
BULLETIN

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September 18, 2014

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CONTENTS

DOCKET	750-752
CALENDAR of September 23, 2014	
Morning	753-755

CONTENTS

**MINUTES of Regular Meetings,
Tuesday, September 9, 2014**

Morning Calendar756

Affecting Calendar Numbers:

302-01-BZ	2519-2525 Creston Avenue, Bronx
318-06-BZ	49-05 Astoria Boulevard, Queens
193-12-BZ	384 Lafayette Street, aka 692 Broadway, Manhattan
278-13-A	121 Varick Street, Manhattan
145-14-A	136-16 Carlton Place, Queens
343-12-BZ	570 East 21 st Street, Brooklyn
2-13-BZ	438 Targee Street, Staten Island
264-13-BZ	257 West 17 th Street, Manhattan
271-13-BZ	129 Norfolk Street, Brooklyn
297-13-BZ	308 Cooper Street, Brooklyn
327-13-BZ	1504 Coney Island Avenue, aka 1498, 1526, 1528, 1532-1538 Coney Island Avenue, Brooklyn
8-14-BZ	1824 East 22 nd Street, Brooklyn
17-14-BZ	600 McDonald Avenue, aka 14 Avenue C, aka 377 Dahill Road, Brooklyn
21-14-BZ	115-02 Jamaica Avenue, Queens
64-14-BZ	1320 East 23 rd Street, Brooklyn
123-14-BZ	855 Avenue of the Americas, Manhattan
144-14-BZ	1751 Park Avenue, Manhattan

DOCKETS

New Case Filed Up to September 9, 2014

199-14-A

102-11 Roosevelt Avenue, North side 175.59 feet West of 103rd Street, Block 1770, Lot(s) 47, Borough of **Queens, Community Board: 4**. Proposed legalization of accessory parking in open portion of site that lies within a bed of mapped street pursuant to Section 35, Article 3 of the General City Law. R6B/C1-4 in R6B district.

200-14-BZ

46-05 Parsons Boulevard, Corner of 46th Avenue and Parsons boulevard, Block 5462, Lot(s) 3, Borough of **Queens, Community Board: 7**. Variance (§72-21) proposed to construct a community facility in an R2 zoning district seeking waivers of floor area ratio, sky exposure plane, side yards and parking. R2 district.

201-14-BZ

3524 Third Avenue, North East corner and East 168th Street, Block 2610, Lot(s) 1, Borough of **Bronx, Community Board: 3**. Special Permit (§73-36) to allow a physical Culture Establishment on the ground floor of an existing on-story and cellar commercial building at 3524 Third Avenue, located within an M1-1/R7-2 Zoning district. M1-1/R7-2(MX7) district.

202-14-BZ

2268 West 1st Street, West side of West 1st Street between Village Road South and Avenue West, Block 7151, Lot(s) 13, Borough of **Brooklyn, Community Board: 15**. Special Permit (§73-622) to permit the enlargement and conversion of an existing two family residence to a single family residence, located within an R4(OP) zoning district. R4(OP) district.

203-14-BZ

18 West 8th Street, South side of West 8th Street, 97.2 feet east of intersection of West 8th Street and MacDougal Street, Block 551, Lot(s) 23, Borough of **Manhattan, Community Board: 2**. Special Permit (§73-36):to permit a physical culture establishment within portions of an existing commercial building. C4-5 zoning district. C4-5(LC) district.

204-14-BZ

55 Wythe Avenue, Located between North 12th Street and North 13th Street, Block 2283, Lot(s) 1, Borough of **Brooklyn, Community Board: 1**. Special Permit (§73-44) for reduction of required off-street parking spaces for proposed ambulatory diagnostic or treatment health care

facilities listed in Use Group 4 and PRC-B1 per ZR44-21 sub-note 3 and ZR 73-44. M1-2 district.

205-14-BZ

100-02 Rockaway Boulevard, Southeast c corner of intersection of Rockaway Boulevard and 100th Street, Block 9539, Lot(s) 1, Borough of **Queens, Community Board: 10**. Special Permit (§73-36) to allow for a physical culture establishment within a portion of an existing commercial building. M1-1 zoning district. M1-1 district.

206-14-BZ

910 Lanark Road, Clustered in the Broad Channel neighborhoods, Edgemere/Somerville and Rockaway Park neighborhoods of Community District 14, Block 15500, Lot(s) 62, Borough of **Queens, Community Board: 14**. Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3-2 zoning district. R3-2 district.

