

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, FEBRUARY 3, 2015  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>545-56-BZ</b>	<p>Eric Palatnik, P.C. <b>2001-2007 Williamsbridge Road aka 1131 Neil Avenue, Bronx</b> Extension of Term (§11-411) to seek the term of a previously granted variance for a gasoline service station and maintenance which expired October 19, 2012; Waiver of the Rules. C2-4/R5D zoning district. <b>Community Board #11BX</b></p> <p><b>Examiner: Carlos Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 3/31/15</b></p>

<b><i>BZ – DECISIONS</i></b>		
<b>2.</b>	<b>25-14-BZ</b>	<p>Law Office of Lyra J. Altman <b>1601-1623 Avenue J, aka 985-995 East 16th Street &amp; 990-1026 East 17th Street, Brooklyn</b> Variance (§72-21) to permit the enlargement of an existing four story Yeshiva (<i>Yeshiva of Flatbush</i>). R2 &amp; R5 zoning districts. <b>Community Board #14BK</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 2/3/15</b></p>
<b>3.</b>	<b>185-14-BZ</b>	<p>Sheldon Lobel, P.C. <b>14 Wall Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>The Vault Spa</i>) on the cellar and sub-cellar floor of the existing building at the premises, which is located in a C5-5 zoning district. <b>Community Board #1M</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 2/3/15</b></p>
<b>4.</b>	<b>216-14-BZ</b>	<p>Law Office of Stuart Klein <b>150 Amsterdam Avenue, Manhattan</b> Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>Flymbeel</i>) located on portions of the first floor and cellar of the existing building. R8 zoning district. <b>Community Board #7M</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 2/3/15</b></p>

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<b>5.</b>	<b>217-14-BZ</b>	<p>Law Office of Stuart Klein  <b>245 West 17th Street, Manhattan</b>                      Special Permit (§73-36) to allow for the legalization of a physical culture establishment (<i>Flywheel</i>) on a portion of the first floor of the building and a portion of the cellar. C6-2A zoning resolution.  <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: Granted – 2/3/15</b></p>
<b>6.</b>	<b>222-14-BZ</b>	<p>Sheldon Lobel, P.C.  <b>344 East 63rd Street, Manhattan</b>                      Special Permit (§73-36) to allow for physical culture establishment (<i>Emy Spa</i>) on a portion of the ground floor and cellar of the existing building. C2-8 and R8B zoning districts.  <b>Community Board #8M</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 386-0082</b></p> <p style="color: red;"><b>Status: Granted – 2/3/15</b></p>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>350-12-BZ</b>	<p>Sheldon Lobel, P.C.  <b>5 32nd Street, Brooklyn</b>                      Variance (§72-21) to permit the construction of an 11-story community facility/residential building, contrary to use regulations (§42-00). M3-1 zoning district.  <b>Community Board #7BK</b></p> <p style="color: green;"><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p style="color: red;"><b>Status: Continued Hearing – 3/24/15</b></p>
<b>8.</b>	<b>155-13-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>1782-1784 East 28th Street, Brooklyn</b>                      Variance (§72-21) to permit the enlargement of an existing synagogue (<i>Congregation Kozover Sichron Chaim Shloime</i>) and rabbi's residence (UG 4) and the legalization of a Mikvah, contrary to floor area (§24-11), lot coverage (§24-11), wall height and setbacks (§24-521), front yard (§24-34), side yard (§24-35), rear yard (§24-36), and parking (§25-18, 25-31) requirements. R3-2 zoning district.  <b>Community Board #15BK</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 386-0082</b></p> <p style="color: red;"><b>Status: Continued Hearing – 3/3/15</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
9.	91-14-BZ	<p>Law Office of Lyra J. Altman  <b>3420 Bedford Avenue, Brooklyn</b>                      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 (§23-47). R2 zoning district.  <b>Community Board #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 3/3/15</b></p>
10.	114-14-BZ	<p>Eric Palatnik, P.C.  <b>2442 East 14th Street, Brooklyn</b>                      Special Permit (§73-622) for enlargement of an existing two story single family dwelling contrary to floor area ratio, open space and lot coverage (ZR 23-141); side yard (ZR 23-461) and less than the rear yard requirements (ZR 23-47). R4 zoning district.  <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 3/3/15</b></p>
11.	118-14-BZ	<p>Rampulla Associates  <b>1891 Richmond Road, Staten Island</b>                      Variance (§72-21) to allow a three-story sixteen unit condominium contrary to use regulations, with accessory parking for thirty six cars. Located within R3X, R1-2 split zoning district and in an NA-1 designated area.  <b>Community Board #2SI</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Closed, Decision – 3/3/15</b></p>
12.	124-14-BZ	<p>Sheldon Lobel, P.C.  <b>1112 Gilmore Court, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of a single-family detached residence to be converted into a two-family home contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R4 zoning district.  <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 3/3/15</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
13.	177-14-BZ	<p>Eric Palatnik, P.C.  <b>1038 Flatbush Avenue, Brooklyn</b>                      Special Permit (§73-36) to allow a physical culture establishment (<i>Crunch Fitness</i>) within a portion of an altered building. C4-4A/R6A zoning district.  <b>Community Board #14BK</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 2/24/15</b></p>
14.	285-14-BZ & 288-14-BZ	<p>Department of Housing Preservation and Development  <b>84 McLaughlin Street</b>  <b>131 Cedar Grove Avenue</b>  <b>Staten Island</b>                      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.  <b>Community Board #2SI</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Adjourned, Continued Hearing – 2/10/15</b></p>
15.	286-14-BZ	<p>Department of Housing Preservation and Development  <b>20 Orlando Street, Staten Island</b>                      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.  <b>Community Board #2SI</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Withdrawn – 2/3/15</b></p>
16.	297-14-BZ thru 300-14-A	<p>Department of Housing Preservation and Development  <b>6 &amp; 28 Topping Street, Staten Island</b>                      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.  <b>Community Board #2SI</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Adjourned, Continued Hearing – 2/10/15</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>17.</b>	<b>307-14-BZ</b>	Department of Housing Preservation and Development <b>540 Hunter Avenue, Staten Island</b> 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. <b>Community Board #2SI</b> <b>Examiner: Joshua Saal (212) 386-0081</b> <b>Status: Adjourned, Continued Hearing – 2/10/15</b>
<b>18.</b>	<b>308-14-BZ &amp; 312-14-BZ</b>	Department of Housing Preservation and Development <b>179 Kiswick Street</b> <b>65 Hempstead Avenue</b> <b>Staten Island</b> 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. <b>Community Board #2SI</b> <b>Examiner: Joshua Saal (212) 386-0081</b> <b>Status: Adjourned, Continued Hearing – 2/10/15</b>
<b>19.</b>	<b>310-14-BZ</b>	Department of Housing Preservation and Development <b>297 Colony Avenue, Staten Island</b> 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. <b>Community Board #2SI</b> <b>Examiner: Joshua Saal (212) 386-0081</b> <b>Status: Withdrawn – 2/3/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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TUESDAY AFTERNOON, FEBRUARY 3, 2015

