

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 27, 2015

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	705-81-BZ	<p>Rothkrug Rothkrug & Spector LLP 1433 York Avenue, Manhattan Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a physical culture establishment which expired on May 10, 2013; Extension of Time to obtain a Certificate of Occupancy; Waiver of the Rules. R10 zoning district. Community Board #8M</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 10/27/15</p>
2.	156-03-BZ	<p>Goldman Harris LLC. 135-35 Northern Boulevard, Queens Extension of Time to Complete Construction of a previously granted Variance (72-21) for the construction of a seventeen story mixed-use commercial/community facility/residential condominium building which expires on January 31, 2016; Amendment. R6/C2-2 zoning district. Community Board #7Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 10/27/15</p>
3.	127-15-BZ	<p>Goldman Harris LLC. 135-35 Northern Boulevard, Queens Special Permit (§73-66) to permit the construction of building in excess of the height limits established pursuant Z.R. §§61-211 & 61-22. The proposed building was approved by the Board pursuant to BSA Calendar Number 156-03-BZ. C2-2/R6 zoning district. Community Board #7Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 10/27/15</p>

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<i>SOC – NEW CASES</i>		
4.	183-04-BZ	<p>Sheldon Lobel, P.C. 206 West 23rd Street, Manhattan 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. Community Board #4M</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Closed, Decision – 11/17/15</p>
5.	266-04-BZ	<p>Law Office of Fredrick A. Becker 96 Boreum Place, Brooklyn 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. Community Board #2M</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Closed, Decision – 11/17/15</p>
6.	340-05-BZ	<p>The Law Office Fredrick A. Becker 270 West 17th Street aka 124-128 Eight Avenue, Manhattan 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. Community Board #4M</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Closed, Decision – 11/17/15</p>
7.	47-10-BZ	<p>Eric Palatnik, P.C. 895 Zerega Avenue aka 2351 Story Avenue, Bronx Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting manufacturing use on a residential portion of a split zoning lot, which expired on April 12, 2011; Waiver of the Rules. M1-1/R3-2 zoning district. Community Board #9BX</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Continued Hearing – 12/1/15</p>

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SOC – NEW CASES		
8.	89-10-BZ	<p>Kramer Levin Naftalis & Frankel LLP 53 Mercer Street, Manhattan Extension of Time to Complete Construction of a previously approved variance allowing the conversion of the first floor and cellar level of an existing three-story building to a commercial retail use (UG6); Waiver of the Rules. M1-5B zoning district. Community Board #2M Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 10/27/15</p>
9.	16-12-BZ	<p>Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn Amendment of a previously approved Special Permit (§73-19) permitting a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). The amendment seeks changes to the interior, an increase in the height of the building. M1-2 zoning district. Community Board #3BK Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/15/15</p>

APPEALS – CONTINUED HEARINGS		
10.	67-13-A	<p>Board of Standards and Appeals 945 Zerega Avenue, Bronx Reopening by court remand back to the Board of Standards and Appeals for supplemental review of whether there was continuous use when the sign became non –conforming. M1-1 zoning district. Community Board #9BX Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 1/12/16</p>
11.	163-14-A thru 165-14-A	<p>Ponte Equities 502, 504, 506 Canal Street, Manhattan Appeal seeking waiver of Section G304.1.2 of the NYC Building Code to permit a conversion of a historic structure from commercial to residential in a flood hazard area. C6-2A zoning district. Community Board #1M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 12/15/15</p>

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<i>APPEAL – NEW CASES</i>		
12.	12-15-A & 13-15-A	<p>Prospect Place Development, LLC 53 & 57 Prospect Place, Staten Island Proposed construction of one family detached dwelling does not front on a legally mapped street contrary to Section 36, of the General City Law. R3X zoning district. Community Board #3SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 12/15/15</p>
13.	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</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 11/24/15</p>
14.	97-15-A	<p>Rothkrug Rothkrug & Spector LLP 221 Douglas Road, Staten Island Proposed construction of residential building that does not front on a legally mapped street, pursuant to Article 3, Section 36 of the General city Law. R1-1 NA LDGMA zoning district. Community Board #2SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 10/27/15</p>
15.	132-15-A & 133-15-A	<p>Joseph Loccisano & Sanna Loccisano Architects, PC 147 & 163 Benedict Road, Staten Island Proposed construction of a single family home not fronting on a legally mapped street contrary to Section 36 Article 3 of the General City Law. R1-1 zoning district. Community Board #2SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 10/27/15</p>

