

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<i>SOC – DECISIONS</i>		
1.	698-59-BZ	<p>Eric Palatnik, P.C. 2773 Nostrand Avenue, Brooklyn 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. Community Board #18BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 12/9/14</p>
2.	822-59-BZ	<p>Eric Palatnik, P.C. 1774 Victory Boulevard, Staten Island Amendment (§11-412) to convert existing automotive service bays into an accessory convenience store and enlarge the accessory building at an existing gasoline service station. C2-1/R3-2 zoning district. Community Board #1SI</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 12/9/14</p>
3.	203-92-BZ	<p>Jeffrey Chester, Esq. 70-20 Austin Street, Queens Extension of Term of a previously approved Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Lucille Roberts Gym</i>), which expired on March 1, 2014. C2-3(in R5D) zoning district. Community Board #6Q</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 12/9/14</p>

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<i>SOC – CONTINUED HEARINGS</i>		
4.	545-56-BZ	<p>Eric Palatnik, P.C. 2001-2007 Williamsbridge Road aka 1131 Neil Avenue, Bronx Extension of Term (§11-411) to seek the term of a previously granted variance for a gasoline service station and maintenance which expired October 19, 2012; Waiver of the Rules. C2-4/R5D zoning district. Community Board #11BX</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 2/3/15</p>
5.	195-02-BZ	<p>Jeffrey A. Chester, Esq./GSHLLP 2797 Linden Boulevard, Brooklyn Extension of Term of a previously approved Variance (§72-21) permitting an eating and drinking establishment with an accessory drive through facility with a legalization of a small addition to the establishment, which expired on February 11, 2013; Waiver of the Rules. R4 zoning district. Community Board #5BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 1/27/15</p>
6.	318-06-BZ	<p>Eric Palatnik, P.C. 49-05 Astoria Boulevard aka 22-41 49th Street, Queens 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. Community Board #1Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 2/24/15</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
7.	278-13-A	Slater & Beckerman, P.C. 121 Varick Street, Manhattan Appeal of Department of Buildings’ determination that the advertising sign was not established as a lawful non- conforming use. M1-6 zoning district/SHSD. Community Board #2M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 1/27/15
8.	61-14-A	Rothkrug, Rothkrug & Spector, LLP. 11 Massachusetts Street South, Staten Island Proposed construction of a two-story two family dwelling which does not front on a legally mapped street, contrary to Article 3 Section 36 of the General City law. R3X (SRD) zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 12/9/14
9.	109-14-A	Eric Palatnik, P.C. 44 Marjorie Street, Queens Proposed two story commercial building which does not front on a legally mapped street, contrary to GCL Section 36. M1-1 SRD Zoning District. Community Board #3Q Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 1/13/15

<i>APPEALS – NEW CASES</i>		
10.	32-14-A	Rothkrug, Rothkrug & Spector, LLP 2560 Forest Avenue, Staten Island Proposed construction of a retail/warehouse building located partially within the bed of a mapped street contrary to Article 3, Section 35 of the General City Law and waiver of bulk non –compliances under §72-01-(g). M-2-1 Zoning District. Community Board #1SI Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 1/27/15

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<i>APPEALS – NEW CASES</i>		
11.	180-14-A	<p>Fried Frank Harris Shriver and Jacobson LLP 332 West 44th Street, Manhattan Appeal challenging the Department of Building's determination that the subject façade treatment located on the north wall is an impermissible accessory sign as defined under the ZR Section 12-10. C6-2SCD zoning district. Community Board #4M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 2/24/15</p>

<i>BZ – DECISIONS</i>		
12.	323-13-BZ	<p>Eric Palatnik, P.C. 127 East 71st Street, Manhattan 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. Community Board #8M Examiner: Henry Segovia (212) 386-0074 Status: Granted – 12/9/14</p>
13.	48-14-BZ	<p>Eric Palatnik, P.C. 174 Falmouth Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two story single family home, contrary to floor area, lot coverage and open space (§23-141). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 12/9/14</p>

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<i>BZ – DECISIONS</i>		
14.	96-14-BZ	<p>Kramer Levin Naftalis & Frankel LLP 290 Dyckman Street, Manhattan Variance (§72-21) to allow the conversion of an existing two-story building that has historically been occupied by manufacturing and industrial/commercial uses to be converted to a self-storage facility. C8-3/R7-2 district. Community Board #12M Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 12/9/14</p>
15.	115-14-BZ	<p>Eric Palatnik, P.C. 85 Worth Street aka 83 Worth Street, Manhattan Special Permit (§73-36) to legalize for a physical culture establishment (<i>T.Kang Tae Kwon Do</i>) on the cellar and first floor in an existing building. C6-2A zoning district. Community Board #1M Examiner: Rory Levy (212) 386-0082 Status: Granted – 12/9/14</p>
16.	132-14-BZ	<p>Warshaw Burstein, LLP 441 Rockaway Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) on the cellar and first floor of the existing building, located within a C4-3 zoning district. Community Board #16BK Examiner: Rory Levy (212) 386-0082 Status: Granted – 12/9/14</p>

