status: Granted – 10/22/13
4.	133-13-BZ	Sheldon Lobel, P.C. 1915 Bartow Avenue, Bronx Variance (§72-21) to permit the construction of a new two-story community facility (UG 4A house of worship) (<i>Evangelical Church</i>) building is contrary to parking (§25-31), rear yard (§24-33(b) & §24-36), side yard (§24-35(a)) and front yard requirements (§25-34) zoning requirements. R4 zoning district. Community Board #12BX
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 10/22/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 22, 2013

10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	161-13-BZ	Rothkrug Rothkrug & Spector LLP 8 West 19th Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Soul Cycle</i>) within a portion of an existing building. C6-4A zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 10/22/13

<i>BZ – CONTINUED HEARINGS</i>		
6.	54-12-BZ	Gerald J. Caliendo, R.A., AIA 65-39 102nd Street, Queens Variance (§72-21) to permit for the construction of a community facility and residential building, contrary to lot coverage (§23-141), lot area (§§23-32, 23-33), front yard (§§23-45, 24-34), side yard (§§23-46, 24-35) and side yard setback (§24-55) regulations. R5 zoning district. Community Board #6Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 12/10/13
7.	282-12-BZ	Eric Palatnik, P.C. 1995 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to side yard requirements (§23-461), and a variance (§72-21), contrary to front yard requirements (§23-45). R5 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 11/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 22, 2013

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	105-13-BZ	Law Office of Fred A Becker 1932 East 24th street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single home, contrary to floor area, open space and lot coverage (§23-141); side yard (§23-461); perimeter wall height (§23-631) and less than the minimum rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 11/19/13
9.	120-13-BZ	Eric Palatnik, P.C. 1815 Forest Avenue, Staten Island Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (<i>McDonald's</i>) with an accessory drive-through facility. C1-2/R3-2 zoning district. Community Board #1SI
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 11/26/13
10.	162-13-BZ	Bryan Cave LLP 120-140 Avenue of the Americas/72-80 Sullivan street, Manhattan Variance (§72-21) to permit the construction of a residential and commercial building with 31 dwelling units, ground floor retail, and 11 parking spaces, contrary to use regulations (§42-00). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 11/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 22, 2013

10:00 A.M.

BZ – NEW CASES		
11.	254-12-BZ	Patrick W. Jones, P.C. 850 Third Avenue aka 509/519 Second Avenue, Brooklyn Variance (§72-21) to permit Use Group 10A uses on the first and second floors of an existing eight-story building, contrary to use regulations (§42-00). M3-1 zoning district. Community Board #7BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 11/19/13
12.	90-13-BZ	Akerman Senterfitt, LLP 166-05 Cryders Lane, Queens Variance (§72-21) to permit the construction of a single-family dwelling, contrary to open area requirements (§23-89). R1-2 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 11/19/13
13.	121-13-BZ	Moshe M. Friedman, P.E. 1514 57th Street, Brooklyn Variance (§72-21) to permit a UG 4 synagogue (<i>Congregation Beth Aron Moshe</i>), contrary to front yard (§24-34), side yards (§24-35) and rear yard (§24-36) requirements. R5 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 11/19/13
14.	187-13-BZ	Sheldon Lobel, P.C. 1024-1030 Southern Boulevard, Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>), and Special Permit (§73-52) to extend commercial use into the portion of the lot located within a residential zoning district. C4-4/R7-1 zoning district. Community Board #2BX
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 11/26/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 22, 2013

10:00 A.M.

BZ – NEW CASES		
15.	213-13-BZ	Rothrug Rothkrug & Spector LLP 3858-60 Victory Boulevard, Staten Island Special Permit (§73-126) to allow a medical office, contrary to bulk regulations (§22-14). R3A zoning district. Community Board #2SI
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 11/26/13
16.	235-13-BZ	Rothkrug Rothkrug & Spector LLP 132 West 31st Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Blink Fitness</i>) within an existing commercial building. M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 11/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 29, 2013

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	163-04-BZ	Rothkrug Rothkrug & Spector LLP 671/99 Fulton Street, Brooklyn Extension of time to obtain a certificate of occupancy for a previously granted physical culture establishment (<i>Crunch Fitness</i>) which expired on July 17, 2013. C2-4/R7A zoning district. Community Board #2BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 10/29/13
2.	177-07-BZ	Sheldon Lobel, P.C. 886 Glenmore Avenue, Brooklyn Extension of time to complete construction of a previously approved variance (§72-21) which permitted the construction of a two-story, two-family residential building, which expired on June 23, 2013. R5 zoning district. Community Board #5BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 10/29/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 22, 2013

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	360-65-BZ	Greenberg Traurig, LLP 108-114 East 89th Street, Manhattan Amendment of previously approved Variance (§72-21) and Special Permit (§73-64) which allowed the enlargement of a school (<i>Dalton School</i>). Amendment seeks to allow a two-story addition to the school building, contrary to an increase in floor area (§24-11) and height, base height and front setback (§24-522, §24-522(b)) regulations. R8B zoning district. Community Board #8M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 12/10/13
4.	605-84-BZ	Sheldon Lobel, P.C. 2629 Cropsey Avenue, Brooklyn Amendment of a previously granted variance (§72-21) to an existing seven-story senior citizen multiple dwelling to legalize the installation of an emergency generator, contrary to front yard requirements (§23-45). R5 zoning district. Community Board #13BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 12/10/13
5.	239-02-BZ	Greenberg Traurig, LLP 110 Waverly Place, Manhattan Extension of Term of a previously-granted Variance (§72-21) for the continued operation of a Use Group 6A eating and drinking establishment (<i>Babbo</i>) located at the cellar level, ground floor, and second floor of the subject premises, which expired on December 17, 2012. R7-2 zoning district. Community Board #2M
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 12/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 22, 2013

10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	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 January 11, 2012; Waiver of the Rules. M1-6 (<i>Garment Center</i>) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 11/26/13
7.	647-70-BZ	Jeffrey A. Chester Esq. 59-14 Beach Channel Drive, Queens Amendment of a previously approved Special Permit (§73-211) which permitted the operation an automotive service station and auto laundry (UG 16B). Amendment seeks to convert accessory space into an accessory convenience store. C2-3/R5 zoning district. Community Board #14Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 11/26/13
8.	259-12-BZ	Davidoff Hutcher & Citron LLP 5241 Independence Avenue, Bronx Reopening of a variance (§72-21) to permit the development of a single-family house, contrary to lot width requirement (§23-32), to allow admission of the Certificate of Appropriateness into the record. R1-1, NA-2 zoning district. Community Board #8BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 10/29/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 22, 2013
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	247-13-A	Sheldon Lobel, P.C. 123 Beach 93rd Street, Queens Common Law Vested Right to continue development of proposed six-story residential building under prior R6 zoning district. R5A zoning district. Community Board #14Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 10/29/13

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	41-11-A	Eric Palatnik, P.C. 1314 Avenue S, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R-6 zoning district. R4 Zoning District. Community Board #15BK
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 11/26/13
11.	143-11-A thru 146-11-A	Philip L. Rampulla 20, 25, 35, 40 Harborlights Court, Staten Island Appeal challenging the Fire Department's determination that the grade of the fire apparatus road shall not exceed 10 percent, per NYC Fire Code Section FC 503.2.7. R2 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/14/14
12.	66-13-A	Goldman Harris 111 E. 161 Street, Bronx Appeal challenging Department of Buildings' determination that pursuant to §122-20 advertising signs are not permitted regardless of non-conforming use status. R8/C1-4 Grand Concourse Preservation zoning district. Community Board #4BX
		Examiner: Toni Matias (212) 386-0085
		Status: Withdrawn – 10/29/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 22, 2013

10:00 A.M.

