

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 17, 2015

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>183-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>206 West 23rd Street, Manhattan</b>                      Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of physical culture establishment on the second floor of a five story commercial building, which expired on October 26, 2014; Amendment to permit the change in operation as well as minor deviations from the previously approved plans; Waiver of the Rules. C6-3X zoning district.  <b>Community Board #4M</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Granted – 11/17/15</b></p>
<b>2.</b>	<b>266-04-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>96 Boreum Place, Brooklyn</b>                      Extension of the Term and Amendment (73-11) to request an extension of the term of a previously granted special permit to allow the operation of a physical culture establishment at the premises and also request an Amendment to change the hours of operation. C2-3 zoning district.  <b>Community Board #2M</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Granted – 11/17/15</b></p>
<b>3.</b>	<b>340-05-BZ</b>	<p>The Law Office Fredrick A. Becker  <b>270 West 17th Street aka 124-128 Eight Avenue, Manhattan</b>                      Extension of Term of a previously approved Variance (§72-21) which permitted the legalization of a physical culture establishment (PCE), located in the portions of the cellar and first floor of an existing 22-story mixed-use building, which expired on October 25, 2014. C1-6A, C6-2A, R8B zoning districts.  <b>Community Board #4M</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Granted – 11/17/15</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>186-08-BZ</b>	<p>Petrus fortune, P.E.  <b>3065 Atlantic Avenue, Brooklyn</b>                      Extension of Time to Complete Construction of a previously approved Special Permit (§73-19) permitting the legalization and enlargement of a school (<i>Followers of Jesus Mennonite Church &amp; School</i>) in a former manufacturing building, contrary to ZR §42-10, which expired on June 8, 2014; Waiver of the Rules. M1-1 zoning district.  <b>Community Board #5BK</b>  <b>Examiner: Henry Segovia (212) 386-0074</b>  <b>Status: Continued Hearing – 1/12/16</b></p>

<b><i>SOC – NEW CASES</i></b>		
<b>5.</b>	<b>472-37-BZ</b>	<p>Eric Palatnik, P.C.  <b>2765 Cropsey Avenue, Brooklyn</b>                      Extension of Term (§11-411) for the continued operation of an automotive service station which expired on January 27, 2014; Amendment (§11-412) to permit the conversion of repair bays into convenient store, the addition of a new canopy and relocation of fuel storage tanks. R5 zoning district.  <b>Community Board #13BK</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Continued Hearing – 2/23/16</b></p>
<b>6.</b>	<b>241-47-BZ</b>	<p>Sheldon Lobel, P.C.  <b>16-23/25 Hancock Street, Queens</b>                      Amendment (§11-413) of a previously approved variance which permitted the operation of Contractor’s Establishment (Use Group 16A). The Amendment seeks to change the use to permit Custom Woodworking and furniture shop (Use Group 16A) and Art Studio (Use Group 9A); Extension of Term of the variance which expired on January 29, 2014 for an additional 10 years; Waiver of the Rules of Practice and Procedure. R5B zoning district.  <b>Community Board #5Q</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Granted – 11/17/15</b></p>

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<b><i>SOC – NEW CASES</i></b>		
<b>7.</b>	<b>526-76-BZ</b>	<p>Vito J Fossella, P.E.  <b>1492 Victory Boulevard, Staten Island</b>                      Amendment of a previously approved variance which permitted the conversion of a three story building consisting of two family residence and a store into a three story office building which expired on December 21, 1981. The Amendment seeks to eliminate the term. R2 zoning district.  <b>Community Board #3SI</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Continued Hearing – 2/2/16</b></p>
<b>8.</b>	<b>1059-84-BZ</b>	<p>Troutman Sanders, LLP  <b>943/61 Kings Highway aka 2032 Coney Island Avenue, Brooklyn</b>                      Extension of term of a Special Permit for the operation of a physical culture establishment (24 Hour Fitness) which expired on May 7, 2015; Amendment to reflect a change in ownership. C4-2 &amp; C8-2 (OP) zoning district.  <b>Community Board #15BK</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Closed, Decision – 12/15/15</b></p>
<b>9.</b>	<b>364-87-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1710-1720 Flatbush Avenue, Brooklyn</b>                      Extension of Term (§11-411) of a previously granted variance permitting an automotive repair facility which expired on March 22, 2013; Waiver of the Rules. C2-2/R5 zoning district.  <b>Community Board #18BK</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Continued Hearing – 12/15/15</b></p>
<b>10.</b>	<b>248-03-BZ</b>	<p>Troutman Sanders LLP  <b>1915 Third Avenue, Manhattan</b>                      Extension of time to Obtain a Certificate of Occupancy of a previously approved Variance (72-21) which permitted the operation of a physical cultural establishment (<i>Bally's Total Fitness</i>) which expired on January 22, 2015; Amendment to reflect a change in ownership. C1-5/R8A &amp; R7A zoning district.  <b>Community Board #11M</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Granted – 11/17/15</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, NOVEMBER 17, 2015  
10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>11.</b>	<b>317-12-A</b>	<p>Eric Palatnik, P.C. <b>40-36 27th Street aka 4040 27<sup>th</sup> St, Queens</b> Extension of Time to complete construction in connection with a previously approved common law vested rights application. M1-3D zoning district. <b>Community Board #1Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Granted – 11/17/15</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>12.</b>	<b>199-14-A</b>	<p>Alfonso Duarte <b>102-11 Roosevelt Avenue, Queens</b> Proposed legalization of an accessory parking in open portion of site that lies within a bed of mapped street pursuant to Section 35, Article 3 of the General City Law. <b>Community Board #4Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Granted – 11/17/15</b></p>