207-14-BZ

41 West 12th Road, Clustered in the Broad Channel neighborhoods, Edgemere/Somerville, and Rockaway Park Neighborhoods of Community District 14, Block 15316, Lot(s) 64, Borough of **Queens, Community Board: 14**. Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3-2 zoning district. R3-2 district.

208-14-BZ

119 East 7th Road, Clustered in the Broad Channel neighborhoods, Edgemere/Somerville, and Rockaway Park neighborhoods of Community District 14., Block 15454, Lot(s) 21, Borough of **Queens, Community Board: 14**. Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3-1 district.

209-14-BZ

592 Beach 43rd Street, Clustered in the Broad Channel neighborhoods, Edgemere/Somerville, and Rockaway Park neighborhoods of Community District 14 in Queens, Block 15961, Lot(s) 102, Borough of **Queens, Community Board: 14**. Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in

DOCKETS

the NYC Build it Back Program. R4-1 zoning district. R4-1 district.

210-14-BZ

69-52 Thursby Avenue, Clustered in the Broad Channel neighborhoods, Edgemere/Somerville, and rockaway Park neighborhoods of Community District 14 in Queens, Block 16050, Lot(s) 63, Borough of , **Community Board: 14**. Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program.R4A zoning district. R4-A district.

211-14-BZ

3-41 Beach 87th Street, Clustered in the Broad Channel neighborhoods, Edgemere/Somerville, and rockaway Park neighborhoods of Community District 14 in Queens, Block 16119, Lot(s) 101, Borough of **Queens, Community Board: 14**. Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R4-1 zoning district. R4-1 district.

212-14-BZ

209A Beach 100th Street, Clustered in Broad Channel neighborhoods, Edgemere/Somerville, and Rockaway Park neighborhoods of Community District 14 Queens., Block 16156, Lot(s) 94, Borough of **Queens, Community Board: 14**. Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R5D zoning district. R5-D district.

213-14-BZ

165 Wooley Avenue, Woolley Avenue between Lathrop and Garrison Avenues, Block 419, Lot(s) 13, Borough of **Staten Island, Community Board: 1**. Variance (§72-21) to per the construction of a 2-story single family detached home with cellar located within an R2 zoning district. R2 district.

214-14-A

50-11&15 103rd Street,, Corner of 103rd Street and Alstyne Avenue, Block 1930, Lot(s) 50, Borough of **Queens, Community Board: 4**. Proposed legalization and completion of four ,three-story three-family semi-detached residential buildings located partially in an bed of a mapped street and permit the development of adequate parking for a total of four three-story family residence.R5 Z R5 district.

215-14-BZ

50-11&15 103rd Street, Corner of 103rd Street and Alstyne Avenue, Block 1930, Lot(s) 4, Borough of **Queens, Community Board: 4**. Variance (§72-21) to permit four-three-story three family semi-detached residential building at the existing premises in an R5 zoning district pursuant to GCL 35. R5 district.

216-14-BZ

150 Amsterdam Avenue, Northwest corner of Amsterdam Avenue and West 66th Street, Block 1158, Lot(s) 7507/129, Borough of **Manhattan, Community Board: 7**. Special Permit (§73-36 to permit the legalization of an physical culture establishment located on portions of the first floor and cellar of the existing building located within an R8 zoning dist8irct. R8/C2-5 district.

217-14-BZ

245 West 17th Street, North side of W. 17th Street, 325' east of 8th Avenue, between 7th and 8th Avenue, Block 767, Lot(s) 15, Borough of **Manhattan, Community Board: 4**. Special Permit (§73-36 to allow for the legalization of a Physical Culture Establishment (Flywheel) on a portion of the first floor of the building and a portion of the cellar, located within an C6-2A zoning resolution. C6-2A district.

218-14-A

46-03 88th Street, Within a bed of 45th Avenue at intersection of 88th Street, Block 1584, Lot(s) 16, Borough of **Queens, Community Board: 4**. Proposed construction of a four-story residential building for eleven units within the bed of 45th Avenue at its intersection with a bed of unmapped street, contrary to GCL 35. R5 zoning district . R5 district.

219-14-BZ

64 DeGraw Street, South side of DeGraw Street between Columbia and Van Brunt Streets, Block 329, Lot(s) 6, Borough of **Brooklyn, Community Board: 6**. Variance (§72-21) to allow the construction of a three-story, single-family residence with one parking space, located within an M1-1 zoning district. M1-1 district.

