
BULLETIN

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April 29, 2015

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Tuesday, April 21, 2015**

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44-14-BZ	92 Laight Street, aka 256 West Street, Manhattan
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Affecting Calendar Numbers:

30-14-BZ	6101 16 th Avenue, Brooklyn
173-14-BZ	20 East 38 th Street, aka 244 Madison Avenue, Manhattan
231-14-BZ	124 West 23 rd Street, Manhattan
248-14-BZ	1565 Forest Avenue, Staten Island
258-14-BZ	112 Atlantic Avenue, Brooklyn

DOCKETS

New Case Filed Up to April 21, 2015

83-15-A

220 36th Street, Southside of 36th Street between 2nd Avenue and 3rd Avenue, Block 0695, Lot(s) 20, Borough of **Brooklyn, Community Board: 7**. GCL 35: seeks authorization to build in the bed of a privately owned mapped street an elevated pedestrian walkway and loading docks to improve pedestrian and vehicle safety and the flow of traffic. M3-1 district.

84-15-A

219 36th Street, North side 36th Street and south side of 35th Street and 34, 68, 88, & 35th Street, Block 0691, Lot(s) 1, Borough of **Brooklyn, Community Board: 7**. GCL 35 seeks authorization to build in the bed of privately owned mapped street to build elevated pedestrian walkways and loading docks to improve pedestrian and vehicle safety and the flow of traffic. M3-1 district.

85-15-A

33.67,87,35 35th Street, North side of 35th Street and South side of 34th Street between 2nd Avenue and 3rd Avenue, Block 0687, Lot(s) 1, Borough of **Brooklyn, Community Board: 7**. GCL 35 seeks authorization to build in the bed of privately owned mapped street and build elevated pedestrian walkways and loading docks to improve pedestrian and vehicle safety and the flow of traffic. M3-1 district.

86-15-A

67,87 34th Street, North side of 34th Street, between 2nd Avenue and 3rd Avenue, Block 0683, Lot(s) 01, Borough of **Brooklyn, Community Board: 7**. GCL 35 seeks authorization to build in the bed of a privately owned mapped street and to build an elevated pedestrian walkway and loading docks to improve pedestrian and vehicle safety and the flow of traffic. M3-1 district.

87-15-BZ

182 Minna Street, north side of Minna Street between 36th Street and Chester Avenue, Block 05302, Lot(s) 0074, Borough of **Brooklyn, Community Board: 12**. Variance (§72-21) to permit the development of a new community facility (UG 3) contrary to underlying bulk requirements. R5 zoning district. R5 district.

88-15-BZ

1834 East 21st Street, west side of East 21st Street between Quentin Road and Avenue R, Block 06803, Lot(s) 0021, Borough of **Brooklyn, Community Board: 15**. Special Permit (§73-622) to permit the enlargement of an existing one family home. R3-2 zoning district. R3-2 district.

89-15-BZ

92 Walworth Street, west side of Walworth Street between Park Avenue and Myrtle Avenue, Block 01735, Lot(s) 0016, Borough of **Brooklyn, Community Board: 3**. Variance (§72-21) to permit the construction of a 4-story, 4-family home contrary to §42-11. M1-1 zoning district M1-1 district.

DESIGNATIONS: D-Department of Buildings; B.BK.-Department of Buildings, Brooklyn; B.M.-Department of Buildings, Manhattan; B.Q.-Department of Buildings, Queens; B.S.I.-Department of Buildings, Staten Island; B.BX.-Department of Building, The Bronx; H.D.-Health Department; F.D.-Fire Department.

CALENDAR

MAY 12, 2015, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, May 12, 2015, 10:00 A.M., at 22 Reade Street, Spector Hall, New York, N.Y. 10007, on the following matters:

APPEALS CALENDAR

250-14-A thru 257-14-A

APPLICANT – Sheldon Lobel, P.C., for Villanova Heights, Inc., owner.

SUBJECT – Application October 15, 2014 – Extension of time to complete construction of eight (8) homes and obtain a Certificate of Occupancy under the common law and Vested Rights. (R1-2) zoning district.

PREMISES AFFECTED – 5401, 5031, 5021, 5310, 5300, 5041, 5030, 5040 Grosvenor Avenue, Goodridge Avenue to the East of Iselin Avenue and West 250th Street, Borough of Bronx.