APPEALS – CONTINUED HEARINGS

13.	237-13-A thru 242-13-A	Rothkrug Rothkrug & Spector LLP 11, 12, 15, 16, 19, 20 Nino Court, Staten Island Construction of six buildings not fronting on a legally mapped street, contrary to General City Law Section 36. R3X (SSRD) zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 11/19/13

APPEAL – NEW CASES

14.	90-12-A	Fried, Frank, Harris, Shriver & Jacobson, LLP 111 Varick Street, Manhattan Reopening by court remand for supplemental review of whether the subject wall was occupied by an art installation or an advertising sign. M1-6 zoning district. Community Board #2M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 12/17/13
15.	221-13-A	Law Office of Jay Goldstein, PLLC 239-26 87th Avenue, Queens Appeal seeking a determination that the owner has a common law vested right to continue construction under the prior R3A zoning district. R2A zoning district. Community Board #13Q
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 11/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 22, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	16-12-BZ	Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn Special Permit (§73-19) to allow for a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). M1-2 zoning district. Community Board #4BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 11/26/13
2.	13-13-BZ & 14-13-BZ	Slater & Beckerman, P.C. 98 & 96 DeGraw Street, Brooklyn Variance (§72-21) to allow two single-family residential buildings, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #6BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 12/10/13
3.	77-13-BZ	Friedman & Gotbaum, LLP 45 Great Jones Street, Manhattan Variance (§72-21) to permit residential use, contrary to ZR 42-00 and ground floor commercial use contrary to ZR§42-14(D)(2)(b). M1-5B zoning district. Community Board #2M
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Granted – 10/29/13
4.	78-13-BZ	Sheldon Lobel, P.C. 876 Kent Avenue, Brooklyn Variance (§72-21) to permit a new four-story, four-unit residential building (UG 2), contrary to use regulations, ZR §42-00. M1-1& R7A/C2-4 zoning districts. Community Board #3BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Deferred Decision – 12/10/13
5.	158-13-BZ	Kramer Levin Naftalis & Frankel LLP 883 Avenue of the Americas, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Golf & Body</i>). C6-6(MID) zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 10/29/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 22, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
6.	159-13-BZ	Sheldon Lobel, P.C. 3791-3799 Broadway, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Planet Fitness</i>); Special Permit (§73-52) to allow the extension of the proposed use into 25' feet of the residential portion of the zoning lot. C4-4 and R8 zoning districts. Community Board #12M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 10/29/13

<i>BZ – CONTINUED HEARINGS</i>		
7.	50-12-BZ	Gerald J. Caliendo, R.A., AIA 177-60 South Conduit Avenue, Queens Variance (§72-21) to allow for the construction of a commercial building, contrary to use regulations (§22-00). R3-2 zoning district. Community Board #12Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 11/26/13
8.	236-12-BZ	Rothkrug Rothkrug & Spector LLP 1487 Richmond Road, Staten Island Variance (§72-21) to permit the extension of an existing medical office, contrary to use (§22-10) and side yard regulations (§24-35). R2 zoning district. Community Board #2SI
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Closed, Decision – 12/10/13
9.	263-12-BZ & 264-12-A	Sheldon Lobel, P.C. 232 & 222 City Island Avenue, Bronx Variance (§72-21) to permit senior housing (UG 2), contrary to use regulations (§42-00). Variance (Appendix G, Section BC G107, NYC Administrative Code) to permit construction in a flood hazard area which does not comply with Appendix G, Section G304.1.2 of the Building Code. M1-1 zoning district. Community Board #10BX
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 2/4/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 22, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
10.	303-12-BZ	Eric Palatnik, P.C. 1106-1108 Utica Avenue, Brooklyn Variance (§72-21) to permit the development of a sub-cellar, cellar and three story church, with accessory educational and social facilities (<i>Tabernacle of Praise</i>), contrary to rear yard setback (§33-292), sky exposure plane and wall height (§34-432), and parking (§36-21) regulations. C8-1 zoning district. Community Board #17BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 12/17/13
11.	339-12-BZ	Sheldon Lobel, P.C. 252-29 Northern Boulevard, Queens Variance (§72-21) to permit accessory commercial parking to be located in a residential portion of a split zoning lot, contrary to §22-10. R2A & C1-2/R3-1 zoning districts. Community Board #11Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 11/26/13
12.	6-13-BZ	Sheldon Lobel, P.C. 2899 Nostrand Avenue, Brooklyn Variance (§72-21) to permit the construction of a synagogue and school, contrary to floor area and lot coverage (§24-11), side yard (§24-35), rear yard (§24-36), sky exposure plane (§24-521), and parking (§25-31) regulations. R3-2 zoning district. Community Board #18BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 12/10/13
13.	81-13-BZ	Nasir J. Khanzada 264-12 Hillside Avenue, Queens Re-Instatement (§11-411) of a variance which permitted an auto service station (UG16B), with accessory uses, which expired on November 6, 1992; Amendment (§11-413) to permit the change of use from auto service station to auto repair (UG 16B) with accessory auto sales; Waiver of the Rules. R2 zoning district. Community Board # 13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 12/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 22, 2013

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
14.	106-13-BZ	Law office of Fredrick A Becker 2022 East 21st Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141); side yard (§23-461) and perimeter wall height (§23-631); R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 11/26/13
15.	129-13-BZ	Lewis E. Garfinkel 1010 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141(a)); side yards (§23-461(a)); less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 11/26/13
16.	167-13-BZ	Rothkrug Rothkrug & Spector LLP 1614/26 86th Street Brooklyn Variance (§72-21) to permit the enlargement of an existing one-story automobile sales establishment, contrary to use regulations (§22-10). R5 zoning district. Community Board #11BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 11/26/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 22, 2013
10:00 A.M.

BZ – NEW CASES		
17.	262-12-BZ	Patrick W. Jones, P.C. 132-10 149th Avenue aka 132-35 132nd Street, Queens Variance (§72-21) to permit a hotel (UG 5), contrary to use regulations (§42-00). M2-1 zoning district. Community Board #10Q
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 11/26/13
18.	154-13-BZ	Sheldon Lobel, P.C. 1054-1064 Bergen Avenue, Brooklyn Variance (§72-21) to allow the construction of a retail building (UG 6), contrary to use regulations (§22-10). R5 zoning district. Community Board #18BK
		Examiner: Ronald Rizzotti (212) 386-0081
		Status: Continued Hearing – 12/10/13
19.	168-13-BZ	Lewis E Garfinkel 1323 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141(a); side yard (§23-461(a); less than the required rear yard; (§23-47) and perimeter wall height (§23-631. R3-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 11/26/13
20.	173-13-BZ	Greenberg Traurig, LLP 752-758 West End Avenue aka 260-268 West 97th Street, Manhattan Variance (§72-21) to legalize the existing Physical culture establishment (<i>Paris Health Club</i>), which occupies the cellar, first floor and the first floor mezzanine of a 24-story residential building, contrary to use regulations (§22-00). R10A zoning district. Community Board #7M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 11/26/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 22, 2013

10:00 A.M.

