

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<i>SOC – CONTINUED HEARINGS</i>		
1.	164-94-BZ	<p>Jeffrey Chester, Esq. 84 Hugh Grant Circle, Bronx Extension of Term of a previously approved Variance (§72-21) which permitted the operation of physical culture establishment (<i>Lucille Roberts</i>), which expired on March 1, 2014. C1-2/R6 zoning district. Community Board #9BX</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 3/24/15</p>
2.	76-12-BZ	<p>Sheldon Lobel, P.C. 148 Norfolk Street, Brooklyn Amendment to modify the previously granted special permit (§73-622) for the enlargement of an existing single-family detached residence. R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 3/10/15</p>

<i>SOC – NEW CASES</i>		
3.	25-57-BZ	<p>Rothkrug Rothkrug & Spector LLP 221-18 Merrick Blvd, Queens 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. Community Board #13Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 3/10/15</p>

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<i>APPEALS – DECISIONS</i>		
4.	32-14-A	Rothkrug, Rothkrug & Spector, LLP 2560 Forest Avenue, Staten Island Proposed construction of a retail/warehouse building located partially within the bed of a mapped street contrary to Article 3, Section 35 of the General City Law and waiver of bulk non-compliances under §72-01-(g). M-2-1 Zoning District. Community Board #1SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 2/10/15

<i>APPEALS – CONTINUED HEARINGS</i>		
5.	300-08-A	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 Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 3/24/15
6.	192-14-A thru 198-14-A	Rothkrug Rothkrug & Spector LLP 10, 12, 18, 20, 26, 30, 32 Winslow Place, Staten Island Proposed construction of buildings that do not front on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3-2(SRD) zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 2/24/15

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<i>APPEALS – NEW CASES</i>		
7.	140-14-A	<p>Eric Palatnik, P.C. 1016 East 13th Street, Brooklyn Appeal seeking a determination that the owner has acquires a common law vested rights to complete construction under the prior C4-3A/R6 zoning district. R5 zoning district Community Board #14BK</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 3/10/15</p>
8.	153-14-A	<p>Rothkrug Rothkrug & Spector LLP 200 Cambridge Avenue, Staten Island Proposed construction of a community facility building school located partially within the bed of an unbuilt mapped street pursuant to Article 3 Section 35 of the General City Law and waive of bulk regulations under ZR Section 72-01(g). R3-2 Zoning district. Community Board #3SI</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Closed, Decision – 3/3/15</p>

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<i>BZ – DECISIONS</i>		
9.	65-13-BZ	Eric Palatnik, Esq. 123 Franklin Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 2/10/15
10.	185-13-BZ	Eric Palatnik P.C. 97 Franklin Avenue, Brooklyn Variance (§72-21) to permit the development of a proposed three story, two-unit residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 2/10/15
11.	26-14-BZ	Francis R. Angelino, Esq. 45 East 75th Street aka 42-76 East 76th Street, Manhattan Variance (§72-21) to permit the enlargement of an existing community facility (<i>Hewitt School</i>), contrary to maximum building height (24-591); street wall height (§24-592); and rear yard requirements (§24-36). R8B zoning district. Community Board #8M
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 2/10/15
12.	141-14-BZ	Rothkrug Rothkrug & Spector LLP 2465 Broadway, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>SoulCycle</i>) on the first floor of an existing commercial building, contrary to (§32-31). C4-6A zoning district. Community Board #7M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 2/10/15

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<i>BZ – CONTINUED HEARINGS</i>		
13.	248-13-BZ	Sheldon Lobel, P.C. 1179 East 28th Street, Brooklyn 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. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/10/15
14.	264-13-BZ	Francis R. Angelino, Esq. 257 West 17th Street, Manhattan Special Permit (§73-36) to legalize a physical culture establishment (<i>Brick CrossFit</i>) on the ground floor and cellar of an existing 10-story building. C6-2A zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 3/31/15
15.	329-13-BZ	Alexander Levkovich 145 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (23-141). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 3/3/15
16.	45-14-BZ	Eric Palatnik, P.C. 337 99th Street, Brooklyn Special Permit (§73-622) to enlarge an existing semi-detached two story dwelling and to vary the floor area ratio requirements, and to convert the one family home into a two family home. R4-1 zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 3/10/15

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<i>BZ – CONTINUED HEARINGS</i>		
17.	59-14-BZ	<p>Caroline G. Harris 114-122 Jackson Street, Brooklyn Variance (§72-21) to permit the construction of a four-story plus penthouse community facility (UG 4), contrary to (24-11). R6B zoning district. Community Board #1BK</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Continued Hearing – 3/31/15</p>
18.	122-14-BZ	<p>Lewis E Garfinkel 1318 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family semi-detached home contrary to floor area and open space ZR 23-141; side yards ZR 23-461 and less than the required rear yard ZR 23-47. R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 3/10/15</p>
19.	203-14-BZ	<p>Rothkrug Rothkrug & Spector LLP 18 West 8th Street, Manhattan Special Permit §73-36 to permit a physical culture establishment (<i>305 Fitness</i>) within portions of an existing commercial building. C4-5 zoning district. Community Board #2M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 3/10/15</p>
20.	246-14-BZ	<p>Rothkrug Rothkrug & Spector, LLP 210 Joralemon Street aka 45/63 Court Street, Brooklyn Special Permit (§73-36) to operate a physical culture establishment (<i>Soul Cycle</i>) within an existing landmarked building. C5-2A (DB), C5-zoning districts. Community Board #2BK</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 2/10/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
21.	285-14-BZ 288-14-BZ	Department of Housing Preservation and Development 84 McLaughlin Street and 131 Cedar Grove Avenue Staten Island Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. Community Board #2SI <hr/> Examiner: Joshua Saal (212) 386-0081 <hr/> Status: Granted – 2/10/15
22.	297-14-BZ thru 300-14-A	Department of Housing Preservation and Development 6 & 28 Topping Street, Staten Island Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy. (GCL 36) waiver for properties located on an unmapped street on properties which are registered in the NYC Build it Back Program. Community Board #2SI <hr/> Examiner: Joshua Saal (212) 386-0081 <hr/> Status: Granted – 2/10/15
23.	307-14-BZ	Department of Housing Preservation and Development 540 Hunter Avenue, Staten Island Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. Community Board #2SI <hr/> Examiner: Joshua Saal (212) 386-0081 <hr/> Status: Granted – 2/10/15
24.	308-14-BZ 312-14-BZ	Department of Housing Preservation and Development 179 Kiswick Street and 65 Hempstead Avenue Staten Island Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. Community Board #2SI <hr/> Examiner: Joshua Saal (212) 386-0081 <hr/> Status: Granted – 2/10/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 10, 2015

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	186-14-BZ	<p>Law Office of Lyra J. Altman 51-63 Bond Street aka 252-270 Schermerhorn Street, Brooklyn Variance (§72-21) to permit the construction of a new hotel building with ground floor retail contrary to allowable commercial floor area (ZR 33-122). C6-1/R6B zoning district in the Downtown Brooklyn Special District. Community Board #2BK</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Continued Hearing – 3/24/15</p>
2.	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> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Continued Hearing – 3/31/15</p>
3.	249-14-BZ	<p>Akerman LLP 200 Baychester Avenue, Bronx Special Permit (§73-36) to obtain a special permit to operate a physical culture establishment (<i>X Sport Fitness</i>) within an existing commercial building. (C4-3) zoning district. Community Board #10BX</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 2/10/15</p>

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