
BULLETIN

OF THE NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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DIRECTORY

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DOCKETS

New Case Filed Up to October 20, 2015

247-15-BZ

135 Plymouth Street, Northerly side of Plymouth Street between Adams Street and Pearl Street, Block 018, Lot(s) 01, Borough of **Brooklyn, Community Board: 2**. Special Permit (73-36) to allow the operation of a physical culture establishment (PCE) at the subject premises on portion of the round floor, located within an MX-2 within M1-4/R8A zoning district. MX-2w/nM1-4/R8A 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

REGULAR MEETING NOVEMBER 24, 2015, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, November 24, 2015, 10:00 A.M., at 22 Reade Street, Spector Hall, New York, N.Y. 10007, on the following matters:

SPECIAL ORDER CALENDAR

528-64-BZ

APPLICANT – Gerald Caliendo, RA, AIA, for 240-02 Realty LLC/Tim Brolied, owner.

SUBJECT – Application November 4, 2013 – Amendment of a previously approved Variance (§72-21) which permitted the erection of a two story enlargement of an auto showroom (UG 16B). The amendment seeks to enlarge the existing automobile showroom and include an addition of a parking deck to the existing automobile dealership (*East Hills Chevrolet*). R1-2 zoning district.

PREMISES AFFECTED – 240-02 Northern Boulevard, southwest corner of Alameda Avenue and Northern Boulevard, Block 08167, Lot 1, Borough of Queens.

COMMUNITY BOARD #11Q

57-95-A thru 59-95-A

APPLICANT – Mitchell S. Ross, Esq., for Upwest Company, LLC, owner.

SUBJECT – Application February 9, 2015 – Amendment/Time to complete construction filed under Certificate of Occupancy Modification. R7-2 zoning district.

PREMISES AFFECTED – 473 Central Park West, West side of Central Park West between West 107th and West 108th Streets, Block 01843, Lot 32, Borough of Manhattan.

COMMUNITY BOARD #7M

105-10-BZ

APPLICANT – Eric Palatnik, P.C., for Misha Keylin, owner.

SUBJECT – Application February 24, 2015 – Amendment of a previously approved Special Permit (§73-622) permitting the enlargement of an existing single family home. The amendment seek a second story enlargement. R4A (BRSD) zoning district.

PREMISES AFFECTED – 269 77th Street, between 3rd Avenue and Ridge Boulevard, Block 05949, Lot 0054, Borough of Brooklyn.

COMMUNITY BOARD #10BK

128-10-BZ

APPLICANT – Eric Palatnik, P.C., for Merhay Yagudayev, owner; Jewish Center of Kew Gardens, lessee.

SUBJECT – Application June 15, 2015 – Extension of time to complete Construction and obtain a Certificate of Occupancy for a Use Group 4 three-story synagogue (*Jewish Center of Kew Gardens*) religious school, and Rabbi's apartment, which expired on August 23, 2015. R4 zoning district.

PREMISES AFFECTED – 147-58 77th Road, 150th Street and 77th Road, Block 06688, Lot 031, Borough of Queens.

COMMUNITY BOARD #8Q

REGULAR MEETING NOVEMBER 24, 2015, 1:00 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, November 24, 2015, 1:00 P.M., at 22 Reade Street, Spector Hall, New York, N.Y. 10007, on the following matters:

ZONING CALENDAR

45-15-BZ

APPLICANT – Simons & Wright LLC, for Queensboro Development, LLC, owner; Long Island City Rock Climbing Co. LLC, lessee.

SUBJECT – Application March 10, 2015 – Special Permit (§73-36) to allow the operation of a physical culture establishment (*Rock Climbing Facility*) C5-3 zoning district. M1-5/R7-3 (LIC) zoning district.

PREMISES AFFECTED – 23-10 41st Avenue, between 23rd and 24th Streets, Block 00413, Lot 0022, Borough of Queens.

COMMUNITY BOARD #1Q

53-15-BZ

APPLICANT – Rothkrug Rothkrug & Spector LLP, for 10 E53rd Street Owner LLC c/o SL Green Realty Co., owner; Equinox East 53rd Street, Inc., lessee.

SUBJECT – Application March 12, 2015 – Special Permit (§73-36) to permit a physical culture establishment (*Equinox*) within an existing building. C5-2.5(MID) + C.3MID)(F) zoning district.

PREMISES AFFECTED – 10 East 53rd Street, south side of east 53rd Street, 125' west of intersection of East 53rd Street and 5th Avenue, Block 01288, Lot 7, Borough of Manhattan.

COMMUNITY BOARD #5M

CALENDAR

63-15-BZ

APPLICANT – Sheldon Lobel, P.C., for Sutton Owners Corporation, Inc., owner; Harriet Harkavy, Esq., lessee.

SUBJECT – Application March 23, 2015 – Variance (§72-21) to legalize the three existing enclosures of portions of the terrace of Unit PHC located on the penthouse floor of the premises. R10 zoning district.

PREMISES AFFECTED – 35 Sutton Place, corner through-lot with frontage on 59th Street between Sutton Place and Riverview Terrace, Block 01372, Lot 73, Borough of Manhattan.

COMMUNITY BOARD #6M

Ryan Singer, Executive Director

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REGULAR MEETING TUESDAY MORNING, OCTOBER 20, 2015 10:00 A.M.

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

SPECIAL ORDER CALENDAR

88-10-BZ

APPLICANT – Dennis D. Dell Angelo, for Maurice Duetsch, owner.

SUBJECT – Application February 26, 2015 – Amendment of a previously approved Special Permit (§73-622) permitting the enlargement of an existing single family residence. The amendment seeks to reduce the floor area and coverage while adding a roof deck and the exterior design; Extension of Time to complete construction which expired on August 24, 2014. R-2 zoning district.

PREMISES AFFECTED – 1327 East 21st Street, south east corner of east 21st Street and Avenue L, Block 07639, Lot 41, Borough of Brooklyn.

COMMUNITY BOARD #14BK

ACTION OF THE BOARD – Application granted on condition.

