

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

FRIDAY MORNING, SEPTEMBER 18, 2015

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>84-93-BZ</b>	<p>Sheldon Lobel, P.C.  <b>671-677 Timpson Place, Bronx</b>                      Extension of Term of a previously Variance (§72-21) permitting the operation of a Use Group 18B scrap, metal, junk, paper or rags, storage sorting, and bailing facility, which expired on November 15, 2015. C8-3 zoning district.  <b>Community Board #2BX</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Granted – 9/18/15</b></p>
<b>2.</b>	<b>110-99-BZ</b>	<p>Law Office of Jay Goldstein  <b>56-58 Kosciusko Street, Brooklyn</b>                      Extension of Term of a previously approved Variance (§72-21) to permitted the legalization of an existing garage and automotive repair shop (Use Group 16B), which expired on June 27, 2010; Amendment to permit minor modifications to the interior layout; Waiver of the Rules. R6B zoning district.  <b>Community Board #3BK</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Granted – 9/18/15</b></p>
<b>3.</b>	<b>156-03-BZ</b>	<p>Goldman Harris LLC.  <b>135-35 Northern Boulevard, Queens</b>                      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.  <b>Community Board #7Q</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Granted – 9/18/15</b></p>
<b>4.</b>	<b>127-15-BZ</b>	<p>Goldman Harris LLC.  <b>135-35 Northern Boulevard, Queens</b>                      Special Permit (§73-66) to permit the construction of building in excess of the height limits established pursuant Z.R. §§61-211 &amp; 61-22. The proposed building was approved by the Board pursuant to BSA Calendar Number 156-03-BZ. C2-2/R6 zoning district.  <b>Community Board #7Q</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Granted – 9/18/15</b></p>

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<b><i>SOC – DECISIONS</i></b>		
5.	42-08-BZ	Eric Palatnik, P.C. <b>182 Girard Street, Brooklyn</b> Extension of Time to Complete Construction of a previously granted Special Permit (73-622) for the enlargement of an existing two family home to be converted into a single family home which expired on January 27, 2013; Waiver of the Rules. R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 9/18/15</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
6.	1207-66-BZ	Carl A. Sulfaro, Esq. <b>305 Washington Avenue Brooklyn</b> 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. <b>Community Board #3BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 11/24/15</b>

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<b><i>APPEALS – DECISIONS</i></b>		
7.	245-12-A	<p>Law Offices of Marvin B. Mitzner LLC. <b>515 East 5th Street, Manhattan</b> Appeal pursuant to Section 310(2) of the Multiple Dwelling Law, requesting that the Board vary several requirements of the MDL. R7B Zoning District <b>Community Board #3M</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Granted – 9/18/15</b></p>
8.	91-15-A	<p>Edward Lauria <b>55 Englewood Avenue, Staten Island</b> Proposed construction of building that does not front on a legally mapped street, pursuant Article 3 Section 36 of the General city Law. M1-1 zoning district. <b>Community Board #3SI</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Granted – 9/18/15</b></p>

<b><i>APPEAL – NEW CASES</i></b>		
9.	113-15-A	<p>Goldman Harris, LLC <b>90 &amp; 94 Fulton Street, New York</b> Proposed construction of a building located partially within the bed of mapped unbuilt street, pursuant Article 3 Section 35 of the General City Law. C6-4 zoning district. <b>Community Board #1M</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Granted – 9/18/15</b></p>

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10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
10.	<b>266-13-BZ</b>	<p>Law Offices of Marvin B. Mitzner  <b>515 East 5th Street, Manhattan</b>                      Variance (§72-21) to legalize the enlargement of a six-story, multi-unit residential building, contrary to maximum floor area (§23-145). R7B zoning district.  <b>Community Board #3M</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Granted – 9/18/15</b></p>
11.	<b>156-14-BZ</b>	<p>Lewis E. Garfinkel  <b>1245 East 32nd Street, Brooklyn</b>                      Special Permit (§73-621) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-141(b)). R4 zoning district.  <b>Community Board #18BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Granted – 9/18/15</b></p>
12.	<b>243-14-BZ</b>	<p>Eric Palatnik, PC  <b>1660 Richmond Avenue, Staten Island</b>                      Special Permit (§73-243) to permit the legalization and continued use of an existing eating and drinking establishment (UG 6) with an accessory drive-through. C1-2/R3X zoning district.  <b>Community Board #2SI</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Granted – 9/18/15</b></p>
12.	<b>258-14-BZ</b>	<p>Sheldon Lobel, P.C.  <b>112 Atlantic Avenue, Brooklyn</b>                      Variance (§72-21) to permit the construction of a 4-story mixed-use building of an existing with commercial use on the first floor in a (R6) zoning district located in Cobble Hill Historic District.  <b>Community Board #6BK</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Granted – 9/18/15</b></p>

