

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL PUBLIC HEARING
FRIDAY MORNING, OCTOBER 16, 2015
11:30 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|------------------|--|
| 1. | 340-41-BZ | <p>Nasir J. Khanzada, PE 72-09 Main Street, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B), with accessory uses, which expired on May 1, 2012; Amendment to permit the enlargement of an existing canopy, the addition of a fuel dispenser and small convenience sales area; Waiver of the Rules. C1-2/R4 zoning district. Community Board #4Q</p> <p style="text-align: center;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="text-align: center;">Status: Granted – 10/16/15</p> |
| 2. | 69-95-BZ | <p>Fox Rothschild, LLP. 111B Eleventh Avenue, Manhattan Extension of Term of a previously approved Special Permit (73-36) permitting the operation of a physical culture establishment (<i>The Sports Center at Chelsea Piers</i>) which expires on August 6, 2015. M2-3 zoning district. Community Board #4M</p> <p style="text-align: center;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="text-align: center;">Status: Granted – 10/16/15</p> |
| 3. | 146-96-BZ | <p>Stroock & Stroock & Lavan, LLP. 557 Broadway aka 128-130 Mercer Street, Manhattan Amendment of a previously approved Variance (§72-21) to permit the relocation of the building lobby from Broadway to Mercer Street and the conversion of an existing office lobby to retail space. M1-5B zoning district. Community Board #2M</p> <p style="text-align: center;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="text-align: center;">Status: Granted – 10/16/15</p> |

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| <i>SOC – CONTINUED HEARINGS</i> | | |
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| 4. | 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 – 11/24/15 |

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|------------------|---|
| 5. | 699-46-BZ | 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: Continued Hearing – 11/24/15 |
| 6. | 202-62-BZ | Warshaw Burstein, LLP 950 Allerton Avenue, Bronx Extension of Term and Waiver (§11-411) to extend the term and a Waiver of a previously granted variance for an automotive service station, which expired on April 3, 2011; Waiver of the Rules. C2-2/R4-1 zoning district. Community Board #11BX Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/1/15 |
| 7. | 132-92-BZ | Willy C. Yuin, RA 3948 Amboy Road, Staten Island Extension of Term of a previously approved variance (§72-21) which permitted day care use in the cellar of the subject premises in conjunction with a banquet hall use, which expired on July 19, 2014. R3X, CI-1 SRD zoning district. Community Board #3SI Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 1/12/16 |

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|-------------------------------|------------------|---|
| 8. | 427-05-BZ | <p>Eric Palatnik, P.C. 133-47 39th Avenue, Queens Extension of Time to Complete Construction (§73-11) to seek an extension of time to complete construction which expired May 10, 2015. C4-2 zoning district. Community Board #7Q Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 12/15/15</p> |
| 9. | 97-08-BZ | <p>Eric Palatnik P.C. 84 Sanford Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a previously approved Special Permit (§73-19) permitting the legalization of an existing school (UG 3), which expired on March 16, 2012; Waiver of the Rules. M1-1 district. Community Board #3BK Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/1/15</p> |

| <i>APPEALS – CONTINUED HEARINGS</i> | | |
|--|-----------------|---|
| 10. | 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 – 12/15/15</p> |

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

| <i>BZ – DECISIONS</i> | | |
|------------------------------|------------------|---|
| 12. | 173-14-BZ | <p>Sheldon Lobel, P.C. 20 East 38th Street aka 244 Madison Avenue, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Evolution Muay Thai Camp</i>) in the cellar of an existing 16-story mixed-used residential and commercial building, located within an C5-2 zoning district. Community Board #5M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 10/16/15</p> |
| 13. | 260-14-BZ | <p>Goldman Harris LLC 100 East End Avenue aka 106 East End Avenue, Manhattan Variance (§72-21) to permit the construction of a three-story enlargement to the existing school, contrary to floor area, rear yard, height and setback requirements. (R8B/R10A) zoning districts. Community Board #8M</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 10/16/15</p> |

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| 14. | 270-14-BZ | <p>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</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 10/16/15</p> |
| 15. | 33-15-BZ | <p>Rothkrug Rothkrug & Spector, LLP 5510 Broadway, Bronx Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Blink Fitness</i>) within a new commercial building. C8-2 (OP) zoning district. Community Board #8BX</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 10/16/15</p> |
| 16. | 69-15-BZ | <p>Glenn V. Cutrona, AIA 245 Page Avenue, Staten Island Variance (§72-21) a proposed eating and drinking establishment with accessory drive through facility, located within an R3X/C1-1/SRD zoning district. Community Board #3SI</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Deferred Decision – 10/27/15</p> |

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| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|----------|--|
| 17. | 98-14-BZ | 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 |
| | | Examiner: Joshua Saal (212) 386-0081 |
| | | Status: Continued Hearing – 11/24/15 |
| 18. | 32-15-BZ | Rothkrug Rothkrug & Spector, LLP 2847 West 8th Street, Brooklyn Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Blink Fitness</i>) within portions of an existing building. C8-2 (OP) zoning district. Community Board #13BK |
| | | Examiner: Rory Levy (212) 386-0082 |
| | | Status: Granted – 10/16/15 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL PUBLIC HEARING
FRIDAY AFTERNOON, OCTOBER 16, 2015
1:00 P.M.

| <i>BZ – NEW CASES</i> | | |
|------------------------------|------------------|---|
| 1. | 330-13-BZ | <p>Alexander Levkovich 2801 Brown Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single family home contrary to floor area (ZR 23-141). R4-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 12/15/15</p> |
| 2. | 149-14-BZ | <p>Lewis E. Garfinkel 3173 Bedford Avenue, Brooklyn Special Permit (§73-622) to for the enlargement of an existing single family residence contrary to floor area and open space (ZR 23-141(a)); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 12/15/15</p> |
| 3. | 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> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 11/24/15</p> |
| 4. | 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> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 11/24/15</p> |

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