

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 15, 2015
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1059-84-BZ	Troutman Sanders, LLP 943/61 Kings Highway aka 2032 Coney Island Avenue, Brooklyn Extension of term of a Special Permit for the operation of a physical culture establishment (24 Hour Fitness) which expired on May 7, 2015; Amendment to reflect a change in ownership. C4-2 & C8-2 (OP) zoning district. Community Board #15BK Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 12/15/15
2.	427-05-BZ	Eric Palatnik, P.C. 133-47 39th Avenue, Queens Extension of Time to Complete Construction (§73-11) to seek an extension of time to complete construction which expired May 10, 2015. C4-2 zoning district. Community Board #7Q Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 12/15/15

<i>SOC – CONTINUED HEARINGS</i>		
3.	364-87-BZ	Sheldon Lobel, P.C. 1710-1720 Flatbush Avenue, Brooklyn Extension of Term (§11-411) of a previously granted variance permitting an automotive repair facility which expired on March 22, 2013; Waiver of the Rules. C2-2/R5 zoning district. Community Board #18BK Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 12/15/15
4.	585-91-BZ	Paul F. Bonfilio Architect, PC 222-44 Braddock Avenue, Queens 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. Community Board #13Q Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 2/9/16

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<i>SOC – CONTINUED HEARINGS</i>		
5.	301-03-BZ	<p>Law Office of Lyra J. Altman 1103 East 22nd Street, Brooklyn 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. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 12/15/15</p>
6.	16-12-BZ	<p>Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn Amendment of a previously approved Special Permit (§73-19) permitting a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). The amendment seeks changes to the interior, an increase in the height of the building. M1-2 zoning district. Community Board #3BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 2/9/16</p>

<i>SOC – NEW CASES</i>		
7.	10-11-BZ & 11-11-BZ	<p>Phillip L. Rampulla 115 & 121 Finley Avenue, Staten Island Extension of Time to Complete Construction and Amendment (72-21) Extension of time to complete construction for two one family detached residence in which the front and rear yards were modified Amendment to revise the first floor elevation, located within an R3-1 zoning district. Community Board #2SI</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 1/22/16</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
8.	300-08-A	<p>Law office of Marvin B. Mitzner LLC 39-35 27th Street, Queens 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. Community Board #1Q</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 1/22/16</p>
9.	163-14-A thru 165-14-A	<p>Ponte Equities 502, 504, 506 Canal Street, Manhattan 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. Community Board #1M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 2/23/16</p>
10.	12-15-A 13-15-A	<p>Prospect Place Development, LLC 53 & 57 Prospect Place, Staten Island Proposed construction of one family detached dwelling does not front on a legally mapped street contrary to Section 36, of the General City Law. R3X zoning district. Community Board #3SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 12/15/15</p>

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<i>APPEAL – NEW CASES</i>		
11.	182-06-A thru 211-06-A	<p>Law Office of Lyra J. Altman Beach 5th Street, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for a previously granted Common Law Vesting which expires on November 15, 2015. R4A zoning district. Community Board #14Q</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 1/22/16</p>
12.	136-15-A	<p>Rothkrug Rothkrug & Spector LLP 521 Durant Avenue, Staten Island Proposed construction of a building not fronting on a legally mapped street contrary to Section 36 Article 3 of the General City Law. Community Board #3SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 1/22/16</p>

<i>BZ – DECISIONS</i>		
13.	31-14-BZ	<p>Moshe M. Friedman, P.E. 165 Spencer Street, Brooklyn 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. Community Board #3BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Deferred Decision – 1/22/16</p>
14.	35-14-BZ	<p>Gerald J. Caliendo, RA, AIA. 40-06 Astoria Boulevard, Queens Special Permit (§73-36) to permit the operation a physical culture (<i>CKO Kickboxing</i>) within the existing building. C4-2A zoning district. Community Board #1Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 12/15/15</p>

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<i>BZ – DECISIONS</i>		
15.	51-14-BZ	<p>Lewis E. Garfinkel 1369 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space ZR §23-141; side yards ZR §23-461 and rear yard ZR §23-47. R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 12/15/15</p>
16.	148-14-BZ	<p>Sheldon Lobel, P.C. 11 Avenue A, Manhattan Variance (§72-21) to permit multi-family residential use at the premises. R8A/C2-5 zoning districts. Community Board #3M</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 12/15/15</p>
17.	45-15-BZ	<p>Simons & Wright LLC 23-10 41st Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Rock Climbing Facility</i>) C5-3 zoning district. M1-5/R7-3 (LIC) zoning district. Community Board #1Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 12/15/15</p>
18.	53-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 10 East 53rd Street, Manhattan Special Permit (§73-36) to permit a physical culture establishment (<i>Equinox</i>) within an existing building. C5-2.5(MID) + C.3MID) (F) zoning district. Community Board #5M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 12/15/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
19.	303-13-BZ	<p>Jeffrey A. Chester, Esq. 506-510 Brook Avenue, Bronx Variance (§72-21) to allow a new mixed use building with 36 affordable residential units and community facility space. R6 & C1-4 zoning districts. Community Board #1BX</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 12/15/15</p>
20.	322-13-BZ	<p>Sheldon Lobel, P.C. 42-01 Main Street, Queens Re-instatement (§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. Community Board #7Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 2/23/16</p>
21.	330-13-BZ	<p>Alexander Levkovich 2801 Brown Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single family home contrary to floor area (ZR 23-141). R4-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Adjourned, Continued Hearing – 2/23/16</p>
22.	30-14-BZ	<p>Jay Goldstein, Esq. 6101 16th Avenue aka 1602 61st Street aka 1601 62nd Street, Brooklyn Variance (§72-21) proposed enlargement to an existing school (<i>Yeshiva Bais Sorah</i>) (Use Group 3) is contrary to §§42-00 & 43-43. M1-1 zoning district. Community Board #11BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 2/2/16</p>

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<i>BZ – CONTINUED HEARINGS</i>		
23.	149-14-BZ	Lewis E. Garfinkel 3173 Bedford Avenue, Brooklyn Special Permit (§73-622) to for the enlargement of an existing single family residence contrary to floor area and open space (ZR 23-141(a)); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 12/15/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 15, 2015

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	283-14-BZ	<p>Dennis D. Dell'Angelo 3255 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family residence to be converted to a 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: Closed, Decision – 1/22/16</p>
2.	63-15-BZ	<p>Sheldon Lobel, P.C. 35 Sutton Place, Manhattan 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. Community Board #6M</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Closed, Decision – 2/9/16</p>
3.	98-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 240 East 54th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>SoulCycle</i>) within the existing building for a one family, three-story residence for accessory parking spaces. C1-9 zoning district. Community Board #6M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 2/2/16</p>
4.	99-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 240 East 54th Street, Manhattan Special Permit (§73-36) to allow for a physical culture establishment (<i>Blink</i>) in an existing commercial building. C1-9 zoning district. Community Board #6M_{Levy}</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 2/2/16</p>

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