220-14-BZ

8 Underhill Avenue, West side of Underhill Avenue between Atlantic avenue and Pacific Street., Block 1122, Lot(s) 37, Borough of **Brooklyn, Community Board: 8**. Variance (§72-21) to allow the construction of a three-story single family residence, located within and M1-1 zoning district M1-1 district.

DOCKETS

221-14-BZ

10 Underhill Avenue, West side of Underhill Avenue between Atlantic Avenue and Pacific Street, Block 1122, Lot(s) 37, Borough of **Brooklyn, Community Board: 8**. Variance (§72-21) to allow the construction of a three-story single family residence, located within an M1-1 zoning district. M1-1 district.

222-14-BZ

344 East63rd Street, bounded by East 63rd Street and 1st Avenue, Block 1437, Lot(s) 29, Borough of **Manhattan, Community Board: 8**. Special Permit (§73-36) to allow for Physical Culture Establishment on a portion of the ground floor and cellar of the existing building located within an C2-8 and R8Bzoning district. C2-8 &R8B district.

223-14-BZ

1963 McDonald Avenue, , Block 6685, Lot(s) 62, Borough of **Brooklyn, Community Board: 15**. Variance (§72-21) to request a variance of (23-141) maximum floor area ratio, lot coverage (33-26), and (23-47) rear yard, to legalize the existing building both a house of worship and a community facility uses, located within a (OPD) but primarily within R5/C2-4 district.

DESIGNATIONS: D-Department of Buildings; B.BK.-Department of Buildings, Brooklyn; B.M.-Department of Buildings, Manhattan; B.Q.-Department of Buildings, Queens; B.S.I.-Department of Buildings, Staten Island; B.BX.-Department of Building, The Bronx; H.D.-Health Department; F.D.-Fire Department.

CALENDAR

SEPTEMBER 23, 2014, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, September 23, 2014, 10:00 A.M., at 22 Reade Street, Spector Hall, New York, N.Y. 10007, on the following matters:

SPECIAL ORDER CALENDAR

698-59-BZ

APPLICANT – Eric Palatnik, P.C., for Bolla EM Realty, LLC, owner.

SUBJECT – Application May 21, 2014 – Amendment of a previously approved variance to permit the conversion of the convenience store to a relocate and re-size curb cuts and to legalize the existing remediation equipment and location of the tanks and permit additional trees on the site. C2-2 zoning district.

PREMISES AFFECTED – 2773 Nostrand Avenue, northeast corner of Kings Highway and Nostrand Avenue, Block 7684, Lot 22, Borough of Brooklyn.

COMMUNITY BOARD #18BK

902-79-BZ

APPLICANT – Goldman Harris LLC, for West 29th Street Owner's Corp., owners.

SUBJECT – Application April 9, 2014 – Amendment of a previously approved Variance (§72-21) to an existing buildings (4-story, (12-story), and 3-story) building from manufacturing to residential use on the ground floor. M1-6 zoning district.

PREMISES AFFECTED – 116-118 West 29th Street, south side of West 29th Street between Sixth and Seventh Avenue, Block 804, Lot (s) 49, 50, Borough of Manhattan.

COMMUNITY BOARD #5M

1096-79-BZ & 1097-79-BZ

APPLICANT – Goldman Harris LLC, for West 29th Street Owner's Corp., owners.

SUBJECT – Application April 9, 2014 – Amendment of a previously approved Variance (§72-21) the conversion of a three-story and four-story and a twelve-story existing manufacturing buildings to residential use above the ground floor and now to proposed the unused development rights for incorporation into a new as-of-right hotel. M1-6 zoning district.

PREMISES AFFECTED – 120 & 114 West 29th Street, south side of West 29th Street between Sixth and Seventh Avenue, Block 804, Lot (s) 49 (aka 52), Borough of Manhattan.

COMMUNITY BOARD #5M

148-03-BZ

APPLICANT – Goldman Harris LLC, for The Flower House Condominium, owners; Northwest Real Estate LLC, lessee.

SUBJECT – Application April 9, 2014 – Amendment of a previously approved Variance (§72-21) the conversion of a three-story and four-story and a twelve-story existing manufacturing buildings to residential use above the ground floor and now to proposed the unused development rights for incorporation into a new as-of-right hotel. M1-6 zoning district.

PREMISES AFFECTED – 111/113 West 28th Street, north side of West 28th Street between Sixth and Seventh Avenue, Block 804, Lot(s) 1101-1105, Borough of Manhattan.