<b><i>APPEAL – NEW CASES</i></b>		
<b>13.</b>	<b>58-15-A</b>	<p>Goldman Harris LLC <b>139-141 Orchard aka 77,79,81 Rivington Street, Manhattan</b> Appeal seeking a determination that the owner has obtained a vested right to complete construction commenced under the prior zoning district. C4-4 zoning district. <b>Community Board #3M</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Continued Hearing – 1/12/16</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

**REGULAR MEETING**

**TUESDAY MORNING, NOVEMBER 17, 2015**

**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
<b>14.</b>	<b>59-14-BZ</b>	Caroline G. Harris <b>114-122 Jackson Street, Brooklyn</b> Variance (§72-21) to permit the construction of a four-story plus penthouse community facility (UG 4), contrary to height and setback, lot coverage, floor area, and street wall location requirements. R6B zoning district <b>Community Board #1BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 11/17/15</b>

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10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
15.	<b>303-13-BZ</b>	<p>Jeffrey A. Chester, Esq.  <b>506-510 Brook Avenue, Bronx</b>                      Variance (§72-21) to allow a new mixed use building with 36 affordable residential units and community facility space. R6 &amp; C1-4 zoning districts.  <b>Community Board #1BX</b>  <b>Examiner: Joshua Saal (212) 386-0081</b>  <b>Status: Adjourned, Continued Hearing – 12/15/15</b></p>
16.	<b>29-14-BZ</b>	<p>Lewis Garfinkel  <b>255 East 27th Street, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-14a); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district.  <b>Community Board #14BK</b>  <b>Examiner: Henry Segovia (212) 386-0074</b>  <b>Status: Granted – 11/17/15</b></p>
17.	<b>41-14-BZ</b>	<p>Law Office of Jay Goldstein  <b>21-37 Waverly Avenue aka 56-58 Washington Avenue, Brooklyn</b>                      Special Permit (§73-19) to legalize an existing school/yeshiva (UG 3). M1-2 zoning district.  <b>Community Board #2BK</b>  <b>Examiner: Joshua Saal (212) 386-0081</b>  <b>Status: Continued Hearing – 1/22/16</b></p>
18.	<b>102-14-BZ</b>	<p>Moshe M Friedman, P.E.  <b>4017 Avenue P, Brooklyn</b>                      Variance (§72-21) to permit the extension of house of worship (UG4) (<i>Congregation Tifreves Avabom D'Zidichov</i>) in an existing building lot of a three story brick building. R3-2 zoning district.  <b>Community Board #3BK</b>  <b>Examiner: Rory Levy (212) 386-0082</b>  <b>Status: Continued Hearing – 2/2/16</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
19.	229-14-BZ	<p>Jeffery A. Chester/GSHLLP  <b>55-05 Myrtle Avenue, Queens</b>                      Special Permit (§73-36) to seek the legalization of an existing physical culture establishment (<i>Lucille Roberts</i>). C4-3A zoning district.  <b>Community Board #5Q</b>  <b>Examiner: Rory Levy (212) 386-0082</b>  <b>Status: Adjourned, Continued Hearing – 1/22/16</b></p>
20.	231-14-BZ	<p>Sheldon Lobel, P.C.  <b>124 West 23rd Street, Manhattan</b>                      Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Orangetheory Fitness</i>) within a portion of an existing commercial building. C6-3X zoning district.  <b>Community Board #4M</b>  <b>Examiner: Rory Levy (212) 386-0082</b>  <b>Status: Adjourned, Continued Hearing – 1/12/16</b></p>
21.	269-14-BZ	<p>Gerald J. Caliendo, RA, AIA  <b>89-44 Metropolitan Avenue, Queens</b>                      Special Permit §73-36) to permit the physical culture establishment (<i>Massage Envy Spa</i>) on the first floor level of an existing commercial building. C2-2 in R4 zoning district.  <b>Community Board #5Q</b>  <b>Examiner: Rory Levy (212) 386-0082</b>  <b>Status: Adjourned, Continued Hearing – 1/22/16</b></p>
22.	318-14-BZ	<p>Walter T. Gorman, P.E., P.C.  <b>1672-1680 86th Street aka 1-17 Bay 14th Street, Brooklyn</b>                      Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on October 27, 1987; Waiver of the Rules. C1-2 in R5 zoning district.  <b>Community Board #11BK</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Adjourned, Continued Hearing – 1/22/16</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 17, 2015

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>35-14-BZ</b>	Gerald J. Caliendo, RA, AIA. <b>40-06 Astoria Boulevard, Queens</b> Special Permit (§73-36) to permit the operation a physical culture ( <i>CKO Kickboxing</i> ) within the existing building. C4-2A zoning district. <b>Community Board #1Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 12/15/15</b>
<b>2.</b>	<b>240-14-BZ</b>	Gregory J. Tarone, Esq. <b>1620 Shore Boulevard, Brooklyn</b> Special Permit (§73-622) for the enlargement of a single family home contrary to floor area, open space and lot coverage (ZR 23-141(b); side yard requirement (ZR 23-461); and perimeter wall height (ZR 23-361(b). R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 2/2/16</b>
<b>3.</b>	<b>60-15-BZ</b>	Eric Palatnik, P.C. <b>111 Fulton Street, Manhattan</b> Special Permit (§73-36) to allow for a physical culture establishment ( <i>Cross Fit</i> ) within the cellar of a ten story mixed use building. C6-4/LM zoning district. <b>Community Board #1M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 11/17/15</b>

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