

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 6, 2015
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	76-12-BZ	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
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/27/15

<i>APPEALS – DECISIONS</i>		
2.	65-14-A thru 88-14-A	Rothkrug Rothkrug & Spector LLP Lemon Drop and Apricot Court, 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. R3-1(SRD) zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 1/6/15
3.	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: Continued Hearing – 2/10/15

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 6, 2015

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
4.	665-39-A 107-14-A	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
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/27/15

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 6, 2015
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	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: Deferred Decision – 2/10/15
6.	254-13-BZ	Law Office of Marvin B. Mitzner 2881 Nostrand Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to floor area (§23-141(a)), dwelling units (§23-22), lot coverage (§23-141(a)), front yard (§23-45(a)), side yard (§23-462(a)), and building height (§23-631(b)) regulations. R3-2 zoning district. Community Board #18BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Deferred Decision – 3/31/15
7.	328-13-BZ	Eric Palatnik, P.C. 8 Berry Street, Brooklyn Special Permit (§73-36) to legalize the operation of physical culture establishment (<i>Brooklyn Athletic Club</i>) on the cellar, first, second, and third floors in a five-story building. M1-1 zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 1/6/15
8.	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 – 1/6/15

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 6, 2015
10:00 A.M.

<i>BZ – DECISIONS</i>		
9.	183-14-BZ	Rothkrug Rothkrug & Spector, LLP 113 Nassau Street, aka 6 Theater Alley, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>) within portions of an existing mixed use building. C5-5(LM) zoning district. Community Board #1M Examiner: Toni Matias (212) 386-0085 Status: Granted – 1/6/15

<i>BZ – CONTINUED HEARINGS</i>		
10.	153-11-BZ	Eric Palatnik, P.C. 27-11 30th Avenue, Queens Re-instatement (§§11-411 & 11-412) to permit the continued operation of an automotive repair use (UG 16B); amendment to enlarge the existing one story building; Waiver of the Board's Rules. C1-3 zoning district. Community Board #4Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 3/10/15
11.	225-13-BZ	Eric Palatnik, P.C. 810 Kent Avenue, Brooklyn Variance (§72-21) to permit the development of a three-family, four-story residential building, contrary to use regulations (§42-00). M1-2 zoning district. Community Board #3BK Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 3/31/15
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: Closed, Decision – 1/27/15

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 6, 2015
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</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: Continued Hearing – 3/3/15</p>
14.	38-14-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 1/27/15</p>
15.	45-14-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 2/10/15</p>
16.	56-14-BZ	<p>Walter Gorman, P.E. 161-51/6 Bailey Boulevard, Queens Re-Instatement (§11-411) of a variance which permitted an auto service station (UG16B), with accessory uses; Waiver of the Rules. C1-3/R3-A zoning district. Community Board #12Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 3/10/15</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 6, 2015
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	114-14-BZ	<p>Eric Palatnik, P.C. 2442 East 14th Street, Brooklyn 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. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 2/3/15</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 – 2/10/15</p>
19.	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> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Closed, Decision – 1/27/15</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 6, 2015

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	248-13-BZ	<p>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</p> <p style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Continued Hearing – 2/10/15</p>
2.	41-14-BZ	<p>Law Office of Jay Goldstein 21-37 Waverly Avenue, aka 56-58 Washington Avenue, Brooklyn Special Permit (§73-19) to legalize an existing school/yeshiva (UG 3). M1-2 zoning district. Community Board #2BK</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Continued Hearing – 2/24/15</p>
3.	146-14-BZ	<p>Sheldon Lobel, P.C. 285 Grand Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Bowery CrossFit</i>) in the cellar of an existing building. C6-1G zoning district. Community Board #3M</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Continued Hearing – 2/24/15</p>
4.	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</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Closed, Decision – 1/13/15</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.
