

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 25, 2015

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>122-93-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>895 Broadway, Manhattan</b> Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment ( <i>Equinox</i> ) which expired on September 20, 2014; Amendment to permit the expansion of the use into the second floor. M1-5M zoning district. <b>Community Board #5M</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Granted – 8/25/15</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>2.</b>	<b>1207-66-BZ</b>	Carl A. Sulfaro, Esq. <b>305 Washington Avenue Brooklyn</b> 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. <b>Community Board #3BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Continued Hearing – 9/18/15</b>
<b>3.</b>	<b>84-93-BZ</b>	Sheldon Lobel, P.C. <b>671-677 Timpson Place, Bronx</b> Extension of Term of a previously Variance (§72-21) permitting the operation of a Use Group 18B scrap, metal, junk, paper or rags, storage sorting, and bailing facility, which expired on November 15, 2015. C8-3 zoning district. <b>Community Board #2BX</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Closed, Decision – 9/18/15</b>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>156-03-BZ</b>	<p>Goldman Harris LLC.  <b>135-35 Northern Boulevard, Queens</b>                      Extension of Time to Complete Construction of a previously granted Variance (72-21) for the construction of a seventeen story mixed-use commercial/community facility/residential condominium building which expires on January 31, 2016; Amendment. R6/C2-2 zoning district.  <b>Community Board #7Q</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Closed, Decision – 9/18/15</b></p>
<b>5.</b>	<b>127-15-BZ</b>	<p>Goldman Harris LLC.  <b>135-35 Northern Boulevard, Queens</b>                      Special Permit (§73-66) to permit the construction of building in excess of the height limits established pursuant Z.R. §§61-211 &amp; 61-22. The proposed building was approved by the Board pursuant to BSA Calendar Number 156-03-BZ. C2-2/R6 zoning district.  <b>Community Board #7Q</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Closed, Decision – 9/18/15</b></p>
<b>6.</b>	<b>301-03-BZ</b>	<p>Law Office of Lyra J. Altman  <b>1103 East 22nd Street, Brooklyn</b>                      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.  <b>Community Board #14BK</b>  <b>Examiner: Henry Segovia (212) 386-0074</b>  <b>Status: Continued Hearing – 10/20/15</b></p>

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<b><i>SOC – NEW CASES</i></b>		
<b>7.</b>	<b>182-95-BZ 183-95-BZ</b>	Rothkrug & Spector LLP <b>2465 &amp; 2473 Broadway, Manhattan</b> Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a PCE ( <i>Equinox Fitness Club</i> ) which expires on November 1, 2015; Amendment to expand the PCE into the cellar and the full third floor; Waiver of the Rules. C4-6A/R8 zoning district. <b>Community Board #7M</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Continued Hearing – 10/16/15</b>

<b><i>APPEALS – DECISIONS</i></b>		
<b>8.</b>	<b>271-14-A thru 282-14-A</b>	Eric Palatnik, P.C. <b>Patricia Court, Herbert Court, Staten Island</b> To permit the proposed development consisting of seven one family homes and one-two family home, contrary Article 3 Section 36 of the General City Law. R3X zoning district. <b>Community Board #3SI</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Granted – 8/25/15</b>
<b>9.</b>	<b>37-15-A</b>	Jeffrey Geary <b>2020 Demerest Road, Queens</b> Proposed construction of building within the bed of a mapped street contrary to Section 35 Article 3 of the General City Law. R3-2 zoning district. <b>Community Board #14Q</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Granted – 8/25/15</b>

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<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>10.</b>	<b>300-08-A</b>	<p>Law office of Marvin B. Mitzner LLC  <b>39-35 27th Street, Queens</b>                      Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district.  <b>Community Board #1Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Continued Hearing – 10/16/15</b></p>
<b>11.</b>	<b>163-14-A thru 165-14-A</b>	<p>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></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Continued Hearing – 10/27/15</b></p>

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TUESDAY MORNING, AUGUST 25, 2015  
10:00 A.M.

<b><i>APPEAL – NEW CASES</i></b>		
12.	297-12-A	<p>Law Office of Fredrick A. Becker <b>28-18/20 Astoria Boulevard, Queens</b> Extension of Time to complete construction in connection with a previously approved common law vested rights application. R6-A (C1-1) zoning district. <b>Community Board #1Q</b></p> <p style="color: green;"><b>Examiner: Toni Matias (212) 386-0085</b></p> <p style="color: red;"><b>Status: Granted – 8/25/15</b></p>
13.	91-15-A	<p>Edward Lauria <b>55 Englewood Avenue, Staten Island</b> Proposed construction of building that does not front on a legally mapped street, pursuant Article 3 Section 36 of the General city Law. M1-1 zoning district. <b>Community Board #3SI</b></p> <p style="color: green;"><b>Examiner: Toni Matias (212) 386-0085</b></p> <p style="color: red;"><b>Status: Closed, Decision – 9/18/15</b></p>