COMMUNITY BOARD #5M

162-95-BZ & 163-95-BZ

APPLICANT – Warshaw Burstein, LLP, for Mario Bonavita, owner; Pelham Bay Fitness Group, LLC, owner.

SUBJECT – Application April 25, 2014 – Extension of Term of a previously approved Special Permit (§73-36) on the first and mezzanine floor of the existing building to allow for its continued operation. C2-4 zoning district.

PREMISES AFFECTED – 3060 & 3074 Westchester Avenue, southeast side of Westchester Avenue between Mahan Avenue and Hobart Avenue, Block 4196, Lot(s) 9, 11, 13, Borough of Bronx.

COMMUNITY BOARD #10BX

42-08-BZ

APPLICANT – Eric Palatnik, P.C., for David Nikcchemny, owner.

SUBJECT – Application July 22, 2014 – Extension of Time to Complete Construction of a previously granted Special Permit (73-622) for the enlargement of an existing two family home to be converted into a single family home which expired on January 27, 2013; Waiver of the Rules. R3-1 zoning district.

PREMISES AFFECTED – 182 Girard Street, between Oriental Boulevard and Hampton Street, Block 8749, Lot 25, Borough of Brooklyn.

COMMUNITY BOARD #15BK

159-08-BZ

APPLICANT – Jay A. Segal for Greenberg Traurig, LLP, for DJL Family Limited Partnership, owners.

SUBJECT – Application July 18, 2014 – Extension of time to complete construction and Waiver of Rules of Procedure, for a project approved on February 10, 2009, to construct a seven-story and penthouse residential building, with twelve (12) dwelling units and ground floor retail use, contrary to ZR42-10 and 42-10(D)(2)(b). M1-5B zoning district.

PREMISES AFFECTED – 68-70 Spring Street, between

CALENDAR

Crosby and Lafayette Streets, Block 482, Lot 19, Borough of Manhattan.

COMMUNITY BOARD #2M

APPEALS CALENDAR

57-09-A thru 112-09-A

129-09-A thru 152-09-A

APPLICANT – Eric Palatnik, P.C., for Maguire Woods Estates, owners.

SUBJECT – Application May 14, 2014 – Application to permit an extension of time to complete construction and obtain a certificate of occupancy under the previously granted Common Law vested rights for a residential development approved under the prior zoning district regulations. R3-2(SSRD) zoning district.

PREMISES AFFECTED – Santa Monica Lane, El Camino Loop, Moreno Court, Block 6979, Various Lots, Borough of Staten Island.

COMMUNITY BOARD #3SI

95-14-A

APPLICANT – Bernard Marson, for BBD & D Ink., owner.
SUBJECT – Application May 5, 2014 – MDL 171 & 4.35 to allow for a partial one-story vertical enlargement (*Penthouse*) of the existing 3 story and basement building located on the site. Pursuant to the 310 MDL. R8 zoning district.

PREMISES AFFECTED – 237 East 72nd Street, north Side of East 72nd Street 192.6' West of 2nd Avenue, Block 1427, Lot 116, Borough of Manhattan.

COMMUNITY BOARD #8M

ZONING CALENDAR

30-12-BZ

APPLICANT – Eric Palatnik, P.C., for Don Ricks Associates, owner; New York Mart Group, Inc., lessee.

SUBJECT – Application February 8, 2012 – Special Permit (§73-49) to permit accessory parking on the roof of an existing one-story supermarket, contrary to ZR§36-11. R6/C2-2 zoning district

PREMISES AFFECTED – 142-41 Roosevelt Avenue, northwest corner of Roosevelt Avenue and Avenue B, Block 5020, Lot 34, Borough of Queens.

COMMUNITY BOARD #7Q

323-13-BZ

APPLICANT – Eric Palatnik, P.C., for Galt Group Holdings, owner.

SUBJECT – Application December 20, 2013 – Special Permit (§73-621) to permit the proposed alteration, which

will enlarge the footprint and include a vertical enlargement at the rear portion of the existing four story, plus cellar and basement contrary to lot coverage §23-145. R8B (LH-1A) zoning district.

PREMISES AFFECTED – 127 East 71st Street, East 71st Street between Park and Lexington Avenues, Block 1406, Lot 12, Borough of Manhattan.

COMMUNITY BOARD #8M

53-14-BZ

APPLICANT – Evolution Muay Thai LLC, for 12 West 27 Land, L.P., owner.