THE VOTE TO GRANT –

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

Abstain: Commissioner Chanda.....1

Negative:.....0

THE RESOLUTION –

WHEREAS, this is an application for a waiver of the Rules of Practice and Procedure, a reopening, and an extension of time of complete construction pursuant to a previously-granted special permit for the enlargement of a single-family home, which expired on August 24, 2014, as well as an amendment of such approval to facilitate compliance with FEMA flood regulations; and

WHEREAS, a public hearing was held on this application on October 20, 2015, after due notice by publication in *The City Record*, and then to decision on that date; and

WHEREAS, Community Board 14, Brooklyn, recommends approval of this application; and

WHEREAS, the subject site is located on the southeast corner of East 21st Street and Avenue L, within an R2 zoning district; and

WHEREAS, the subject site has a total lot area of 5,000 sq. ft., and is occupied by a single-family home with a floor area of 3,875 sq. ft. (0.78 FAR); and

WHEREAS, on August 24, 2010, under the subject calendar number, the Board granted a special permit under ZR §§ 73-622 and 73-03, to permit the enlargement of the existing two-family residence to be converted into a single-family home, contrary to the zoning requirements for floor area, open space ratio, and side yards, contrary to ZR §§ 23-

141 and 23-461; and

WHEREAS, specifically, the previous grant authorized a maximum floor area of 4,855 sq. ft. (0.97 FAR); an open space ratio of approximately 61 percent; a side yard with a minimum width of 4’-3¾” along the eastern lot line; and a side yard with a width of 23’-0” along the southern lot line; and

WHEREAS, pursuant to the conditions of the grant, substantial construction was to be completed by August 24, 2014; however, the applicant represents that as of that date, substantial construction had not been completed; and

WHEREAS, accordingly, the applicant now requests an extension of time to complete construction and obtain a certificate of occupancy pursuant to §§1-07.1(a)(3) and 1-07(c)(2) of the Board’s Rules of Practice and Procedure; and

WHEREAS, the Board notes that the instant application was filed on February 26, 2015, less than two years after the expiration of the time to complete construction; and

WHEREAS, the applicant states that the current owners of the property purchased the property on January 14, 2014, subsequent to the Board’s issuance of the underlying special permit, and that the previous owners failed to provide the current owners with items required by the Department of Buildings, such that the applicant was unable to secure construction permits for the permitted work; and

WHEREAS, based upon its review of the record, the Board finds that the requested extension of time to complete construction is appropriate, with certain conditions as set forth below; and

WHEREAS, the applicant also proposes to modify the underlying approved plans pursuant to §1-07.1(a)(1) of the Board’s Rules of Practice and Procedure by removing the existing one-story projection along East 21st Street, thereby reducing the FAR from .97 to .94, and increasing the Open Space Ratio from 61 percent to 65 percent; and

WHEREAS, the applicant states that the revised design is substantially the same as that which was previously approved by the Board, with the exception of an added stair bulkhead and roof deck, which are permitted as-of-right; and

Therefore it is Resolved, that the Board of Standards and Appeals *waives* the Rules of Practice and Procedure, *reopens*, and *amends* the resolution, dated August 24, 2010, so that as amended the resolution reads: “to grant an extension of time to complete construction for a term of four years from the date of this grant, to expire on October 20, 2019” and also reads “to permit the noted modifications, as specified on BSA-approved plans”; *on condition* that all work will substantially conform to drawings, filed with this application marked ‘Received February 26, 2015’–(18) sheets; and *on further condition*:

THAT substantial construction will be completed by October 20, 2019;

THAT all conditions from prior resolutions not specifically waived by the Board remain in effect;

THAT DOB must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plan(s) and/or configuration(s) not related to the relief granted including, without limitation, those

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regulations applicable to flood plain elevation, excavation and cellar occupancy.”

(DOB Application No. 320127554)

Adopted by the Board of Standards and Appeals,
October 20, 2015.

333-78-BZ

APPLICANT – Goldman Harris LLC., for 136 Loft Corporation, owner.

SUBJECT – Application May 5, 2015 – Amendment (72-21) to reopen and amend the captioned variance to permit the transfer of unused development rights for the premises for use in a commercial development, located within an M1-6 zoning district.

PREMISES AFFECTED – 136-138 West 24th Street, south of West 24th Street between Sixth and Seventh Avenue, Block 0799, Lot 060, Borough of Manhattan.

COMMUNITY BOARD #4M

ACTION OF THE BOARD – Laid over to December 8, 2015, at 10 A.M., for continued hearing.

826-86-BZ

APPLICANT – Eric Palatnik, P.C., for North Shore Tower Apartments, Inc., owner; Continental Communications, lessee.

SUBJECT – Application December 22, 2014 – Extension of Term of Special Permit (§73-11) permitting non-accessory radio towers and transmitting equipment on the roof of an existing thirty-three story building which expired on January 26, 2015. R3-2 zoning district.

PREMISES AFFECTED – 269-10 Grand Central Parkway, northeast corner of 267th Street, Block 08489, Lot 0001, Borough of Queens.

COMMUNITY BOARD #13Q

ACTION OF THE BOARD – Laid over to December 8, 2015, at 10 A.M., for adjourned hearing.

827-86-BZ

APPLICANT – Eric Palatnik, P.C., for North Shore Tower Apartments, Inc., owner; Continental Communications, lessee.

SUBJECT – Application December 22, 2014 – Extension of Term of Special Permit (§73-11) permitting non-accessory radio towers and transmitting equipment on the roof of an existing thirty-three story building which expired on January 26, 2015. R3-2 zoning district.

PREMISES AFFECTED – 270-10 Grand Central Parkway, northeast corner of 267th Street, Block 08489, Lot 0001, Borough of Queens.

COMMUNITY BOARD #13Q

ACTION OF THE BOARD – Laid over to December 8, 2015, at 10 A.M., for adjourned hearing.

828-86-BZ

APPLICANT – Eric Palatnik, P.C., for North Shore Tower Apartment, Inc., owner; Continental Communications, lessee.

SUBJECT – Application December 22, 2014 – Extension of Term of Special Permit (§73-11) permitting non-accessory radio towers and transmitting equipment on the roof of an existing thirty-three story building which expired on January 26, 2015. R3-2 zoning district.