BZ – NEW CASES		
21.	229-13-BZ	Rothkrug Rothrug & Spector LLP 3779-3861 Nostrand Avenue, 2928/48 Ave Z, 2502/84 Haring Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>) within an existing commercial building. C2-2/R3-2 zoning district. Community Board #15BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 11/26/13
22.	232-13-BZ	Rothkrug Rothrug & Spector LLP 364 Bay Street, Staten Island Special Permit (§73-36) to allow a physical culture establishment (<i>Crunch Fitness</i>) within portions of proposed commercial building. M1-1 zoning district. Community Board #1SI
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 12/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 19, 2013

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	699-46-BZ	Eric Palatnik, P.C. 224-01 North Conduit Avenue, Queens Amendment (§11-412) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) with accessory use. The amendment seeks to convert existing service bays to a convenience store, increase the number of pump islands, and permit a drive-thru to the proposed convenience store. R3X zoning district. Community Board #13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 11/19/13
2.	405-01-BZ	Eric Palatnik, P.C. 1275 36th Street aka 123 Clara Street, Brooklyn Extension of Time to complete construction of a previously granted Variance (§72-21) for the construction of a five-story school and synagogue, which expires on February 14, 2014. R5/C2-3 zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 11/19/13
3.	19-05-BZ	Slater & Beckerman, P.C. 151 West 28th Street, Manhattan Extension of Time to complete construction of a previously granted Variance (§72-21) for the change in use of portions of an existing nine-story, mixed-use building to residential use, which expires November 10, 2013. M1-6 zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 11/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 19, 2013

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	519-57-BZ	Eric Palatnik, P.C. 2071 Victory Boulevard, Staten Island Extension of term (§11-411) of an approved variance which permitted the operation and maintenance of a gasoline service station (Use Group 16B) and accessory uses, which expired on June 19, 2013. R3-1/C2-1 zoning district. Community Board #1SI
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 12/10/13
5.	219-07-BZ	James Chin & Associates, LLC 11 West 36th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) to permit the continued operation of a physical culture establishment (<i>Cosmos Spa</i>), which expired on June 3, 2010. M1-6 zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Withdrawn – 11/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 19, 2013
10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	774-55-BZ	Sahn Ward Coschignano & Baker 2155-2159 Newbold Avenue, Bronx Extension of Term (§11-411) of a previously granted variance for the continued operation of a (UG8) parking lot for the employees and customers of an existing bank (<i>Citibank</i>), which expire d on January 31, 2013; Waiver of the Rules. R5/C1-2 & R5/C2-2 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 12/17/13
7.	17-02-BZ	The Law Office of Fredrick A. Becker 445-455 Fifth Avenue aka 453 Fifth Avenue, Brooklyn 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 June 4, 2012; Waiver of the Rules. C4-3 zoning district. Community Board #6BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 12/17/13
8.	248-03-BZ	Troutman Sanders LLP 1915 Third Avenue, Manhattan Extension of Term of a previously approved variance to permit the continuance operation of a physical culture establishment (<i>Bally's Total Fitness</i>) which will expire on January 27, 2014. C1-5(R8A) & R7A zoning districts. Community Board #11M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 12/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 19, 2013
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	68-13-A	Bryan Cave LLP 330 Bruckner Boulevard, Bronx Appeal challenging Department of Buildings' determination that the existing sign is not entitled to non-conforming use status. M3-1 zoning district. Community Board #1BX
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 1/14/14
10.	127-13-A	Law Offices of Marvin B. Mitzner, LLC 332 West 87th Street, Manhattan Appeal under Section 310 of the Multiple Dwelling Law to vary MDL Sections 171-2(a) and 2(f) to allow for a vertical enlargement of a residential building. R8 zoning district. Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 12/17/13
11.	221-13-A	Law Office of Jay Goldstein, PLLC 239-26 87th Avenue, Queens Appeal seeking a determination that the owner has a common law vested right to continue construction under the prior R3A zoning district. R2A zoning district. Community Board #13Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 11/19/13
12.	224-13-A	Slater & Beckerman, P.C. 283 Carroll Street, Brooklyn Appeal challenging the determination by the Department of Buildings that an automatic sprinkler system is required in connection with the conversion of a three family dwelling (J-2 occupancy) to a two-family (J-3 occupancy). R6B zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 386-0085
		Status: Partially Denied / Partially Granted – 11/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 19, 2013
10:00 A.M.

APPEALS – DECISIONS		
13.	226-13-A	Rothrug Rothkrug & Spector LLP 29 Kayla Court, Staten Island Proposed construction of a one-family dwelling that does not front on a legally mapped street, contrary to Section 36 Article 3 of the General City Law. R3-2 /R2 NA-1 zoning District. Community Board #2SI
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 11/19/13
14.	237-13-A thru 242-13-A	Rothkrug Rothkrug & Spector LLP 11, 12, 15, 16, 19, 20 Nino Court, Staten Island Construction of six buildings not fronting on a legally mapped street, contrary to General City Law Section 36. R3X (SSRD) zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 11/19/13

APPEALS – CONTINUED HEARINGS		
15.	71-13-A	Goldman Harris LLC 261 Walton Avenue, Bronx Appeal of Department of Buildings' determination that the subject advertising sign is not entitled to non-conforming use status. M1-4 /R6A (MX-13) zoning districts. Community Board #1BX
		Examiner: Toni Matias (212) 386-0085
		Status: Withdrawn – 11/19/13
16.	98-13-A	Eric Palatnik, P.C. 107 Haven Avenue, Staten Island Proposed two-story two family residential development which is within the unbuilt portion of the mapped street on the corner of Haven Avenue and Hull Street, contrary to General City Law 35 R3-1 zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 19, 2013
10:00 A.M.

APPEAL – NEW CASES		
17.	123-13-A	Bryan Cave 86 Bedford Street, Manhattan Appeal challenging the determination of the Department of Buildings' to revoke a permit on the basis that (1) a lawful commercial use was not established and (2) even assuming lawful establishment, the commercial use discontinued in 2007. R6 zoning district. Community Board #2M
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 11/26/13
18.	166-12-A	NYC Department of Buildings 638 East 11th Street, Manhattan Application to revoke the Certificate of Occupancy. R8B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Postponed Hearing – 11/26/13
19.	107-13-A	Law Office of Marvin B. Mitzner LLC 638 East 11th Street, Manhattan An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R7- 2 zoning district. R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Postponed Hearing – 11/26/13
20.	156-13-A	Bryan Cave LLP 450 West 31 Street, Manhattan Appeal of DOB determination that the subject advertising sign is not entitled to non-conforming use status. C6-4/HY zoning district. Community Board #10M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/17/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 19, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	43-12-BZ	Slater & Beckerman 25 Great Jones Street, Manhattan Variance (§72-21) to permit a residential building, contrary to use regulations (§42-00). M1-5B zoning district. Community Board #2M
		Examiner:
		Status: Deferred Decision – 1/14/14
2.	282-12-BZ	Eric Palatnik, P.C. 1995 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to side yard requirements (§23-461), and a variance (§72-21), contrary to front yard requirements (§23-45). R5 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 11/19/13
3.	94-13-BZ	Vinod Tewari 11-11 40th Avenue aka 38-78 12th Street, Queens Special Permit (§73-19) to allow a school, contrary to use regulation (§42-00). M1-3 zoning district. Community Board #1Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Deferred Decision – 1/14/14
4.	121-13-BZ	Moshe M. Friedman, P.E. 1514 57th Street, Brooklyn Variance (§72-21) to permit a UG 4 synagogue (<i>Congregation Beth Aron Moshe</i>), contrary to front yard (§24-34), side yards (§24-35) and rear yard (§24-36) requirements. R5 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 11/19/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 19, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	235-13-BZ	Rothkrug Rothkrug & Spector LLP 132 West 31st Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Blink Fitness</i>) within an existing commercial building. M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 11/19/13

