

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 1, 2014

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>240-55-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>207-22 Northern Boulevard, Queens</b> Extension of Time to obtain a Certificate of Occupancy of a previously granted variance for the continued operation of a UG16 auto repair shop with sales, which expired on June 8, 2010; Waiver of the Rules. C2-2(R6B), R4 zoning district. <b>Community Board #11Q</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Granted – 4/1/14</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>2.</b>	<b>5-28-BZ</b>	Eric Palatnik, P.C. <b>664 New York Avenue, Brooklyn</b> Amendment (§11-413) of a previously approved variance which permitted the operation of an automotive service station (UG 16B). The amendment seeks to change the use to a car rental establishment (UG 8). R6 zoning district. <b>Community Board #9BK</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Closed, Decision – 4/29/14</b>

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<b><i>SOC – NEW CASES</i></b>		
<b>3.</b>	<b>156-02-BZ</b>	<p>Herrick Feinstein <b>964 65th Street, Brooklyn</b> Extension of Term (§11-411) of an approved variance which permitted a car sales lot with accessory office and parking, which expired on August 5, 2013; Amendment (§11-413) to permit change in use to an accessory parking lot to an existing bank. R5B zoning district. <b>Community Board #10BK</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Closed, Decision – 5/6/14</b></p>
<b>4.</b>	<b>174-07-BZ</b>	<p>Carl A. Sulfaro, Esq. <b>1935 Coney Island Avenue, Brooklyn</b> Extension of Time to complete construction of an approved Special Permit (§73-211) which permitted the reconstruction of an existing auto service station (UG 16B), which expired on June 17, 2012; Amendment to permit changes to the canopy structure, exterior yard and interior accessory convenience store layout. C2-3/R7-A zoning district. <b>Community Board #12BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Continued Hearing – 5/6/14</b></p>
<b>5.</b>	<b>177-07-BZ</b>	<p>Sheldon Lobel, P.C. <b>886 Glenmore Avenue, Brooklyn</b> Amendment of an approved Variance (§72-21) which permitted construction of a two-story and mezzanine, two-family residential building, contrary to front yard regulations (§23-45( a)); the amendment seeks to permit construction of a three-story, three-family residential building. R5 zoning district. <b>Community Board #5BK</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Continued Hearing – 4/29/14</b></p>

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<b><i>APPEALS – DECISIONS</i></b>		
<b>6.</b>	<b>215-13-A</b>	<p>Anthony A. Lenza <b>300 Four Corners Road, Staten Island</b> Appeal challenging denial of the Department of Building’s determination regarding floor area (§12-10 (12) (ii)). R1-1 zoning district. <b>Community Board #2SI</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Denied – 4/1/14</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>140-11-A &amp; 141-11-A</b>	<p>Sheldon Lobel, P.C. <b>69-17 38th Avenue aka 69-19 38<sup>th</sup> Avenue, Queens</b> Extension of time and complete construction and secure Certificates of Occupancy. R5D zoning district. <b>Community Board #2Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Closed, Decision – 5/6/14</b></p>
<b>8.</b>	<b>296-13-A</b>	<p>Jack Lester, Esq. <b>280 Bond Street, Brooklyn</b> An appeal to Department of Buildings’ determination to permit an eating and drinking establishment. Appellant argues that the non-conforming use has been discontinued and the use is contrary to open space regulations (§52-332). R6B zoning district. <b>Community Board #6BK</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Continued Hearing – 5/20/14</b></p>