250-14-A thru 252-14-A, Block 05831, Lot(s) 50, 60, 70

253-14-A and 254-14-A, Block 05839, Lot, 4025, 4018

255-14-A, Block 05830, Lot 3940

256-14-A and 257-14-A, Block 05829, Lot 3630, 3635

COMMUNITY BOARD #8BX

MAY 12, 2015, 1:00 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, May 12, 2015, 1:00 P.M., at 22 Reade Street, Spector Hall, New York, N.Y. 10007, on the following matters:

ZONING CALENDAR

233-14-BZ

APPLICANT – Law Office of Fredrick A. Becker, for TF Cornerstone, Inc., owner; LOC Kickboxing LLC dba ilovekickboxing LIC, lessee.

SUBJECT – Application September 29, 2014 – Special Permit (§73-36) to allow for a physical culture establishment (“iLovekickboxing”) within a portion of an existing commercial building. M3-1 zoning district.

PREMISES AFFECTED – 4545 Center Boulevard, east side of Center Boulevard between north Basin Road and 46th Avenue, Block 00021, Lot 0020, Borough of Queens.

COMMUNITY BOARD #2Q

260-14-BZ

APPLICANT – Goldman Harris LLC, for The Chapin School, Ltd., owner.

SUBJECT – Application October 17, 2014 – Variance (§72-21) to permit the construction of a three-story enlargement to the existing school, contrary to floor area, rear yard, height and setback requirements. (R8B/R10A) zoning districts.

PREMISES AFFECTED – 100 East End Avenue aka 106 East End Avenue, Block 1581, Lot 23, Borough of Manhattan.

COMMUNITY BOARD #8M

Ryan Singer, Executive Director

MINUTES

REGULAR MEETING TUESDAY MORNING, APRIL 21, 2015 10:00 A.M.

Present: Chair Perlmutter, Vice-Chair Hinkson,
Commissioner Ottley-Brown and Commissioner Montanez.

SPECIAL ORDER CALENDAR

1207-66-BZ

APPLICANT – Carl A. Sulfaro, Esq., for Apple Art Supplies of New York, LLC., owner.

SUBJECT – Application December 10, 2014 – Extension of Term of a previously granted variance for the continued operation of a UG6 art supply and bookstore which expired July 5, 2012; Waiver of the Rules. R6 zoning district.

PREMISES AFFECTED – 305 Washington Avenue aka 321 DeKalb Avenue, northeast corner of Washington Avenue & DeKalb Avenue, Block 1918, Lot 7501, Borough of Brooklyn.

COMMUNITY BOARD #3BK

ACTION OF THE BOARD – Laid over to July 14, 2015, at 10 A.M., for continued hearing.

35-10-BZ

APPLICANT – Sheldon Lobel, P.C., for Torath Haim Ohel Sara, owner.

SUBJECT – Application September 24, 2014 – Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) which permitted the legalization of an existing synagogue (Congregation Torath Haim Ohel Sara), contrary to front yard (§24-34), side yard (§24-35) and rear yard (§24-36), which expired on March 8, 2012; Amendment to permit minor changes to the construction; Waiver of the rules. R4 zoning district.

PREMISES AFFECTED – 144-11 77th Avenue, between Main Street and 147th Street, Block 6667, Lot 45, Borough of Queens.

COMMUNITY BOARD #8Q

ACTION OF THE BOARD – Laid over to June 2, 2015, at 10 A.M., for continued hearing.

APPEALS CALENDAR

131-11-A thru 133-11-A

159-14-A thru 161-14-A

APPLICANT – Rothkrug Rothkrug & Spector, LLP, for Dalip Karpuzzi, Luizime Karpuzzi, owners.

SUBJECT – Application September 6, 2011 & July 7, 2014 – Proposed construction of three two story dwellings with parking garages located within the bed of a mapped street, contrary to General City Law Section 35. R3-1 zoning district.

PREMISES AFFECTED – 464, 468 Arthur Kill Road, 120 Pemberton Avenue, intersection of Arthur Kill Road and Giffords Lane, Block 5450, Lot 35, 36, 37, Borough of Staten Island.

COMMUNITY BOARD #3SI

THE VOTE TO CLOSE HEARING –

Affirmative: Chair Perlmutter; Vice-Chair Hinkson, Commissioner Ottley-Brown and Commissioner Montanez ...4

Negative:.....0

ACTION OF THE BOARD – Laid over to May 12, 2015, at 10 A.M., for decision, hearing closed.

95-14-A

APPLICANT – Bernard Marson, for BBD & D Ink., owner.

SUBJECT – Application May 5, 2014 – MDL 171 & 4.35 to allow for a partial one-story vertical enlargement (*Penthouse*) of the existing 3 story and basement building located on the site. Pursuant to the 310 MDL. R8 zoning district.