<i>BZ – CONTINUED HEARINGS</i>		
6.	78-11-BZ & 33-12-A thru 37-12-A	Sheldon Lobel, P.C. 78-70 Winchester Boulevard, Queens Variance (§72-21) to allow for the construction of two assisted living residential buildings, contrary to use regulations (§32-10). Proposed construction of two mixed use buildings that do not have frontage on a legally mapped street, contrary to General City Law Section 36. C8-1 Zoning District. Community Board #13Q
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 1/14/14
7.	62-12-BZ	Akerman Senterfitt LLP 614/618 Morris Avenue, Bronx Variance (§72-21) to permit the construction of commercial building, contrary to use regulations (§22-00). R7-1 zoning district. Community Board #1BX
		Examiner:
		Status: Adjourned, Continued Hearing – 2/11/14
8.	77-12-BZ	Moshe M. Friedman, P.E. 91 Franklin Ave, Brooklyn Variance (§72-21) to permit a new residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner:
		Status: Adjourned, Continued Hearing – 1/14/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 19, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	254-12-BZ	Patrick W. Jones, P.C. 850 Third Avenue aka 509/519 Second Avenue, Brooklyn Variance (§72-21) to permit Use Group 10A uses on the first and second floors of an existing eight-story building, contrary to use regulations (§42-00). M3-1 zoning district. Community Board #7BK
		Examiner:
		Status: Closed, Decision – 12/17/13
10.	279-12-BZ	Akerman Senterfitt LLP 27-24 College Point Boulevard, Queens Variance (§72-21) to permit a bank (UG 6) in a residential zoning district, contrary to §22-00. R4/R5B zoning district. Community Board #7Q
		Examiner:
		Status: Continued Hearing – 12/17/13
11.	299-12-BZ	Goldman Harris LLC 40-56 Tenth Avenue, Manhattan Variance (§72-21) to permit the construction of a 12-story commercial building, contrary to floor area (§43-12), height and setback (§43-43), and rear yard (§43-311/312) regulations. M1-5 zoning district. Community Board #2M
		Examiner:
		Status: Adjourned, Continued Hearing – 11/26/13
12.	55-13-BZ	Stuart A. Klein, Esq. 1690 60th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing yeshiva and dormitory (<i>Yeshiva Novominsk</i>), contrary to floor area (§24-11), wall height and sky exposure plane (§24-521), and side yard setback (§24-551). R5 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 12/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 19, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	90-13-BZ	Akerman Senterfitt, LLP 166-05 Cryders Lane, Queens Variance (§72-21) to permit the construction of a single-family dwelling, contrary to open area requirements (§23-89). R1-2 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 12/10/13
14.	105-13-BZ	Law Office of Fred A Becker 1932 East 24th street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single home, contrary to floor area, open space and lot coverage (§23-141); side yard (§23-461); perimeter wall height (§23-631) and less than the minimum rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 12/10/13
15.	122-13-BZ	Law Office of Fredrick A Becker 1080 East 8th Street, Brooklyn Special Permit (§73-621) for the enlargement of an existing two-family home to be converted into a single family home, contrary to floor area (§23-141). R2X (OP) zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 12/10/13
16.	162-13-BZ	Bryan Cave LLP 120-140 Avenue of the Americas/72-80 Sullivan street, Manhattan Variance (§72-21) to permit the construction of a residential and commercial building with 31 dwelling units, ground floor retail, and 11 parking spaces, contrary to use regulations (§42-00). M1-5B zoning district. Community Board #2M
		Examiner:
		Status: Closed, Decision – 12/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 19, 2013

10:00 A.M.

BZ – NEW CASES		
17.	28-12-BZ	Eric Palatnik, P.C. 13-15 37th Avenue, Queens Special Permit (§73-49) to legalize the off street rooftop parking on an existing two-story office building, contrary to §44-11. M1-1 zoning district. Community Board #1Q
		Examiner:
		Status: Off Calendar – 11/19/13
18.	92-13-BZ & 93-13-BZ	Rothkrug Rothkrug & Spector LLP 22 and 26 Lewiston Street, Staten Island Variance (§72-21) to permit the construction of two semi-detached one-family dwellings, contrary to required rear yard regulation (§23-47). R3-1(LDGMA) zoning district. Community Board #2SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 12/17/13
19.	95-13-BZ	Eric Palatnik, PC 3120 Corlear Avenue, Bronx Variance (§72-21) to permit the enlargement of an existing school (UG 3) at the second floor, contrary to §24-162. R6/C1-3 and R6 zoning districts. Community Board #8BX
		Examiner:
		Status: Continued Hearing – 1/28/14
20.	206-13-BZ	Fried Frank Harris Shriver and Jacobson LLP 605 West 42nd Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment within an existing building. C6-4 zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 12/17/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 19, 2013

10:00 A.M.

BZ – NEW CASES		
21.	219-13-BZ	Eric Palatnik, P.C. 2 Cooper Square, Manhattan Special Permit (§73-36) to allow physical culture establishment (<i>Crunch Fitness</i>) within a portions of an existing mixed use building contrary to §42-10. M1-5B zoning district. Community Board #2M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 12/17/13
22.	292-13-BZ	Sheldon Lobel, P.C. 2085 Ocean Parkway, Brooklyn Variance (§72-21) to allow the development of a Use Group 4A house of worship (<i>Congregation Bet Yaakov</i>), contrary to floor area, open space ratio, front, rear and side yards, lot coverage, height and setback, planting, landscaping and parking regulations. R5, R6A and R5/OP zoning districts. Community Board #15BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 12/17/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 26, 2013
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	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 January 11, 2012; Waiver of the Rules. M1-6 (<i>Garment Center</i>) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned – Continued Hearing – 1/14/14
2.	647-70-BZ	Jeffrey A. Chester Esq. 59-14 Beach Channel Drive, Queens Amendment of a previously approved Special Permit (§73-211) which permitted the operation an automotive service station and auto laundry (UG 16B). Amendment seeks to convert accessory space into an accessory convenience store. C2-3/R5 zoning district. Community Board #14Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 12/10/13
3.	327-88-BZ	Eric Palatnik, P.C. 136-36 39th Avenue aka 136-29 & 136-35A Roosevelt Avenue, Queens Amendment to a previously granted variance (§72-21) to legalize the addition of a 2,317 square foot mezzanine in a UG 6 eating and drinking establishment (<i>Jade Asian Restaurant</i>). C4-3 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/14/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 26, 2013
10:00 A.M.

SOC – NEW CASES		
4.	182-69-BZ	Kramer Levin Naftalis & Frankel LLP 211-235 East 19th Street, Manhattan Amendment to previous special permit which allowed construction of a hospital building, contrary to height and setback, yards, distance between buildings, and floor area (§§ 23-145, ZR-23-711 and ZR23-89). Amendment proposes a residential conversion of existing buildings. R8B zoning district. Community Board #6M
		Examiner:
		Status: Closed, Decision – 12/17/13
5.	380-01-BZ	Law office of Fredrick A. Becker 230 West 41st Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>), located in a 21-story commercial office building, which expired on April 9, 2012; Waiver of the Rules. C6-6.5 M1-6 (Mid) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 12/17/13
6.	265-08-BZ	Herrick, Feinstein LLP 70 Wyckoff Avenue, Brooklyn Extension of Time to Obtain a Certificate of Occupancy for a previously granted Variance (§72-21) for the legalization of residential units in a manufacturing building, which expired on September 27, 2013. M1-1 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 1/14/14
7.	20-12-BZ	Herrick Feinstein LLP 203 Berry Street, Brooklyn Amendment to a previously granted Special Permit (§73-36) for the legalization of a physical culture establishment (<i>Retro Fitness</i>) to obtain additional time to obtain a public assembly license. M1-2/R6B Special MX-8 zoning district. Community Board #1BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 1/14/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 26, 2013
10:00 A.M.

