

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 14, 2015  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>25-57-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP <b>221-18 Merrick Blvd, Queens</b> Amendment (§11-413) to permit a change in use (UG 6 retail use) of an existing commercial building in conjunction with alteration of an existing commercial building, demolition of three existing commercial buildings and construction of a new commercial building located within a C2-3 and R3A zoning district. <b>Community Board #13Q</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Granted – 4/14/15</b></p>
<b>2.</b>	<b>26-02-BZ</b>	<p>Eric Palatnik, P.C. <b>1680 Richmond Avenue aka 3101 Victory Boulevard, Staten Island</b> Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses, which expired on December 10, 2012; Amendment to covert the existing bays into accessory convenience store and to enlarge the building; Waiver of the Rules. C1-2/R3-2 zoning district. <b>Community Board #2SI</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Granted – 4/14/15</b></p>
<b>3.</b>	<b>42-08-BZ</b>	<p>Eric Palatnik, P.C. <b>182 Girard Street, Brooklyn</b> Extension of Time to Complete Construction of a previously granted Special Permit (73-622) for the enlargement of an existing two family home to be converted into a single family home which expired on January 27, 2013; Waiver of the Rules. R3-1 zoning district. <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 6/23/15</b></p>

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>545-56-BZ</b>	Eric Palatnik, P.C. <b>2001-2007 Williamsbridge Road aka 1131 Neil Avenue, Bronx</b> Extension of Term (§11-411) to seek the term of a previously granted variance for a gasoline service station and maintenance which expired October 19, 2012; Waiver of the Rules. C2-4/R5D zoning district. <b>Community Board #11BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 6/23/15</b>
<b>5.</b>	<b>131-93-BZ</b>	Eric Palatnik, P.C. <b>3743-3761 Nostrand Avenue, Brooklyn</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on November 22, 2014. C2-2/R5 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 6/23/15</b>
<b>6.</b>	<b>195-02-BZ</b>	Jeffrey A. Chester, Esq./GSHLLP <b>2797 Linden Boulevard, Brooklyn</b> Extension of Term of a previously approved Variance (§72-21) permitting an eating and drinking establishment with an accessory drive through facility with a legalization of a small addition to the establishment, which expired on February 11, 2013; Waiver of the Rules. R4 zoning district. <b>Community Board #5BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 4/14/15</b>
<b>7.</b>	<b>318-06-BZ</b>	Eric Palatnik, P.C. <b>49-05 Astoria Boulevard aka 22-41 49<sup>th</sup> Street, Queens</b> 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. <b>Community Board #1Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 6/23/15</b>

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<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>278-13-A</b>	Slater & Beckerman, P.C. <b>121 Varick Street, Manhattan</b> Appeal of Department of Buildings’ determination that the advertising sign was not established as a lawful non- conforming use. M1-6 zoning district/SHSD. <b>Community Board #2M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 5/19/15</b>
<b>9.</b>	<b>163-14-A thru 165-14-A</b>	Ponte Equities <b>502, 504, 506 Canal Street, Manhattan</b> 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. <b>Community Board #1M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 6/23/15</b>
<b>10.</b>	<b>16-15-A</b>	Sheldon Lobel, P.C. <b>233-235 Water Street, Manhattan</b> BCG304 to permit the redevelopment of the existing building, The Blue School, a new middle school, located within a flood hazard area. C6-2 zoning district. <b>Community Board #1M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Off-Calendar</b>

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<b>APPEALS – NEW CASES</b>		
11.	218-14-A	Paul F. Bonfilio, R.A. <b>46-03 88th Street, 45th Avenue Queens</b> Proposed construction of a four-story residential building for eleven units within the bed of 45th Avenue at its intersection within a bed of unmapped street, contrary to GCL 35. R5 zoning district. <b>Community Board #4Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 4/28/15</b>
12.	320-14-A	Dean Heitner, Esq. <b>125 West 97th Street, Manhattan</b> Interpretative Appeals for an open space requirements on a zoning lot for a proposed nursing facility to be constructed by Jewish Home Life Care on West 97th Street. R7-2/C1-8 zoning district. <b>Community Board #7M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 6/23/15</b>