SUBJECT – Application April 2, 2014 – Special Permit (§73-36) to allow a physical culture establishment (*Evolution Muay Thai*). M1-6 zoning district.

PREMISES AFFECTED – 12 West 27th Street, 2nd floor, between Broadway and 6th Avenue, Block 828, Lot 56, Manhattan.

COMMUNITY BOARD #5M

97-14-BZ

APPLICANT – Warsaw Burstein, LLP, for 22-26 East 14 Condominium, owner; 22 East 14th St. Fitness Group, LLC, lessee.

SUBJECT – Application May 8, 2014 – Special Permit (§73-36) to allow the operation of a physical culture establishment (*Planet Fitness*) on portions of the ground and cellar levels of the existing building. C6-1 zoning district.

PREMISES AFFECTED – 22-26 East 14th Street, between 5th Avenue and University Place, Block 571, Lot 7501, Borough of Manhattan.

COMMUNITY BOARD #2M

105-14-BZ

APPLICANT – Lewis E. Garfinkel, for Caren May, owner.

SUBJECT – Application May 21, 2014 – Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district.

PREMISES AFFECTED – 1224 East 27th Street, west side of East 27th Street, 175' south from Avenue L, Block 7644, Lot 55, Borough of Brooklyn.

COMMUNITY BOARD #14BK

130-14-BZ

APPLICANT – Francis R. Angelino, Esq., 605 fifth Property Owner, LLC, owner; Chiva-Som Spa, lessee.

SUBJECT – Application June 11, 2014 – Special Permit (§73-36) to allow for a physical culture establishment (*Chiva-Som Spa*) will be on the entire fifth floor of a six-story commercial building, located within a C5-3 zoning district.

CALENDAR

PREMISES AFFECTED – 605 Fifth Avenue, east Side Fifth Avenue between East 48th & 49th Streets, Block 1284, Lot 1, Borough of Manhattan.

COMMUNITY BOARD #5M

132-14-BZ

APPLICANT – Warshaw Burstein, LLP, for 441 Rockaway, LLC, owner; 441 Rockaway Ave. Fitness Group, LLC., lessee.

SUBJECT – Application June 13, 2014 – Special Permit (§73-36) to allow the operation of a physical culture establishment (*Planet Fitness*) on the cellar and first floor of the existing building, located within a C4-3 zoning district.

PREMISES AFFECTED – 441 Rockaway Avenue, frontage on Rockaway Avenue and Thatford Avenue, south of Pitkin Avenue, Block 3522, Lot(s) 9, 26, Borough of Brooklyn.

COMMUNITY BOARD #16BK

206-14-BZ

APPLICANT – Department of Housing Preservation & Development.

SUBJECT – Application August 29, 2014 – Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3-2 zoning district.

PREMISES AFFECTED – 910 Lanark, Queens. Block 15500, Lot 602.

COMMUNITY BOARD #14Q

207-14-BZ

APPLICANT – Department of Housing Preservation & Development.

SUBJECT – Application August 29, 2014 – Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3-2 zoning district.

PREMISES AFFECTED – 41 West 12th Road, Queens. Block 15316, Lot 64.

COMMUNITY BOARD #14Q

208-14-BZ

APPLICANT – Department of Housing Preservation & Development.

SUBJECT – Application August 29, 2014 – Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3-2 zoning district.

PREMISES AFFECTED – 119 East 7th Road, Queens. Block 15454, Lot 21.

COMMUNITY BOARD #14Q

209-14-BZ

APPLICANT – Department of Housing Preservation & Development.

SUBJECT – Application August 29, 2014 – Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R4-1 zoning district.

PREMISES AFFECTED – 592 Beach 43rd Street, Queens. Block 15961, Lot 102.

COMMUNITY BOARD #14Q

210-14-BZ

APPLICANT – Department of Housing Preservation & Development.

SUBJECT – Application August 29, 2014 – Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R4A zoning district.

PREMISES AFFECTED – 69-52 Thursby Avenue, Queens. Block 16050, Lot 63.

COMMUNITY BOARD #14Q

211-14-BZ

APPLICANT – Department of Housing Preservation & Development.

SUBJECT – Application August 29, 2014 – Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R4-1 zoning district.

PREMISES AFFECTED – 3-41 Beach 87th Street, Queens. Block 16119, Lot 101.

COMMUNITY BOARD #14Q

212-14-BZ

APPLICANT – Department of Housing Preservation & Development.

