

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JUNE 2, 2015  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>1.</b>	<b>619-73-BZ</b>	<p>Sheldon Lobel, P.C. <b>2940 Cropsey Avenue, Brooklyn</b> Re-instatement of a variance (§72-21) which permitted the operation of an eating and drinking establishment (UG 6) with an accessory drive thru which expired on February 26, 2004; Amendment to permit the redevelopment of the site; Waiver of the Rules. R4 zoning district. <b>Community Board #13BK</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Closed, Decision – 6/16/15</b></p>
<b>2.</b>	<b>51-06-BZ</b>	<p>Sheldon Lobel, P.C. <b>188-02 Union Turnpike, Queens</b> Amendment of a variance (§72-21) which permitted a physical culture Establishment and a dance studio (Use Group 9), contrary to use regulations. The amendment seeks to enlarge the floor area utilized by the dance studio on the first floor of the existing one-story and cellar building. C1-2/R2A zoning district. <b>Community Board #8Q</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Closed, Decision – 6/23/15</b></p>
<b>3.</b>	<b>35-10-BZ</b>	<p>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></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 7/28/15</b></p>

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

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<b><i>SOC – NEW CASES</i></b>		
<b>4.</b>	<b>173-92-BZ</b>	<p>Simons &amp; Wright LLC <b>220 East 86th Street, Manhattan</b> 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. <b>Community Board #8M</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 7/14/15</b></p>
<b>5.</b>	<b>268-03-BZ</b>	<p>Eric Palatnik, P.C. <b>145-55 Guy Brewer Boulevard, Queens</b> 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. <b>Community Board #13Q</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Closed, Decision – 7/14/15</b></p>

<b><i>APPEALS – DECISIONS</i></b>		
<b>6.</b>	<b>167-14-A</b>	<p>Eric Palatnik, P.C. <b>250 Manhattan Avenue, Brooklyn</b> Appeal seeking a determination that the owner has obtained a vested right to complete construction commenced under the prior C4-3(R6) zoning district. R6B zoning district. <b>Community Board #1BK</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Granted – 6/2/15</b></p>
<b>7.</b>	<b>250-14-A thru 257-14-A</b>	<p>Sheldon Lobel, P.C. <b>Grosvenor Avenue, Goodridge Avenue, Bronx</b> Extension of time to complete construction of eight (8) homes and obtain a Certificate of Occupancy under the common law and Vested Rights. (R1-2) zoning district. <b>Community Board #8BX</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Granted – 6/2/15</b></p>

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<b><i>APPEAL – NEW CASES</i></b>		
8.	3-15-A	Edward Lauria <b>47 Trioka Way, Staten Island</b> Proposed construction does not front on a legally mapped street contrary Section 36, of the General City Law. M1-1SRD zoning district. <b>Community Board #3SI</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Closed, Decision – 7/14/15</b>
9.	7-15-BZY & 8-15-A	Duval & Stackenfeld <b>180 Orchard Street, Manhattan</b> BZY Minor Development (§11-332) to extend the time of construction for a minor development for a period of six months; Determination of common law vested rights. Building permit was obtained in 2005 and development was vested at date of Lower East Side rezoning in 2008. C4-4A zoning district. <b>Community Board #3M</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Closed, Decision – 6/16/15</b>
10.	26-15-A 27-15-A	Law Office of Steven Simicich <b>57 &amp; 61 Alberta Avenue, Staten Island</b> Proposed construction of buildings that do not front on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3A zoning district. <b>Community Board #2SI</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Granted – 6/2/15</b>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
11.	222-13-BZ	<p>Eric Palatnik, P.C. <b>2472 Coney Island Avenue, Brooklyn</b> 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. <b>Community Board #15BK</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Adjourned, Continued Hearing – 7/14/15</b></p>
12.	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 – 7/21/15</b></p>
13.	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></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Adjourned, Continued Hearing – 7/28/15</b></p>
14.	37-14-BZ	<p>Eric Palatnik, P.C. <b>86-10 Roosevelt Avenue, Queens</b> Special Permit (§73-36) to allow a physical culture establishment (<i>Enterprise Fitness Gym</i>), which will occupy a portion of the second floor of a two story building. C2-3/R6 zoning district. <b>Community Board #4Q</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 6/2/15</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
15.	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: Adjourned, Continued Hearing – 7/21/15</b></p>
16.	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: Continued Hearing – 7/21/15</b></p>
17.	127-14-BZ	<p>Rothkrug Rothkrug &amp; Spector LLP <b>32-41 101st Street, Queens</b> Variance (§72-21) to permit construction of a cellar and two-story, two-family dwelling on a vacant lot that does not provide two required side yards, and does not provide two off street parking spaces. R4 zoning district. <b>Community Board #3Q</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Closed, Decision – 6/23/15</b></p>
18.	169-14-BZ	<p>Jay Goldstein, Esq. <b>325 Avenue Y, Brooklyn</b> Special Permit (§73-19) to allow a pre-school and child care services (Use Group 3) (<i>Inner Force Y</i>) within the existing building. M1-1 Ocean Parkway Special Zoning District. <b>Community Board #15BK</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Off-Calendar</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>19.</b>	<b>171-14-A 172-14-BZ</b>	<p>Law Office of Steven Simicich <b>235 Dixon Avenue, Staten Island</b> 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. <b>Community Board #1SI</b></p> <p style="color: green;"><b>Examiner: Henry Segovia 212-386-0074/Toni Matias 212-386-0085</b></p> <p style="color: red;"><b>Status: Closed, Decision – 7/14/15</b></p>
<b>20.</b>	<b>1-15-BZ</b>	<p>Law Office of Fredrick A. Becker <b>150 West 85th Street, Manhattan</b> 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. <b>Community Board #7M</b></p> <p style="color: green;"><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p style="color: red;"><b>Status: Closed, Decision – 7/14/15</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 2, 2015

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<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: Closed, Decision – 6/23/15</b></p>
<b>2.</b>	<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: Continued Hearing – 7/21/15</b></p>
<b>3.</b>	<b>335-14-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>1065 Avenue of the Americas Manhattan</b>                      Special Permit (§73-36) to allow for a physical culture establishment (<i>Soulcycle</i>) within portions of an existing commercial building. C5-3(MID)(I) zoning district.  <b>Community Board #5M</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 6/23/15</b></p>

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