APPEALS – DECISIONS		
8.	126-13-A	Sheldon Lobel, PC 65-70 Austin Street, Queens Appeal of NYC Department of Buildings' determination that a rear yard is required at the boundary of a block coinciding with a railroad right-of-way. R7B Zoning District. Community Board # 6Q
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 11/26/13

APPEALS – CONTINUED HEARINGS		
9.	41-11-A	Eric Palatnik, P.C. 1314 Avenue S, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R-6 zoning district. R4 Zoning District. Community Board #15BK
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/14/14
10.	58-13-A	Rothkrug Rothkrug & Spector LLP 4 Wiman Place, Staten Island Proposed construction of a twelve-family residential building located partially within the bed of a mapped but unbuilt street contrary to General City Law Section 35. R4/M3-1 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/17/13
11.	110-13-A	Abrams Fensterman, LLP 120 President Street, Brooklyn Appeal challenging Department of Buildings' interpretation of the Building Code regarding required walkway around a below-grade pool. R6B zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 12/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 26, 2013

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	123-13-A	<p>Bryan Cave 86 Bedford Street, Manhattan Appeal challenging the determination of the Department of Buildings' to revoke a permit on the basis that (1) a lawful commercial use was not established and (2) even assuming lawful establishment, the commercial use discontinued in 2007. R6 zoning district. Community Board #2M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 1/14/14</p>
13.	131-13-A & 132-13-A	<p>Sheldon Lobel, P.C. 43 & 47 Cecilia Court, Staten Island Proposed construction of a residence not fronting on a legally mapped street, contrary to General City Law Section 36. R2 & R1 (SHPD) zoning districts. Community Board #1SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 12/17/13</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 26, 2013

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
14.	166-12-A	NYC Department of Buildings 638 East 11th Street, Manhattan Application to revoke the Certificate of Occupancy. R8B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/28/14
15.	107-13-A	Law Office of Marvin B. Mitzner LLC 638 East 11th Street, Manhattan An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R7- 2 zoning district. R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/28/14
16.	191-13-A	Rothkrug Rothkrug & Spector LLP 3161 Richmond Terrace, Staten Island Proposed construction of a three-story office building within the bed of a mapped street, pursuant to Article 3 of General City Law 35. M3-1 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/14/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 26, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	16-12-BZ	Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn Special Permit (§73-19) to allow for a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). M1-2 zoning district. Community Board #4BK
		Examiner:
		Status: Deferred Decision – 1/14/14
2.	50-12-BZ	Gerald J. Caliendo, R.A., AIA 177-60 South Conduit Avenue, Queens Variance (§72-21) to allow for the construction of a commercial building, contrary to use regulations (§22-00). R3-2 zoning district. Community Board #12Q
		Examiner:
		Status: Granted – 11/26/13
3.	106-13-BZ	Law office of Fredrick A Becker 2022 East 21st Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141); side yard (§23-461) and perimeter wall height (§23-631); R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 11/26/13
4.	129-13-BZ	Lewis E. Garfinkel 1010 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141(a)); side yards (§23-461(a)); less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 11/26/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 26, 2013

10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	168-13-BZ	<p>Lewis E Garfinkel 1323 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141(a); side yard (§23-461(a); less than the required rear yard; (§23-47) and perimeter wall height (§23-631. R3-2 zoning district. Community Board #14BK</p>
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 11/26/13
6.	173-13-BZ	<p>Greenberg Traurig, LLP 752-758 West End Avenue aka 260-268 West 97th Street, Manhattan Variance (§72-21) to legalize the existing Physical culture establishment (<i>Paris Health Club</i>), which occupies the cellar, first floor and the first floor mezzanine of a 24-story residential building, contrary to use regulations (§22-00). R10A zoning district. Community Board #7M</p>
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 11/26/13
7.	229-13-BZ	<p>Rothkrug Rothrug & Spector LLP 3779-3861 Nostrand Avenue, 2928/48 Ave Z, 2502/84 Haring Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>) within an existing commercial building. C2-2/R3-2 zoning district. Community Board #15BK</p>
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 11/26/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 26, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	262-12-BZ	Patrick W. Jones, P.C. 132-10 149th Avenue aka 132-35 132nd Street, Queens Variance (§72-21) to permit a hotel (UG 5), contrary to use regulations (§42-00). M2-1 zoning district. Community Board #10Q
		Examiner:
		Status: Closed, Decision – 1/14/14
9.	299-12-BZ	Goldman Harris LLC 40-56 Tenth Avenue, Manhattan Variance (§72-21) to permit the construction of a 12-story commercial building, contrary to floor area (§43-12), height and setback (§43-43), and rear yard (§43-311/312) regulations. M1-5 zoning district. Community Board #2M
		Examiner:
		Status: Continued Hearing – 1/14/14
10.	339-12-BZ	Sheldon Lobel, P.C. 252-29 Northern Boulevard, Queens Variance (§72-21) to permit accessory commercial parking to be located in a residential portion of a split zoning lot, contrary to §22-10. R2A & C1-2/R3-1 zoning districts. Community Board #11Q
		Examiner:
		Status: Closed, Decision – 12/10/13
11.	120-13-BZ	Eric Palatnik, P.C. 1815 Forest Avenue, Staten Island Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (<i>McDonald's</i>) with an accessory drive-through facility. C1-2/R3-2 zoning district. Community Board #1SI
		Examiner:
		Status: Closed, Decision – 1/14/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 26, 2013

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	167-13-BZ	Rothkrug Rothkrug & Spector LLP 1614/26 86th Street Brooklyn Variance (§72-21) to permit the enlargement of an existing one-story automobile sales establishment, contrary to use regulations (§22-10). R5 zoning district. Community Board #11BK
		Examiner:
		Status: Continued Hearing – 12/17/13
13.	187-13-BZ	Warshaw Burnstein, LLP 1024-1030 Southern Boulevard, Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>), and Special Permit (§73-52) to extend commercial use into the portion of the lot located within a residential zoning district. C4-4/R7-1 zoning district. Community Board #2BX
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 12/17/13
14.	213-13-BZ	Rothkrug Rothkrug & Spector LLP 3858-60 Victory Boulevard, Staten Island Special Permit (§73-126) to allow a medical office, contrary to bulk regulations (§22-14). R3A zoning district. Community Board #2SI
		Examiner:
		Status: Continued Hearing – 12/17/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 26, 2013
10:00 A.M.

BZ – NEW CASES		
15.	171-13-BZ	Law Office of Fredrick A. Becker 1034 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 1/14/14
16.	192-13-BZ	Fox Rothschild, LLP 354/361 West Street, Manhattan Variance (§72-21) to permit the construction of a residential building with accessory parking, contrary to use regulations (§42-10). M1-5 zoning district. Community Board #2M
		Examiner:
		Status: Continued Hearing – 1/14/14
17.	223-13-BZ	Stroock & Stroock & Lavan LLP 29 West Kingsbridge Road aka Kingsbridge Armory Building, Bronx Special Permit (§73-36) to allow a physical culture establishment (<i>Kingsbridge National Ice Wellness Center</i>) in an existing building. C4-4/R6 zoning district. Community Board #7BX
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 1/14/14
18.	228-13-BZ	Herrick, Feinstein LLP 157 Columbus Avenue, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Cross Fit</i>) located in the cellar level of an existing 31-story building. C4-7 zoning district. Community Board #7M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 12/17/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 26, 2013

10:00 A.M.

