

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 28, 2015  
10:00 A.M.

<i><b>SOC – DECISIONS</b></i>		
<b>1.</b>	<b>545-56-BZ</b>	<p>Eric Palatnik, P.C. <b>2001-2007 Williamsbridge Road aka 1131 Neil Avenue, Bronx</b> Extension of Term (§11-411) to seek the term of a previously granted variance for a gasoline service station and maintenance which expired October 19, 2012; Waiver of the Rules. C2-4/R5D zoning district. <b>Community Board #11BX</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <hr/> <p><b>Status: Granted – 7/28/15</b></p>
<b>2.</b>	<b>174-04-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel, LLP <b>124 West 24<sup>th</sup> Street, Manhattan</b> Amendment to approve conveyance of unused development rights appurtenant to the subject site previously granted by the Board. M1-5 zoning district. <b>Community Board #4M</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <hr/> <p><b>Status: Granted – 7/28/15</b></p>

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

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>3.</b>	<b>705-81-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>1433 York Avenue, Manhattan</b> Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a physical culture establishment which expired on May 10, 2013; Extension of Time to obtain a Certificate of Occupancy; Waiver of the Rules. R10 zoning district. <b>Community Board #8M</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Continued Hearing – 9/22/15</b>
<b>4.</b>	<b>35-10-BZ</b>	Sheldon Lobel, P.C. <b>144-11 77th Avenue, Queens</b> Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) which permitted the legalization of an existing synagogue ( <i>Congregation Torath Haim Obel Sara</i> ), contrary to front yard (§24-34), side yard (§24-35) and rear yard (§24-36), which expired on March 8, 2012; Amendment to permit minor changes to the construction; Waiver of the rules. R4 zoning district. <b>Community Board #8Q</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Off-Calendar</b>

<b><i>SOC – NEW CASES</i></b>		
<b>5.</b>	<b>301-03-BZ</b>	Law Office of Lyra J. Altman <b>1103 East 22nd Street, Brooklyn</b> Extension of Time to Complete Construction and Waiver of the rules for a single family home enlargement under 73-622 approved on January 13, 2004. R2 Zoning district. <b>Community Board #14BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Continued Hearing – 8/25/15</b>

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<b><i>APPEAL – NEW CASES</i></b>		
<b>6.</b>	<b>90-15-A</b>	Rothkrug Rothkrug & Spector LLP <b>54 Industrial Loop, Staten Island</b> Proposed construction of a building located partially within the bed of mapped unbuilt street, pursuant Article 3 Section 36 of the General City Law. M3-1 (SRD) zoning district. <b>Community Board #3SI</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Granted – 7/28/15</b>

<b><i>BZ – DECISIONS</i></b>		
<b>7.</b>	<b>172-14-BZ</b>	Law Office of Steven Simicich <b>235 Dixon Avenue, Staten Island</b> Variance (§72-21) to allow for the reduction in the required front yard fronting from 10’ to 4’. R3A zoning district. <b>Community Board #1SI</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Granted – 7/28/15</b>
<b>8.</b>	<b>244-14-BZ</b>	Eric Palatnik, PC <b>22 West 32nd Street, Manhattan</b> Special Permit (§73-36) to operate a physical culture establishment ( <i>K-Town Sauna</i> ) within an existing building. C6-4 zoning district. <b>Community Board #5M</b> <b>Examiner: Rory Levy (212) 386-0082</b> <b>Status: Closed, Decision – 8/25/15</b>
<b>9.</b>	<b>319-14-BZ</b>	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> <b>Examiner: Rory Levy (212) 386-0082</b> <b>Status: Continued Hearing – 9/22/15</b>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
10.	343-12-BZ	<p>Akerman LLP. <b>570 East 21st Street, Brooklyn</b> Variance (§72-21) to permit the construction of a Use Group 3 school (<i>Brooklyn School for Medically Frail Children</i>) with dormitory facilities in a split zoning lot, contrary to lot coverage( §24-11), yard requirements (§24-382, §24-393, §24-33) and use regulations (§22-13). R1-2/R7A zoning district. <b>Community Board #14BK</b> <b>Examiner: Joshua Saal (212) 386-0081</b> <b>Status: Granted – 7/28/15</b></p>
11.	5-14-BZ	<p>Law Office of Lyra J. Altman <b>1807 East 22nd Street, Brooklyn</b> 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. <b>Community Board #15BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Continued Hearing – 9/22/15</b></p>
12.	29-14-BZ	<p>Lewis Garfinkel <b>255 East 27th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-14a); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. <b>Community Board #14BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Continued Hearing – 9/22/15</b></p>
13.	30-14-BZ	<p>Jay Goldstein, Esq. <b>6101 16th Avenue aka 1602 61st Street aka 1601 62nd Street, Brooklyn</b> Variance (§72-21) proposed enlargement to an existing school (<i>Yeshiva Bais Sorah</i>) (Use Group 3) is contrary to §§42-00 &amp; 43-43. M1-1 zoning district. <b>Community Board #11BK</b> <b>Examiner: Rory Levy (212) 386-0082</b> <b>Status: Adjourned, Continued Hearing – 10/20/15</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 28, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
14.	31-14-BZ	<p>Moshe M. Friedman, P.E.  <b>165 Spencer Street, Brooklyn</b>                      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.  <b>Community Board #3BK</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 386-0082</b></p> <p style="color: red;"><b>Status: Closed, Decision – 10/20/15</b></p>
15.	59-14-BZ	<p>Caroline G. Harris  <b>114-122 Jackson Street, Brooklyn</b>                      Variance (§72-21) to permit the construction of a four-story plus penthouse community facility (UG 4), contrary to height and setback, lot coverage, floor area, and street wall location requirements. R6B zoning district  <b>Community Board #1BK</b></p> <p style="color: green;"><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p style="color: red;"><b>Status: Adjourned, Continued Hearing – 9/22/15</b></p>
16.	9-15-BZ	<p>Francis R. Angelino, Esq.  <b>55 Amsterdam Avenue, Manhattan</b>                      Special Permit (§73-36) to allow for a physical culture establishment (<i>Bod Fitness</i>) at the building on a portion of the ground floor and cellar of a new 54-story mixed use residential building. C4-7 Special Lincoln Square District.  <b>Community Board #7M</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 386-0082</b></p> <p style="color: red;"><b>Status: Closed, Decision – 8/18/15</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 28, 2015

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>102-14-BZ</b>	<p>Moshe M Friedman, P.E.  <b>4017 Avenue P, Brooklyn</b>                      Variance (§72-21) to permit the extension of house of worship (UG4) (<i>Congregation Tifreves Avabom D'Zidichov</i>) in an existing building lot of a three story brick building. R3-2 zoning district.  <b>Community Board #3BK</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 11/17/15</b></p>
<b>2.</b>	<b>202-14-BZ</b>	<p>Law Office of Lyra J. Altman  <b>2268 West 1st Street, Brooklyn</b>                      Special Permit (§73-622) for the enlargement and existing two family home to be converted to a single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R4 (OP) zoning district.  <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 10/20/15</b></p>
<b>3.</b>	<b>55-15-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel LLP  <b>405 West 55th Street, Manhattan</b>                      Variance (§72-21) to permit the enlargement of an Alvin Alley Dance foundations in an existing building to provide additional dance studios, classrooms, and offices. R8/C1-5, C6-2 Clinton Preservation Area zoning districts.  <b>Community Board #4M</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Closed, Decision – 8/25/15</b></p>

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