

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 22, 2015

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	61-15-BZ	<p>Greenberg & Traurig, LLP 540 West 26th Street, Manhattan Special Permit (§73-19) to permit the operation of a portion of a school known as Avenues (<i>The School</i>) Use Group 3A, located in a M1-5 zoning district. Community Board #4M</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 9/22/15</p>
2.	72-15-BZ	<p>Rothkrug Rothkrug & Spector, LLP 9029 Flatlands Avenue, Brooklyn 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. Community Board #18BK</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 9/22/15</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 22, 2015

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	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 Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 10/27/15</p>
4.	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 – 11/24/15</p>
5.	131-93-BZ	<p>Eric Palatnik, P.C. 3743-3761 Nostrand Avenue, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on November 22, 2014. C2-2/R5 zoning district. Community Board #15BK Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/1/15</p>
6.	318-06-BZ	<p>Eric Palatnik, P.C. 49-05 Astoria Boulevard aka 22-41 49th Street, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B), which expired on May 22, 2013; Extension of Time to Obtain a Certificate of Occupancy which expired on November 22, 2007; Waiver of the Rules. R4 zoning district. Community Board #1Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/1/15</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 22, 2015

10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	526-76-BZ	<p>Vito J Fossella, P.E. 1492 Victory Boulevard, Staten Island Amendment of a previously approved variance which permitted the conversion of a three story building consisting of two family residence and a store into a three story office building which expired on December 21, 1981. The Amendment seeks to eliminate the term. R2 zoning district. Community Board #3SI Examiner: Carlo Costanza (212) 386-0068 Status: Postponed Hearing – 11/17/15</p>
8.	27-91-BZ	<p>Land Planning and Engineering Consultants, P.C. 1931 Richmond Avenue, Staten Island Extension of Term of a previously approved variance for a two-story commercial building which expired June 14, 2014; Amendment to eliminate the length of term of variance due to the recently zoning change. C1-2/R3 zoning district. Community Board #5SI Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/1/15</p>
9.	156-92-BZ	<p>Eric Palatnik, P.C. 1835 Bay Ridge Parkway, Brooklyn Extension of Term of the variance (§72-21) which permitted medical office use in an existing building contrary to side yard regulation at the basement and first floor levels, which expired March 1994; Waiver. R5 zoning district. Community Board #11BK Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/1/15</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 22, 2015

10:00 A.M.

APPEALS – CONTINUED HEARINGS

10.	199-14-A	Alfonso Duarte
		102-11 Roosevelt Avenue, Queens
		Proposed legalization of an accessory parking in open portion of site that lies within a bed of mapped street pursuant to Section 35, Article 3 of the General City Law.
		Community Board #4Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 11/17/15

APPEAL – NEW CASES

11.	67-13-A	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 – 10/27/15

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, SEPTEMBER 22, 2015
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	153-11-BZ	<p>Eric Palatnik, P.C. 27-11 30th Avenue, Queens Re-instatement (§§11-411 & 11-412) to permit the continued operation of an automotive repair use (UG 16B); amendment to enlarge the existing one story building; Waiver of the Board's Rules. C1-3 zoning district. Community Board #4Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 12/1/15</p>
13.	30-12-BZ	<p>Board of Standards and Appeals 142-41 Roosevelt Avenue, Queens Remanded back to Board of Standards and Appeals; seeks a judgment vacating the resolution issued on January 15, 2013 and filed on January 17, 2013. R6-/C2-2 zoning district. Community Board #7Q</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 12/8/15</p>
14.	193-13-BZ	<p>Eric Palatnik, P.C. 4770 White Plains Road, Bronx Special Permit (§73-44) for the reduction in parking from 190 to 95 spaces to facilitate the conversion of an existing building to UG 6 office and retail use. C2-2/R6A & R-5 zoning districts. Community Board #12BX</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 12/8/15</p>
15.	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> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 10/27/15</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, SEPTEMBER 22, 2015
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
16.	303-13-BZ	Jeffrey A. Chester, Esq. 506-510 Brook Avenue, Bronx Variance (§72-21) to allow a new mixed use building with 36 affordable residential units and community facility space. R6 & C1-4 zoning districts. Community Board #1BX
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 11/17/15
17.	5-14-BZ	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: Continued Hearing – 10/27/15
18.	29-14-BZ	Lewis Garfinkel 255 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-14a); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 11/17/15
19.	41-14-BZ	Law Office of Jay Goldstein 21-37 Waverly Avenue aka 56-58 Washington Avenue, Brooklyn Special Permit (§73-19) to legalize an existing school/yeshiva (UG 3). M1-2 zoning district. Community Board #2BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 11/17/15

*******DISCLAIMER*******

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 22, 2015

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	59-14-BZ	<p>Caroline G. Harris 114-122 Jackson Street, Brooklyn Variance (§72-21) to permit the construction of a four-story plus penthouse community facility (UG 4), contrary to height and setback, lot coverage, floor area, and street wall location requirements. R6B zoning district Community Board #1BK Examiner: Joshua Saal (212) 386-0081 Status: Closed, Decision – 11/17/15</p>
21.	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. C5-2 zoning district. Community Board #5M Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 10/16/15</p>
22.	182-14-BZ	<p>Eric Palatnik, P.C. 1977 Homecrest Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family, two story dwelling contrary to floor area (ZR 23-141(b); side yards (ZR 23-461) and less than the minimum rear yard (ZR 23-47). R5 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 9/22/15</p>
23.	219-14-BZ	<p>Slater & Beckerman, P.C. 64 DeGraw Street, of Brooklyn Variance (§72-21) to permit the construction of a three-story, single-family residence with one parking space. M1-1 zoning district. Community Board #6BK Examiner: Joshua Saal (212) 386-0081 Status: Closed, Decision – 12/1/15</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 22, 2015

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
24.	220-14-BZ & 221-14-BZ	Slater & Beckerman, P.C. 8 & 10 Underhill Avenue, Brooklyn Variance (§72-21) to permit the construction of two 3-story single family residences. M1-1 zoning district. Community Board #8K
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 12/1/15
25.	319-14-BZ	Eric Palatnik, P.C. 1781 South Avenue, Staten Island Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>UFC Gym</i>). C43 zoning district. Community Board #2SI
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 12/1/15

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 22, 2015

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	69-15-BZ	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
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 10/16/15

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.
