

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 13, 2015

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	42-08-BZ	<p>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</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Deferred Decision – 2/24/15</p>

<i>SOC – NEW CASES</i>		
2.	717-28-BZ	<p>Fried Frank Harris Shriver and Jacobson LLP 52-58 East 87th Street, Manhattan Amendment (§11-413) of a previously approved variance which permitted the operation of a public parking facility. The amendment seeks to permit a reduction in size of an existing 515 parking space facility to allowed a 143 space parking facility to be included in an as-of-right residential development. C2-8A zoning district. Community Board #8M</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Closed, Decision – 1/27/15</p>
3.	172-79-BZ	<p>Alfonso Duarte 167-04 Northern Boulevard, Queens Extension of Term of a previously approved variance permitting the operation of a Real Estate office and accessory parking which will expire on July 24, 2014. R2 zoning district. Community Board #4Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Continued Hearing – 3/24/15</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
4.	245-12-A	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: Continued Hearing – 3/3/15
5.	109-14-A	Eric Palatnik, P.C. 44 Marjorie Street, Queens Proposed two story commercial building which does not front on a legally mapped street, contrary to GCL Section 36. M1-1 SRD Zoning District. Community Board #3Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 1/13/15

<i>APPEALS – NEW CASES</i>		
6.	110-14-A thru 112-14-A	Rothkrug Rothkrug & Spector LLP 115, 109, 105 Roswell Avenue, Staten Island Proposed construction of buildings that does not front a legally mapped street, pursuant the Article 3, Section 36 of the General City Law. R3A zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/27/15

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<i>BZ – DECISIONS</i>		
7.	78-11-BZ & 33-12-A thru 37-12-A	<p>Sheldon Lobel, P.C. 78-70 Winchester Boulevard, Queens Variance (§72-21) to allow for the construction of two assisted living residential buildings, contrary to use regulations (§32-10). Proposed construction of two mixed use buildings that do not have frontage on a legally mapped street, contrary to General City Law Section 36. C8-1 Zoning District. Community Board #13Q</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Deferred Decision – 2/24/15</p>
8.	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 style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Deferred Decision – 3/3/15</p>
9.	168-14-BZ	<p>Warsaw Burnstein, LLP 419 Lafayette Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Barry's Bootcamp</i>) within the existing building. M1-5B zoning district. Community Board #2M</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Granted – 1/13/15</p>
10.	184-14-BZ	<p>Sheldon Lobel, P.C. 1-37 12th Street, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Retro Fitness</i>) on the third floor of the existing building at the premises. M1-2 zoning district. Community Board #6BK</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Granted – 1/13/15</p>

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11.	185-14-BZ	<p>Sheldon Lobel, P.C. 14 Wall Street, Manhattan 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. Community Board #1M Examiner: Rory Levy (212) 386-0082 Status: Deferred Decision – 2/3/15</p>
12.	201-14-BZ	<p>Frank Angelino, Esq. 3524 Third Avenue, Bronx Special Permit (§73-36) to allow a physical culture establishment (<i>Retro Fitness</i>) on the ground floor of an existing one-story and cellar commercial building. M1-1/R7-2 zoning district. Community Board #3BX Examiner: Rory Levy (212) 386-0082 Status: Granted – 1/13/15</p>

<i>BZ – CONTINUED HEARINGS</i>		
13.	117-14-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 101 W 91st Street, 121 & 139 West 91st Street and 114-124 West 92nd Street, Manhattan Variance (§72-21) to permit the enlargement of a school (<i>Trinity School</i>), including construction of a 2-story building addition with rooftop turf field, contrary to required rear yard equivalents, lot coverage, height and setback, and minimum distances between buildings. Split zoning lot within R7-2 and C1-9 zoning districts. Community Board # 7M Examiner: Joshua Saal (212) 386-0081 Status: Closed, Decision – 2/24/15</p>

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14.	155-13-BZ	<p>Law Office of Fredrick A. Becker 1782-1784 East 28th Street, Brooklyn 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. Community Board #15BK</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Continued Hearing – 2/3/15</p>
15.	186-13-BZ	<p>Harold Weinberg, P.E. 117 Gelston Avenue, Brooklyn Special Permit (§73-622) for an enlargement to an existing single family home, contrary to side yard regulations (ZR 23-461) of the zoning resolution. R5 (BR) zoning district. Community Board #10BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Closed, Decision – 1/27/15</p>
16.	264-13-BZ	<p>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</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Continued Hearing – 2/10/15</p>
17.	8-14-BZ	<p>Law Office of Lyra J. Altman 1824 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (23-141); side yards requirements (§23-461) and less than the rear yard requirement (23-47). R3-2 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Continued Hearing – 2/24/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
18.	25-14-BZ	<p>Law Office of Lyra J. Altman 1601-1623 Avenue J aka 985-995 East 16th Street & 990-1026 East 17th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing four story Yeshiva (<i>Yeshiva of Flatbush</i>). R2 & R5 zoning districts. Community Board #14BK</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Closed, Decision – 2/3/15</p>
19.	64-14-BZ	<p>Law Office of Lyra J. Altman 1320 East 23rd Street, Brooklyn 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. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Continued Hearing – 2/24/15</p>
20.	91-14-BZ	<p>Law Office of Lyra J. Altman 3420 Bedford Avenue, Brooklyn 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. Community Board #14BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Continued Hearing – 2/3/15</p>
21.	285-14-BZ 286-14-BZ & 288-14-BZ	<p>Department of Housing Preservation and Development 84 McLaughlin Street 20 Orlando Street 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</p> <p style="color: green;">Examiner: Joshua Saal (212) 386-0081</p> <p style="color: red;">Status: Continued Hearing – 2/3/15</p>

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22.	297-14-BZ/ 298-14-A & 299-14-BZ/ 300-14-A	Department of Housing Preservation and Development 6 Topping Street 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
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 2/3/15
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
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 2/3/15
24.	308-14-BZ 310-14-BZ 312-14-BZ	Department of Housing Preservation and Development 178 Kiswick Street 55 Hempstead Avenue 297 Colony 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
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 2/3/15

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<i>BZ – NEW CASES</i>		
1.	169-14-BZ	<p>Simons & Wright LLC 325 Avenue Y, Brooklyn Special Permit (§73-19) to allow a pre-school and child care services (Use Group 3) (<i>Inner Force Y</i>) within the existing building. M1-1 Ocean Parkway Special Zoning District. Community Board #15BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 2/24/15</p>
2.	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: Continued Hearing – 2/10/15</p>

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