

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 24, 2015

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	173-92-BZ	<p>Simons & Wright LLC 220 East 86th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of martial arts studio which expires on January 24, 2014; Amendment to permit the relocation of the facility from the 2nd floor to the cellar. C2-8A zoning district. Community Board #8M Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 1/12/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	699-46-BZ	<p>Eric Palatnik, P.C. 224-01 North Conduit Avenue, Queens Extension of Time to Complete Construction of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B), which expired on May 19, 2015. R3X zoning district. Community Board #13Q Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 12/8/15</p>
3.	1207-66-BZ	<p>Carl A. Sulfaro, Esq. 305 Washington Avenue Brooklyn Extension of Term of a previously granted variance for the continued operation of a UG6 art supply and bookstore which expired July 5, 2012; Waiver of the Rules. R6 zoning district. Community Board #3BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 1/12/16</p>
4.	301-03-BZ	<p>Law Office of Lyra J. Altman 1103 East 22nd Street, Brooklyn Extension of Time to Complete Construction and Waiver of the rules for a single family home enlargement under 73-622 approved on January 13, 2004. R2 Zoning district. Community Board #14BK Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 12/15/15</p>

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<i>SOC – CONTINUED HEARINGS</i>		
5.	182-95-BZ 183-95-BZ	Rothkrug & Spector LLP 2465 & 2473 Broadway, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a PCE (<i>Equinox Fitness Club</i>) which expires on November 1, 2015; Amendment to expand the PCE into the cellar and the full third floor; Waiver of the Rules. C4-6A/R8 zoning district. Community Board #7M Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 1/22/16

<i>SOC – NEW CASES</i>		
6.	528-64-BZ	Gerald Caliendo, RA, AIA 240-02 Northern Boulevard, Queens Amendment of a previously approved Variance (§72-21) which permitted the erection of a two story enlargement of an auto showroom (UG 16B). The amendment seeks to enlarge the existing automobile showroom and include an addition of a parking deck to the existing automobile dealership (<i>East Hills Chevrolet</i>). R1-2 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 1/22/16
7.	57-95-A thru 59-95-A	Mitchell S. Ross, Esq. 473 Central Park West, Manhattan Amendment/Time to Complete construction filed under Certificate of Occupancy Modification. R7-2 zoning district. Community Board #7M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 2/2/16
8.	105-10-BZ	Eric Palatnik, P.C. 269 77th Street, Brooklyn Amendment of a previously approved Special Permit (§73-622) permitting the enlargement of an existing single family home. The amendment seek a second story enlargement. R4A (BRSD) zoning district. Community Board #10BK Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 1/12/16

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<i>SOC – NEW CASES</i>		
9.	128-10-BZ	<p>Eric Palatnik, P.C. 147-58 77th Road, Queens Extension of time to complete Construction and obtain a Certificate of Occupancy for a Use Group 4 three-story synagogue (<i>Jewish Center of Kew Gardens</i>) religious school, and Rabbi's apartment, which expired on August 23, 2015. R4 zoning district. Community Board #8Q Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 11/24/15</p>

<i>APPEALS – DECISIONS</i>		
10.	73-15-A & 74-15-A	<p>Rothkrug Rothkrug & Spector, LLP 170 & 176 Arbutus Avenue, Staten Island Proposed construction of buildings that do not front on a legally mapped street, pursuant to Section 36 Article 3 of the General City Law. R3X (SRD) zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 11/24/15</p>

<i>APPEAL – CONTINUED HEARINGS</i>		
11.	234-14-A	<p>Law Offices of Marvin B. Mitzner 738 East 6th Street, Manhattan Appeal of the NYC Department of Buildings' determination to not revoke a Certificate of Occupancy issued in 1989 and reinstate the Certificate of Occupancy issued in 1985. Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 2/9/16</p>

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<i>BZ – DECISIONS</i>		
12.	5-14-BZ	<p>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: Granted – 11/24/15</p>
13.	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 Examiner: Joshua Saal (212) 386-0081 Status: Deferred Decision – 12/15/15</p>
14.	261-14-BZ	<p>Law Office of Lyra J. Altman 944 East 23rd 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. R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 11/24/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
15.	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> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 12/15/15</p>
16.	98-14-BZ	<p>Rothkrug Rothkrug & Spector LLP 404 Richmond Terrace, Staten Island Variance (§72-21) to permit the reestablishment of a banquet facility (catering hall -UG 9) with accessory parking. Located in an R5 and R3A zoning districts within the St. George Historic District. Community Board #1SI</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Continued Hearing – 1/12/16</p>
17.	129-14-BZ	<p>Sheldon Lobel, P.C. 2137 East 12th Street, Brooklyn Special Permit (§73-622) as amended, to permit the enlargement of a single-family detached residence, contrary to floor area, side yard, and rear yard regulations. R5 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 1/12/16</p>
18.	179-14-BZ	<p>Law Office of Lyra J. Altman 1937 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement and conversion of an existing two family residence to single family residence contrary to the rear yard requirement (ZR 23-47). R5 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 11/24/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
19.	323-14-BZ	<p>Eric Palatnik, P.C. 282 Corbin Place, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area (ZR 23-141(b)). R3-1 zoning district. Community Board #3BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Closed, Decision – 1/12/16</p>
20.	43-15-BZ	<p>Eric Palatnik, PC. 2617 Avenue R, Brooklyn Special Permit (§73-622) to permit an enlargement of one family home, seeking to waive the floor area, lot coverage, rear yard, perimeter wall height and open space requirements. R3-2 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Granted – 11/24/15</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 24, 2015

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	45-15-BZ	<p>Simons & Wright LLC 23-10 41st Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Rock Climbing Facility</i>) C5-3 zoning district. M1-5/R7-3 (LIC) zoning district. Community Board #1Q</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Closed, Decision – 12/15/15</p>
2.	53-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 10 East 53rd Street, Manhattan Special Permit (§73-36) to permit a physical culture establishment (<i>Equinox</i>) within an existing building. C5-2.5(MID) + C.3MID) (F) zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Closed, Decision – 12/15/15</p>
3.	63-15-BZ	<p>Sheldon Lobel, P.C. 35 Sutton Place, Manhattan Variance (§72-21) to legalize the three existing enclosures of portions of the terrace of Unit PHC located on the penthouse floor of the premises. R10 zoning district. Community Board #6M</p> <p style="color: green;">Examiner: Joshua Saal (212) 386-0081</p> <p style="color: red;">Status: Postponed Hearing – 12/15/15</p>

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