SUBJECT – Application August 29, 2014 – Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R5D zoning district.

PREMISES AFFECTED – 209A Beach 100th Street, Queens. Block 16156, Lot 94.

COMMUNITY BOARD #14Q

MINUTES

**REGULAR MEETING
TUESDAY MORNING, SEPTEMBER 9, 2014
10:00 A.M.**

Present: Chair Perlmutter, Vice-Chair Hinkson and Commissioner Ottley-Brown.

SPECIAL ORDER CALENDAR

302-01-BZ

APPLICANT – Deirdre A. Carson, Esq. for Creston Avenue Realty LLC, owner.

SUBJECT – Application May 28, 2014 – Extension of Time to obtain a Certificate of Occupancy of a previously granted variance (§72-21) for the continued operation of a parking facility accessory to commercial use which expired on December 11, 2013. R8 zoning district.

PREMISES AFFECTED – 2519-2525 Creston Avenue, West side of Creston Avenue between East 190th and East 191st Streets. Block 3175, Lot 26, Borough of Bronx.

COMMUNITY BOARD #7BX

THE VOTE TO CLOSE HEARING –

Affirmative: Chair Perlmutter, Vice-Chair Hinkson, Commissioner Ottley-Brown3

Negative:.....0

Absent: Commissioner Montanez.....1

ACTION OF THE BOARD – Laid over to October 7, 2014, at 10 A.M., for decision, hearing closed.

318-06-BZ

APPLICANT – Eric Palatnik, LLP for Sun Company Inc. (R&M), owner.

SUBJECT – Application August 9, 2013 – Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B), which expired on May 22, 2013; Extension of Time to Obtain a Certificate of Occupancy which expired on November 22, 2007; Waiver of the Rules. R4 zoning district.

PREMISES AFFECTED – 49-05 Astoria Boulevard, Noreast corner of Astoria Boulevard and 49th Street. Block 1000, Lot 35, Borough of Queens.

COMMUNITY BOARD #1Q

ACTION OF THE BOARD – Laid over to October 28, 2014, at 10 A.M., for continued hearing.

193-12-BZ

APPLICANT – Rothkrug Rothkrug & Spector, LLP., for Vornado Realty Trust., owner; Soulcycle 384 Lafayette Street, LLC., lessee.

SUBJECT – Application March 11, 2014 – Amendment to permit the enlargement of a previously approved special

permit (§73-36) for a physical culture establishment (*SoulCycle*). M1-5B zoning district.

PREMISES AFFECTED – 384 Lafayette Street aka 692 Broadway and 2-20 East 4th Street, southwest corner of Lafayette Street and East 4th Street, Block 531m Kit 7501, Borough of Manhattan.

COMMUNITY BOARD #2M

THE VOTE TO CLOSE HEARING –

Affirmative: Chair Perlmutter, Vice-Chair Hinkson, Commissioner Ottley-Brown3

Negative:.....0

Absent: Commissioner Montanez.....1

ACTION OF THE BOARD – Laid over to September 23, 2014, at 10 A.M., for decision, hearing closed.

APPEALS CALENDAR

278-13-A

APPLICANT – Slater & Beckerman, P.C., for 121 Varick St. Corp., owner.

SUBJECT – Application September 27, 2013 – Appeal of Department of Buildings’ determination that the advertising sign was not established as a lawful non- conforming use. M1-6 zoning district/SHSD.

PREMISES AFFECTED – 121 Varick Street, southwest corner of Varick Street and Dominick Street, Block 578, Lot 67, Borough of Manhattan.

COMMUNITY BOARD #2M

ACTION OF THE BOARD – Laid over to December 9, 2014, at 10 A.M., for continued hearing.

145-14-A

APPLICANT – Yuk Lam, for XU M Hui, owner.

SUBJECT – Application June 23, 2014 – Proposed four-story building not fronting on a mapped street, contrary to Article 3, Section 36 of the General City Law.

PREMISES AFFECTED –136-16 Carlton Place, between Linden Place and Leavitt Street, Block 4960, Lot 62, Borough of Queens.

COMMUNITY BOARD #4Q

THE VOTE TO CLOSE HEARING –

Affirmative: Chair Perlmutter, Vice-Chair Hinkson, Commissioner Ottley-Brown3

Negative:.....0

Absent: Commissioner Montanez.....1

ACTION OF THE BOARD – Laid over to September 23, 2014, at 10 A.M., for decision, hearing closed.

