

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 24, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	391-80-BZ	<p>Sheldon Lobel, P.C. 2525 Kings Highway, Brooklyn Amendment of previously approved variance (§72-21) which permitted enlargement to an existing hospital building (<i>NY Community Hospital of Brooklyn</i>), contrary to bulk regulations. The Amendment seeks to enclose a ramp which increases the degree of lot coverage non-compliance. R7A zoning district. Community Board #14BK</p> <p>Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision - 7/22/14</p>
2.	248-03-BZ	<p>Troutman Sanders LLP 1915 Third Avenue, Manhattan Extension of Time to obtain a Certificate of Occupancy for a previously granted Variance (72-21) for the operation of a Physical Culture Establishment (<i>Bally's Total Fitness</i>) which expired on May 10, 2014. C1-5/R8A & R7A zoning district. Community Board #11M</p> <p>Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision - 7/22/14</p>

<i>APPEALS – DECISIONS</i>		
3.	33-14-A	<p>Rothkrug Rothkrug & Spector LLP 902 Quentin Road, Brooklyn Appeal challenging the Department of Building's determination regarded permitted community facility FAR, per §113-11 (Special Bulk Regulations for Community Facilities) C4-2 zoning district, C8-2 (OP). C4-2 (OP) zoning district. Community Board #15BK</p> <p>Examiner: Toni Matias (212) 386-0085 Status: Denied - 6/24/14</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
4.	304-13-A	<p>Simons & Wright 517- 519 West 19th Street, Manhattan Appeals challenging Department of Building's determination that subject premises is considered an art gallery and therefore a Certificate of Operation for place of assembly shall be required. C6-2/WCH special district. Community Board #4M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision - 7/29/14</p>
5.	312-13-A	<p>Simons & Wright 521- 525 West 19th Street, Manhattan Appeals challenging Department of Building's determination that subject premises is considered an art gallery and therefore a Certificate of Operation for place of assembly shall be required. C6-2/WCH special district. Community Board #4M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision - 7/29/14</p>
6.	313-13-A	<p>Simons & Wright 531 West 19th Street, Manhattan Appeals challenging Department of Building's determination that subject premises is considered an art gallery and therefore a Certificate of Operation for place of assembly shall be required. C6-2/WCH special district. Community Board #4M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision - 7/29/14</p>

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7.	124-13-BZ	<p>Rothkrug, Rothkrug & Spector LLP 95 Grattan Street, Brooklyn Variance (§72-21) to allow for a new seven-family residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK Examiner: Joshua Saal (212) 386-0081 Status: Granted - 6/24/14</p>
8.	125-13-BZ	<p>Rothkrug, Rothkrug & Spector LLP 97 Grattan Street, Brooklyn Variance (§72-21) to allow for a new seven-family residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK Examiner: Joshua Saal (212) 386-0081 Status: Granted - 6/24/14</p>
9.	216-13-BZ 217-13-A	<p>Rampulla Associates Architects 750 Barclay Avenue, Staten Island Variance (§72-21) to demolish an existing restaurant damaged by Hurricane Sandy and construct a new eating and drinking establishment with accessory parking for 25 cars, contrary to use (§23-00) regulations, and located in the bed of the mapped street, (<i>Boardwalk Avenue</i>), contrary to General City law Section 35. R3X (SRD) zoning district. Community Board #3SI Examiner: Joshua Saal (212) 386-0081 Status: Granted - 6/24/14</p>
10.	279-13-BZ	<p>Warshaw Burnstein, LLP 223 West 34th Street (a/k/a 218-222 West 35th Street), Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) on the cellar, first through third floors of a new building to be constructed. C6-4M and M1-6 zoning districts. Community Board #5M Examiner: Rory Levy (212) 386-0082 Status: Granted - 6/24/14</p>

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11.	284-13-BZ	<p>Warshaw Burstein, LLP 168-42 Jamaica Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) on the cellar and the first floor of the building. R6-A/C2-4 (Downtown Jamaica) zoning district. Community Board #12Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted - 6/24/14</p>
12.	286-13-BZ	<p>Eric Palatnik, P.C. 2904 Voorhies Avenue, Brooklyn 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. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted - 6/24/14</p>
13.	310-13-BZ	<p>Eric Palatnik, P.C. 459 East 149th Street, Bronx 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. Community Board #1BX</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted - 6/24/14</p>
14.	325-13-BZ	<p>Eric Palatnik, P.C. 3170 Webster Avenue, Bronx Special Permit (§73-36) to permit the operation of Physical Cultural Establishment (<i>Crunch Fitness</i>) within a portions of a commercial building. C2-4/R7D zoning district. Community Board #7BX</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted - 6/24/14</p>

