

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 10, 2015

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	25-57-BZ	Rothkrug Rothkrug & Spector LLP 221-18 Merrick Blvd, Queens Amendment (§11-413) to permit a change in use (UG 6 retail use) of an existing commercial building in conjunction with alteration of an existing commercial building, demolition of three existing commercial buildings and construction of a new commercial building located within a C2-3 and R3A zoning district. Community Board #13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 3/31/15
2.	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: Closed, Decision – 3/31/15

<i>SOC – NEW CASES</i>		
3.	174-04-BZ	Kramer Levin Naftalis & Frankel, LLP 254 West 24th Street, Manhattan Amendment: to amend and the approval of the e conveyance of unused development rights appurtenant to the subject site. The variance previously granted by the Board located within and M1-5 zoning district. Community Board #4M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Postponed Hearing – 5/19/15

*****DISCLAIMER*****

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<i>APPEALS – CONTINUED HEARINGS</i>		
4.	<p>131-11-A thru 133-11-A 159-14-A thru 161-14-A</p>	<p>Rothkrug Rothkrug & Spector, LLP 464, 468 Arthur Kill Road, 120 Pemberton Avenue, Staten Island Proposed construction of three two story dwellings with parking located within the bed of a mapped street, contrary to General City Law Section 35. R3-1 zoning district. Community Board #3SI</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Continued Hearing – 4/21/15</p>
5.	<p>95-14-A</p>	<p>Bernard Marson 237 East 72nd Street, Manhattan MDL 171 & 4.35 to allow for a partial one-story vertical enlargement (<i>Penthouse</i>) of the existing 3 story and basement building located on the site. Pursuant to the 310 MDL. R8 zoning district. Community Board #8M</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 4/21/15</p>
6.	<p>163-14-A thru 165-14-A</p>	<p>Ponte Equities 502, 504, 506 Canal Street, Manhattan Appeal seeking waiver of Section G304.1.2 of the NYC Building Code to permit a conversion of a historic structure from commercial to residential in a flood hazard area. C6-2A zoning district. Community Board #1M</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Continued Hearing – 4/14/15</p>
7.	<p>140-14-A</p>	<p>Eric Palatnik, P.C. 1016 East 13th Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested rights to complete construction under the prior C4-3A/R6 zoning district. R5 zoning district Community Board #14BK</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Closed, Decision – 3/31/15</p>

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<i>BZ – DECISIONS</i>		
8.	78-11-BZ & 33-12-A thru 37-12-A	<p>Sheldon Lobel, P.C. 78-70 Winchester Boulevard, Queens Variance (§72-21) to allow for the construction of two assisted living residential buildings, contrary to use regulations (§32-10). Proposed construction of two mixed use buildings that do not have frontage on a legally mapped street, contrary to General City Law Section 36. C8-1 Zoning District. Community Board #13Q</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 3/10/15</p>
9.	176-13-BZ	<p>Sheldon Lobel, P.C. 31 Bond Street, Manhattan Variance (§72-21) to permit Use Group 2 residential in an existing 6-story building with a new penthouse addition, contrary to Section 42-10 of the zoning resolution. M1-5B zoning district. Community Board #2M</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Deferred Decision – 4/14/15</p>
10.	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: Granted – 3/10/15</p>
11.	157-14-BZ	<p>Lewis Garfinkel 1151 East 29th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family, two story semi-detached residence to be combined into a single family, two story detached residence contrary to floor area and open space ZR 23-141; side yard ZR 23-461 and less than the required rear yard ZR 23-47. R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 3/10/15</p>

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<i>BZ – DECISIONS</i>		
12.	203-14-BZ	Rothkrug Rothkrug & Spector LLP 18 West 8th Street, Manhattan Special Permit §73-36 to permit a physical culture establishment (<i>305 Fitness</i>) within portions of an existing commercial building. C4-5 zoning district. Community Board #2M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 3/10/15

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<i>BZ – CONTINUED HEARINGS</i>		
13.	153-11-BZ	<p>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</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Continued Hearing – 4/28/15</p>
14.	174-13-BZ	<p>Jeffrey A. Chester, Esq./GSHLLP 2449 Morris Avenue a/k/a 58-66 East Fordham Road, Bronx Special Permit (§73-36) to allow the reestablishment of an expired physical culture establishment (<i>Lucille Roberts</i>) on the second floor, contrary to (§32-31). C4-4 zoning district. Community Board #7BX</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Off-Calendar</p>
15.	188-13-BZ & 189-13-A	<p>Rothkrug Rothkrug & Spector 20 Dea Court, Staten Island Special Permit (§73-125) to permit an ambulatory diagnostic or treatment health care facility. Proposed building does not front on legally mapped street, contrary to Section 36 of the General City Law. R3-1 zoning district. Community Board #2SI</p> <p style="color: green;">Examiner: Joshua Saal (212)385-0081/Toni Matias (212)386-0085</p> <p style="color: red;">Status: Off-Calendar</p>
16.	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 style="color: green;">Examiner: Joshua Saal (212) 386-0081</p> <p style="color: red;">Status: Continued Hearing – 4/21/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
17.	248-13-BZ	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
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/14/15
18.	41-14-BZ	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
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 4/28/15
19.	56-14-BZ	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
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 3/31/15
20.	122-14-BZ	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
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/31/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 10, 2015

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	46-14-BZ	Rothkrug Rothkrug & Spector, LLP 252/60 Atlantic Avenue, Brooklyn Special Permit (§73-36) to allow the physical culture establishment (<i>Blink Fitness</i>) within portions of a new commercial building. C2-4 (R6A) (DB) zoning districts. Community Board #2BK Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 3/31/15
2.	143-14-BZ	Eric Palatnik, P.C. 746 61st Street, Brooklyn Special Permit (§73-36) to allow for the proposed physical culture establishment (<i>99 Health Club Inc.</i>) in the cellar, first and second floor of two story building in an M1-1 zoning district. Community Board #7BK Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 3/31/15
3.	241-14-BZ	Warshaw Burstein, LLP 517 East 117th Street, Manhattan Special Permit (§73-36) to allow the operation of physical culture establishment (<i>Planet Fitness</i>) on a portion of the third floor of the existing large scale development. C4-4 zoning district. Community Board #11M Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 3/31/15

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