

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 21, 2015  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>1.</b>	<b>584-55-BZ</b>	<p>Nasir J. Khanzada, PE <b>699 Morris Avenue, Bronx</b> Amendment (§11-412) of a previously approved variance which permitted the alteration of an existing Automotive Service Station (UG 16B). The amendment seeks to permit the conversion of the accessory auto repair shop to a convenience store and alter the existing building. C2-4/R7-2 zoning district. <b>Community Board #2BX</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Closed, Decision – 9/1/15</b></p>
<b>2.</b>	<b>169-91-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel LLP <b>404 Lafayette Street, aka 708 Broadway, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a physical culture establishment which expired on May 18, 2013; Amendment to reflect a change in the operator and to permit a new interior layout; Waiver of the Rules. M1-5B zoning district. <b>Community Board #2M</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Granted – 7/21/15</b></p>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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<b><i>SOC – NEW CASES</i></b>		
<b>3.</b>	<b>340-41-BZ</b>	<p>Nasir J. Khanzada, PE <b>72-09 Main Street, Queens</b> Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B), with accessory uses, which expired on May 1, 2012; Amendment to permit the enlargement of an existing canopy, the addition of a fuel dispenser and small convenience sales area; Waiver of the Rules. C1-2/R4 zoning district. <b>Community Board #4Q</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Continued Hearing – 9/1/15</b></p>
<b>4.</b>	<b>110-99-BZ</b>	<p>Law Office of Jay Goldstein <b>56-58 Kosciusko Street, Brooklyn</b> Extension of Term of a previously approved Variance (§72-21) to permitted the legalization of an existing garage and automotive repair shop (Use Group 16B), which expired on June 27, 2010; Amendment to permit minor modifications to the interior layout; Waiver of the Rules. R6B zoning district. <b>Community Board #3BK</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Continued Hearing – 9/1/15</b></p>

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<b><i>APPEALS – DECISIONS</i></b>		
<b>5.</b>	<b>278-13-A</b>	<p>Isaac Szpilzinger, Esq. <b>121 Varick Street, Manhattan</b> Appeal of Department of Buildings’ determination that the advertising sign was not established as a lawful non- conforming use. M1-6 zoning district/SHSD. <b>Community Board #2M</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Denied – 7/21/15</b></p>
<b>6.</b>	<b>37-15-A</b>	<p>Jeffrey Geary <b>2020 Demerest Road, Queens</b> Proposed construction of building within the bed of a mapped street contrary to Section 35 Article 3 of the General City Law. R3-2 zoning district. <b>Community Board #14Q</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Deferred Decision – 8/25/15</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
7.	193-13-BZ	<p>Eric Palatnik, P.C. <b>4770 White Plains Road, Bronx</b> Special Permit (§73-44) for the reduction in parking from 190 to 95 spaces to facilitate the conversion of an existing building to UG 6 office and retail use. C2-2/R6A &amp; R-5 zoning districts. <b>Community Board #12BX</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Closed, Decision – 9/22/15</b></p>
8.	303-13-BZ	<p>Jeffrey A. Chester, Esq. <b>506-510 Brook Avenue, Bronx</b> Variance (§72-21) to allow a new mixed use building with 36 affordable residential units and community facility space. R6 &amp; C1-4 zoning districts. <b>Community Board #1BX</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Adjourned, Continued Hearing – 9/22/15</b></p>
9.	94-14-BZ	<p>Dennis D. Dell'Angelo <b>1150 East 22nd Street, 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 (ZR 23-47). R2 zoning district. <b>Community Board #3BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Granted – 7/21/15</b></p>
10.	98-14-BZ	<p>Rothkrug Rothkrug &amp; Spector LLP <b>404 Richmond Terrace, Staten Island</b> Variance (§72-21) to permit the reestablishment of a banquet facility (catering hall -UG 9) with accessory parking. Located in an R5 and R3A zoning districts within the St. George Historic District. <b>Community Board #1SI</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Adjourned, Continued Hearing – 9/1/15</b></p>