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15.	9-14-BZ	<p>Warshaw Burstein, LLP 4168 Broadway, Manhattan Special Permits (§§73-36, 73-52) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) within the existing building and to permit the fitness center use to extend 25 feet into the R7-2 zoning district. C8-3 and R7-2 zoning district. Community Board #12M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted - 6/24/14</p>
16.	18-14-BZ	<p>Warshaw Burstein, LLP 1245 Fulton Street, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) within an existing building. C4-5 zoning district. Community Board #3BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted - 6/24/14</p>

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<i>BZ – CONTINUED HEARINGS</i>		
17.	214-12-BZ	<p>Phillips Nizer, LLP 2784 Coney Island Avenue, Brooklyn Variance (§72-21) to permit the operation of an auto laundry (UG 16B), contrary to use regulations. C2-2/R5 zoning district. Community Board #13BK Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 7/29/14</p>
18.	65-13-BZ	<p>Eric Palatnik, Esq. 123 Franklin Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK Examiner: Joshua Saal (212) 386-0081 Status: Closed, Decision – 8/12/14</p>
19.	155-13-BZ	<p>Law Office of Fredrick A. Becker 1782-1784 East 28th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing synagogue (<i>Congregation Kozover Sichron Chaim Shloime</i>) and rabbi's residence (UG 4) and the legalization of a Mikvah, contrary to floor area (§24-11), lot coverage (§24-11), wall height and setbacks (§24-521), front yard (§24-34), side yard (§24-35), rear yard (§24-36), and parking (§25-18, 25-31) requirements. R3-2 zoning district. Community Board #15BK Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 7/29/14</p>
20.	294-13-BZ	<p>Law Offices of Marvin B. Mitzner, Esq. 220 Lafayette Street, Manhattan Variance (§72-21) to allow for the enlargement and conversion of a commercial building for residential use (UG 2) with ground floor commercial (UG6), contrary to use regulations (§43-17, 42-141). M1-5B zoning district. Community Board #2M Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 7/29/14</p>

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<i>BZ – NEW CASES</i>		
21.	28-12-BZ	<p>Eric Palatnik, P.C. 3-15 37th Avenue, Queens Special Permit (§73-49) to legalize the required accessory off street rooftop parking on the roof of an existing two-story office building, contrary to ZR 44-11, and Special Permit (§73-44) to reduce required accessory off street parking for office use, contrary to ZR 44-20. M1-1 zoning district. Community Board #1Q</p> <p style="color: green;">Examiner: Joshua Saal (212) 386-0081</p> <p style="color: red;">Status: Closed, Decision - 7/29/14</p>
22.	243-12-BZ	<p>EPDSCO, Inc. 236 Richmond Valley Road, Staten Island Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>Intoxx Fitness</i>). M3-1 zoning district. Community Board #3SI</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Closed, Decision - 7/29/14</p>
23.	188-13-BZ & 189-13-A	<p>Rothkrug Rothkrug & Spector 20 Dea Court, Staten Island Special Permit (§73-125) to permit an ambulatory diagnostic or treatment health care facility. Proposed building does not front on legally mapped street, contrary to Section 36 of the General City Law. R3-1 zoning district. Community Board #2SI</p> <p style="color: green;">Examiner: Joshua Saal (212) 386-0081 / Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Continued Hearing - 8/12/14</p>
24.	265-13-BZ	<p>Eric Palatnik P.C. 118-27/47 Farmers Boulevard, Queens Variance (§72-21) to permit a proposed community facility and residential building (<i>St. Albans Presbyterian Church</i>), contrary to floor area (§§23-141, 24-161), maximum dwelling unit (§§23-22, 24-20), maximum building height (§23-631), and minimum parking (§25-25e) regulations. R3A zoning district. Community Board #12Q</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Continued Hearing - 8/19/14</p>

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25.	311-13-BZ	<p>Francis R. Angelino, Esq. 325 Avenue Y, Brooklyn Special Permit (§73-36) to allow physical culture establishment (<i>Retro Fitness</i>). M1-1 zoning district. Community Board #15BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision - 7/29/14</p>
26.	317-13-BZ	<p>Law office of Lyra J. Altman 1146 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home, to be converted to a single family home, contrary to floor area and open space (§23-141); side yards (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision - 7/29/14</p>
27.	17-14-BZ	<p>Moshe M. Friedman, PE 600 McDonald Avenue, Brooklyn Variance (§72-21) to add a third and fourth floor to an existing school building (<i>Congregation Chasidei Belz Beth Malka</i>), 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. Community Board #12BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing - 7/29/14</p>

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