

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 9, 2014

10:00 A.M.

<i>SOC – NEW CASES</i>		
1.	302-01-BZ	<p>Greenberg Traurig 2519-2525 Creston Avenue, Bronx 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. Community Board #7BX Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 10/7/14</p>
2.	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 Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 10/28/14</p>
3.	193-12-BZ	<p>Rothkrug Rothkrug & Spector, LLP 384 Lafayette Street aka 692 Broadway and 2-20 East 4th Street, Manhattan Amendment to permit the enlargement of a previously approved special permit (§73-36) for a physical culture establishment (<i>SoulCycle</i>). M1-5B zoning district. Community Board #2M Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 9/23/14</p>

*****DISCLAIMER*****

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<i>APPEALS – CONTINUED HEARINGS</i>		
4.	145-14-A	<p>Yuk Lam 136-16 Carlton Place, Queens Proposed four-story building not fronting on a mapped street, contrary to Article 3, Section 36 of the General City Law. Community Board #4Q</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Closed, Decision – 9/23/14</p>

<i>APPEAL – NEW CASES</i>		
5.	278-13-A	<p>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</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 12/9/14</p>

<i>BZ – DECISIONS</i>		
6.	297-13-BZ	<p>Sheldon Lobel, P.C. 308 Cooper Street, Brooklyn 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. Community Board #4BK</p> <hr/> <p>Examiner: Joshua Saal (212) 386-0081</p> <hr/> <p>Status: Off-Calendar</p>

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7.	2-13-BZ	<p>Alfonso Duarte 438 Targee Street, Staten Island Variance (§72-21) to legalize the extension of a retail building, contrary to use regulations (§23-00). R3A zoning district. Community Board #1SI</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Continued Hearing – 11/18/14</p>
8.	264-13-BZ	<p>Francis R. Angelino, Esq. 257 West 17th Street, Manhattan Special Permit (§73-36) to allow a physical culture (<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>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 10/21/14</p>
9.	271-13-BZ	<p>Eric Palatnik, P.C. 129 Norfolk Street, Brooklyn 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. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 10/7/14</p>
10.	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</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 10/21/14</p>

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11.	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 Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 10/28/14</p>

<i>BZ – NEW CASES</i>		
12.	343-12-BZ	<p>Akerman LLP 570 East 21st Street, Brooklyn Variance (§72-21) to permit the construction of a Use Group 3 school (<i>Brooklyn School for Medically Frail Children</i>) 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. Community Board #14BK Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 10/28/14</p>
13.	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 – 10/28/14</p>

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14.	21-14-BZ	<p>Eric Palatnik, P.C. 115-02 Jamaica Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Crunch Fitness</i>). C2-4/R6A zoning district. Community Board #9Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 9/23/14</p>
15.	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 – 10/28/14</p>
16.	123-14-BZ	<p>Fried Frank Harris Shriver & Jacobson LLP 855 Avenue of the Americas, Manhattan 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. Community Board #5M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 9/23/14</p>
17.	144-14-BZ	<p>Sheldon Lobel, P.C. 1751 Park Avenue, Manhattan 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. Community Board #11M</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Closed, Decision – 9/23/14</p>

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