BZ – NEW CASES		
19.	243-13-BZ	Kramer Levin Naftalis & Frankel LLP 22 Thames Street aka 125-129 Greenwich Street, Manhattan Variance (§72-21) to permit construction of a mixed use building, contrary to setback requirements (§91-32). C5-5 (LM) zoning district. Community Board #1M
		Examiner:
		Status: Continued Hearing – 1/14/14
20.	249-13-BZ	Eric Palatnik, P.C. 747 Broadway, Brooklyn Special Permit (§73-36) to allow a physical cultural establishment (<i>Crunch Fitness</i>) within portions of existing commercial building. C4-3 zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/14/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 10, 2013
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	519-57-BZ	Eric Palatnik, P.C. 2071 Victory Boulevard, Staten Island Extension of term (§11-411) of an approved variance which permitted the operation and maintenance of a gasoline service station (Use Group 16B) and accessory uses, which expired on June 19, 2013. R3-1/C2-1 zoning district. Community Board #1SI
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 12/10/13
2.	360-65-BZ	Greenberg Traurig, LLP 108-114 East 89th Street, Manhattan Amendment of previously approved Variance (§72-21) and Special Permit (§73-64) which allowed the enlargement of a school (<i>Dalton School</i>). Amendment seeks to allow a two-story addition to the school building, contrary to an increase in floor area (§24-11) and height, base height and front setback (§24-522, §24-522)(b)) regulations. R8B zoning district. Community Board #8M
		Examiner:
		Status: Deferred Decision – 1/14/14
3.	647-70-BZ	Jeffrey A. Chester Esq. 59-14 Beach Channel Drive, Queens Amendment of a previously approved Special Permit (§73-211) which permitted the operation an automotive service station and auto laundry (UG 16B). Amendment seeks to convert accessory space into an accessory convenience store. C2-3/R5 zoning district. Community Board #14Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 12/10/13
4.	605-84-BZ	Sheldon Lobel, P.C. 2629 Cropsey Avenue, Brooklyn Amendment of a previously granted variance (§72-21) to an existing seven-story senior citizen multiple dwelling to legalize the installation of an emergency generator, contrary to front yard requirements (§23-45). R5 zoning district. Community Board #13BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 12/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 10, 2013

10:00 A.M.

SOC – DECISIONS

5.	248-03-BZ	Troutman Sanders LLP
		1915 Third Avenue, Manhattan
		Extension of Term of a previously approved variance to permit the continuance operation of a physical culture establishment (<i>Bally's Total Fitness</i>) which will expire on January 27, 2014. C1-5(R8A) & R7A zoning districts.
		Community Board #11M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 12/10/13

SOC – CONTINUED HEARINGS

6.	239-02-BZ	Greenberg Traurig, LLP
		110 Waverly Place, Manhattan
		Extension of Term of a previously-granted Variance (§72-21) for the continued operation of a Use Group 6A eating and drinking establishment (<i>Babbo</i>) located at the cellar level, ground floor, and second floor of the subject premises, which expired on December 17, 2012. R7-2 zoning district.
		Community Board #2M
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/14/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 10, 2013
10:00 A.M.

SOC – NEW CASES		
7.	68-94-BZ	Troutman Sanders LLP 2100 Bartow Avenue, Bronx Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>Bally's Total Fitness</i>) which expires on November 1, 2014; Extension of Time to obtain a Certificate of Occupancy which expired on September 11, 2013; waiver of the Rules. C4-3/M1-1 zoning district. Community Board #10BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 1/14/14
8.	358-02-BZ	Law Office of Fredrick A. Becker 200 Park Avenue, Manhattan Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment in a multi-story commercial, retail and office building, which expired on June 3, 2013; Waiver of the Rules. C5-3 (MID) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 1/14/14
9.	206-03-BZ	Law Office of Fredrick A. Becker 980 Madison Avenue, Manhattan Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>Exhale Spa</i>) which expired on November 5, 2013. C5-1 (MP) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 1/14/14
10.	25-08-BZ	Eric Palatnik, P.C. 444 Beach 6th Street, Queens Amendment to a Variance (§72-21) which permitted bulk waivers for the construction of a school (<i>Torah Academy for Girls</i>). The proposed amendment seeks to enlarge the school to provide additional classrooms. R4-1 zoning district. Community Board #14Q
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/14/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 10, 2013

10:00 A.M.

APPEALS – CONTINUED HEARINGS

11.	110-13-A	Abrams Fensterman, LLP 120 President Street, Brooklyn Appeal challenging Department of Buildings' interpretation of the Building Code regarding required walkway around a below-grade pool. R6B zoning district. Community Board #6BK Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 1/28/14
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APPEAL – NEW CASES

12.	75-11-A	NYC Board of Standards and Appeals Applicant: Bryan Cave LLP 2230-2234 Kimball Street, Brooklyn To consider Dismissal for Lack of Prosecution. Appeal challenging Department of Building's determination that the permit for the subject premises expired and became invalid since permitted work was not commenced within 12 months from the date of issuance, per Title 28, §28-105.9 of the Administrative Code. R4 Zoning District. Community Board #18BK Examiner: Toni Matias (212) 386-0085 Status: Dismissed – 12/10/13
13.	119-11-A	NYC Board of Standards and Appeals Applicant: Bryan Cave LLP 2230-2234 Kimball Street, Brooklyn To consider Dismissal for Lack of Prosecution. Appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under prior zoning regulations in effect on July 14, 2005. R4 zoning district. Community Board #18BK Examiner: Toni Matias (212) 386-0085 Status: Dismissed – 12/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 10, 2013

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
14.	348-12-A & 349-12-A	Rothkrug Rothkrug & Spector LLP 15 & 19 Starr Avenue, Staten Island Proposed construction of two one-family dwellings located within the bed of a mapped street, contrary to General City Law, Section 35. R2 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/28/14
15.	287-13-A & 288-13-A	Rothkrug Rothkrug & Spector LLP 525 & 529 Durant Avenue, Staten Island Proposed construction of a building that does not front on a legally mapped street, contrary to General City Law Section 36. R3X SRD district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/14/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 10, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	236-12-BZ	Rothkrug Rothkrug & Spector LLP 1487 Richmond Road, Staten Island Variance (§72-21) to permit the extension of an existing medical office, contrary to use (§ 22-10) and side yard regulations (§24-35). R2 zoning district. Community Board #2SI
		Examiner:
		Status: Granted – 12/10/13
2.	339-12-BZ	Sheldon Lobel, P.C. 252-29 Northern Boulevard, Queens Variance (§72-21) to permit accessory commercial parking to be located in a residential portion of a split zoning lot, contrary to §22-10. R2A & C1-2/R3-1 zoning districts. Community Board #11Q
		Examiner:
		Status: Granted – 12/10/13
3.	13-13-BZ & 14-13-BZ	Slater & Beckerman, P.C. 98 & 96 DeGraw Street, Brooklyn Variance (§72-21) to allow two single-family residential buildings, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #6BK
		Examiner:
		Status: Granted – 12/10/13
4.	55-13-BZ	Stuart A. Klein, Esq. 1690 60th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing yeshiva and dormitory (<i>Yeshiva Novominsk</i>), contrary to floor area (§24-11), wall height and sky exposure plane (§24-521), and side yard setback (§24-551). R5 zoning district. Community Board #12BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 12/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 10, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	78-13-BZ	Sheldon Lobel, P.C. 876 Kent Avenue, Brooklyn Variance (§72-21) to permit a new four-story, four-unit residential building (UG 2), contrary to use regulations, ZR §42-00. M1-1& R7A/C2-4 zoning districts. Community Board #3BK
		Examiner:
		Status: Deferred Decision – 1/28/14
6.	90-13-BZ	Akerman Senterfitt, LLP 166-05 Cryders Lane, Queens Variance (§72-21) to permit the construction of a single-family dwelling, contrary to open area requirements (§23-89). R1-2 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 12/10/13
7.	105-13-BZ	Law Office of Fred A Becker 1932 East 24th street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single home, contrary to floor area, open space and lot coverage (§23-141); side yard (§23-461); perimeter wall height (§23-631) and less than the minimum rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 12/10/13
8.	122-13-BZ	Law Office of Fredrick A Becker 1080 East 8th Street, Brooklyn Special Permit (§73-621) for the enlargement of an existing two-family home to be converted into a single family home, contrary to floor area (§23-141). R2X (OP) zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 12/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 10, 2013

10:00 A.M.