PREMISES AFFECTED – 237 East 72nd Street, north Side of East 72nd Street 192.6' West of 2nd Avenue, Block 1427, Lot 116, Borough of Manhattan.

COMMUNITY BOARD #8M

THE VOTE TO CLOSE HEARING –

Affirmative: Chair Perlmutter; Vice-Chair Hinkson, Commissioner Ottley-Brown and Commissioner Montanez ...4

Negative:.....0

ACTION OF THE BOARD – Laid over to May 12, 2015, at 10 A.M., for decision, hearing closed.

180-14-A

APPLICANT – Fried Frank Harris Shriver and Jacobson LLP, for EXG 332 W 44 LLC c/o Edison Properties, owner.

SUBJECT – Application August 1, 2014 – 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.

PREMISES AFFECTED – 332 West 44th Street, south side West 44th Street, 378 west of the corner formed by the intersection of West 44th Street and 8th Avenue and 250' east of the intersection of West 44th Street and 8th Avenue, Block 1034, Lot 48, Borough of Manhattan.

COMMUNITY BOARD #4M

ACTION OF THE BOARD – Laid over to April 28, 2015, at 10 A.M., for adjourned hearing.

MINUTES

ZONING CALENDAR

222-13-BZ

APPLICANT – Eric Palatnik, P.C., for 2464 Coney Island Avenue, LLC, owner.

SUBJECT – Application July 23, 2013 – Special Permit (§73-44) to allow the reduction of required parking for the use group 4 ambulatory diagnostic treatment healthcare facility. C8-1/R5 zoning district.

PREMISES AFFECTED – 2472 Coney Island Avenue, southeast corner of Coney Island Avenue and Avenue V, Block 7136, Lot 30, Borough of Brooklyn.

COMMUNITY BOARD #15BK

ACTION OF THE BOARD – Laid over to June 2, 2015, at 10 A.M., for continued hearing.

44-14-BZ

APPLICANT – Sheldon Lobel, P.C., for AA Olympic LLC., owner;

The Live Well Company LLC., lessee.

SUBJECT – Application March 17, 2014 – Special Permit (§73-36) to permit the operation of a physical culture establishment (*Live Well*) on the first floor of the existing building, located within C6-3A & C6-2A zoning districts in a historic district.

PREMISES AFFECTED – 92 Laight Street aka 256 West Street, 416 Washington Street, block bounded by Washington Street, West Street, and Vestry Street, Block 218, Lot 7501, Borough of Manhattan.

COMMUNITY BOARD #1M

ACTION OF THE BOARD – Laid over to May 19, 2015, at 10 A.M., for continued hearing.

94-14-BZ

APPLICANT – Dennis D. Dell'Angelo, for Rivka Shapiro, owner.

SUBJECT – Application May 5, 2014 – 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 (ZR 23-47). R2 zoning district.

PREMISES AFFECTED – 1150 East 22nd Street, west side of East 22nd Street, 140' north of Avenue "K", Block 7603, Lot 79, Borough of Brooklyn.

COMMUNITY BOARD #3BK

ACTION OF THE BOARD – Laid over to June 2, 2015, at 10 A.M., for continued hearing.

171-14-A & 172-14-BZ

APPLICANT – Law Office of Steven Simicich, for Dxngrnt2, LLC, owner.

SUBJECT – Application July 22, 2014 – Proposed construction of a single family detached home on the site which a portion is located within the bed of a mapped street, pursuant to the General City Law 35 and requires a waiver under ZR Section 72-01(g). Variance (§72-21) to allow for the reduction in the required front yard fronting from 10' to 4'. R3A zoning district.

PREMISES AFFECTED – 235 Dixon Avenue, corner of Dixon and Granite Avenue, Block 1172, Lot 244, Borough of Staten Island.

COMMUNITY BOARD #1SI

ACTION OF THE BOARD – Laid over to June 2, 2015, at 10 A.M., for continued hearing.

238-14-BZ

APPLICANT – Kramer Levin Naftalis & Frankel, LLP, for DDG 100 Franklin, LLC., owner.

SUBJECT – Application October 1, 2014 – Variance (§72-21) to permit the construction of two mixed residential and commercial buildings on a single zoning lot contrary to §§35-21 & 23-145 (Lot Coverage), 35-24c (Height and setback), 35-52 and 33-23 (minimum width of open area along a side lot line and permitted obstruction regulations), 35-24b (Street wall location). C6-2A Zoning District, Historic District.

