

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

FRIDAY MORNING, JANUARY 30, 2015

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	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 allow a 143 space parking facility to be included in an as-of-right residential development. C2-8A zoning district. Community Board #8M</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Granted – 1/30/15</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	195-02-BZ	<p>Jeffrey A. Chester, Esq./GSHLLP 2797 Linden Boulevard, Brooklyn Extension of Term of a previously approved Variance (§72-21) permitting an eating and drinking establishment with an accessory drive through facility with a legalization of a small addition to the establishment, which expired on February 11, 2013; Waiver of the Rules. R4 zoning district. Community Board #5BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Continued Hearing – 3/3/15</p>
3.	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 style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Continued Hearing – 2/10/15</p>

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<i>APPEALS – DECISIONS</i>		
4.	665-39-A 107-14-A	<p>Fox Rothschild 55-57 West 44th Street, Manhattan Amendment to a previously approved waiver of a non-complying exit stair; and an Appeal filed pursuant to MDL Section 310(2)(a) proposed an addition to the existing building which will require a waiver of MDL Section 26(7) pursuant to Section 310. C6.45 SPD zoning district. Community Board #5M</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Granted – 1/30/15</p>
5.	110-14-A thru 112-14-A	<p>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</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Granted – 1/30/15</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
6.	278-13-A	Slater & Beckerman, P.C. 121 Varick Street, Manhattan Appeal of Department of Buildings’ determination that the advertising sign was not established as a lawful non-conforming use. M1-6 zoning district/SHSD. Community Board #2M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 4/14/15
7.	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: Closed, Decision – 2/10/15
8.	95-14-A	Bernard Marson 237 East 72nd Street, Manhattan MDL 171 &4.35 to allow for a partial one-story vertical enlargement (<i>Penthouse</i>) of the existing 3 story and basement building located on the site. Pursuant to the 310 MDL. R8 zoning district. Community Board #8M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/10/15
9.	163-14-A thru 165-14-A	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
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/10/15

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<i>APPEALS – NEW CASES</i>		
10.	131-11-A thru 133-11-A 159-14-A thru 161-13-A	Rothkrug Rothkrug & Spector, LLP 464, 468 Arthur Kill Road, 120 Pemberton Avenue, Staten Island Proposed construction of three two story dwellings with parking located within the bed of a mapped street, contrary to General City Law Section 35. R3-1 zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 3/10/15

<i>BZ – DECISIONS</i>		
11.	186-13-BZ	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 Examiner: Henry Segovia (212) 386-0074 Status: Granted – 1/30/15
12.	271-13-BZ	Eric Palatnik, P.C. 129 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and lot coverage (§23-141); side yard (§23-461) and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 1/30/15
13.	38-14-BZ	Eric Palatnik, P.C. 116 Oxford Street, Brooklyn Special Permit (§73-622) for the enlargement of single family home, contrary to floor area, lot coverage and open space (§23-141), side yard (§23-461) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 1/30/15

