

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 3, 2015

10:00 A.M.

SOC – CONTINUED HEARINGS

1.	195-02-BZ	Jeffrey A. Chester, Esq./GSHLLP 2797 Linden Boulevard, Brooklyn Extension of Term of a previously approved Variance (§72-21) permitting an eating and drinking establishment with an accessory drive through facility with a legalization of a small addition to the establishment, which expired on February 11, 2013; Waiver of the Rules. R4 zoning district. Community Board #5BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 4/14/15

APPEALS – CONTINUED HEARINGS

2.	180-14-A	Fried Frank Harris Shriver and Jacobson LLP 332 West 44th Street, Manhattan Appeal challenging the Department of Building's determination that the subject façade treatment located on the north wall is an impermissible accessory sign as defined under the ZR Section 12-10. C6-2SCD zoning district. Community Board #4M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 4/21/15

APPEALS – DECISIONS

3.	153-14-A	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
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 3/24/15

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APPEALS – CONTINUED HEARINGS

4.	245-12-A	Law Offices of Marvin B. Mitzner LLC. 515 East 5th Street, Manhattan Appeal pursuant to Section 310(2) of the Multiple Dwelling Law, requesting that the Board vary several requirements of the MDL. R7B Zoning District Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 5/12/15

APPEALS – NEW CASES

5.	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: Closed, Decision – 3/31/15

BZ – DECISIONS

6.	266-13-BZ	Law Offices of Marvin B. Mitzner 515 East 5th Street, Manhattan Variance (§72-21) to legalize the enlargement of a six-story, multi-unit residential building, contrary to maximum floor area (§23-145). R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 5/12/15

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<i>BZ – DECISIONS</i>		
7.	329-13-BZ	<p>Alexander Levkovich 145 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (23-141). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 3/3/15</p>
8.	118-14-BZ	<p>Rampulla Associates 1891 Richmond Road, Staten Island Variance (§72-21) to allow a three-story sixteen unit condominium contrary to use regulations, with accessory parking for thirty six cars. Located within R3X, R1-2 split zoning district and in an NA-1 designated area. Community Board #2SI</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 3/3/15</p>
9.	154-14-BZ	<p>Sheldon Lobel, P.C. 6934 5th Avenue, Brooklyn Special Permit (§73-621) to allow an addition to the existing mixed commercial and residential building. C1-3/R6B zoning district. Community Board #10BK</p> <p>Examiner: Ryan Singer (212) 386-0077</p> <p>Status: Granted – 3/3/15</p>
10.	170-14-BZ	<p>Mango & Lacoviello, LLP 652-662 Avenue of the Americas, Manhattan Special Permit (§73-36) to allow the operation of the proposed physical culture establishment (<i>David Barton Gym</i>) on the first floor second & third floors, located within an C6-2-A, C6-4A zoning districts. Community Board #5M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 3/3/15</p>

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11.	232-14-BZ	<p>Warshaw Burstein, LLP 946 Pennsylvania Avenue aka 1000 Pennsylvania Avenue, Brooklyn Special Permit (§73-36) to allow for a physical culture establishment (<i>Planet Fitness</i>) within a portion of an existing commercial building. M1-1 zoning district. Community Board #5BK</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Continued Hearing – 4/14/15</p>

<i>BZ – CONTINUED HEARINGS</i>		
12.	286-12-BZ	<p>Eric Palatnik, P.C. 1925 Union Street, Brooklyn Variance (§72-21) to permit a vertical enlargement and conversion of an existing two-story automotive repair facility to a four-story UG 4A House of Worship (<i>People of Destiny Church</i>), contrary to coverage ratio (§24-11), R6 zoning district. Community Board #8BK</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Off-Calendar</p>
13.	155-13-BZ	<p>Law Office of Fredrick A. Becker 1782-1784 East 28th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing synagogue (<i>Congregation Kozover Sichron Chaim Shloime</i>) and rabbi's residence (UG 4) and the legalization of a Mikvah, contrary to floor area (§24-11), lot coverage (§24-11), wall height and setbacks (§24-521), front yard (§24-34), side yard (§24-35), rear yard (§24-36), and parking (§25-18, 25-31) requirements. R3-2 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Continued Hearing – 4/14/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
14.	309-13-BZ	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
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/24/15
15.	321-13-BZ	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
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 3/24/15
16.	5-14-BZ	Law Office of Lyra J. Altman 1807 East 22nd Street, Brooklyn 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. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Off-Calendar
17.	28-14-BZ	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
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 3/24/15

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<i>BZ – CONTINUED HEARINGS</i>		
18.	31-14-BZ	<p>Moshe M. Friedman, P.E. 165 Spencer Street, Brooklyn 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. Community Board #3BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Adjourned, Continued Hearing – 4/14/15</p>
19.	44-14-BZ	<p>Sheldon Lobel, P.C. 92 Laight Street aka 256 West Street, 416 Washington Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Live Well</i>) on the first floor of the existing building, located within C6-3A & C6-2A zoning districts in a historic district. Community Board #1M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 4/21/15</p>
20.	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: Closed, Decision – 3/31/15</p>
21.	91-14-BZ	<p>Law Office of Lyra J. Altman 3420 Bedford Avenue, 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 (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Off-Calendar</p>

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<i>BZ – CONTINUED HEARINGS</i>		
22.	114-14-BZ	<p>Eric Palatnik, P.C. 2442 East 14th Street, Brooklyn Special Permit (§73-622) for enlargement of an existing two story single family dwelling contrary to floor area ratio, open space and lot coverage (ZR 23-141); side yard (ZR 23-461) and less than the rear yard requirements (ZR 23-47). R4 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 3/3/15</p>
23.	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: Closed, Decision – 3/31/15</p>
24.	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: Joshua Saal (212) 386-0081</p> <p>Status: Closed, Decision – 3/24/15</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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TUESDAY AFTERNOON, MARCH 3, 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 style="color: green;">Examiner: Joshua Saal (212) 386-0081</p> <p style="color: red;">Status: Postponed Hearing – 3/31/15</p>
2.	37-14-BZ	<p>Eric Palatnik, P.C. 86-10 Roosevelt Avenue, Queens 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. Community Board #4Q</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Closed, Decision – 4/14/15</p>
3.	127-14-BZ	<p>Rothkrug Rothkrug & Spector LLP 32-41 101st Street, Queens 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. Community Board #3Q</p> <p style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Continued Hearing – 4/14/15</p>

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<i>BZ – NEW CASES</i>		
4.	289-14-BZ	Sheldon Lobel, P.C. 22-32/36 31st Street, Queens Special Permit (§73-42) to extend the conforming Use Group 6 restaurant use located partially within a C4-2A zoning district into the adjacent R5B zoning district. Community Board #1Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 4/14/15
5.	324-14-BZ	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
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 3/24/15

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