<b><i>BZ – DECISIONS</i></b>		
14.	222-13-BZ	<p>Eric Palatnik, P.C. <b>2472 Coney Island Avenue, Brooklyn</b> 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. <b>Community Board #15BK</b></p> <p style="color: green;"><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p style="color: red;"><b>Status: Granted – 8/25/15</b></p>
15.	64-14-BZ	<p>Law Office of Lyra J. Altman <b>1320 East 23rd Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. <b>Community Board #14BK</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p style="color: red;"><b>Status: Granted – 8/25/15</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 25, 2015

10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
16.	244-14-BZ	<p>Eric Palatnik, PC  <b>22 West 32nd Street, Manhattan</b>                      Special Permit (§73-36) to operate a physical culture establishment (<i>K-Town Sauna</i>) within an existing building. C6-4 zoning district.  <b>Community Board #5M</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 386-0082</b></p> <p style="color: red;"><b>Status: Granted – 8/25/15</b></p>
17.	18-15-BZ	<p>Frances R. Angelino, Esq.  <b>90 5th Avenue, Manhattan</b>                      Special Permit (§73-36) to permit a physical culture establishment (<i>Peak Performance</i>) on 10th &amp; 11th floors of an 11- story commercial building. C6-4M zoning district.  <b>Community Board #5M</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 386-0082</b></p> <p style="color: red;"><b>Status: Granted – 8/25/15</b></p>
18.	55-15-BZ	<p>Kramer Levin Naftalis &amp; Frankel LLP  <b>405 West 55th Street, Manhattan</b>                      Variance (§72-21) to permit the enlargement of an Alvin Alley Dance foundations in an existing building to provide additional dance studios, classrooms, and offices. R8/C1-5, C6-2 Clinton Preservation Area zoning districts.  <b>Community Board #4M</b></p> <p style="color: green;"><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p style="color: red;"><b>Status: Granted – 8/25/15</b></p>
19.	61-15-BZ	<p>Greenberg &amp; Traurig, LLP  <b>540 West 26th Street, Manhattan</b>                      Special Permit (§73-19) to permit the operation of a portion of a school known as Avenues (<i>The School</i>) Use Group 3A, located in a M1-5 zoning district.  <b>Community Board #4M</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 386-0082</b></p> <p style="color: red;"><b>Status: Deferred Decision – 9/18/15</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 25, 2015

10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>20.</b>	<b>148-14-BZ</b>	<p>Sheldon Lobel, P.C.  <b>11 Avenue A, Manhattan</b>                      Variance (§72-21) to permit multi-family residential use at the premises.                      R8A/C2-5 zoning districts.  <b>Community Board #3M</b></p> <hr/> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <hr/> <p><b>Status: Adjourned, Continued Hearing – 10/20/15</b></p>
<b>21.</b>	<b>204-14-BZ</b>	<p>Sheldon Lobel, P.C.  <b>55 Wythe Avenue, Brooklyn</b>                      Special Permit (§73-44) for reduction of required off-street parking spaces for proposed ambulatory diagnostic or treatment health care facilities (UG 4A) and commercial office use (UG 6B listed in Use Group 4 and PRC-B1. M1-2 Zoning District.  <b>Community Board #1BK</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <hr/> <p><b>Status: Adjourned, Continued Hearing – 10/27/15</b></p>
<b>22.</b>	<b>270-14-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>203 East 92nd Street, Manhattan</b>                      Special Permit (§73-36) to permit a physical culture establishment (<i>Equinox</i>) within portions of a new mixed use building. C4-6 zoning district.  <b>Community Board #8M</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Adjourned, Continued Hearing – 9/18/15</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 25, 2015

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>19-15-BZ</b>	<p>Herrick, Feinstein LLP  <b>92-77 Queens Boulevard, Queens</b>                      Special Permit (73-36) to permit a physical culture establishment (<i>Retro Fitness</i>) to be located at second-story level (plus entrance at ground-floor level) of a new two-story building. R7-1/C2-2 zoning district.  <b>Community Board #6Q</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <hr/> <p><b>Status: Closed, Decision – 9/18/15</b></p>
<b>2.</b>	<b>29-15-BZ</b>	<p>Law Office of Stuart Klein  <b>200-204 East 61st Street aka 1011-102 3<sup>rd</sup> Avenue, Manhattan</b>                      Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Flywheel Sports</i>) at the cellar level of an existing building. C6-4 zoning district.  <b>Community Board #8M</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <hr/> <p><b>Status: Closed, Decision – 9/18/15</b></p>

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