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11.	<b>182-14-BZ</b>	<p>Eric Palatnik, P.C. <b>1977 Homecrest Avenue, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family, two story dwelling contrary to floor area (ZR 23-141(b); side yards (ZR 23-461) and less than the minimum rear yard (ZR 23-47). R5 zoning district. <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 9/22/15</b></p>
12.	<b>231-14-BZ</b>	<p>Sheldon Lobel, P.C. <b>124 West 23rd Street, Manhattan</b> Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Orangetheory Fitness</i>) within a portion of an existing commercial building. C6-3X zoning district. <b>Community Board #4M</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 9/1/15</b></p>
13.	<b>264-14-BZ</b>	<p>Eric Palatnik, P.C. <b>436 East 149th Street, Bronx</b> Special Permit (§73-36) to permit a physical culture establishment (<i>Crunch Fitness</i>) within portions of the existing commercial building. C4-4 zoning district. <b>Community Board #1BX</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 7/21/15</b></p>
14.	<b>319-14-BZ</b>	<p>Eric Palatnik, P.C. <b>1781 South Avenue, Staten Island</b> Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>UFC Gym</i>). C43 zoning district. <b>Community Board #2SI</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 7/28/15</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 21, 2015

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>213-14-BZ</b>	Law Office of Steven Simicich <b>165 Wooley Avenue, Staten Island</b> Variance (§72-21) for the construction of a single family detached home contrary to ZR 23-32 for minimum lot area. R2 zoning district. <b>Community Board #1SI</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Postponed Hearing – 9/1/15</b>
<b>2.</b>	<b>219-14-BZ</b>	Slater & Beckerman, P.C. <b>64 DeGraw Street, of Brooklyn</b> Variance (§72-21) to permit the construction of a three-story, single-family residence with one parking space. M1-1 zoning district. <b>Community Board #6BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 9/22/15</b>
<b>3.</b>	<b>220-14-BZ thru 221-14-BZ</b>	Slater & Beckerman, P.C. <b>8 &amp; 10 Underhill Avenue, Brooklyn</b> Variance (§72-21) to permit the construction of two 3-story single family residences. M1-1 zoning district. <b>Community Board #8K</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 9/22/15</b>
<b>4.</b>	<b>236-14-BZ</b>	Law Office of Stuart Klein <b>106 East 57th Street aka 104-114 East 57<sup>th</sup> Street Manhattan</b> Special Permit (§73-241) to legalize the operation of an eating and drinking establishment (UG 6C) with entertainment, but not dancing, with a capacity of 200 persons or fewer. C5-3 (MID) zoning district. <b>Community Board #5M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 8/18/15</b>

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<b><i>BZ – NEW CASES</i></b>		
<b>5.</b>	<b>18-15-BZ</b>	<p>Frances R. Angelino, Esq.  <b>90 5th Avenue, Manhattan</b>                      Special Permit (§73-36) to permit a physical culture establishment (<i>Peak Performance</i>) on 10th &amp; 11th floors of an 11- story commercial building.                      C6-4M zoning district.  <b>Community Board #5M</b></p>
		<b>Examiner: <span style="color: green;">Rory Levy (212) 386-0082</span></b>
		<b>Status: <span style="color: red;">Closed, Decision – 8/25/15</span></b>
<b>6.</b>	<b>61-15-BZ</b>	<p>Deirdre A. Carson, Esq.  <b>540 West 26th Street, Manhattan</b>                      Special Permit (§73-19) to permit the operation of a portion of a school known as Avenues (<i>The School</i>) Use Group 3A, located in a M1-5 zoning district.  <b>Community Board #4M</b></p>
		<b>Examiner: <span style="color: green;">Rory Levy (212) 386-0082</span></b>
		<b>Status: <span style="color: red;">Closed, Decision – 8/25/15</span></b>

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