

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 31, 2015

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	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: Granted – 3/31/15

<i>SOC – CONTINUED HEARINGS</i>		
2.	545-56-BZ	Eric Palatnik, P.C. 2001-2007 Williamsbridge Road aka 1131 Neil Avenue, Bronx 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. Community Board #11BX
		Examiner: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 4/14/15
3.	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: Closed, Decision – 4/14/15

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<i>SOC – NEW CASES</i>		
4.	1203-65-BZ	<p>Warshaw Burstein, LLP 1929 Bruckner Boulevard, Bronx Amendment of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B) with accessory used. The amendment seeks to permit the conversion of existing services bays to an accessory convenient store. C2-2/R5 zoning district. Community Board #9BX</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Closed, Decision – 4/28/15</p>
5.	35-10-BZ	<p>Sheldon Lobel, P.C. 144-11 77th Avenue, Queens 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. Community Board #8Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Continued Hearing – 4/21/15</p>

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<i>APPEALS – DECISIONS</i>		
6.	126-14-A	Rothkrug Rothkrug & Spector LLP 3153 Richmond Terrace, Staten Island Proposed construction of a warehouse building located partially within the bed of mapped unbuilt street, pursuant Article 3 Section 35 of the General City Law. M3-1 zoning district. Community Board #1SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 3/31/15
7.	140-14-A	Eric Palatnik, P.C. 1016 East 13th Street, Brooklyn Appeal seeking a determination that the owner has acquires a common law vested rights to complete construction under the prior C4-3A/R6 zoning district. R5 zoning district Community Board #14BK Examiner: Toni Matias (212) 386-0085 Status: Granted – 3/31/15

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	166-12-A	NYC Department of Buildings 638 East 11th Street, Manhattan Application to revoke the Certificate of Occupancy. R8B zoning district. Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Off-Calendar
9.	107-13-A	Law Office of Marvin B. Mitzner, LLC. 638 East 11th Street, Manhattan An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R7- 2 zoning district. R7B zoning district. Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Off-Calendar

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<i>APPEALS – NEW CASES</i>		
10.	315-14-A	<p>Mitchel A. Korbey, Esq. 485 Seventh Avenue, Manhattan MDL (Multiple Dwelling Law (section 310(2)(a) for waivers to permit the conversion of and small addition to the building. M1-6 Special Garment Center District. Community Board #5M</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 4/28/15</p>
11.	16-15-A	<p>Sheldon Lobel, P.C. 233-235 Water Street, Manhattan BCG304 to permit the redevelopment of the existing building, The Blue School, a new middle school, located within a flood hazard area. C6-2 zoning district. Community Board #1M</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 4/14/15</p>

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<i>BZ – DECISIONS</i>		
12.	254-13-BZ	<p>Law Office of Marvin B. Mitzner 2881 Nostrand Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to floor area (§23-141(a)), dwelling units (§23-22), lot coverage (§23-141(a)), front yard (§23-45(a)), side yard (§23-462(a)), and building height (§23-631(b)) regulations. R3-2 zoning district. Community Board #18BK</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 3/31/15</p>
13.	46-14-BZ	<p>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</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 3/31/15</p>
14.	56-14-BZ	<p>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</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 3/31/15</p>
15.	63-14-BZ	<p>Rothkrug Rothkrug & Spector LLP 5500 Broadway, Bronx Special Permit (§73-36) to allow the legalization of an existing physical culture establishment (<i>Astral Fitness</i>). M1-1 zoning district. Community Board #8BX</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 3/31/15</p>

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<i>BZ – DECISIONS</i>		
16.	124-14-BZ	<p>Sheldon Lobel, P.C. 1112 Gilmore Court, Brooklyn Special Permit (§73-622) for the enlargement of a single-family detached residence to be converted into a two-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 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 5/12/15</p>
17.	143-14-BZ	<p>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</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 3/31/15</p>

<i>BZ – CONTINUED HEARINGS</i>		
18.	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: Joshua Saal (212) 386-0081</p> <p>Status: Continued Hearing – 5/19/15</p>
19.	225-13-BZ	<p>Eric Palatnik, P.C. 810 Kent Avenue, Brooklyn Variance (§72-21) to permit the development of a three-family, four-story residential building, contrary to use regulations (§42-00). M1-2 zoning district. Community Board #3BK</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Withdrawn – 3/31/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
20.	264-13-BZ	<p>Francis R. Angelino, Esq. 257 West 17th Street, Manhattan Special Permit (§73-36) to legalize a physical culture establishment (<i>Brick CrossFit</i>) on the ground floor and cellar of an existing 10-story building. C6-2A zoning district. Community Board #4M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 5/12/15</p>
21.	59-14-BZ	<p>Caroline G. Harris 114-122 Jackson Street, Brooklyn Variance (§72-21) to permit the construction of a four-story plus penthouse community facility (UG 4), contrary to (24-11). R6B zoning district. Community Board #1BK</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Continued Hearing – 4/28/15</p>
22.	122-14-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 3/31/15</p>
23.	238-14-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 98-100 Franklin Street, Manhattan Variance (§72-21) to permit the construction of two mixed residential and commercial buildings on a single zoning lot contrary to §§35-21 & 23-145 (Lot Coverage), 35-24c (Height and setback), 35-52 and 33-23 (minimum width of open area along a side lot line and permitted obstruction regulations), 35-24b (Street wall location). C6-2A zoning district, Historic District. Community Board #1M</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Continued Hearing – 4/21/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
24.	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: Granted – 3/31/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 31, 2015
1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	303-13-BZ	<p>Jeffrey A. Chester, Esq. 506-510 Brook Avenue, Bronx Variance (§72-21) to allow a new mixed use building with 36 affordable residential units and community facility space. R6 & C1-4 zoning districts. Community Board #1BX</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Continued Hearing – 6/2/15</p>
2.	147-14-BZ	<p>Law Office of Lyra J. Altman 4167 Ocean Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area ZR 23-141; and less than the required rear yard ZR 23-47. R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 4/28/15</p>
3.	171-14-A 172-14-BZ	<p>Law Office of Steven Simicich 235 Dixon Avenue, Staten Island 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. Community Board #1SI</p> <p>Examiner: H. Segovia (212) 386-0074/T. Matias (212) 386-0085</p> <p>Status: Continued Hearing – 4/21/15</p>
4.	204-14-BZ	<p>Sheldon Lobel, P.C. 55 Wythe Avenue, Brooklyn Special Permit (§73-44) for reduction of required off-street parking spaces for proposed ambulatory diagnostic or treatment health care facilities (UG 4A) and commercial office use (UG 6B listed in Use Group 4 and PRC-B1. M1-2 Zoning District. Community Board #1BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 5/12/15</p>

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