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>301-13-BZ</b>	<p>Eric Palatnik, P.C.  <b>1502 Avenue N, Brooklyn</b>                      Variance (72-21) to add three floors to an existing one story and basement UG 4 synagogue for a religious-based college and post graduate (UG 3) with 10 dormitory rooms, contrary to sections 24-11, 24-521, 24-52,24-34(a),24-06. R5B zoning district.  <b>Community Board #14BK</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 386-0082</b></p> <p style="color: red;"><b>Status: Continued Hearing – 4/14/15</b></p>
<b>2.</b>	<b>303-13-BZ</b>	<p>Jeffrey A. Chester, Esq.  <b>506-510 Brook Avenue, Bronx</b>                      Variance (§72-21) to allow a new mixed use building with 36 residential units and community facility space. R6 &amp; C1-4 zoning districts.  <b>Community Board #1BX</b></p> <p style="color: green;"><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p style="color: red;"><b>Status: Postponed Hearing – 3/3/15</b></p>
<b>3.</b>	<b>309-13-BZ</b>	<p>Law office of Lyra J. Altman  <b>965 East 24th 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 yards (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: Continued Hearing – 3/3/15</b></p>
<b>4.</b>	<b>60-14-BZ</b>	<p>Law Office of Jay Goldstein, PLLC  <b>141-41 72nd Avenue, Queens</b>                      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.  <b>Community Board #8Q</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 386-0082</b></p> <p style="color: red;"><b>Status: Continued Hearing – 3/24/15</b></p>

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<b>5.</b>	<b>154-14-BZ</b>	<p>Sheldon Lobel, P.C.  <b>6934 5th Avenue, Brooklyn</b>                      Special Permit (§73-621) to allow an addition to the existing mixed commercial and residential building. C1-3/R6B zoning district.  <b>Community Board #10BK</b></p> <p><b>Examiner: Ryan Singer (212) 386-0075</b></p> <p><b>Status: Closed, Decision – 3/3/15</b></p>
<b>6.</b>	<b>232-14-BZ</b>	<p>Warshaw Burstein, LLP  <b>946 Pennsylvania Avenue, aka 1000 Pennsylvania Avenue, Brooklyn</b>                      Special Permit (§73-36) to allow for a physical culture establishment (<i>Planet Fitness</i>) within a portion of an existing commercial building. M1-1 zoning district.  <b>Community Board #5BK</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 3/3/15</b></p>

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