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<i>BZ – CONTINUED HEARINGS</i>		
17.	117-14-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 101 W 91st Street, 121 & 139 West 91st Street and 114-124 West 92nd Street, Manhattan Variance (§72-21) to permit the enlargement of a school (<i>Trinity School</i>), including construction of a 2-story building addition with rooftop turf field, contrary to required rear yard equivalents, lot coverage, height and setback, and minimum distances between buildings. Split zoning lot within R7-2 and C1-9 zoning districts. Community Board # 7M</p> <p style="color: green;">Examiner: Joshua Saal (212) 386-0081</p> <p style="color: red;">Status: Continued Hearing – 1/13/15</p>
18.	30-12-BZ	<p>Board of Standards and Appeals 142-41 Roosevelt Avenue, Queens Remand Back to Board of Standards and Appeals; seeks a judgment vacating the resolution issued on January 15, 2013 and filed on January 17, 2013. R6-/C2-2 zoning district. Community Board #7Q</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Continued Hearing – 2/24/15</p>
19.	81-12-BZ	<p>Eric Palatnik, P.C. 98-01/05 Metropolitan Avenue, Queens Special Permit (§73-243) to permit the demolition and reconstruction of an eating and drinking establishment (Use Group 6) with an accessory drive-through and on-site parking. C1-3/R3-2/R3A zoning district. Community Board #6Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Continued Hearing – 1/27/15</p>
20.	174-13-BZ	<p>Jeffrey A. Chester, Esq./GSHLLP 2449 Morris Avenue a/k/a 58-66 East Fordham Road, Bronx Special Permit (§73-36) to allow the reestablishment of an expired physical culture establishment (<i>Lucille Roberts</i>) on the second floor, contrary to (§32-31). C4-4 zoning district. Community Board #7BX</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Continued Hearing – 3/10/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
21.	176-13-BZ	<p>Sheldon Lobel, P.C. 31 Bond Street, Manhattan Variance (§72-21) to permit Use Group 2 residential in an existing 6-story building with a new penthouse addition, contrary to Section 42-10 of the zoning resolution. M1-5B zoning district. Community Board #2M</p> <p style="color: green;">Examiner: Joshua Saal (212) 386-0081</p> <p style="color: red;">Status: Continued Hearing – 1/27/15</p>
22.	185-13-BZ	<p>Eric Palatnik P.C. 97 Franklin Avenue, Brooklyn Variance (§72-21) to permit the development of a proposed three story, two-unit residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK</p> <p style="color: green;">Examiner: Joshua Saal (212) 386-0081</p> <p style="color: red;">Status: Closed, Decision – 2/10/15</p>
23.	186-13-BZ	<p>Harold Weinberg, P.E. 117 Gelston Avenue, Brooklyn Special Permit (§73-622) for an enlargement to an existing single family home, contrary to side yard regulations (ZR 23-461) of the zoning resolution. R5 (BR) zoning district. Community Board #10BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Continued Hearing – 1/13/15</p>
24.	264-13-BZ	<p>Francis R. Angelino, Esq. 257 West 17th Street, Manhattan Special Permit (§73-36) to legalize a physical culture establishment (<i>Brick CrossFit</i>) on the ground floor and cellar of an existing 10-story building. C6-2A zoning district. Community Board #4M</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Continued Hearing – 1/13/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
25.	327-13-BZ	<p>Goldman Harris LLC 1504 Coney Island Avenue Brooklyn 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. Community Board #12BK Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 1/27/15</p>
26.	329-13-BZ	<p>Alexander Levkovich 145 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (23-141). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 2/10/15</p>
27.	8-14-BZ	<p>Law Office of Lyra J. Altman 1824 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); side yards requirements (§23-461) and less than the rear yard requirement (23-47). R3-2 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 1/13/15</p>
28.	25-14-BZ	<p>Law Office of Lyra J. Altman 1601-1623 Avenue J aka 985-995 East 16th Street & 990-1026 East 17th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing four story Yeshiva (<i>Yeshiva of Flatbush</i>). R2 & R5 zoning districts. Community Board #14BK Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 1/13/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
29.	26-14-BZ	<p>Francis R. Angelino, Esq. 45 East 75th Street aka 42-76 East 76th Street, Manhattan Variance (§72-21) to permit the enlargement of an existing community facility (<i>Hewitt School</i>), contrary to maximum building height (24-591); street wall height (§24-592); and rear yard requirements (§24-36). R8B zoning district. Community Board #8M</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Continued Hearing – 1/6/15</p>
30.	28-14-BZ	<p>Eric Palatnik, P.C. 3540 Nostrand Avenue, Brooklyn Special Permit (§73-243) to permit the continued use and (Use Group 6) eating and drinking establishment with an accessory drive-through. C1-2/R4 zoning district. Community Board #15BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 1/27/15</p>
31.	59-14-BZ	<p>Caroline G. Harris 114-122 Jackson Street, Brooklyn Variance (§72-21) to permit the construction of a four-story plus penthouse community facility (UG 4), contrary to (24-11). R6B zoning district. Community Board #1BK</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Continued Hearing – 2/10/15</p>
32.	64-14-BZ	<p>Law Office of Lyra J. Altman 1320 East 23rd 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 yard (§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: Continued Hearing – 1/13/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
33.	91-14-BZ	Law Office of Lyra J. Altman 3420 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/13/15
34.	114-14-BZ	Eric Palatnik, P.C. 2442 East 14th Street, Brooklyn Special Permit (§73-622) for enlargement of an existing two story single family dwelling contrary to floor area ratio, open space and lot coverage (ZR 23-141); side yard (ZR 23-461) and less than the rear yard requirements (ZR 23-47). R4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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TUESDAY AFTERNOON, DECEMBER 9, 2014

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	183-14-BZ	Rothkrug Rothkrug & Spector, LLP 113 Nassau Street aka 6 Theater Alley, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>) within portions of an existing mixed use building. C5-5(LM) zoning district. Community Board #1M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/6/15

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