PREMISES AFFECTED – 98-100 Franklin Street, Bounded by Avenue of the Americas, Franklin and White Streets, West Broadway, Block 00178, Lot 0029, Borough of Manhattan.

COMMUNITY BOARD #1M

ACTION OF THE BOARD – Laid over to April 28, 2015, at 10 A.M., for adjourned hearing.

MINUTES

**REGULAR MEETING
TUESDAY AFTERNOON, APRIL 21, 2015
1:00 P.M.**

Present: Chair Perlmutter, Vice-Chair Hinkson,
Commissioner Ottley-Brown and Commissioner Montanez.

ZONING CALENDAR

30-14-BZ

APPLICANT – Eli Katz of Binyan Expediting, for Cong. Machine Chaim, owner; Yeshiva Bais Sorah, lessee.

SUBJECT – Application February 11, 2014 – Variance (§72-21) proposed enlargement to an existing school (Use Group 3) is contrary to §§42-00 & 43-43. M1-1 zoning district.

PREMISES AFFECTED – 6101 16th Avenue aka 1602 61st Street aka 1601 62nd Street, north east corner of 62nd Street and south east side of 16th Avenue, Block 5524, Lot 1, Borough of Brooklyn.

COMMUNITY BOARD #11BK

ACTION OF THE BOARD – Laid over to July 28, 2015, at 10 A.M., for continued hearing.

173-14-BZ

APPLICANT – Sheldon Lobel, P.C., for 244 Madison Realty Corp., owner; Coban's Muay Thai Camp NYC, lessee.

SUBJECT – Application July 22, 2014 – Special Permit (§73-36) to allow the operation of a physical culture establishment (*Evolution Muay Thai Camp*) in the cellar of an existing 16-story mixed-used residential and commercial building, located within an C5-2 zoning district.

PREMISES AFFECTED – 20 East 38th Street aka 244 Madison Avenue, southwest corner of Madison Avenue and East 38th Street, Block 867, Lot 57, Borough of Manhattan.

COMMUNITY BOARD #5M

ACTION OF THE BOARD – Laid over to June 16, 2015, at 10 A.M., for continued hearing.

231-14-BZ

APPLICANT – Sheldon Lobel, PC, for Orangetheory Fitness, owner; OTF Man One, LLP, lessee.

SUBJECT – Application September 26, 2014 – Special Permit (§73-36) to allow for a physical culture establishment (*Orangetheory Fitness*) within a portion of an existing commercial building. C6-3X zoning district.

PREMISES AFFECTED – 124 West 23rd Street, south side of West 23rd Street, between Avenue of the Americas and 7th Avenue, Block 00798, Lot 7507, Borough of Manhattan.

COMMUNITY BOARD #4M

ACTION OF THE BOARD – Laid over to July 21, 2015, at 10 A.M., for continued hearing.

248-14-BZ

APPLICANT – Slater & Beckerman, P.C., for KIOP Forest Avenue L.P., owner; Fitness International LIC aka LA Fitness, lessee.

SUBJECT – Application October 24, 2014 – Special Permit (§73-36) to allow the operation of a new physical culture establishment (*LA Fitness*) in the existing building. C4-1 zoning district.

PREMISES AFFECTED – 1565 Forest Avenue, Forest Avenue, Between Barrett and Decker Avenues, Block 1053, Lot (s) 130, 133, 138, 189, 166, Borough of Staten Island.

COMMUNITY BOARD #1SI

THE VOTE TO CLOSE HEARING –

Affirmative: Chair Perlmutter; Vice-Chair Hinkson, Commissioner Ottley-Brown and Commissioner Montanez ...4
Negative:.....0

ACTION OF THE BOARD – Laid over to June 16, 2015, at 10 A.M., for decision, hearing closed.

258-14-BZ

APPLICANT – Sheldon Lobel, P.C., for Henry Atlantic Partners LLC, owner.

SUBJECT – Application October 16, 2014 – Variance (§72-21) to permit the construction of a 4-story mixed-use building of an existing with commercial use on the first floor in a (R6) zoning district located in Cobble Hill Historic District.

PREMISES AFFECTED – 112 Atlantic Avenue, southeast corner of the intersection formed by Atlantic Avenue and Henry Street, Block 285, Lot 6, Borough of Brooklyn.

COMMUNITY BOARD #6BK

ACTION OF THE BOARD – Laid over to June 23, 2015, at 10 A.M., for continued hearing.

Ryan Singer, Executive Director