

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 18, 2015

10:00 A.M.

SOC – CONTINUED HEARINGS

1.	42-08-BZ	Eric Palatnik, P.C. 182 Girard Street, Brooklyn 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. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 9/18/15

SOC – NEW CASES

2.	826-86-BZ thru 828-86-BZ	Eric Palatnik, P.C. 269-10 & 270-10 Grand Central Parkway, Queens 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. Community Board #13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 10/20/15

APPEAL – DECISIONS

3.	320-14-A	Dean Heitner, Esq. 125 West 97th Street, Manhattan 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. Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 8/18/15

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<i>APPEALS – CONTINUED HEARINGS</i>		
4.	245-12-A	<p>Law Offices of Marvin B. Mitzner LLC. 515 East 5th Street, Manhattan Appeal pursuant to Section 310(2) of the Multiple Dwelling Law, requesting that the Board vary several requirements of the MDL. R7B Zoning District Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 9/18/15</p>

<i>APPEAL – NEW CASES</i>		
5.	89-14-A	<p>Kramer Levin Naftalis & Frankel LLP 215 East 64th Street, Manhattan Extension of Time to obtain a Class B Certificate of Occupancy to legalize a Gardens Hotel under MDL Section 120(b) (3), as provided under recent amendments under Chapters 225 and 566 of the Laws of New York 2010. R8B zoning district. Community Board #8M Examiner: Toni Matias (212) 386-0085 Status: Granted – 8/18/15</p>
6.	234-14-A	<p>Law Offices of Marvin B. Mitzner 738 East 6th Street, Manhattan Appeal of the NYC Department of Buildings' determination to not revoke a Certificate of Occupancy issued in 1989 and reinstate the Certificate of Occupancy issued in 1985. Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 11/24/15</p>

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<i>BZ – DECISIONS</i>		
7.	266-13-BZ	<p>Law Offices of Marvin B. Mitzner 515 East 5th Street, Manhattan Variance (§72-21) to legalize the enlargement of a six-story, multi-unit residential building, contrary to maximum floor area (§23-145). R7B zoning district. Community Board #3M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Deferred Decision – 9/18/15</p>
8.	236-14-BZ	<p>Law Office of Stuart Klein 106 East 57th Street aka 104-114 East 57th Street Manhattan Special Permit (§73-241) to legalize the operation of an eating and drinking establishment (UG 6C) with entertainment, but not dancing, with a capacity of 200 persons or fewer. C5-3 (MID) zoning district. Community Board #5M</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Dismissed – 8/18/15</p>
9.	9-15-BZ	<p>Francis R. Angelino, Esq. 55 Amsterdam Avenue, Manhattan Special Permit (§73-36) to allow for a physical culture establishment (<i>Bod Fitness</i>) at the building on a portion of the ground floor and cellar of a new 54-story mixed use residential building. C4-7 Special Lincoln Square District. Community Board #7M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 8/18/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
10.	60-14-BZ	<p>Law Office of Jay Goldstein, PLLC 141-41 72nd Avenue, Queens Variance (§72-21) to enlarge a community facility (<i>Sephardic Congregation</i>), contrary to floor lot coverage rear yard, height and setback (24-00). R4-1 zoning district. Community Board #8Q Examiner: Rory Levy (212) 386-0082 Status: Adjourned, Continued Hearing – 9/18/15</p>
11.	173-14-BZ	<p>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: Adjourned, Continued Hearing – 9/22/15</p>
12.	243-14-BZ	<p>Eric Palatnik, PC 1660 Richmond Avenue, Staten Island Special Permit (§73-243) to permit the legalization and continued use of an existing eating and drinking establishment (UG 6) with an accessory drive-through. C1-2/R3X zoning district. Community Board #2SI Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 9/18/15</p>
13.	258-14-BZ	<p>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: Adjourned, Continued Hearing – 9/1/15</p>

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14.	314-14-BZ	<p>Sheldon Lobel, P.C. 1604 Williamsbridge Road, Bronx Special Permit (§73-125) to permit construction of an UG4 health care facility that exceed the maximum permitted floor area of 1,500 sf. R4A zoning district. Community Board #11BX</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Continued Hearing – 10/20/15</p>
15.	324-14-BZ	<p>Gerald J. Caliendo, RA, AIA 198-30 Jamaica Avenue, Queens Reinstatement (§11-411) for an automotive repair facility (UG 16B) granted under Cal. No. 909-52-BZ, expiring January 29, 2000; Amendment to permit the sale of used cars; Wavier of the Rules. C2-2/R5 zoning district. Community Board #12Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Granted – 8/18/15</p>
16.	2-15-BZ	<p>Jay Goldstein, Esq. 31 West 19th Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>The Fhitting Room</i>) in the portions of the cellar and first floor of the premises. C6-4A zoning district. Community Board #5M</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Adjourned, Continued Hearing – 10/20/15</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 18, 2015

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	156-14-BZ	<p>Lewis E. Garfinkel 1245 East 32nd Street, Brooklyn Special Permit (§73-621) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-141(b)). R4 zoning district. Community Board #18BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 9/18/15</p>
2.	179-14-BZ	<p>Law Office of Lyra J. Altman 1937 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement and conversion of an existing two family residence to single family residence contrary to the rear yard requirement (ZR 23-47). R5 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 9/18/15</p>
3.	229-14-BZ	<p>Jeffery A. Chester/GSHLLP 55-05 Myrtle Avenue, Queens Special Permit (§73-36) to seek the legalization of an existing physical culture establishment (<i>Lucille Roberts</i>). C4-3A zoning district. Community Board #5Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 11/17/15</p>
4.	239-14-BZ	<p>Eric Palatnik, P.C. 8008 Harber View Terrace, Brooklyn 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. Community Board #10BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 10/20/15</p>

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5.	318-14-BZ	Walter T. Gorman, P.E., P.C. 1672-1680 86th Street aka 1-17 Bay 14th Street, Brooklyn Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on October 27, 1987; Waiver of the Rules. C1-2 in R5 zoning district. Community Board #11BK Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 11/17/15
6.	31-15-BZ	Snyder & Snyder, LLP 2800 Victory Boulevard, Staten Island Special Permit (§73-30) to permit the modification of an existing wireless facility. R3-2 zoning district. Community Board #2SI Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 8/18/15
7.	75-15-BZ	Sheldon Lobel, PC 153-157 Sherman Avenue, Manhattan Variance (§72-21) to permit the construction of a school (UG 3) (<i>TEP Charter School</i>) contrary to front setback requirements (§24-522). C1-4/R7-2 zoning district. Community Board #12M Examiner: Joshua Saal (212) 386-0081 Status: Closed, Decision – 9/18/15

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