PREMISES AFFECTED – 269-10 Grand Central Parkway, northeast corner of 267th Street, Block 08489, Lot 0001, Borough of Queens.

COMMUNITY BOARD #13Q

ACTION OF THE BOARD – Laid over to December 8, 2015, at 10 A.M., for adjourned hearing.

585-91-BZ

APPLICANT – Paul F. Bonfilio Architect, PC, for Luis Mejia, owner; SAJ Auto Service, lessee.

SUBJECT – Application March 11, 2015 – Extension of Term (§11 411) a previously approved variance which permitted the operation of an automotive service station (UG 16B), which expired on March 30, 2013; Waiver of the Rules. C1-3/R4 zoning district.

PREMISES AFFECTED – 222-44 Braddock Avenue, southeast corner of Braddock Avenue and Winchester Boulevard, Block 10740, Lot 0012, Borough of Queens.

COMMUNITY BOARD #13Q

ACTION OF THE BOARD – Laid over to December 15, 2015, at 10 A.M., for continued hearing.

129-97-BZ

APPLICANT – Gerald J. Caliendo, RA, AIA, for Whitestone Plaza Associates Inc., owner.

SUBJECT – Application February 21, 2014 – Amendment to permit the proposed conversion of an existing lubricatorium to a commercial retail establishment (use group 6) and enlargement of the basement level. C1-2/R3-2 zoning district.

PREMISES AFFECTED – 150-65 Cross Island Parkway, west side of Clintonville Street distant 176.60' north of intersection of Cross Island Parkway and Clintonville Street, Block 04697, Lot 11, Borough of Queens.

COMMUNITY BOARD #7Q

ACTION OF THE BOARD – Laid over to December 1, 2015, at 10 A.M., for continued hearing.

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301-03-BZ

APPLICANT – Law Office of Lyra J. Altman, for 1103 East 22nd LLC., owner.

SUBJECT – Application April 29, 2014 – Extension of Time to Complete Construction and Waiver of the rules for a single family home enlargement under 73-622 approved on January 13, 2004. R2 Zoning district.

PREMISES AFFECTED – 1103 East 22nd Street, east side of East 22nd Street between Avenue J and Avenue K, Block 07604, Lot 31, Borough of Brooklyn.

COMMUNITY BOARD #14BK

ACTION OF THE BOARD – Laid over to November 24, 2015, at 10 A.M., for continued hearing.

369-03-BZ

APPLICANT – Law Office of Fredrick A. Becker Esq., for 99-01 Queens Boulevard LLC, owner; TSI Rego Park, LLC dba NY Sports Club, lessee.

SUBJECT – Application April 13, 2015 – Extension of Term of a previously approved Variance (§72-21) allowing the operation of a physical culture establishment/ health club which expires April 19, 2015. C1-2/R7-1 zoning district.

PREMISES AFFECTED –99-01 Queens Boulevard, north side of Queens Boulevard between 66th Road and 67th Avenue, Block 02118, Lot 1, Borough of Queens.

COMMUNITY BOARD #6Q

ACTION OF THE BOARD –Laid over to December 1, 2015, at 10 A.M., for continued hearing.

186-08-BZ

APPLICANT – Petrus fortune, P.E., for Followers of Jesus Mennonite Church, owners.

SUBJECT – Application November 19, 2014 – Extension of Time to Complete Construction of a previously approved Special Permit (§73-19) permitting the legalization and enlargement of a school (*Followers of Jesus Mennonite Church & School*) in a former manufacturing building, contrary to ZR §42-10, which expired on June 8, 2014; Waiver of the Rules. M1-1 zoning district.

PREMISES AFFECTED – 3065 Atlantic Avenue, north west corner of Atlantic Avenue and Shepherd Avenue, Block 03957, Lot 45, Borough of Brooklyn.

COMMUNITY BOARD #5BK

ACTION OF THE BOARD – Laid over to November 17, 2015, at 10 A.M., for continued hearing.

APPEALS CALENDAR

35-15-A

APPLICANT – Herrick Feinstein, LLP, for Baychester Retail III, LLC., owner.

SUBJECT – Application February 25, 2015 – An administrative appeal challenging the Department of Buildings' final determination dated January 26, 2015, to permit the installation of 54 individual signs at the subject property. C7 zoning district.

PREMISES AFFECTED – 2001 Bartow Avenue, Block 05141, Lot 0101, Borough of Bronx.

COMMUNITY BOARD #10BX

ACTION OF THE BOARD –Laid over to December 8, 2015, at 10 A.M., for continued hearing.

65-15-BZ/66-15-A

APPLICANT – Akerman, LLP, for 361 Central Park West, LLC., owner.

SUBJECT – Application March 25, 2015 – Variance (§72-21) to permit the conversion of an existing vacant church building into a 39 unit residential building. Companion case: 66-15-A for an Appeal pursuant to MDL 310 of MDL 30.2. R10A zoning district.

PREMISES AFFECTED – 361 Central Park West, northwest corner of Central Park West and West 96th Street, Block 01832, Lot 0029, Borough of Manhattan.

COMMUNITY BOARD #7M

ACTION OF THE BOARD –Laid over to December 1, 2015, at 10 A.M., for continued hearing.

135-15-A

APPLICANT – Rothkrug Rothkrug & Spector LLP, for Oak Point Property, LLC., owner.

SUBJECT – Application June 10, 2015 – Proposed construction of a building not fronting on a legally mapped street contrary to Section 36 Article 3 of the General City Law. M3-1 zoning district.

PREMISES AFFECTED – 50 Oak Point Avenue, north shore of east river, approximately 900 lateral feet east of East 149th Street, Block 02604, Lot 0180, Borough of Bronx.

COMMUNITY BOARD #2BX

THE VOTE TO CLOSE HEARING –

Affirmative: Chair Perlmutter; Vice-Chair Hinkson, Commissioner Ottley-Brown, Commissioner Montanez and Commissioner Chanda.....5
Negative:.....0

ACTION OF THE BOARD – Laid over to December 1, 2015, at 10 A.M., for decision, hearing closed.

