

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, SEPTEMBER 1, 2015
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	584-55-BZ	<p>Nasir J. Khanzada, PE 699 Morris Avenue, Bronx Amendment (§11-412) of a previously approved variance which permitted the alteration of an existing Automotive Service Station (UG 16B). The amendment seeks to permit the conversion of the accessory auto repair shop to a convenience store and alter the existing building. C2-4/R7-2 zoning district. Community Board #2BX</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 9/1/15</p>
2.	17-93-BZ	<p>Fox Rothschild, LLC 160 Columbus Avenue aka 1992 Broadway, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment which expired June 7, 2014; Amendment to reflect a change in ownership; Waiver of the Rules. C4-7 zoning district. Community Board #7M</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 9/1/15</p>

<i>SOC – CONTINUED HEARINGS</i>		
3.	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>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Closed, Decision – 10/16/15</p>

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<i>SOC – CONTINUED HEARINGS</i>		
4.	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 Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 10/16/15</p>
5.	110-99-BZ	<p>Law Office of Jay Goldstein 56-58 Kosciusko Street, Brooklyn Extension of Term of a previously approved Variance (§72-21) to permitted the legalization of an existing garage and automotive repair shop (Use Group I6B), which expired on June 27, 2010; Amendment to permit minor modifications to the interior layout; Waiver of the Rules. R6B zoning district. Community Board #3BK Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 9/18/15</p>

<i>SOC – NEW CASES</i>		
6.	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 Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 10/16/15</p>

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<i>APPEALS – DECISIONS</i>		
7.	325-14-A	<p>Eric Palatnik, P.C. 631 Bay Street, Staten Island Proposed construction of a mixed use building located partly within the bed of a mapped street contrary to article 3, Section 35 of the General City Law. C4-2/R6 zoning district. Community Board #1SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 9/1/15</p>

<i>APPEAL – NEW CASES</i>		
8.	35-15-A	<p>Herrick Feinstein, LLP 2001 Bartow Avenue, Bronx An administrative appeal challenging the Department of Buildings' final determination dated January 26, 2015, to permit the installation of 54 individual signs at the subject property. C7 zoning district. Community Board #10BX Examiner: Toni Matias (212) 386-0085 Status: Postponed Hearing – 10/20/15</p>
9.	65-15-BZ/66-15-A	<p>Akerman, LLP 361 Central Park West, Manhattan Variance (§72-21) to permit the conversion of an existing landmarked vacant church building into a 39 unit residential building. Companion case: 66-15-A for an Appeal pursuant to MDL 310 of MDL 30.2. R10A zoning district. Community Board #7M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 10/20/15</p>

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<i>BZ – DECISIONS</i>		
10.	108-14-BZ	<p>Sheldon Lobel, P.C. 736 Broadway, Manhattan Variance (§72-21) to permit Use Group 6 commercial uses on the first floor and cellar of the existing building in a historic district. M1-5B zoning district. Community Board #2M</p> <hr/> <p>Examiner: Joshua Saal (212) 386-0081</p> <hr/> <p>Status: Granted – 9/1/15</p>

<i>BZ – CONTINUED HEARINGS</i>		
11.	8-14-BZ	<p>Law Office of Lyra J. Altman 1824 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (23-141); side yards requirements (§23-461) and less than the rear yard requirement (23-47). R3-2 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Off-Calendar</p>
12.	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> <hr/> <p>Examiner: Joshua Saal (212) 386-0081</p> <hr/> <p>Status: Continued Hearing – 10/16/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
13.	231-14-BZ	<p>Sheldon Lobel, P.C. 124 West 23rd Street, Manhattan 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. Community Board #4M Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 11/17/15</p>
14.	258-14-BZ	<p>Sheldon Lobel, P.C. 112 Atlantic Avenue, Brooklyn 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. Community Board #6BK Examiner: Joshua Saal (212) 386-0081 Status: Closed, Decision – 9/18/15</p>
15.	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 Examiner: Joshua Saal (212) 386-0081 Status: Closed, Decision – 10/16/15</p>
16.	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 Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 10/27/15</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 1, 2015

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	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> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 10/27/15</p>
2.	32-15-BZ	<p>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</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 10/16/15</p>
3.	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: Closed, Decision – 10/16/15</p>
4.	40-15-BZ	<p>Francis R. Angelino, Esq. 465 Lexington Avenue, Manhattan 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 Community Board #6M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 9/18/15</p>

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<i>BZ – NEW CASES</i>		
5.	41-15-BZ	Francis R. Angelino, Esq. 140 East 46th Street, Manhattan 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 & C5-2.5 zoning district. Companion case 40-15-BZ Community Board #6M Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 9/18/15
6.	71-15-BZ	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/SWCD zoning district. Community Board #4M Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 10/27/15

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