

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 24, 2015

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	172-79-BZ	<p>Alfonso Duarte 167-04 Northern Boulevard, Queens Extension of Term of a previously approved variance permitting the operation of a Real Estate office and accessory parking which will expire on July 24, 2014. R2 zoning district. Community Board #4Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Closed, Decision – 5/19/15</p>
2.	164-94-BZ	<p>Jeffrey Chester, Esq. 84 Hugh Grant Circle, Bronx Extension of Term of a previously approved Variance (§72-21) which permitted the operation of physical culture establishment (<i>Lucille Roberts</i>), which expired on March 1, 2014. C1-2/R6 zoning district. Community Board #9BX</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Off-Calendar</p>

<i>SOC – NEW CASES</i>		
3.	26-02-BZ	<p>Eric Palatnik, P.C. 1680 Richmond Avenue aka 3101 Victory Boulevard., Staten Island Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses, which expired on December 10, 2012; Amendment to convert the existing bays into accessory convenience store and to enlarge the building; Waiver of the Rules. C1-2/R3-2 zoning district. Community Board #2SI</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Closed, Decision – 4/14/15</p>

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<i>SOC – NEW CASES</i>		
4.	150-04-BZ	<p>Sheldon Lobel, P.C. 129 Elizabeth Street, Manhattan Amendment of a previously approved variance to permit the construction of a four-story building with retail space and one-car garage. C6-2G zoning district. Community Board #2M</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Continued Hearing – 5/12/15</p>
5.	51-06-BZ	<p>Sheldon Lobel, P.C. 188-02 Union Turnpike, Queens 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. Community Board #8Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Continued Hearing – 6/2/15</p>

<i>APPEALS – DECISIONS</i>		
6.	153-14-A	<p>Rothkrug Rothkrug & Spector LLP 200 Cambridge Avenue, Staten Island Proposed construction of a community facility building school located partially within the bed of an unbuilt mapped street pursuant to Article 3 Section 35 of the General City Law and waive of bulk regulations under ZR Section 72-01(g). R3-2 Zoning district. Community Board #3SI</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Granted – 3/24/15</p>

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APPEALS – CONTINUED HEARINGS

7.	300-08-A	Law office of Marvin B. Mitzner LLC 39-35 27th Street, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/19/15

APPEALS – NEW CASES

8.	167-14-A	Eric Palatnik, P.C. 250 Manhattan Avenue, Manhattan 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. Community Board #1BK
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/12/15

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<i>BZ – DECISIONS</i>		
9.	81-12-BZ	<p>Eric Palatnik, P.C. 98-01/05 Metropolitan Avenue, Queens Special Permit (§73-243) to permit the demolition and reconstruction of an eating and drinking establishment (Use Group 6) with an accessory drive-through and on-site parking. C1-3/R3-2/R3A zoning district. Community Board #6Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Granted – 3/24/15</p>
10.	65-13-BZ	<p>Eric Palatnik, Esq. 123 Franklin Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK</p> <hr/> <p>Examiner: Joshua Saal (212) 386-0081</p> <hr/> <p>Status: Granted – 3/24/15</p>
11.	321-13-BZ	<p>Eric Palatnik, P.C. 37-19 104th Street, Queens Variance (§72-21) for the construction of a three family home on a vacant lot, contrary to side yard requirements (§23-462(a)) and the parking space requirements of (§25-32). R5 zoning district. Community Board #3Q</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Granted – 3/24/15</p>
12.	28-14-BZ	<p>Eric Palatnik, P.C. 3540 Nostrand Avenue, Brooklyn Special Permit (§73-243) to permit the continued use and (Use Group 6) eating and drinking establishment with an accessory drive-through. C1-2/R4 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Granted – 3/24/15</p>

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<i>BZ – DECISIONS</i>		
13.	146-14-BZ	<p>Sheldon Lobel, P.C. 285 Grand Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Bowery CrossFit</i>) in the cellar of an existing building. C6-1G zoning district. Community Board #3M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 4/14/15</p>
14.	175-14-BZ	<p>Greenberg Traurig, LLP 1162 Broadway, Manhattan Variance (§72-21) proposed the construction a new 14-story hotel building seeking waivers for setback and side yard requirements, located within a M1-6 zoning district in a historic district. Community Board #5M</p> <p>Examiner: Josh Saal (212) 386-0081</p> <p>Status: Granted – 3/24/15</p>

<i>BZ – CONTINUED HEARINGS</i>		
15.	350-12-BZ	<p>Sheldon Lobel, P.C. 5 32nd Street, Brooklyn Variance (§72-21) to permit the construction of an 11-story community facility/residential building, contrary to use regulations (§42-00). M3-1 zoning district. Community Board #7BK</p> <p>Examiner: Josh Saal (212) 386-0081</p> <p>Status: Continued Hearing – 3/31/15</p>
16.	309-13-BZ	<p>Law Office of Lyra J. Altman 965 East 24th 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 yards (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: Continued Hearing – 4/28/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
17.	8-14-BZ	<p>Law Office of Lyra J. Altman 1824 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (23-141); side yards requirements (§23-461) and less than the rear yard requirement (23-47). R3-2 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Continued Hearing – 4/28/15</p>
18.	60-14-BZ	<p>Law Office of Jay Goldstein, PLLC 141-41 72nd Avenue, Queens Variance (§72-21) to enlarge a community facility (<i>Sephardic Congregation</i>), contrary to floor lot coverage rear yard, height and setback (24-00). R4-1 zoning district. Community Board #8Q</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Continued Hearing – 5/19/15</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 style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Continued Hearing – 4/28/15</p>
20..	94-14-BZ	<p>Dennis D. Dell'Angelo 1150 East 22nd Street, Brooklyn 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. Community Board #3BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Continued Hearing – 4/21/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
21.	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: Josh Saal (212) 386-0081</p> <p>Status: Continued Hearing – 4/28/15</p>
22.	186-14-BZ	<p>Law Office of Lyra J. Altman 51-63 Bond Street aka 252-270 Schermerhorn Street, Brooklyn Variance (§72-21) to permit the construction of a new hotel building with ground floor retail contrary to allowable commercial floor area (ZR 33-122). C6-1/R6B zoning district in the Downtown Brooklyn Special District. Community Board #2BK</p> <p>Examiner: Josh Saal (212) 386-0081</p> <p>Status: Continued Hearing – 4/28/15</p>
23.	324-14-BZ	<p>Gerald J. Caliendo, RA, AIA 198-30 Jamaica Avenue, Queens Reinstatement (§11-411) for an automotive repair facility (UG 16B) granted under Cal. No. 909-52-BZ, expiring January 29, 2000; Amendment to permit the sale of used cars; Wavier of the Rules. C2-2/R5 zoning district. Community Board #12Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 5/12/15</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 24, 2015
1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	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> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Continued Hearing – 7/14/15</p>
2.	51-14-BZ	<p>Lewis E. Garfinkel 1369 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space ZR §23-141; side yards ZR §23-461 and rear yard ZR §23-47. R2 zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Continued Hearing – 5/12/15</p>
3.	242-14-BZ	<p>Jay Goldstein, Esq. 212 East 57th Street, Manhattan Special Permit (§73-36) to allow for operation of a physical culture establishment (<i>Haley Life</i>) on portions of the cellar and first floor. C1-9 zoning district. Community Board #6M</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Continued Hearing – 4/14/15</p>

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