

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 24, 2012

10:00 A.M.

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

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

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

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

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

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

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

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TUESDAY AFTERNOON, JANUARY 24, 2012

1:30 P.M.

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

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<i>BZ – DECISIONS</i>		
5.	128-11-BZ	Law Office of Fredrick A. Becker 1860 East 23rd Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (23-141); side yard (23-461) and less than the required rear yard (23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/24/12

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

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<i>BZ – CONTINUED HEARINGS</i>		
9.	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: Closed, Decision – 2/14/12</p>
10.	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: Continued Hearing – 2/14/12</p>
11.	158-11-BZ	<p>Rothkrug Rothkrug & Spector LLP 2166 Nostrand Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Blink</i>). C4-4A zoning district. Community Board #14BK Examiner: Rory Levy (212) 788-8749 Status: Adjourned, Continued Hearing – 2/28/12</p>

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

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