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ZONING CALENDAR

202-14-BZ

APPLICANT – Law Office of Lyra J. Altman, for Rochelle Beyda and Jack Yadid, owners.

SUBJECT – Application August 22, 2014 – Special Permit (§73-622) for the enlargement and existing two family home to be converted to a single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R4 (OP) zoning district.

PREMISES AFFECTED – 2268 West 1st Street, west side of West 1st Street between Village Road South and Avenue West, Block 07151, Lot 13, Borough of Brooklyn.

COMMUNITY BOARD #15BK

ACTION OF THE BOARD – Application granted on condition.

THE VOTE TO GRANT –

Affirmative: Chair Perlmutter, Vice-Chair Hinkson, Commissioner Ottley-Brown, Commissioner Montanez and Commissioner Chanda.....5
Negative:.....0

THE RESOLUTION –

WHEREAS, the decision of the New York City Department of Buildings (“DOB”), dated August 26, 2014, acting on DOB Application No. 320998113, reads in pertinent part:

The proposed change from two to one family residence and enlargement of the existing house in an R4 zoning district

1. Creates non-compliance with respect to floor area by exceeding the allowable floor area ratio and is contrary to Section 23-141 of the Zoning Resolution;
2. Creates non-compliance with respect to the lot coverage and open space is contrary to Section 23-141 of the Zoning Resolution;
3. Creates non-compliance with respect to the side yards by not meeting the minimum requirements of Section 23-461 of the Zoning Resolution;
4. Creates non-compliance with respect to the side yards by not meeting the minimum requirements of Section 23-48 of the Zoning Resolution;
5. Creates non-compliance with respect to the rear yard by not meeting the minimum requirements of Section 23-47 of the Zoning Resolution; and

WHEREAS, this is an application under ZR § 73-622, to permit, on a site within an R4 zoning district, within the Special Ocean Parkway District, the proposed enlargement and conversion of a two-family residence to a single-family residence which does not comply with the zoning requirements for floor area ratio (“FAR”), lot coverage and open space, side yards, and rear yards, contrary to ZR §§ 23-141, 23-461, 23-48, and 23-47; and

WHEREAS, a public hearing was held on this

application on July 28, 2015, after due notice by publication in *The City Record*, and then to decision on October 20, 2015; and

WHEREAS, Community Board 15, Brooklyn, recommends approval of the application; and

WHEREAS, the subject site is located on the east side of West 1st Street, between Village Road South and Avenue W, within an R4 zoning district; and

WHEREAS, the site has 20 feet of frontage along West 1st Street, and approximately 1,842 sq. ft. of lot area; and

WHEREAS, the site is occupied by a two-story, two-family residence with approximately 1,442 sq. ft. of floor area (0.79 FAR); and

WHEREAS, ZR § 73-622 provides that:

The Board of Standards and Appeals may permit an *enlargement* of an existing *single-* or *two family detached* or *semi-detached residence* within the following areas:

- (a) Community Districts 10, 11 and 15, in the Borough of Brooklyn; and
- (b) R2 Districts within the area bounded by Avenue I, Nostrand Avenue, Kings Highway, Avenue O and Ocean Avenue, Community District 14, in the Borough of Brooklyn.

Such *enlargement* may create a new *non-compliance*, or increase the amount or degree of *non-compliance*, with the applicable *bulk* regulations for *lot coverage*, *open space*, *floor area*, *side yard*, *rear yard* or perimeter wall height regulations, provided that:

- (1) any *enlargement* within a *side yard* shall be limited to an *enlargement* within an existing *non-complying side yard* and such *enlargement* shall not result in a decrease in the existing minimum width of open area between the *building* that is being *enlarged* and the *side lot line*;
- (2) any *enlargement* that is located in a *rear yard* is not located within 20 feet of the *rear lot line*; and
- (3) any *enlargement* resulting in a *non-complying* perimeter wall height shall only be permitted in R2X, R3, R4, R4A and R4-1 Districts, and only where the *enlarged building* is adjacent to a *single-* or *two family detached* or *semi-detached residence* with an existing *non-complying* perimeter wall facing the *street*. The increased height of the perimeter wall of the *enlarged building* shall be equal to or less than the height of the adjacent *building's non-complying* perimeter wall facing the *street*, measured at the lowest point before a setback or pitched roof begins. Above such height, the setback regulations of Section 23-31, paragraph (b), shall continue to apply. The Board

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shall find that the *enlarged building* will not alter the essential character of the neighborhood or district in which the *building* is located, nor impair the future use or development of the surrounding area. The Board may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area; and

WHEREAS, the Board notes that in addition to the foregoing, its determination herein is also subject to and guided by, *inter alia*, ZR §§ 73-01 through 73-04; and

WHEREAS, as a threshold matter, the Board notes that the site is within the boundaries of a designated area in which the subject special permit is available; and

WHEREAS, the Board notes further that the subject application seeks to enlarge and convert an existing two-family residence, as contemplated in ZR § 73-622; and

WHEREAS, specifically, the applicant now seeks to enlarge the subject building as follows: (1) increase the floor area of the structure from 1,442 sq. ft. (.79 FAR) to 1,996 sq. ft. (1.10 FAR) (the maximum permitted floor area ratio is .75 FAR pursuant to ZR § 23-141(b)); (2) decrease the open space ratio of the site from 60 percent to 44 percent (a minimum open space ratio of 55 percent is required pursuant to ZR § 23-141(b)); (3) maintain the existing side yards of 3'-8 3/4" and 0'-8 1/2" (pursuant to ZR § 23-461(a), two side yards with a minimum width of 5'-0" and a total width of 13'-0" are required in the R4 zoning district, however, because the lot is an existing narrow zoning lot, two side yards with a minimum width of 5'-0" are required, pursuant to ZR § 23-48); (4) reduce the existing rear yard from 38'-7" to 20'-0" (a 30'-0" rear yard is required pursuant to ZR § 23-47); and

WHEREAS, with respect to the proposed rear yard, the applicant notes that the proposed rear yard has a depth of 20'-0" only at its shallowest point and that, because of the angled rear lot line, the depth of the rear yard increases to 22'-4"; and

WHEREAS, the applicant submitted a rear yard study showing that, notwithstanding that neighboring sites provide rear yards of greater depth than the proposed 20'-0" rear yard, the proposed rear yard lines up with the rear yards of neighboring properties because of the irregular angle of the rear property line; and

WHEREAS, the applicant represents that the modified proposal will not alter the essential character of the neighborhood and will not impair the future use or development of the surrounding area; and

WHEREAS, based upon its review of the record, the Board finds that the proposed enlargement will neither alter the essential character of the surrounding neighborhood, nor impair the future use and development of the surrounding area; and

WHEREAS, therefore, the Board has determined that the evidence in the record supports the findings required to be made under ZR § 73-622.

