

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 25, 2014

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	327-06-BZ	<p>Eric Palatnik, P.C. 133 East 58th Street, Manhattan Extension of Term of a previously granted Special Permit (73-36) for the continued operation a physical culture establishment (<i>Velocity Performance Sports</i>) which expired September 1, 2014. C5-2 zoning district. Community Board #5M Examiner: Henry Segovia (212) 386-0074 Status: Granted – 11/25/14</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	245-32-BZ	<p>Sion Hourizadeh 123-05 101 Avenue, Queens Extension of Term (§11-411) of a previously approved variance which permitted automotive repair (UG 16B) with a commercial office (UG 6) at the second story. C2-2/R5 zoning district. Community Board #9Q Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 12/16/14</p>
3.	921-57-BZ	<p>Eric Palatnik, P.C. 6602 New Utrecht Avenue, Brooklyn Extension of Term (§11-411) of a variance which permitted the operation of an Automobile Repair Facility (UG 16B) which expired on May 29, 2013; Waiver of the Rules. C2-2/R5 zoning district. Community Board #11BK Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 12/16/14</p>
4.	362-03-BZ	<p>Sheldon Lobel, P.C. 428 West 45th Street, Manhattan Extension of Term for the continued operation of an accessory commercial open parking lot and accessory commercial storage shed which expired on May 11, 2014. R8 (<i>Special Clinton District</i>). Community Board #4M Examiner: Henry Segovia (212) 386-0074 Status: Granted – 11/25/14</p>

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<i>SOC – CONTINUED HEARINGS</i>		
5.	76-12-BZ	<p>Sheldon Lobel, P.C. 148 Norfolk Street, Brooklyn Amendment to modify the previously granted special permit (§73-622) for the enlargement of an existing single-family detached residence. R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 1/6/15</p>

<i>APPEALS – DECISIONS</i>		
6.	162-14-A	<p>Rampulla Associates Architects 100 Giegerich Avenue, Staten Island Proposed construction of a single family detached home that does not front on a legally mapped street contrary to Article 3, Section 36 of the General City Law. R1-2 zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 11/25/14</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
7.	166-12-A	<p>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 – 2/24/15</p>
8.	107-13-A	<p>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 – 2/24/15</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
9.	245-12-A	<p>Law Offices of Marvin B. Mitzner LLC. 515 East 5th Street, Manhattan Appeal pursuant to Section 310(2) of the Multiple Dwelling Law, requesting that the Board vary several requirements of the MDL. R7B Zoning District Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 1/13/15</p>
10.	11-14-A thru 14-14-A	<p>Sheldon Lobel, P.C. 47-04, 47-06, 47-08 198th Street, Queens Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R3-2 zoning district. Community Board #11Q Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 2/24/15</p>
11.	163-14-A thru 165-14-A	<p>Ponte Equities 502, 504, 506 Canal Street, Manhattan Appeal seeking waiver of Section G304.1.2 of the NYC Building Code to permit a conversion of a historic structure from commercial to residential in a flood hazard area. C6-2A zoning district. Community Board #1M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 1/27/15</p>

<i>APPEAL – NEW CASES</i>		
12.	665-39-A 107-14-A	<p>Fox Rothschild 55-57 West 44th Street, Manhattan Amendment to a previously approved waiver of a non-complying exit stair; and an Appeal filed pursuant to MDL Section 310(2)(a) proposed an addition to the existing building which will require a waiver of MDL Section 26(7) pursuant to Section 310. C6.45 SPD zoning district. Community Board #5M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 1/6/15</p>

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<i>BZ – DECISIONS</i>		
13.	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</p> <p style="color: green;">Examiner: Joshua Saal (212) 386-0081</p> <p style="color: red;">Status: Closed, Decision – 1/6/15</p>
14.	266-13-BZ	<p>Law Offices of Marvin B. Mitzner 515 East 5th Street, Manhattan Variance (§72-21) to legalize the enlargement of a six-story, multi-unit residential building, contrary to maximum floor area (§23-145). R7B zoning district. Community Board #3M</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Closed, Decision – 1/13/15</p>
15.	42-14-BZ	<p>Eric Palatnik, P.C. 783 Lexington Avenue, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Lush Cosmetics</i>) located on the cellar, first and second floor of a five story building. C1-8 zoning district. Community Board #8M</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Granted – 11/25/14</p>
16.	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</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Closed, Decision – 12/9/14</p>

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<i>BZ – CONTINUED HEARINGS</i>		
17.	78-11-BZ & 33-12-A thru 37-12-A	<p>Sheldon Lobel, P.C. 78-70 Winchester Boulevard, Queens Variance (§72-21) to allow for the construction of two assisted living residential buildings, contrary to use regulations (§32-10). Proposed construction of two mixed use buildings that do not have frontage on a legally mapped street, contrary to General City Law Section 36. C8-1 Zoning District. Community Board #13Q Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 1/13/15</p>
18.	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 Examiner: Joshua Saal (212) 386-0081/Toni Matias (212) 386-0085 Status: Continued Hearing – 1/27/15</p>
19.	328-13-BZ	<p>Eric Palatnik, P.C. 8 Berry Street, Brooklyn Special Permit (§73-36) to legalize the operation of physical culture establishment (<i>Brooklyn Athletic Club</i>) on the cellar, first, second, and third floors in a five-story building. M1-1 zoning district. Community Board #1BK Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 1/6/15</p>
20.	38-14-BZ	<p>Eric Palatnik, P.C. 116 Oxford Street, Brooklyn Special Permit (§73-622) for the enlargement of single family home, contrary to floor area, lot coverage and open space (§23-141), side yard (§23-461) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 1/6/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
21.	45-14-BZ	<p>Eric Palatnik, P.C. 337 99th Street, Brooklyn Special Permit (§73-622) to enlarge an existing semi-detached two story dwelling and to vary the floor area ratio requirements, and to convert the one family home into a two family home. R4-1 zoning district. Community Board #10BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 1/6/15</p>
22.	122-14-BZ	<p>Lewis E Garfinkel 1318 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family semi-detached 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. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 1/6/15</p>
23.	141-14-BZ	<p>Rothkrug Rothkrug & Spector LLP 2465 Broadway, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>SoulCycle</i>) on the first floor of an existing commercial building, contrary to (§32-31). C4-6A zoning district. Community Board #7M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 1/6/15</p>

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REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 25, 2014

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	125-14-BZ	<p>Goldman Harris LLC 11 Avenue C, Manhattan Variance (§72-21) to facilitate the construction of a ten-story mixed-use forty -six (46) residential dwelling units and retail on the ground floor and cellar. R8A zoning district. Community Board #3M</p> <hr/> <p>Examiner: Joshua Saal (212) 386-0081</p> <hr/> <p>Status: Continued Hearing – 1/6/15</p>
2.	166-14-BZ	<p>Rothkrug Rothkrug & Spector LLP 12 West 27th Street, Manhattan Special Permit (§73-36) to allow for a physical culture establishment (<i>SoulCycle</i>) within portion of an existing mixed use building. M1-6 zoning district. Community Board #5M</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 11/25/14</p>

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