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<i>BZ – DECISIONS</i>		
16.	264-13-BZ	<p>Francis R. Angelino, Esq. 257 West 17th Street, Manhattan Special Permit (§73-36) to legalize a physical culture establishment (<i>Brick CrossFit</i>) on the ground floor and cellar of an existing 10-story building. C6-2A zoning district. Community Board #4M</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 10/27/15</p>
17.	78-15-BZ	<p>Eric Palatnik, P.C. 201 East 66th Street aka 1131 Third Avenue, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Crunch Fitness</i>) on the first floor and sub- cellar of a twenty one (21) story mixed-use building. C1-9 zoning district. Community Board #8M</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 10/27/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
18.	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</p> <p style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Closed, Decision – 11/24/15</p>
19.	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 – 1/12/16</p>
20.	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 style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Continued Hearing – 11/24/15</p>
21.	204-14-BZ	<p>Sheldon Lobel, P.C. 55 Wythe Avenue, Brooklyn Special Permit (§73-44) for reduction of required off-street parking spaces for proposed ambulatory diagnostic or treatment health care facilities (UG 4A) and commercial office use (UG 6B listed in Use Group 4 and PRC-B1. M1-2 Zoning District. Community Board #1BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Off-Calendar</p>

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<i>BZ – CONTINUED HEARINGS</i>		
22.	213-14-BZ	<p>Law Office of Steven Simicich 165 Wooley Avenue, Staten Island Variance (§72-21) for the construction of a single family detached home contrary to ZR 23-32 for minimum lot area. R2 zoning district. Community Board #1SI</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Granted – 10/27/15</p>
23.	316-14-BZ	<p>Law Office of Jay Goldstein, PLLC 115 Heyward Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing Yeshiva building (<i>Talmudical Academy</i>) for lot coverage (§24-11) and rear yard (§24-36. R6 zoning district. Community Board #1BK</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Continued Hearing – 12/8/15</p>
24.	71-15-BZ	<p>548 W 22 Holding LLC 548 West 22nd Street, Manhattan Variance (§72-21) the conversion and enlargement of the existing 4-story building, build around 1920 on a fragile foundation system for manufacturing use and later converted to an art Museum to a 20-story mixed-use building with commercial uses on the ground floor and residential use. M1-5/C6-3/SWCD zoning district. Community Board #4M</p> <hr/> <p>Examiner: Joshua Saal (212) 386-0081</p> <hr/> <p>Status: Adjourned, Continued Hearing – 1/12/16</p>

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TUESDAY AFTERNOON, OCTOBER 27, 2015
1:00 P.M.

<i>BZ – DECISIONS</i>		
1.	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> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Granted – 10/27/15</p>

<i>BZ – NEW CASES</i>		
2.	228-14-BZ	<p>Eric Palatnik, P.C. 149 Hasting Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two story single family home contrary to floor area, lot coverage and open space (ZR 23-141(b). R3-1 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Closed, Decision – 12/1/15</p>
3.	245-14-BZ	<p>Stroock & Stroock & Lavan, LLP 133-31 39th Avenue, Queens Special Permit (§73-66) to permit the penetration of the flight obstruction area of LaGuardia Airport contrary to §61-20. C4-2 zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Closed, Decision – 12/1/15</p>
4.	24-15-BZ	<p>Cozen O'Connor 71-17 Roosevelt Avenue, Queens Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C2-3/R6 zoning district. Community Board #3Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Closed, Decision – 12/1/15</p>

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<i>BZ – NEW CASES</i>		
5.	62-15-BZ	<p>Glen V. Cutrona, AIA 139 Bay Street, Bay Street Staten Island Variance (§72-21) enlargement of a mixed use building contrary floor area regulations, lot coverage, balconies below third story, distance from legally required windows, lot line and side yard regulation, located within an C4-2/SG zoning district. Community Board #1SI Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/8/15</p>
6.	226-15-BZ & 227-15-A	<p>Department of Housing Preservation & Development, for Build it Back Program. 61 Neutral Avenue, Staten Island Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. Building does not front on a legally mapped street contrary to Section, 36, of the General City Law. R3X zoning district. Community Board #2SI Examiner: Joshua Saal (212) 386-0081 Status: Granted – 10/27/15</p>
7.	228-15-BZ	<p>Department of Housing Preservation & Development, for Build it Back Program. 48 Hamden Avenue, Staten Island Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3X zoning district. Community Board #2SI Examiner: Joshua Saal (212) 386-0081 Status: Granted – 10/27/15</p>
8.	229-15-BZ	<p>Department of Housing Preservation & Development, for Build it Back Program. 214 Harding Park, Bronx Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3X zoning district. Community Board #9BX Examiner: Joshua Saal (212) 386-0081 Status: Granted – 10/27/15</p>

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