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<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>94-13-BZ</b>	<p>Vinod Tewari <b>11-11 40th Avenue aka 38-78 12th Street, Queens</b> Special Permit (§73-19) to allow a school, contrary to use regulation (§42-00). M1-3 zoning district. <b>Community Board #1Q</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Granted – 4/1/14</b></p>
<b>2.</b>	<b>103-13-BZ</b>	<p>Rothkrug, Rothkrug &amp; Spector LLP <b>81 Jefferson Street, Brooklyn</b> Variance (§72-21) to permit the development of a cellar and four-story, eight-family residential building, contrary to §42-10 zoning resolution. M1-1 zoning district. <b>Community Board #4BK</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Deferred Decision – 5/6/14</b></p>
<b>3.</b>	<b>281-13-BZ</b>	<p>Warshaw Burstein LLP <b>350-370 Canal Street, Manhattan</b> Special Permit (§73-36) to allow a physical culture establishment (<i>Planet Fitness</i>) on the cellar and first floor of the existing building. C6-2A zoning district. <b>Community Board #1M</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 4/1/14</b></p>
<b>4.</b>	<b>291-13-BZ</b>	<p>Eric Palatnik, P.C. <b>842 Lefferts Avenue, Brooklyn</b> Special Permit (§73-36) to allow a physical culture establishment (<i>Crunch LLC</i>) within a portion of an existing building. C8-2 zoning district. <b>Community Board #9BK</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 4/1/14</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>130-13-BZ</b>	Rothkrug Rothdrug & Spector <b>1590 Nostrand Avenue, Brooklyn</b> Re-Instatement (§11-411) of a variance which permitted a one-story motor vehicle storage garage with repair (UG 16B), which expired on February 14, 1981; Amendment (§11-413) to change the use to retail (UG 6); Waiver of the Rules. R6 zoning district. <b>Community Board #17BK</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Closed, Decision – 4/29/14</b>
<b>6.</b>	<b>179-13-BZ</b>	Law Office of Fredrick A. Becker <b>933-939 East 24th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of a single-family home contrary to floor area, open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. <b>Community Board #14BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Closed, Decision – 4/29/14</b>
<b>7.</b>	<b>252-13-BZ</b>	Law Office of Fredrick A. Becker <b>1221 East 22nd Street, Brooklyn</b> 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). R-2 zoning district. <b>Community Board #14BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Continued Hearing – 4/29/14</b>
<b>8.</b>	<b>270-13-BZ</b>	Eric Palatnik, P.C. <b>288 Dover Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. <b>Community Board #15BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Closed, Decision – 4/29/14</b>

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<b>9.</b>	<b>273-13-BZ</b>	<p>Akerman Senterfitt, LLP <b>321 East 60th Street, Manhattan</b> Variance (§72-21) to permit the development of an eight-story residential building containing 28 dwelling units, contrary to use regulations (§32-10). C8-4 zoning district. <b>Community Board #8M</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Closed, Decision – 5/6/14</b></p>

<b><i>BZ – NEW CASES</i></b>		
<b>10.</b>	<b>178-13-BZ</b>	<p>Gonzalez, Saggio &amp; Harlan, LLP <b>21-41 Mott Avenue, Queens</b> Special Permit (§73-243) to allow an eating and drinking establishment with an existing accessory drive-through facility. C1-2 zoning district. <b>Community Board #14Q</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 5/6/14</b></p>
<b>11.</b>	<b>250-13-BZ</b>	<p>Warshaw Burstein, LLP <b>3555 White Plains Road, Bronx</b> Special Permit (§73-36) to allow a physical culture establishment (<i>Fitness Center</i>). R7A/C2-4 zoning district. <b>Community Board #12BX</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 5/6/14</b></p>
<b>12.</b>	<b>275-13-BZ</b>	<p>Warshaw Burstein, LLP <b>404-406 Broadway, Manhattan</b> Special Permit (§73-36) to allow a physical culture establishment (<i>Bikram Yoga Sobo</i>). M1-5 zoning district. <b>Community Board #1M</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 4/29/14</b></p>

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<b>13.</b>	<b>285-13-BZ</b>	<p>Warshaw Burstein, LLP <b>495 Flatbush Avenue, Brooklyn</b> Special Permit (§73-36) to allow a physical culture establishment (<i>Fitness Center</i>). C8-6 zoning district. <b>Community Board #9BK</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 4/29/14</b></p>
<b>14.</b>	<b>286-13-BZ</b>	<p>Eric Palatnik, P.C. <b>2904 Voorhies Avenue, Brooklyn</b> Variance (§72-21) for the proposed enlargement of an existing one-story residential home, contrary to front yard (§23-45); side yard (§23-161); floor area and lot coverage (§23-141) and off street parking requirements (§25-621(B)). R4 zoning district. <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 5/6/14</b></p>
<b>15.</b>	<b>310-13-BZ</b>	<p>Eric Palatnik, P.C. <b>459 East 149th Street, Bronx</b> Variance (§72-21) to allow a UG3 college (<i>Metropolitan College of New York</i>) within a proposed mixed use building, contrary to use regulations (§44-00). M1-1/C4-4 zoning district. <b>Community Board #1BX</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 5/6/14</b></p>

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