<i>BZ – DECISIONS</i>		
9.	162-13-BZ	Bryan Cave LLP 120-140 Avenue of the Americas/72-80 Sullivan street, Manhattan Variance (§72-21) to permit the construction of a residential and commercial building with 31 dwelling units, ground floor retail, and 11 parking spaces, contrary to use regulations (§42-00). M1-5B zoning district. Community Board #2M
		Examiner:
		Status: Granted – 12/10/13
10.	232-13-BZ	Rothkrug Rothkrug & Spector LLP 364 Bay Street, Staten Island Special Permit (§73-36) to allow a physical culture establishment (<i>Crunch Fitness</i>) within portions of proposed commercial building. M1-1 zoning district. Community Board #1SI
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 12/10/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 10, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	54-12-BZ	Gerald J. Caliendo, R.A., AIA 65-39 102nd Street, Queens Variance (§72-21) to permit for the construction of a community facility and residential building, contrary to lot coverage (§23-141), lot area (§§23-32, 23-33), front yard (§§23-45, 24-34), side yard (§§23-46, 24-35) and side yard setback (§24-55) regulations. R5 zoning district. Community Board #6Q
		Examiner:
		Status: Adjourned, Continued Hearing – 1/28/14
12.	6-13-BZ	Sheldon Lobel, P.C. 2899 Nostrand Avenue, Brooklyn Variance (§72-21) to permit the construction of a synagogue and school (<i>Yeshiva Ohr Yisrael</i>), contrary to floor area and lot coverage (§24-11), side yard (§24-35), rear yard (§24-36), sky exposure plane (§24-521), and parking (§25-31) regulations. R3-2 zoning district. Community Board #18BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/14/14
13.	81-13-BZ	Nasir J. Khanzada 264-12 Hillside Avenue, Queens Re-Instatement (§11-411) of a variance which permitted an auto service station (UG16B), with accessory uses, which expired on November 6, 1992; Amendment (§11-413) to permit the change of use from auto service station to auto repair (UG 16B) with accessory auto sales; Waiver of the Rules. R2 zoning district. Community Board # 13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 1/28/14
14.	154-13-BZ	Sheldon Lobel, P.C. 1054-1064 Bergen Avenue, Brooklyn Variance (§72-21) to allow the construction of a retail building (UG 6), contrary to use regulations (§22-10). R5 zoning district. Community Board #18BK
		Examiner:
		Status: Continued Hearing – 1/14/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 10, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	6-12-BZ	Syeda Laila 39-06 52nd Street aka 51-24 39th Avenue, Queens Variance (§72-21) to permit a four-story residential building, contrary to floor area, (§103-211), dwelling unit (§23-22), front yard (§23-46), side yard (§23-46) and height (§23-631) regulations. R4 zoning district. Community Board #2Q
		Examiner:
		Status: Closed, Decision – 1/14/14
16.	311-12-BZ	Eric Palatnik, P.C. 964 Dean Street, Brooklyn Variance (§72-21) to permit the residential conversion of an existing factory building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #8BK
		Examiner:
		Status: Continued Hearing – 2/4/14
17.	65-13-BZ	Eric Palatnik, Esq. 123 Franklin Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner:
		Status: Continued Hearing – 2/25/14
18.	130-13-BZ	Rothkrug Rothdrug & Spector 1590 Nostrand Avenue, Brooklyn Re-Instatement (§11-411) of a variance which permitted a one-story motor vehicle storage garage with repair (UG 16B), which expired on February 14, 1981; Amendment (§11-413) to change the use to retail (UG 6); Waiver of the Rules. R6 zoning district. Community Board #17BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 1/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 10, 2013
10:00 A.M.

BZ – NEW CASES		
19.	153-13-BZ	Eric Palatnik, P.C. 107 South 6th Street, Brooklyn Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>Soma Health Club</i>) contrary to §32-10. C4-3 zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/28/14
20.	212-13-BZ	Eric Palatnik, P.C. 151 Coleridge Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (ZR 23-141) and less than the required rear yard (ZR 23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/28/14
21.	218-13-BZ	Warshaw Burstein, LLP 136 Church Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Ultrafit</i>). C6-3A zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 1/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 17, 2013

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	774-55-BZ	Sahn Ward Coschignano & Baker 2155-2159 Newbold Avenue, Bronx Extension of Term (§11-411) of a previously granted variance for the continued operation of a (UG8) parking lot for the employees and customers of an existing bank (<i>Citibank</i>), which expire d on January 31, 2013; Waiver of the Rules. R5/C1-2 & R5/C2-2 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 12/17/13
2.	182-69-BZ	Kramer Levin Naftalis & Frankel LLP 211-235 East 19th Street, Manhattan Amendment to previous special permit which allowed construction of a hospital building, contrary to height and setback, yards, distance between buildings, and floor area (§§ 23-145, ZR-23-711 and ZR23-89). Amendment proposes a residential conversion of existing buildings. R8B zoning district. Community Board #6M
		Examiner:
		Status: Granted – 12/17/13
3.	380-01-BZ	Law office of Fredrick A. Becker 230 West 41st Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>), located in a 21-story commercial office building, which expired on April 9, 2012; Waiver of the Rules. C6-6.5 M1-6 (Mid) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 12/17/13
4.	17-02-BZ	The Law Office of Fredrick A. Becker 445-455 Fifth Avenue aka 453 Fifth Avenue, Brooklyn 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 June 4, 2012; Waiver of the Rules. C4-3 zoning district. Community Board #6BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 12/17/13

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 17, 2013

10:00 A.M.

SOC – NEW CASES		
5.	406-82-BZ	Eric Palatnik, P.C. 2411 86th Street, Brooklyn Extension of term of a special permit (§73-243) allowing an eating and drinking establishment (<i>McDonald's</i>) with accessory drive-thru which expired on January 18, 2013; Extension of time to obtain a Certificate of Occupancy which expired on September 11, 2013; Waiver of the Rules. C1-3/R5 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/28/14
6.	20-02-BZ	Law office of Fredrick A. Becker 303 Park Avenue South, Manhattan Extension of term of a special permit (§73-36) to allow the operation of a physical culture establishment (<i>New York Sports Club</i>) in a five story mixed use loft building, which expired on August 21, 2013. C6-4 zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/28/14
7.	119-03-BZ	Rothkrug Rothkrug & Spector LLP 10 Columbus Circle aka 301 West 58th Street and 303 West 60th Street, Manhattan Extension of term of a special permit (§73-36) to allow the continued operation of a physical culture establishment (<i>Equinox</i>), which expired on September 16, 2013. C6-6 (MID) zoning district. Community Board #4M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 1/28/14
8.	209-03-BZ	Law Office of Fredrick A. Becker 150 Central Park South, Manhattan Extension of term of a variance (§72-21) for the continued operation of physical culture establishment (<i>Exhale Spa</i>) located in a portion of a 37-story residential building which expired on October 21, 2013. R10-H zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 1/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 17, 2013