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14.	94-14-BZ	<p>Dennis D. Dell'Angelo 1150 East 22nd Street, 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 (ZR 23-47). R2 zoning district. Community Board #3BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Adjourned, Continued Hearing – 2/24/15</p>
15.	125-14-BZ	<p>Goldman Harris LLC 11 Avenue C, Manhattan Variance (§72-21) to facilitate the construction of a ten-story mixed-use forty-six (46) residential dwelling units and retail on the ground floor and cellar. R8A zoning district. Community Board #3M</p> <hr/> <p>Examiner: Joshua Saal (212) 386-0081</p> <hr/> <p>Status: Granted – 1/30/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
16.	81-12-BZ	<p>Eric Palatnik, P.C. 98-01/05 Metropolitan Avenue, Queens Special Permit (§73-243) to permit the demolition and reconstruction of an eating and drinking establishment (Use Group 6) with an accessory drive-through and on-site parking. C1-3/R3-2/R3A zoning district. Community Board #6Q Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 3/24/15</p>
17.	176-13-BZ	<p>Sheldon Lobel, P.C. 31 Bond Street, Manhattan Variance (§72-21) to permit Use Group 2 residential in an existing 6-story building with a new penthouse addition, contrary to Section 42-10 of the zoning resolution. M1-5B zoning district. Community Board #2M Examiner: Joshua Saal (212) 386-0081 Status: Closed, Decision – 3/10/15</p>
18.	188-13-BZ & 189-13-A	<p>Rothkrug Rothkrug & Spector 20 Dea Court, Staten Island Special Permit (§73-125) to permit an ambulatory diagnostic or treatment health care facility. Proposed building does not front on legally mapped street, contrary to Section 36 of the General City Law. R3-1 zoning district. Community Board #2SI Examiner: Joshua Saal (212)386-0081/Toni Matias (212)386-0085 Status: Continued Hearing – 3/10/15</p>
19.	222-13-BZ	<p>Eric Palatnik, P.C. 2472 Coney Island Avenue, Brooklyn 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. Community Board #15BK Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 3/10/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
20.	321-13-BZ	<p>Eric Palatnik, P.C. 37-19 104th Street, Queens Variance (§72-21) for the construction of a three family home on a vacant lot, contrary to side yard requirements (§23-462(a)) and the parking space requirements of (§25-32). R5 zoning district. Community Board #3Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Continued Hearing – 3/3/15</p>
21.	327-13-BZ	<p>Goldman Harris LLC 1504 Coney Island Avenue Brooklyn Special Permit (§73-44) to reduce the required number of accessory parking spaces from 346 to 272 spaces for a mixed use building containing UG4 health care and UG 6 office uses. C8-2, C2-3/R5 zoning district. Community Board #12BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Closed, Decision – 2/24/15</p>
22.	5-14-BZ	<p>Law Office of Lyra J. Altman 1807 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141); side yards (§23-461) and rear yard (§23-47) regulations. R3-2 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 3/3/15</p>
23.	17-14-BZ	<p>Moshe M. Friedman, PE 600 McDonald Avenue, Brooklyn Variance (§72-21) to add a third and fourth floor to an existing school building (<i>Congregation Chasidei Belz Beth Malka</i>), contrary to floor area (§24-11) lot coverage, maximum wall height (§24-521), side yard (§24-35), front yard (§24-34) and rear yard (§24-361) regulations. R5 zoning district. Community Board #12BK</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Continued Hearing – 4/14/15</p>

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24.	28-14-BZ	<p>Eric Palatnik, P.C. 3540 Nostrand Avenue, Brooklyn Special Permit (§73-243) to permit the continued use and (Use Group 6) eating and drinking establishment with an accessory drive-through. C1-2/R4 zoning district. Community Board #15BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 3/3/15</p>
25.	63-14-BZ	<p>Rothkrug Rothkrug & Spector LLP 5500 Broadway, Bronx Special Permit (§73-36) to allow the legalization of an existing physical culture establishment (<i>Astral Fitness</i>). M1-1 zoning district. Community Board #8BX</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 3/3/15</p>
26.	141-14-BZ	<p>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</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 2/10/15</p>

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FRIDAY AFTERNOON, JANUARY 30, 2015

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	44-14-BZ	<p>Sheldon Lobel, P.C. 92 Laight Street aka 256 West Street, 416 Washington Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Live Well</i>) on the first floor of the existing building, located within C6-3A & C6-2A zoning districts in a historic district. Community Board #1M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 3/3/15</p>
2.	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: Closed, Decision – 3/24/15</p>
3.	175-14-BZ	<p>Greenberg Traurig, LLP 1162 Broadway, Manhattan Variance (§72-21) proposed the construction a new 14-story hotel building seeking waivers for setback and side yard requirements, located within a M1-6 zoning district in a historic district. Community Board #5M</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Continued Hearing – 3/3/15</p>
4.	216-14-BZ	<p>Law Office of Stuart Klein 150 Amsterdam Avenue, Manhattan 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. Community Board #7M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 2/3/15</p>

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<i>BZ – NEW CASES</i>		
5.	217-14-BZ	Law Office of Stuart Klein 245 West 17th Street, Manhattan 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. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 2/3/15
6.	222-14-BZ	Sheldon Lobel, P.C. 344 East 63rd Street, Manhattan 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. Community Board #8M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 2/3/15
7.	246-14-BZ	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
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 2/10/15

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