MINUTES

ZONING CALENDAR

343-12-BZ

APPLICANT – Akerman Senterfitt, LLP., for Ocean Ave Education Support, Inc., owner.

SUBJECT – Application December 19, 2012 – Variance (§72-21) to permit the construction of a Use Group 3 school (*Brooklyn School for Medically Frail Children*) with dormitory facilities in a split zoning lot, contrary to lot coverage(§24-11), yard requirements (§24-382, §24-393, §24-33) and use regulations (§22-13). R1-2/R7A zoning district.

PREMISES AFFECTED – 570 East 21st Street, between Dorchester Road and Ditmas Avenue, Block 5184, Lot(s) 39, 62, 66, Borough of Brooklyn.

COMMUNITY BOARD #14BK

ACTION OF THE BOARD – Laid over to October 28, 2014, at 10 A.M., for continued hearing.

2-13-BZ

APPLICANT – Alfonso Duarte, for Humberto Arias, owner.
SUBJECT – Application January 8, 2013 – Variance (§72-21) to legalize the extension of a retail building, contrary to use regulations (§23-00). R3A zoning district.

PREMISES AFFECTED – 438 Targee Street, west side 10.42' south of Roff Street, Block 645, Lot 56, Borough of Staten Island.

COMMUNITY BOARD #1SI

ACTION OF THE BOARD – Laid over to November 18, 2014, at 10 A.M., for continued hearing.

264-13-BZ

APPLICANT – Francis R. Angelino, Esq., for David Lowenfeld, owner; BB Fitness dba Brick Crossfit NYC, lessee.

SUBJECT – Application September 6, 2013 – Special Permit (§73-36) to allow a physical culture (*Brick CrossFit*) on the ground floor and cellar of an existing 10-story building. C6-2A zoning district.

PREMISES AFFECTED – 257 West 17th Street, north side, West 17th Street, between 7th & 8th Avenues, Block 767, Lot 6, Borough of Manhattan.

COMMUNITY BOARD #4M

ACTION OF THE BOARD – Laid over to October 21, 2014, at 10 A.M., for continued hearing.

271-13-BZ

APPLICANT – Eric Palatnik, P.C., for Viktoriya Midyany, owner.

SUBJECT – Application September 17, 2013 – Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and lot coverage (§23-141); side yard (§23-461) and rear yard (§23-47) regulations. R3-1 zoning district.

PREMISES AFFECTED – 129 Norfolk Street, Norfolk Street, between Shore Boulevard and Oriental Boulevard, Block 8757, Lot 43, Borough of Brooklyn.

COMMUNITY BOARD #15BK

ACTION OF THE BOARD – Laid over to October 7, 2014, at 10 A.M., for continued hearing.

297-13-BZ

APPLICANT – Sheldon Lobel, P.C., for 308 Cooper LLC, owner.

SUBJECT – Application October 25, 2013 – Variance (§72-21) to permit the development of a three-story, six-unit residential building, contrary to use regulations (§42-10). M1-1 zoning district.

PREMISES AFFECTED – 308 Cooper Street, east side of Cooper Street at the corner of Cooper Street and Irving Avenue, Block 3442, Lot 37, Borough of Brooklyn.

COMMUNITY BOARD #4BK

ACTION OF THE BOARD – Off-Calendar.

327-13-BZ

APPLICANT – Goldman Harris LLC, for JCWH Coney Island LLC, owner.

SUBJECT – Application December 23, 2014 – Special Permit (§73-44) to reduce the required number of accessory parking spaces from 346 to 272 spaces for a mixed use building containing UG4 health care and UG 6 office uses. C8-2, C2-3/R5 zoning district.

PREMISES AFFECTED – 1504 Coney Island Avenue, aka 1498, 1526, 1528, 1532-1538 Coney Island Avenue, property occupies the northwest corner of Coney Island Avenue and Avenue L. Block 6536, Lot(s) 28, 30, 34, 40, 41, 42, 43, Borough of Brooklyn.

COMMUNITY BOARD # 12BK

ACTION OF THE BOARD – Laid over to October 21, 2014, at 10 A.M., for continued hearing.

8-14-BZ

APPLICANT – Law Office of Lyra J. Altman, for Oleg Saitskiy, owner.

SUBJECT – Application January 16, 2014 – 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 requirements (§23-461) and less than the rear yard requirement (23-47). R3-2 zoning district.