10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	176-09-BZ	Bryan Cave LLP 220-236 West 28th Street, Manhattan Extension of time to complete construction of a Special Permit (§73-64) to waive height and setback regulations (§33-432) for a community use facility (<i>Fashion Institute of Technology</i>) which expired on October 6, 2013. C6-2 zoning district. Community Board #5M <i>Segovia</i>
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 1/28/14

<i>APPEALS – DECISIONS</i>		
10.	90-12-A	Fried, Frank, Harris, Shriver & Jacobson, LLP 111 Varick Street, Manhattan Reopening by court remand for supplemental review of whether the subject wall was occupied by an art installation or an advertising sign. M1-6 zoning district. Community Board #2M
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 12/17/13
11.	127-13-A	Law Offices of Marvin B. Mitzner, LLC 332 West 87th Street, Manhattan Appeal under Section 310 of the Multiple Dwelling Law to vary MDL Sections 171-2(a) and 2(f) to allow for a vertical enlargement of a residential building. R8 zoning district. Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 1/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 17, 2013
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	58-13-A	Rothkrug Rothkrug & Spector LLP 4 Wiman Place, Staten Island Proposed construction of a twelve-family residential building located partially within the bed of a mapped but unbuilt street contrary to General City Law Section 35. R4/M3-1 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/14/14
13.	131-13-A & 132-13-A	Sheldon Lobel, P.C. 43 & 47 Cecilia Court, Staten Island Proposed construction of a residence not fronting on a legally mapped street, contrary to General City Law Section 36. R2 & R1 (SHPD) zoning districts. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/28/14
14.	156-13-A	Bryan Cave LLP 450 West 31 Street, Manhattan Appeal of DOB determination that the subject advertising sign is not entitled to non-conforming use status. C6-4/HY zoning district. Community Board #10M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 17, 2013

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
15.	230-13-A	Nikolaos Sellas 29-19 Newtown Avenue, Queens Proposed construction of a four-story residential building located within the bed of a mapped street (29th Street), contrary to General City Law Section 35. R6A/R6B zoning district. Community Board #4Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/28/14
16.	231-13-A	Nikolaos Sellas 29-15 Newtown Avenue, Queens Proposed construction of a six-story residential building located within the bed of a mapped street (29th Street), contrary to General City Law Section 35. R6A/R6B zoning district. Community Board #4Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 17, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	254-12-BZ	Patrick W. Jones, P.C. 850 Third Avenue aka 509/519 Second Avenue, Brooklyn Variance (§72-21) to permit Use Group 10A uses on the first and second floors of an existing eight-story building, contrary to use regulations (§42-00). M3-1 zoning district. Community Board #7BK
		Examiner:
		Status: Deferred Decision – 1/14/14
2.	303-12-BZ	Eric Palatnik, P.C. 1106-1108 Utica Avenue, Brooklyn Variance (§72-21) to permit the development of a sub-cellar, cellar and three story church, with accessory educational and social facilities (<i>Tabernacle of Praise</i>), contrary to rear yard setback (§33-292), sky exposure plane and wall height (§34-432), and parking (§36-21) regulations. C8-1 zoning district. Community Board #17BK
		Examiner: Rory Levy (212) 386-0082
		Status: Deferred Decision – 1/28/14
3.	206-13-BZ	Fried Frank Harris Shriver and Jacobson LLP 605 West 42nd Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment within an existing building. C6-4 zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 12/17/13
4.	219-13-BZ	Eric Palatnik, P.C. 2 Cooper Square, Manhattan Special Permit (§73-36) to allow physical culture establishment (<i>Crunch Fitness</i>) within a portions of an existing mixed use building contrary to §42-10. M1-5B zoning district. Community Board #2M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 12/17/13

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 17, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	279-12-BZ	Akerman Senterfitt LLP 27-24 College Point Boulevard, Queens Variance (§72-21) to permit a bank (UG 6) in a residential zoning district, contrary to §22-00. R4/R5B zoning district. Community Board #7Q
		Examiner:
		Status: Continued Hearing – 1/28/14
6.	92-13-BZ & 93-13-BZ	Rothkrug Rothkrug & Spector LLP 22 and 26 Lewiston Street, Staten Island Variance (§72-21) to permit the construction of two semi-detached one-family dwellings, contrary to required rear yard regulation (§23-47). R3-1(LDGMA) zoning district. Community Board #2SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/28/14
7.	167-13-BZ	Rothkrug Rothkrug & Spector LLP 1614/26 86th Street Brooklyn Variance (§72-21) to permit the enlargement of an existing one-story automobile sales establishment, contrary to use regulations (§22-10). R5 zoning district. Community Board #11BK
		Examiner:
		Status: Continued Hearing – 1/28/14
8.	187-13-BZ	Warshaw Burnstein, LLP 1024-1030 Southern Boulevard, Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>), and Special Permit (§73-52) to extend commercial use into the portion of the lot located within a residential zoning district. C4-4/R7-1 zoning district. Community Board #2BX
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/14/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 17, 2013
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	213-13-BZ	Rothkrug Rothkrug & Spector LLP 3858-60 Victory Boulevard, Staten Island Special Permit (§73-126) to allow a medical office, contrary to bulk regulations (§22-14). R3A zoning district. Community Board #2SI
		Examiner:
		Status: Continued Hearing – 1/28/14
10.	228-13-BZ	Herrick, Feinstein LLP 157 Columbus Avenue, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Cross Fit</i>) located in the cellar level of an existing 31-story building. C4-7 zoning district. Community Board #7M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/28/14
11.	292-13-BZ	Sheldon Lobel, P.C. 2085 Ocean Parkway, Brooklyn Variance (§72-21) to allow the development of a Use Group 4A house of worship (<i>Congregation Bet Yaakov</i>), contrary to floor area, open space ratio, front, rear and side yards, lot coverage, height and setback, planting, landscaping and parking regulations. R5, R6A and R5/OP zoning districts. Community Board #15BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 1/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 17, 2013
10:00 A.M.

BZ – NEW CASES		
12.	69-12-BZ	Eric Palatnik, P.C. 1 Maspeth Avenue, Brooklyn Variance (§72-21) to allow for the construction of residential building, contrary to use regulations (§32-00). C8-2 zoning district. Community Board #1BK
		Examiner:
		Status: Continued Hearing – 2/25/14
13.	103-13-BZ	Rothkrug Routhkrug & Spector LLP 81 Jefferson Street, Brooklyn Variance (§72-21) to permit the development of a cellar and four-story, eight-family residential building, contrary to §42-10 zoning resolution. M1-1 zoning district. Community Board #4BK
		Examiner:
		Status: Continued Hearing – 2/4/14
14.	124-13-BZ	Rothkrug Rothkrug & Spector LLP 95 Grattan Street, Brooklyn Variance (§72-21) to allow for a new seven-family residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner:
		Status: Continued Hearing – 2/4/14
15.	125-13-BZ	Rothkrug Rothkrug & Spector LLP 97 Grattan Street, Brooklyn Variance (§72-21) to allow for a new seven-family residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner:
		Status: Continued Hearing – 2/4/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 17, 2013

10:00 A.M.

BZ – NEW CASES		
16.	128-13-BZ	Sheldon Lobel, P.C. 1668 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141(b)); side yards (§23-461(a)); less than the required rear yard (§23-47) and perimeter wall height (§23-631(b)) regulations. R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/28/14
17.	255-13-BZ	Rothkrug Rothkrug & Spector LLP 3560/84 White Plains Road, Bronx Special Permit (§73-36) to permit the operation of a physical culture (<i>Blink Fitness</i>) establishment within an existing commercial building. C2-4 (R7-A) zoning district. Community Board #12BX
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 1/28/14

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