Therefore it is resolved, that the Board of Standards and Appeals issues a Type II determination under 6 N.Y.C.R.R. Part 617.5 and 617.3 and §§ 5-02(a), 5-02(b)(2) and 6-15 of the Rules of Procedure for City Environmental Quality Review and makes the required findings under ZR § 73-622, to permit, on a site within an R4 zoning district, within the Special Ocean Parkway District, the proposed enlargement and conversion of a two-family residence to a single-family residence which does not comply with the zoning requirements for floor area ratio ("FAR"), lot coverage and open space, side yards, and rear yards, contrary to ZR §§ 23-141, 23-461, 23-48, and 23-47; *on condition* that all work will substantially conform to drawings as they apply to the objections above-noted, filed with this application and marked "Received October 1, 2015" – (11) sheets; and *on further condition*:

THAT the following shall be the bulk parameters of the building: a maximum floor area of 1,996 sq. ft. (1.10 FAR), a minimum open space ratio of 44 percent, side yards of 3'-8 3/4" and 0'-8 1/2", a front yard with a minimum depth of 4'-9 1/2", and a rear yard with a minimum depth of 20'-0", all as illustrated on the BSA-approved plans;

THAT this approval is limited to the relief granted by the Board in response to specifically cited DOB/other jurisdiction objections(s);

THAT the approved plans shall be considered approved only for the portions related to the specific relief granted;

THAT all DOB and related agency application(s) filed in connection with the authorized use and/or bulk will be signed off by DOB and all other relevant agencies by October 20, 2019; and

THAT DOB must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of the plan(s)/configuration(s) not related to the relief granted.

Adopted by the Board of Standards and Appeals, October 20, 2015.

239-14-BZ

APPLICANT – Eric Palatnik, P.C., for Peter Haskopoulos, owner.

SUBJECT – Application October 1, 2014 – Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area (ZR 23-141) and side yards (ZR 23-461). R-2 Special Bay Ridge zoning district.

PREMISES AFFECTED – 8008 Harbor View Terrace, between 80th Street and 82nd Street, Block 05975, Lot 0076, Borough of Brooklyn.

COMMUNITY BOARD #10BK

ACTION OF THE BOARD – Application granted on condition.

THE VOTE TO GRANT –

Affirmative: Chair Perlmutter, Vice-Chair Hinkson, Commissioner Ottley-Brown, Commissioner Montanez and Commissioner Chanda.....5

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Negative:.....0

THE RESOLUTION –

WHEREAS, the decision of the New York City Department of Buildings (“DOB”), dated May 4, 2015, acting on DOB Application No. 321119730, reads in pertinent part:

1. Proposed floor area is contrary to ZR 23-141
2. Proposed side yards (existing non-compliance) is contrary to ZR 23-461
3. Proposed rear yard (existing non-compliance) is contrary to ZR 23-47

WHEREAS, this is an application under ZR § 73-622, to legalize, on a site within an R2 zoning district, within the Special Bay Ridge District, the enlargement of a two-story with cellar, single-family residence, and also to permit further enlargement, which does not comply with the zoning requirements for floor area ratio (“FAR”), side yards, and rear yards, contrary to ZR §§ 23-141, 23-461, and 23-47; and

WHEREAS, a public hearing was held on this application on August 18, 2015, after due notice by publication in *The City Record*, and then to decision on October 20, 2015; and

WHEREAS, Community Board 10, Brooklyn, recommends that the Board disapprove the application; and

WHEREAS, the subject site is located on the east side of Harbor View Terrace, between 80th Street and Colonial Court, within an R2 zoning district, within the Special Bay Ridge District, in Brooklyn; and

WHEREAS, the site has 35 feet of frontage along Harbor View Terrace, a depth of 100 feet, and 3,5000 sq. ft. of lot area; and

WHEREAS, the site is occupied by a two-story with cellar, single-family residence with approximately 2,642 sq. ft. of floor area (0.75 FAR); and

WHEREAS, ZR § 73-622 provides that:

The Board of Standards and Appeals may permit an *enlargement* of an existing *single-* or *two family detached* or *semi-detached residence* within the following areas:

- (a) Community Districts 10, 11 and 15, in the Borough of Brooklyn; and
- (b) R2 Districts within the area bounded by Avenue I, Nostrand Avenue, Kings Highway, Avenue O and Ocean Avenue, Community District 14, in the Borough of Brooklyn.

Such *enlargement* may create a new *non-compliance*, or increase the amount or degree of *non-compliance*, with the applicable *bulk* regulations for *lot coverage*, *open space*, *floor area*, *side yard*, *rear yard* or perimeter wall height regulations, provided that:

- (1) any *enlargement* within a *side yard* shall be limited to an *enlargement* within an existing *non-complying side yard* and such *enlargement* shall not result in a decrease in the existing minimum width of open area

between the *building* that is being *enlarged* and the *side lot line*;

- (2) any *enlargement* that is located in a *rear yard* is not located within 20 feet of the *rear lot line*; and

- (3) any *enlargement* resulting in a *non-complying* perimeter wall height shall only be permitted in R2X, R3, R4, R4A and R4-1 Districts, and only where the *enlarged building* is adjacent to a *single-* or *two family detached* or *semi-detached residence* with an existing *non-complying* perimeter wall facing the *street*. The increased height of the perimeter wall of the *enlarged building* shall be equal to or less than the height of the adjacent *building’s non-complying* perimeter wall facing the *street*, measured at the lowest point before a setback or pitched roof begins. Above such height, the setback regulations of Section 23-31, paragraph (b), shall continue to apply.