PREMISES AFFECTED – 1824 East 22nd Street, west side of East 22nd Street between Quentin Road and Avenue R, Block 6804, Lot 41, Borough of Brooklyn.

COMMUNITY BOARD #15BK

ACTION OF THE BOARD – Laid over to October 28, 2014, at 10 A.M., for continued hearing.

MINUTES

17-14-BZ

APPLICANT – Moshe M. Friedman, PE, for Cong Chasdei Belz Beth Malka, owner.

SUBJECT – Application January 28, 2014 – Variance (§72-21) to add a third and fourth floor to an existing school building (*Congregation Chasidei Belz Beth Malka*), contrary to floor area (§24-11) lot coverage, maximum wall height (§24-521), side yard (§24-35), front yard (§24-34) and rear yard (§24-361) regulations. R5 zoning district.

PREMISES AFFECTED – 600 McDonald Avenue aka 14 Avenue C, aka 377 Dahill Road, south west corner of Avenue C and McDonald Avenue 655', 140'W, 15'N, 100'E, 586'N, 4"E, 54'N, 39.67'East, Block 5369, Lot 6, Borough of Brooklyn.

COMMUNITY BOARD #12BK

ACTION OF THE BOARD – Laid over to October 28, 2014, at 10 A.M., for continued hearing.

21-14-BZ

APPLICANT – Eric Palatnik, P.C., for FSJ Realty Group LLL., owner; Crunch Richmond Hill, LLC., lessee.

SUBJECT – Application February 3, 2014 – Special Permit (§73-36) to allow the operation of a physical culture establishment (*Crunch Fitness*). C2-4/R6A zoning district.

PREMISES AFFECTED – 115-02 Jamaica Avenue, southeast corner of Jamaica Avenue and 115th Street, Block 9305, Lot(s) 2 and 11, Borough of Queens.

COMMUNITY BOARD #9Q

THE VOTE TO CLOSE HEARING –

Affirmative: Chair Perlmutter, Vice-Chair Hinkson, Commissioner Ottley-Brown3
Negative:.....0
Absent: Commissioner Montanez.....1

ACTION OF THE BOARD – Laid over to September 23, 2014, at 10 A.M., for decision, hearing closed.

64-14-BZ

APPLICANT – Law Office of Lyra J. Altman, for Moshe Dov Stern & Goldie Stern, owners.

SUBJECT – Application April 29, 2014 – 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.

PREMISES AFFECTED – 1320 East 23rd Street, west side of East 23rd Street between Avenue M and Avenue N, Block 7658, Lot 58, Borough of Brooklyn.

COMMUNITY BOARD #14BK

ACTION OF THE BOARD – Laid over to October 28, 2014, at 10 A.M., for continued hearing.

123-14-BZ

APPLICANT – Fried Frank Harris Shriver & Jacobson LLP, for 855 MRU LLC., owner.

SUBJECT – Application June 3, 2014 – Special Permit (§73-36) to allow the operation of physical culture establishment in portion of the cellar and first floor of the existing building. C6-4X and M1-6 zoning district.

PREMISES AFFECTED – 855 Avenue of the Americas, between 30th Street and 31st Street, Block 806, Lot 34, Borough of Manhattan.

COMMUNITY BOARD #5M

THE VOTE TO CLOSE HEARING –

Affirmative: Chair Perlmutter, Vice-Chair Hinkson, Commissioner Ottley-Brown3
Negative:.....0
Absent: Commissioner Montanez.....1

ACTION OF THE BOARD – Laid over to September 23, 2014, at 10 A.M., for decision, hearing closed.

144-14-BZ

APPLICANT – Sheldon Lobel, P.C., for Park 121 Realty LLC., owner; Leake & Watts Services Inc. Children's Learning Center, lessee.

SUBJECT – Application June 20, 2014 – Special Permit (§73-19) to allow for a Use Group 3 special education preschool on the second floor of an existing building. M1-4 district.

PREMISES AFFECTED – 1751 Park Avenue, east side of Park Avenue between East 122nd Street and East 121 Street, Block 1770, Lot(s) 72, 4, 3, 2, 1, 101, Borough of Manhattan.

COMMUNITY BOARD #11M

THE VOTE TO CLOSE HEARING –

Affirmative: Chair Perlmutter, Vice-Chair Hinkson, Commissioner Ottley-Brown3
Negative:.....0
Absent: Commissioner Montanez.....1

ACTION OF THE BOARD – Laid over to September 23, 2014, at 10 A.M., for decision, hearing closed.
