

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 14, 2015
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	268-03-BZ	<p>Eric Palatnik, P.C. 145-55 Guy Brewer Boulevard, Queens Extension of Term (§11-411) for the continued operation of an automotive service station which expired on January 27, 2014; Waiver of the Rules. C1-3/R3-2 zoning district. Community Board #13Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Granted – 7/14/15</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	1207-66-BZ	<p>Carl A. Sulfaro, Esq. 305 Washington Avenue Brooklyn Extension of Term of a previously granted variance for the continued operation of a UG6 art supply and bookstore which expired July 5, 2012; Waiver of the Rules. R6 zoning district. Community Board #3BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Adjourned, Continued Hearing – 8/25/15</p>
3.	173-92-BZ	<p>Simons & Wright LLC 220 East 86th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of martial arts studio which expires on January 24, 2014; Amendment to permit the relocation of the facility from the 2nd floor to the cellar. C2-8A zoning district. Community Board #8M</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Continued Hearing – 9/22/15</p>

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<i>SOC – NEW CASES</i>		
4.	17-93-BZ	<p>Fox Rothschild, LLC. 160 Columbus Avenue aka 1992 Broadway, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment which expired June 7, 2014; Amendment to reflect a change in ownership; Waiver of the Rules. C4-7 zoning district. Community Board #7M</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Closed, Decision – 9/1/15</p>
5.	84-93-BZ	<p>Sheldon Lobel, P.C. 671-677 Timpson Place, Bronx Extension of Term of a previously Variance (§72-21) permitting the operation of a Use Group 18B scrap, metal, junk, paper or rags, storage sorting, and bailing facility, which expired on November 15, 2015. C8-3 zoning district. Community Board #2BX</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Continued Hearing – 8/25/15</p>
6.	122-93-BZ	<p>Rothkrug Rothkrug & Spector LLP 895 Broadway, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (<i>Equinox</i>) which expired on September 20, 2014; Amendment to permit the expansion of the use into the second floor. M1-5M zoning district. Community Board #5M</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Closed, Decision – 8/25/15</p>
7.	146-96-BZ	<p>Stroock & Stroock & Lavan, LLP. 557 Broadway aka 128-130 Mercer Street, Manhattan Amendment of a previously approved Variance (§72-21) to permit the relocation of the building lobby from Broadway to Mercer Street and the conversion of an existing office lobby to retail space. M1-5B zoning district. Community Board #2M</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Continued Hearing – 9/1/15</p>

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<i>SOC – NEW CASES</i>		
8.	156-03-BZ	<p>Goldman Harris LLC. 135-35 Northern Boulevard, Queens Extension of Time to Complete Construction of a previously granted Variance (72-21) for the construction of a seventeen story mixed-use commercial/community facility/residential condominium building which expires on January 31, 2016; Amendment. R6/C2-2 zoning district. Community Board #7Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 8/25/15</p>
9.	127-15-BZ	<p>Goldman Harris LLC. 135-35 Northern Boulevard, Queens Special Permit (§73-66) to permit the construction of building in excess of the height limits established pursuant Z.R. §§61-211 & 61-22. The proposed building was approved by the Board pursuant to BSA Calendar Number 156-03-BZ. C2-2/R6 zoning district. Community Board #7Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 8/25/15</p>

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<i>APPEAL – DECISIONS</i>		
10.	3-15-A	Edward Lauria 47 Trioka Way, Staten Island Proposed construction does not front on a legally mapped street contrary Section 36, of the General City Law. M1-1SRD zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 7/14/15

<i>APPEAL – NEW CASES</i>		
11.	199-14-A	Alfonso Duarte 102-11 Roosevelt Avenue, Queens Proposed legalization of an accessory parking in open portion of site that lies within a bed of mapped street pursuant to Section 35, Article 3 of the General City Law. Community Board #4Q Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 9/22/15
12.	271-14-A thru 282-14-A	Eric Palatnik, P.C. Patricia Court, Herbert Court, Staten Island To permit the proposed development consisting of seven one family homes and one-two family home, contrary Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 8/25/15
13.	325-14-A	Eric Palatnik, P.C. 631 Bay Street, Staten Island Proposed construction of a mixed use building located partly within the bed of a mapped street contrary to article 3, Section 35 of the General City Law. C4-2/R6 zoning district. Community Board #1SI Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 9/1/15

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<i>BZ – DECISIONS</i>		
14.	171-14-A & 172-14-BZ	<p>Law Office of Steven Simicich 235 Dixon Avenue, Staten Island Proposed construction of a single family detached home on the site which a portion is located within the bed of a mapped street, pursuant to the General City Law 35 and requires a waiver under ZR Section 72-01(g). Variance (§72-21) to allow for the reduction in the required front yard fronting from 10' to 4'. R3A zoning district. Community Board #1SI</p> <p>Examiner: Joshua Saal (212) 386-0081/Toni Matias (212) 386-0085</p> <p>Status: Deferred Decision – 7/28/15</p>
15.	270-14-BZ	<p>Rothkrug Rothkrug & Spector LLP 203 East 92nd Street, Manhattan Special Permit (§73-36) to permit a physical culture establishment (<i>Equinox</i>) within portions of a new mixed use building. C4-6 zoning district. Community Board #8M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 8/25/15</p>
16.	1-15-BZ	<p>Law Office of Fredrick A. Becker 150 West 85th Street, Manhattan Variance (§72-21) proposed enlargement of an existing school structure to be used by the Manhattan Country School contrary to height and setback, floor area, and permitted obstruction in rear yard regulations. R8B zoning district. Community Board #7M</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 7/14/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
17.	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</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Closed, Decision – 8/25/15</p>
18.	322-13-BZ	<p>Sheldon Lobel, P.C. 42-01 Main Street, Queens Re-instatement (§11-411) of a previously approved variance which permitted accessory parking on the zoning lot for the use Group 6 commercial building, which expired on September 23, 1990; Waiver of the Rules. R6/C1-2 and R6 zoning district. Community Board #7Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 10/20/15</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>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 8/25/15</p>
20.	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: Continued Hearing – 8/25/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
21.	260-14-BZ	Goldman Harris LLC 100 East End Avenue aka 106 East End Avenue, Manhattan Variance (§72-21) to permit the construction of a three-story enlargement to the existing school, contrary to floor area, rear yard, height and setback requirements. (R8B/R10A) zoning districts. Community Board #8M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 9/1/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 14, 2015

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	108-14-BZ	<p>Sheldon Lobel, P.C. 736 Broadway, Manhattan Variance (§72-21) to permit Use Group 6 commercial uses on the first floor and cellar of the existing building in a historic district. M1-5B zoning district. Community Board #2M Examiner: Joshua Saal (212) 386-0081 Status: Closed, Decision – 9/1/15</p>
2.	14-15-BZ	<p>Warshaw Burstein, LLP 1560 Westchester Avenue, Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) within an existing building to be enlarged. C4-2 zoning district. Community Board #9BX Examiner: Rory Levy (212) 386-0082 Status: Withdrawn – 7/14/15</p>
3.	15-15-BZ	<p>Warshaw Burstein, LLP 1160 Ward Avenue, Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) within an existing building to be enlarged. C4-2 zoning district. Community Board #9BX Examiner: Rory Levy (212) 386-0082 Status: Withdrawn – 7/14/15</p>

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