The Board shall find that the *enlarged building* will not alter the essential character of the neighborhood or district in which the *building* is located, nor impair the future use or development of the surrounding area. The Board may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

WHEREAS, the Board notes that in addition to the foregoing, its determination herein is also subject to and guided by, *inter alia*, ZR §§ 73-01 through 73-04; and

WHEREAS, as a threshold matter, the Board notes that the site is within the boundaries of a designated area in which the subject special permit is available; and

WHEREAS, the Board notes further that the subject application seeks to legalize the enlargement of an existing single family residence, as contemplated in ZR § 73-622; and

WHEREAS, as stated, the applicant seeks to legalize a previous 398.67 sq. ft. enlargement at the rear portion of the second floor of the building and further enlarge the front of the second floor of the subject building; the work the applicant now seeks to legalize resulted in a building with 2,582.98 sq. ft. (.73 FAR), and the proposed 137.04 sq. ft. enlargement will increase the floor area of the building to 2,720.02 sq. ft. (.77 FAR); the applicant will maintain the degree of non-compliance of the northern side yard (which has a width of 4’ - 10 ½”) and southern side (which has a width of 5’ - 2 ½”), and maintain the existing 26’ - 11 ½” rear yard; and

WHEREAS, the applicant represents that the modified proposal will not alter the essential character of the neighborhood and will not impair the future use or development of the surrounding area; and

WHEREAS, based upon its review of the record, the Board finds that the proposed enlargement will neither alter the essential character of the surrounding neighborhood, nor

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impair the future use and development of the surrounding area; and

WHEREAS, therefore, the Board has determined that the evidence in the record supports the findings required to be made under ZR § 73-622.

Therefore it is resolved, that the Board of Standards and Appeals issues a Type II determination under 6 N.Y.C.R.R. Part 617.5 and 617.3 and §§ 5-02(a), 5-02(b)(2) and 6-15 of the Rules of Procedure for City Environmental Quality Review and makes the required findings under ZR § 73-622, to legalize, on a site within an R2 zoning district, within the Special Bay Ridge District, the enlargement of a two-story with cellar, single-family residence, and also to permit further enlargement of such building, which does not comply with the zoning requirements for floor area ratio (“FAR”), side yards, and rear yards, contrary to ZR §§ 23-141, 23-461, and 23-47; *on condition* that all work will substantially conform to drawings as they apply to the objections above-noted, filed with this application and marked “Received October 1, 2015” – eleven (11) sheets; and *on further condition*:

THAT the following shall be the bulk parameters of the building: a maximum floor area of 2,720.02 sq. ft. (.73 FAR), side yards of 4’- 10 ½” and 5’- 2 ½”, and a rear yard with a minimum depth of 26’-11 ½”, all as illustrated on the BSA-approved plans;

THAT this approval is limited to the relief granted by the Board in response to specifically cited DOB/other jurisdiction objections(s);

THAT the approved plans shall be considered approved only for the portions related to the specific relief granted;

THAT DOB shall review and approve the addition of the proposed additional parking space at the cellar level of the subject building, as well as the driveway, curb cut and garage shown on the BSA-approved plans;

THAT planting at the site shall comply with ZR § 23-451;

THAT all DOB and related agency application(s) filed in connection with the authorized use and/or bulk will be signed off by DOB and all other relevant agencies by October 20, 2019; and

THAT DOB must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of the plan(s)/configuration(s) not related to the relief granted.

Adopted by the Board of Standards and Appeals, October 20, 2015.

2-15-BZ CEQR #15-BSA-139M

APPLICANT – Jay Goldstein, Esq., for Panasia Estate Inc., owner; Chelsea Fitting Room LLC, lessee.

SUBJECT – Application January 7, 2015 – Special Permit (§73-36) to allow the operation of a physical culture establishment (*The Fitting Room*) in the portions of the cellar and first floor of the premises. C6-4A zoning district. PREMISES AFFECTED – 31 West 19th Street, 5th Avenue and 6th Avenue on the north side of 19th Street, Block 00821, Lot 21, Borough of Manhattan.

COMMUNITY BOARD #5M

ACTION OF THE BOARD – Application granted on condition.

THE VOTE TO GRANT –

Affirmative: Chair Perlmutter, Vice-Chair Hinkson, Commissioner Ottley-Brown, Commissioner Montanez and Commissioner Chanda.....5

Negative:.....0

THE RESOLUTION –

WHEREAS, the decision of the Manhattan Borough Commissioner, dated December 10, 2014, acting on Department of Buildings Application No. 122158896, reads in pertinent part:

“ZR 32-31: Proposed change uses to a physical culture establishment on 1st & cellar in a C6-4A zoning district are not permitted use of right.

ZR 73-362: Obtain special permit from Broad [sic] of Standard & Appeal (BSA)”; and

WHEREAS, this is an application under ZR §§ 73-36 and 73-03, to legalize, on a site within a C6-4A zoning district and the Ladies’ Mile Historic District, a physical culture establishment (PCE), which operates in portions of the cellar and first floor of a six (6) story commercial building, contrary to ZR § 32-10; and

WHEREAS, a public hearing was held on this application on June 16, 2015 after due notice by publication in *The City Record*, with a continued hearing on August 18, 2015, and then to decision on October 20, 2015; and

WHEREAS, Community Board 5, Manhattan, recommends approval of this application; and

WHEREAS, Vice-Chair Hinkson, Commissioner Ottley-Brown, and Commissioner Montanez performed inspections of the site and surrounding neighborhood; and

WHEREAS, the subject site is a through lot located on the north side of West 19th Street, between Fifth Avenue and Avenue of the Americas; and

WHEREAS, the site has approximately 47 feet of frontage along West 19th Street, 47 feet of frontage along West 20th Street, and 8,556 sq. ft. of lot area, and is occupied by a six (6) story commercial building; and

