

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

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

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

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

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 14, 2012

10:00 A.M.

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

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

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<i>APPEALS – NEW CASES</i>		
10.	75-11-A	<p>Bryan Cave LLP 2230-2234 Kimball Street, Brooklyn Appeal challenging Department of Building's determination that the permit for the subject premises expired and became invalid since permitted work was not commenced within 12 months from the date of issuance, per Title 28, §28-105.9 of the Administrative Code. R4 Zoning District. Community Board #18BK</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Off Calendar</p>
11.	119-11-A	<p>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</p> <hr/> <p>Examiner: Toni Matias (212) 788-8752</p> <hr/> <p>Status: Continued Hearing – 3/20/12</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 14, 2012

1:30 P.M.

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

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 14, 2012

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	87-11-BZ	<p>Eric Palatnik, P.C. 159 Exeter Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (23-141(b)). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 3/6/12</p>
6.	96-11-BZ	<p>Law Office of Marvin B. Mitzner 514-516 East 6th Street, Manhattan Variance (§72-21) to legalize enlargements to an existing residential building, contrary to floor area (§23-145) and dwelling units (§23-22). R7B zoning district. Community Board #3M Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 3/27/12</p>
7.	120-11-BZ	<p>Goldman Harris LLC 52-11 29th Street, Queens Special Permit (§73-44) to reduce the parking requirement for office use and catering use (parking requirement category B1) in a new commercial building. M1-3 zoning district. Community Board #2Q Examiner: Ronald Rizzotti (212) 788-8781 Status: Adjourned, Continued Hearing – 2/28/12</p>
8.	121-11-BZ	<p>The Law Office of Fredrick A. Becker 351 Convent Avenue, aka 418 & 420 West 145th Street, Manhattan Variance to legalize a two story and basement rear yard enlargement to a church (<i>Convent Avenue Baptist Church</i>), contrary to permitted rear yard regulations (§24-33), and lot coverage (§24-11). R7-2 zoning district. Community Board #9M Examiner: Rory Levy (212) 788-8749 Status: Granted – 2/14/12</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 14, 2012

1:30 P.M.

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

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 14, 2012

1:30 P.M.

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

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.
