

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 19, 2015
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	172-79-BZ	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
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 5/19/15

<i>SOC – NEW CASES</i>		
2.	174-04-BZ	Kramer Levin Naftalis & Frankel, LLP 254 West 24th Street, Manhattan Amendment to approve conveyance of unused development rights appurtenant to the subject site previously granted by the Board. M1-5 zoning district. Community Board #4M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Postponed Hearing – 6/23/15

<i>APPEALS – DECISIONS</i>		
3.	95-14-A	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
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 5/19/15

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 19, 2015
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
4.	300-08-A	<p>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 – 8/25/15</p>
5.	278-13-A	<p>Isaac Szpilzinger, Esq. 121 Varick Street, Manhattan Appeal of Department of Buildings’ determination that the advertising sign was not established as a lawful non- conforming use. M1-6 zoning district/SHSD. Community Board #2M Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 7/21/15</p>
6.	11-14-A thru 14-14-A	<p>Sheldon Lobel, P.C. 47-04, 47-06, 47-08 198th Street, Queens Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R3-2 zoning district. Community Board #11Q Examiner: Toni Matias (212) 386-0085 Status: Off-Calendar</p>

<i>APPEAL – NEW CASES</i>		
7.	230-14-A	<p>Rothkrug Rothkrug & Spector LLP 20 Pelton Avenue, Staten Island Proposed construction of a one-family residence located partially within the bed of a mapped street pursuant to Section 35 of the General City Law and waiver of bulk regulations under ZR Section 72-01(g). R3x zoning district. Community Board #1SI Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 6/16/15</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 19, 2015
10:00 A.M.

<i>BZ – DECISIONS</i>		
8.	301-13-BZ	<p>Eric Palatnik, P.C. 1502 Avenue N, Brooklyn Variance (72-21) to add three floors to an existing one story and basement UG 4 synagogue for a religious-based college and post graduate (UG 3) with 10 dormitory rooms, contrary to sections 24-11, 24-521, 24-52,24-34(a),24-06. R5B zoning district. Community Board #14BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 6/16/15</p>
9.	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: Granted – 5/19/15</p>
10.	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: Granted – 5/19/15</p>
11.	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: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 5/19/15</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 19, 2015
10:00 A.M.

<i>BZ – DECISIONS</i>		
12.	289-14-BZ	<p>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</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 5/19/15</p>

<i>BZ – CONTINUED HEARINGS</i>		
13.	343-12-BZ	<p>Akerman LLP. 570 East 21st Street, Brooklyn Variance (§72-21) to permit the construction of a Use Group 3 school (<i>Brooklyn School for Medically Frail Children</i>) with dormitory facilities in a split zoning lot, contrary to lot coverage(§24-11), yard requirements (§24-382, §24-393, §24-33) and use regulations (§22-13). R1-2/R7A zoning district. Community Board #14BK</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Closed, Decision – 6/23/15</p>
14.	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: Off-Calendar</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 19, 2015
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	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> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Closed, Decision – 6/23/15</p>
16.	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 style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Granted – 5/19/15</p>
17.	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 – 8/18/15</p>
18.	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 – 7/14/15</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 19, 2015

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	270-14-BZ	Rothkrug Rothkrug & Spector LLP 203 East 92nd Street, Manhattan Special Permit (§73-36) to permit a physical culture establishment (<i>Equinox</i>) within portions of a new mixed use building. C4-6 zoning district. Community Board #8M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 6/23/15

*******DISCLAIMER*******

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.