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<b><i>BZ – DECISIONS</i></b>		
<b>13.</b>	<b>176-13-BZ</b>	<p>Sheldon Lobel, P.C. <b>31 Bond Street, Manhattan</b> Variance (§72-21) to permit Use Group 2 residential in an existing 6-story building with a new penthouse addition, contrary to Section 42-10 of the zoning resolution. M1-5B zoning district. <b>Community Board #2M</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Granted – 4/14/15</b></p>
<b>14.</b>	<b>37-14-BZ</b>	<p>Eric Palatnik, P.C. <b>86-10 Roosevelt Avenue, Queens</b> Special Permit (§73-36) to allow a physical culture establishment (<i>Enterprise Fitness Gym</i>), which will occupy a portion of the second floor of a two story building. C2-3/R6 zoning district. <b>Community Board #4Q</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 6/2/15</b></p>
<b>15.</b>	<b>242-14-BZ</b>	<p>Jay Goldstein, Esq. <b>212 East 57th Street, Manhattan</b> Special Permit (§73-36) to allow for operation of a physical culture establishment (<i>Haley Life</i>) on portions of the cellar and first floor. C1-9 zoning district. <b>Community Board #6M</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 4/14/15</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
16.	30-12-BZ	<p>Board of Standards and Appeals <b>142-41 Roosevelt Avenue, Queens</b> Remand Back to Board of Standards and Appeals; seeks a judgment vacating the resolution issued on January 15, 2013 and filed on January 17, 2013. R6-/C2-2 zoning district. <b>Community Board #7Q</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Continued Hearing – 6/16/15</b></p>
17.	343-12-BZ	<p>Akerman LLP. <b>570 East 21st Street, Brooklyn</b> 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. <b>Community Board #14BK</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Continued Hearing – 5/19/15</b></p>
18.	155-13-BZ	<p>Law Office of Fredrick A. Becker <b>1782-1784 East 28th Street, Brooklyn</b> 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. <b>Community Board #15BK</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 5/19/15</b></p>
19.	248-13-BZ	<p>Sheldon Lobel, P.C. <b>1179 East 28th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to floor area and open space (23-141a); side yards (23-461). R2 zoning district. <b>Community Board #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Closed, Decision – 5/12/15</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>20.</b>	<b>301-13-BZ</b>	<p>Eric Palatnik, P.C. <b>1502 Avenue N, Brooklyn</b> Variance (72-21) to add three floors to an existing one story and basement UG 4 synagogue for a religious-based college and post graduate (UG 3) with 10 dormitory rooms, contrary to sections 24-11, 24-521, 24-52,24-34(a),24-06. R5B zoning district. <b>Community Board #14BK</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <hr/> <p><b>Status: Closed, Decision – 5/19/15</b></p>
<b>21.</b>	<b>17-14-BZ</b>	<p>Moshe M. Friedman, PE <b>600 McDonald Avenue, Brooklyn</b> 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. <b>Community Board #12BK</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <hr/> <p><b>Status: Off-Calendar</b></p>
<b>22.</b>	<b>31-14-BZ</b>	<p>Moshe M. Friedman, P.E. <b>165 Spencer Street, Brooklyn</b> Special Permit (§73-19) to allow a conversion of an existing Synagogue (<i>Bnos Square of Williamsburg</i>) building (Use Group 4 to (Use Group 3). M1-2 zoning district. <b>Community Board #3BK</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <hr/> <p><b>Status: Continued Hearing – 6/16/15</b></p>
<b>23.</b>	<b>98-14-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP <b>404 Richmond Terrace, Staten Island</b> Variance (§72-21) to permit the reestablishment of a banquet facility (catering hall -UG 9) with accessory parking. Located in an R5 and R3A zoning districts within the St. George Historic District. <b>Community Board #1SI</b></p> <hr/> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <hr/> <p><b>Status: Continued Hearing – 6/2/15</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
24.	127-14-BZ	<p>Rothkrug Rothkrug &amp; Spector LLP <b>32-41 101st Street, Queens</b> Variance (§72-21) to permit construction of a cellar and two-story, two-family dwelling on a vacant lot that does not provide two required side yards, and does not provide two off street parking spaces. R4 zoning district. <b>Community Board #3Q</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 6/2/15</b></p>
25.	146-14-BZ	<p>Sheldon Lobel, P.C. <b>285 Grand Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Bowery CrossFit</i>) in the cellar of an existing building. C6-1G zoning district. <b>Community Board #3M</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 5/19/15</b></p>
26.	169-14-BZ	<p>Simons &amp; Wright LLC <b>325 Avenue Y, Brooklyn</b> Special Permit (§73-19) to allow a pre-school and child care services (Use Group 3) (<i>Inner Force Y</i>) within the existing building. M1-1 Ocean Parkway Special Zoning District. <b>Community Board #15BK</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 6/2/15</b></p>
27.	232-14-BZ	<p>Warshaw Burstein, LLP <b>946 Pennsylvania Avenue aka 1000 Pennsylvania Avenue, Brooklyn</b> Special Permit (§73-36) to allow for a physical culture establishment (<i>Planet Fitness</i>) within a portion of an existing commercial building. M1-1 zoning district. <b>Community Board #5BK</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 4/14/15</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

**REGULAR MEETING**

**TUESDAY AFTERNOON, APRIL 14, 2015**

**1:00 P.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>28.</b>	<b>289-14-BZ</b>	Sheldon Lobel, P.C. <b>22-32/36 31st Street, Queens</b> Special Permit (§73-42) to extend the conforming Use Group 6 restaurant use located partially within a C4-2A zoning district into the adjacent R5B zoning district. <b>Community Board #1Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 5/19/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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TUESDAY AFTERNOON, APRIL 14, 2015

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>29-14-BZ</b>	<p>Lewis Garfinkel  <b>255 East 27th Street, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-14a); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district.  <b>Community Board #14BK</b>  <b>Examiner: Henry Segovia (212) 386-0074</b>  <b>Status: Continued Hearing – 6/2/15</b></p>
<b>2.</b>	<b>182-14-BZ</b>	<p>Eric Palatnik, P.C.  <b>1977 Homecrest Avenue, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of an existing single family, two story dwelling contrary to floor area (ZR 23-141(b)); side yards (ZR 23-461) and less than the minimum rear yard (ZR 23-47). R5 zoning district.  <b>Community Board #15BK</b>  <b>Examiner: Henry Segovia (212) 386-0074</b>  <b>Status: Continued Hearing – 6/23/15</b></p>

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