

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	<p>Sheldon Lobel, P.C. 515 Seventh Avenue, Manhattan Extension of Time to obtain a Certificate of Occupancy for an existing parking garage, which expired on January 11, 2012; Waiver of the Rules. M1-6 (<i>Garment Center</i>) zoning district. Community Board #5M</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Adjourned – Continued Hearing – 1/14/14</p>
2.	647-70-BZ	<p>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</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Closed, Decision – 12/10/13</p>
3.	327-88-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 1/14/14</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, NOVEMBER 26, 2013

10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	182-69-BZ	<p>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</p> <p>Examiner:</p> <p>Status: Closed, Decision – 12/17/13</p>
5.	380-01-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 12/17/13</p>
6.	265-08-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 1/14/14</p>
7.	20-12-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 1/14/14</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, NOVEMBER 26, 2013
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
8.	126-13-A	<p>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</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Denied – 11/26/13</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	41-11-A	<p>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</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 1/14/14</p>
10.	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 – 12/17/13</p>
11.	110-13-A	<p>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</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Adjourned, Continued Hearing – 12/10/13</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, NOVEMBER 26, 2013

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	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: 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: Continued Hearing – 12/17/13

*****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, 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

*****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, NOVEMBER 26, 2013
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	16-12-BZ	<p>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</p> <p>Examiner:</p> <p>Status: Deferred Decision – 1/14/14</p>
2.	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</p> <p>Examiner:</p> <p>Status: Granted – 11/26/13</p>
3.	106-13-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 11/26/13</p>
4.	129-13-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 11/26/13</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, 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> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Granted – 11/26/13</p>
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> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 11/26/13</p>
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> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 11/26/13</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, 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

*****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, 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	Warsaw 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

*****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, NOVEMBER 26, 2013
10:00 A.M.

<i>BZ – NEW CASES</i>		
15.	171-13-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 1/14/14</p>
16.	192-13-BZ	<p>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</p> <p>Examiner:</p> <p>Status: Continued Hearing – 1/14/14</p>
17.	223-13-BZ	<p>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</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 1/14/14</p>
18.	228-13-BZ	<p>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</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 12/17/13</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, NOVEMBER 26, 2013

10:00 A.M.

<i>BZ – NEW CASES</i>		
19.	243-13-BZ	<p>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</p> <p>Examiner:</p> <p>Status: Continued Hearing – 1/14/14</p>
20.	249-13-BZ	<p>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</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 1/14/14</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.
