

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 21, 2015

10:00 A.M.

SOC – CONTINUED HEARINGS

1.	35-10-BZ	Sheldon Lobel, P.C. 144-11 77th Avenue, Queens Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) which permitted the legalization of an existing synagogue (<i>Congregation Torath Haim Obel Sara</i>), 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. Community Board #8Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 6/2/15

SOC – NEW CASES

2.	1207-66-BZ	Carl A. Sulfaro, Esq. 305 Washington Avenue Brooklyn 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. Community Board #3BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 7/14/15

*****DISCLAIMER*****

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<i>APPEALS – DECISIONS</i>		
3.	180-14-A	<p>Fried Frank Harris Shriver and Jacobson LLP 332 West 44th Street, Manhattan 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. Community Board #4M</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 4/28/15</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
4.	131-11-A thru 133-11-A 159-14-A thru 161-14-A	<p>Rothkrug Rothkrug & Spector, LLP 464, 468 Arthur Kill Road, 120 Pemberton Avenue, Staten Island Proposed construction of three two story dwellings with parking located within the bed of a mapped street, contrary to General City Law Section 35. R3-1 zoning district. Community Board #3SI</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Closed, Decision – 5/12/15</p>
5.	95-14-A	<p>Bernard Marson 237 East 72nd Street, Manhattan MDL 171 & 4.35 to allow for a partial one-story vertical enlargement (<i>Penthouse</i>) of the existing 3 story and basement building located on the site. Pursuant to the 310 MDL. R8 zoning district. Community Board #8M</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Closed, Decision – 5/12/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
6.	222-13-BZ	<p>Eric Palatnik, P.C. 2472 Coney Island Avenue, Brooklyn 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. Community Board #15BK</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Continued Hearing – 6/2/15</p>
7.	44-14-BZ	<p>Sheldon Lobel, P.C. 92 Laight Street aka 256 West Street, 416 Washington Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Live Well</i>) on the first floor of the existing building, located within C6-3A & C6-2A zoning districts in a historic district. Community Board #1M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Adjourned, Continued Hearing – 5/19/15</p>
8.	94-14-BZ	<p>Dennis D. Dell'Angelo 1150 East 22nd Street, Brooklyn 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. Community Board #3BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 6/2/15</p>
9.	171-14-A 172-14-BZ	<p>Law Office of Steven Simicich 235 Dixon Avenue, Staten Island 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. Community Board #1SI</p> <p>Examiner: H. Segovia (212) 386-0074/T. Matias (212) 386-0085</p> <p>Status: Continued Hearing – 6/2/15</p>

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10.	238-14-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 98-100 Franklin Street, Manhattan 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. Community Board #1M</p>
		Examiner: Joshua Saal (212) 386-0081
		Status: Adjourned, Continued Hearing – 4/28/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 21, 2015

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	30-14-BZ	Eli Katz of Binyan Expediting 6101 16th Avenue aka 1602 61st Street aka 1601 62nd Street, Brooklyn Variance (§72-21) proposed enlargement to an existing school (Use Group 3) is contrary to §§42-00 & 43-43. M1-1 zoning district. Community Board #11BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 7/28/15
2.	173-14-BZ	Sheldon Lobel, P.C. 20 East 38th Street aka 244 Madison Avenue, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Evolution Muay Thai Camp</i>) in the cellar of an existing 16-story mixed-used residential and commercial building, located within an C5-2 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 6/16/15
3.	231-14-BZ	Sheldon Lobel, P.C. 124 West 23rd Street, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Orangetheory Fitness</i>) within a portion of an existing commercial building. C6-3X zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 7/21/15
4.	248-14-BZ	Slater & Beckerman, P.C. 1565 Forest Avenue, Staten Island Special Permit (§73-36) to allow the operation of a new physical culture establishment (<i>LA Fitness</i>) in the existing building. C4-1 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 6/16/15

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<i>BZ – NEW CASES</i>		
5.	258-14-BZ	Sheldon Lobel, P.C. 112 Atlantic Avenue, Brooklyn 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. Community Board #6BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 6/23/15

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