

NYC Board of Standards and Appeals

August 20, 2013

Special Order Calendar

10:00 A.M.

<i>Decisions</i>		
1.	608-70-BZ <i>Closed 7/16</i>	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 <i>Segovia</i>

<i>Continued Hearings</i>		
2.	228-00-BZ <u>7/16/2013</u>	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 <i>Segovia</i>

<i>New Cases</i>		
3.	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 <i>Segovia</i>
4.	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 <i>Segovia</i>
5.	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 <i>Segovia</i>

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**August 20, 2013
Appeals Calendar
10:00 A.M.**

<i>Decisions</i>		
6.	220-10-BZY <i>Closed 7/23</i>	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 <i>Matias</i>
7.	317-12-A <i>Closed 7/23</i>	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 <i>Matias</i>
8.	127-13-A <i>Closed 7/23</i>	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 <i>Matias</i>

<i>Continued Hearings</i>		
9.	143-11-A thru 146-11-A <u>6/11/2013</u>	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 <i>Matias</i>

<i>New Cases</i>		
10.	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 <i>Matias</i>

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Appeals Calendar
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New Cases		
11.	134-13-A	<p>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</p> <p style="text-align: right;"><i>Matias</i></p>
12.	166-13-A	<p>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</p> <p style="text-align: right;"><i>Matias</i></p>
13.	227-13-A	<p>Brooklyn Bridge Park Building Corp. 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</p> <p style="text-align: right;"><i>Rizzotti</i></p>

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**August 20, 2013
Zoning Calendar
10:00 A.M.**

<i>Decisions</i>		
1.	59-12-BZ/ 60-12-A <i>Def. Dec. 7/23</i>	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 <i>Segovia</i>
2.	86-13-BZ <i>Closed 7/23</i>	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 <i>Segovia</i>
3.	101-13-BZ <i>Closed 7/23</i>	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 <i>Segovia</i>

<i>Continued Hearings</i>		
4.	50-12-BZ <u>2/5/2013</u> <u>4/9/2013 Adj.</u> <u>5/14/2013</u> <u>6/18/2013 Adj.</u> <u>7/23/2013 Adj.</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 <i>Rizzotti</i>
5.	81-13-BZ <u>7/9/2013</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 <i>Costanza</i>
6.	109-13-BZ <u>7/16/2013</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 <i>Levy</i>

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Zoning Calendar
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New Cases		
7,	279-12-BZ	<p>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</p> <p style="text-align: right;"><i>Rizzotti</i></p>
8.	78-13-BZ	<p>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</p> <p style="text-align: right;"><i>Rizzotti</i></p>
9.	97-13-BZ	<p>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</p> <p style="text-align: right;"><i>Segovia</i></p>
10.	161-13-BZ	<p>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</p> <p style="text-align: right;"><i>Levy</i></p>
11.	211-13-BZ	<p>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</p> <p style="text-align: right;"><i>Costanza</i></p>

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