WHEREAS, the PCE occupies approximately 4,325 sq. ft. on portions of the cellar and first floor of the building and has been in operation since March 2015; and

WHEREAS, the PCE operates as Chelsea Fitting Room LLC d/b/a The Fitting Room; and

WHEREAS, the proposed hours of operation for the PCE are: Monday through Friday, 5:30 a.m. to 10:00 p.m., and

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Saturday through Sunday, 6:30 a.m. to 7:00 p.m.; and

WHEREAS, the Department of Investigation has performed a background check on the corporate owner and operator of the establishment and the principals thereof, and issued a report which the Board has deemed to be satisfactory; and

WHEREAS, because the subject application is for a legalization, the Board asked the applicant to confirm that it has installed and received sign-off for the sprinkler system and has filed a permit for the installation of a fire alarm system within the PCE space; and

WHEREAS, the applicant represents that both have been installed pursuant to permits issued by the DOB under Job Nos. 121935264 and 121926032, providing the Board with photographs of the installed system at the subject premises, and that the Fire Department will sign-off on the modifications upon approval of this application; and

WHEREAS, the Fire Department, by letter dated October 16, 2015, states that it has no objections to the proposal; and

WHEREAS, at hearing, the Board inquired as to adjoining tenancies and sound attenuation measures at the PCE; and

WHEREAS, in response, the applicant represents that the premises are fully commercial—a commercial office is located directly above the PCE and a dance studio is located directly behind the PCE; the building to the west of the premises, which has a restaurant on the ground floor and residential units above, is separated from the PCE by the premise's lobby; and the spaces in the building to the east of the premises, which has a commercial office at the basement level and residential units on the first floor, are separated by sound partitions and two exterior cinderblock walls; and

WHEREAS, the applicant provided the Board with plans of the sound attenuation measures in place at the PCE premises, including information related to the ceilings of the studio, which consist of 2-layer gypsum board with green glue supported by vibration isolation ceiling hangers; and

WHEREAS, in response to the Board's inquiries regarding accessibility of the premises, the applicant represents that the first floor is on grade, directly accessible, and includes a bathing facility for handicap use, and that the cellar level of the PCE, which also includes accessible bathing facilities for handicap use, is accessible through the commercial lobby elevator that is open during all operating hours; and

WHEREAS, the PCE will not interfere with any pending public improvement project; and

WHEREAS, the New York City Landmarks Preservation Commission ("LPC") has approved the proposed alterations of the building by Certificate of No Effect No. 15-2594, dated December 30, 2013, and the proposed signage by Permit for Minor Work No. 16-9056, dated March 17, 2015; and

WHEREAS, accordingly, the Board finds that this action will neither 1) alter the essential character of the surrounding neighborhood; 2) impair the use or development of adjacent properties; nor 3) be detrimental to the public welfare; and

WHEREAS, the Board finds that, under the conditions and safeguards imposed, any hazard or disadvantage to the community at large due to the proposed special permit use is

outweighed by the advantages to be derived by the community; and

WHEREAS, the Board notes that the term of this grant has been reduced to reflect the period of time that the PCE operated without the special permit; and

WHEREAS, therefore, the Board has determined that the evidence in the record supports the requisite findings pursuant to ZR §§ 73-36 and 73-03; and

WHEREAS, the project is classified as an Type II action pursuant to 6 NYCRR Part 617.5; and

WHEREAS, the Board has conducted a review of the proposed Checklist action discussed in the CEQR Checklist No. 15-BSA-139M, dated December 11, 2014; and

Therefore it is Resolved, that the Board of Standards and Appeals issues a Type II determination prepared in accordance with Article 8 of the New York State Environmental Conservation Law and 6 NYCRR Part 617 and § 6-07(b) of the Rules of Procedure for City Environmental Quality Review and Executive Order No. 91 of 1977, as amended, and makes each and every one of the required findings under ZR §§ 73-36 and 73-03 to permit, on a site located in a C6-4 zoning district, the operation of a PCE in the cellar and first floor levels of a six (6) story commercial building, contrary to ZR § 32-10; *on condition* that all work shall substantially conform to drawings filed with this application marked "Received May 28, 2015"- Four (4) sheets and "Received October 1, 2015"- Four (4) sheets; and *on further condition*:

THAT the term of the PCE grant will expire on March 1, 2025;

THAT there will be no change in ownership or operating control of the PCE without prior application to and approval from the Board;

THAT accessibility compliance under Local Law 58/87 will be as reviewed and approved by DOB;

THAT fire safety measures will be installed and/or maintained as shown on the Board-approved plans;

THAT sound attenuation measures shall be implemented and/or maintained as shown on the Board-approved plans;

THAT the above conditions will appear on the Certificate of Occupancy;

THAT all DOB and related agency application(s) filed in connection with the authorized use and/or bulk will be signed off by DOB and all other relevant agencies by October 20, 2019;

THAT this approval is limited to the relief granted by the Board in response to specifically cited objection(s);

THAT the approved plans will be considered approved only for the portions related to the specific relief granted; and

THAT DOB must ensure compliance with all of the applicable provisions of the Zoning Resolution, the Administrative Code, and any other relevant laws under its jurisdiction irrespective of plan(s)/configuration(s) not related to the relief granted.

Adopted by the Board of Standards and Appeals, October 20, 2015.

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322-13-BZ

APPLICANT – Sheldon Lobel, P.C., for Gloria B. Silver, owner.

SUBJECT – Application December 18, 2013 – Reinstatement (§11-411) of a previously approved variance which permitted accessory parking on the zoning lot for the use Group 6 commercial building, which expired on September 23, 1990; Waiver of the Rules. R6/C1-2 and R6 zoning district.

PREMISES AFFECTED – 42-01 Main Street, southeast corner of the intersection of Main Street and Maple Avenue, Block 5135, Lot 1, Borough of Queens.

COMMUNITY BOARD #7Q

ACTION OF THE BOARD – Laid over to December 15, 2015, at 10 A.M., for continued hearing.

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 December 15, 2015, at 10 A.M., for continued hearing.