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<b><i>BZ – DECISIONS</i></b>		
13.	19-15-BZ	<p>Herrick, Feinstein LLP  <b>92-77 Queens Boulevard, Queens</b>                      Special Permit (73-36) to permit a physical culture establishment (<i>Retro Fitness</i>) to be located at second-story level (plus entrance at ground-floor level) of a new two-story building. R7-1/C2-2 zoning district.  <b>Community Board #6Q</b>  <b>Examiner: Rory Levy (212) 386-0082</b>  <b>Status: Granted – 9/18/15</b></p>
14.	29-15-BZ	<p>Law Office of Stuart Klein  <b>200-204 East 61st Street aka 1011-102 3<sup>rd</sup> Avenue, Manhattan</b>                      Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Flywheel Sports</i>) at the cellar level of an existing building. C6-4 zoning district.  <b>Community Board #8M</b>  <b>Examiner: Rory Levy (212) 386-0082</b>  <b>Status: Granted – 9/18/15</b></p>
15.	40-15-BZ	<p>Francis R. Angelino, Esq.  <b>465 Lexington Avenue, Manhattan</b>                      Special Permit (§73-36) to permit the operation of a physical culture establishment (“<i>B Fit</i>”) within portions of an existing building. C5-3 zoning district. Companion case 41-15-BZ  <b>Community Board #6M</b>  <b>Examiner: Rory Levy (212) 386-0082</b>  <b>Status: Granted – 9/18/15</b></p>
16.	41-15-BZ	<p>Francis R. Angelino, Esq.  <b>140 East 46th Street, Manhattan</b>                      Special Permit (§73-36) to permit the operation of a physical culture establishment (“<i>B Fit</i>”) within portions of an existing building. C5-3 &amp; C5-2.5 zoning district. Companion case 40-15-BZ  <b>Community Board #6M</b>  <b>Examiner: Rory Levy (212) 386-0082</b>  <b>Status: Granted – 9/18/15</b></p>

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FRIDAY MORNING, SEPTEMBER 18, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
<b>17.</b>	<b>61-15-BZ</b>	<p>Greenberg &amp; Traurig, LLP <b>540 West 26th Street, Manhattan</b> Special Permit (§73-19) to permit the operation of a portion of a school known as Avenues (<i>The School</i>) Use Group 3A. M1-5 zoning district. <b>Community Board #4M</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Deferred Decision – 9/22/15</b></p>
<b>18.</b>	<b>75-15-BZ</b>	<p>Sheldon Lobel, PC <b>153-157 Sherman Avenue, Manhattan</b> Variance (§72-21) to permit the construction of a school (UG 3) (<i>TEP Charter School</i>) contrary to front setback requirements (§24-522). C1-4/R7-2 zoning district. <b>Community Board #12M</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Granted – 9/18/15</b></p>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>19.</b>	<b>60-14-BZ</b>	<p>Law Office of Jay Goldstein, PLLC <b>141-41 72nd Avenue, Queens</b> 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. <b>Community Board #8Q</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 10/27/15</b></p>
<b>20.</b>	<b>179-14-BZ</b>	<p>Law Office of Lyra J. Altman <b>1937 East 14th Street, Brooklyn</b> 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. <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 10/27/15</b></p>

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**REGULAR MEETING**

**FRIDAY MORNING, SEPTEMBER 18, 2015**

**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>21.</b>	<b>270-14-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>203 East 92nd Street, Manhattan</b> 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. <b>Community Board #8M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 10/16/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

FRIDAY AFTERNOON, SEPTEMBER 18, 2015

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
1.	<b>269-14-BZ</b>	<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></p> <p><b>Examiner: Rory Levy (212) 386-0082</b>  <b>Status: Continued Hearing – 11/17/15</b></p>
2.	<b>36-15-BZ</b>	<p>Warshaw Burstein, LLP  <b>66 Boerum Place aka 239 Atlantic Avenue, Brooklyn</b>                      Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Planet Fitness</i>) on portions of the cellar, first and second floors of a new building. C6-2A (SDBD) zoning district.  <b>Community Board #2BK</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b>  <b>Status: Granted – 9/18/15</b></p>
3.	<b>72-15-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>9029 Flatlands Avenue, Brooklyn</b>                      Special Permit (§73-36) to permit a physical culture establishment (<i>Blink Fitness</i>) within an existing commercial building under alteration. C2-3(R5D+R4-1) zoning district.  <b>Community Board #18BK</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b>  <b>Status: Closed, Decision – 9/22/15</b></p>
4.	<b>78-15-BZ</b>	<p>Eric Palatnik, P.C.  <b>201 East 66<sup>th</sup> Street, New York</b>                      Special Permit (§73-36) to allow the operation of a Physical Culture Establishment (PCE) (<i>Boom Fitness</i>) on the first floor and sub- cellar of a twenty one (21) story mixed-use building located within an C1-9 zoning district.  <b>Community Board #8M</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b>  <b>Status: Closed, Decision – 10/27/15</b></p>

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