31-14-BZ

APPLICANT – Moshe M. Friedman, PE, for Bnos Square of Williamsburg, owner.

SUBJECT – Application February 11, 2014 – Special Permit (§73-19) to allow a conversion of an existing Synagogue (*Bnos Square of Williamsburg*) building (Use Group 4 to (Use Group 3). M1-2 zoning district.

PREMISES AFFECTED – 165 Spencer Street, 32'6" Northerly from the corner of the northerly side of Willoughby Avenue and easterly side of Spencer Street, Block 1751, Lot 3, Borough of Brooklyn.

COMMUNITY BOARD #3BK

ACTION OF THE BOARD – Laid over to December 15, 2015, at 10 A.M., for deferred decision.

101-14-BZ

APPLICANT – Moshe M. Friedman PE, for Bais Yaakov D. Chassidei Gur, owner.

SUBJECT – Application May 8, 2015 – Variance (§72-21) to permit the vertical extension of an existing not for profit religious school. R5 zoning district.

PREMISES AFFECTED – 1975 51st Street, northwest

corner of 20th Avenue and 51st Street, Block 05462, Lot 45, Borough of Brooklyn.

COMMUNITY BOARD #12BK

ACTION OF THE BOARD – Laid over to January 21, 2016, at 10 A.M., for adjourned hearing.

148-14-BZ

APPLICANT – Sheldon Lobel, P.C., for 11 Avenue A Realty LLC, owner.

SUBJECT – Application June 24, 2014 – Variance (§72-21) to permit multi-family residential use at the premises. R8A/C2-5 zoning districts.

PREMISES AFFECTED – 11 Avenue A, west side of Avenue A between East 1st Street and East 2nd Street, Block 429, Lot 39, Borough of Manhattan.

COMMUNITY BOARD #3M

THE VOTE TO CLOSE HEARING –

Affirmative: Chair Perlmutter; Vice-Chair Hinkson, Commissioner Ottley-Brown, Commissioner Montanez and Commissioner Chanda.....5
Negative:.....0

ACTION OF THE BOARD – Laid over to November 24, 2015, at 10 A.M., for decision, hearing closed.

314-14-BZ

APPLICANT – Sheldon Lobel, P.C., for Maurice Realty Inc., owner.

SUBJECT – Application November 20, 2014 – Special Permit (§73-125) to allow construction of an UG4 health care facility that exceed the maximum permitted floor area of 1,500 sf. R4A zoning district.

PREMISES AFFECTED – 1604 Williamsbridge Road, northwest corner of the intersection formed by Williamsbridge Road and Pierce Avenue, Block 04111, Lot 43, Borough of Bronx.

COMMUNITY BOARD #11BX

THE VOTE TO CLOSE HEARING –

Affirmative: Chair Perlmutter; Vice-Chair Hinkson, Commissioner Ottley-Brown, Commissioner Montanez and Commissioner Chanda.....5
Negative:.....0

ACTION OF THE BOARD – Laid over to December 1, 2015, at 10 A.M., for decision, hearing closed.

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**REGULAR MEETING
TUESDAY AFTERNOON, OCTOBER 20, 2015
1:00 P.M.**

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

ZONING CALENDAR

129-14-BZ

APPLICANT – Sheldon Lobel, P.C., for Mourad Louz,
owner.

SUBJECT – Application June 9, 2014 – Special Permit
(\$73-622) as amended, to permit the enlargement of a
single-family detached residence, contrary to floor area, side
yard, and rear yard regulations. R5 zoning district.

PREMISES AFFECTED – 2137 East 12th Street, east side
of East 12th Street between Avenue U and Avenue V, Block
07344, Lot 62, Borough of Brooklyn.

COMMUNITY BOARD #15BK

ACTION OF THE BOARD – Laid over to
November 24, 2015, at 10 A.M., for continued hearing.

261-14-BZ

APPLICANT – Law Office of Lyra J. Altman, for Julie
Haas, owner.

SUBJECT – Application October 21, 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. R-2 zoning
district.

PREMISES AFFECTED – 944 East 23rd Street aka 948
East 23rd Street, Block 07586, Lot 64, Borough of
Brooklyn.

COMMUNITY BOARD #14BK

THE VOTE TO CLOSE HEARING –

Affirmative: Chair Perlmutter; Vice-Chair Hinkson,
Commissioner Ottley-Brown, Commissioner Montanez and
Commissioner Chanda.....5

Negative:.....0

ACTION OF THE BOARD – Laid over to November
24, 2015, at 10 A.M., for decision, hearing closed.

322-14-BZ

APPLICANT – Eric Palatnik, P.C., for Maks Kutsak,
owner.

SUBJECT – Application December 12, 2014 – Special
Permit (\$73-622) for the enlargement of an existing single
family home contrary to floor area, lot coverage and open
space (ZR 23-141); R3-1 zoning district.

PREMISES AFFECTED – 82 Coleridge Street, between
Shore Boulevard and Hampton Avenue, Block 08728, Lot
58, Borough of Brooklyn.

COMMUNITY BOARD #15BK

THE VOTE TO CLOSE HEARING –

Affirmative: Chair Perlmutter; Vice-Chair Hinkson,
Commissioner Ottley-Brown, Commissioner Montanez and
Commissioner Chanda.....5

Negative:.....0

ACTION OF THE BOARD – Laid over to December
1, 2015, at 10 A.M., for decision, hearing closed.

44-15-BZ

APPLICANT – Akerman, LLP, for 145 CPN, LLC., owner.

SUBJECT – Application March 6, 2015 – Variance (§72-
21) to permit the construction of a conforming fourteen-
story, (UG 2) residential building containing 24 dwelling
units contrary to the maximum building height and front
setback requirements (§23-633) and rear setback
requirements (§23-633(b)). R8 zoning district.

PREMISES AFFECTED – 145 Central Park North, between
Adam Clayton Powell and Lenox Avenue, Block 01820, Lot
0006, Borough of Manhattan.

COMMUNITY BOARD #10M

ACTION OF THE BOARD – Laid over to December
8, 2015, at 10 A.M., for continued hearing.

Ryan Singer, Executive Director