

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 12, 2016
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	382-80-BZ	<p>Law Office of Fredrick A. Becker 316-318 East 91st Street, Manhattan Extension of Term of a previously approved variance permitting the operation of a theater (UG 8) on the mezzanine and second floor of an existing building which expired on July 1, 2015. R8B zoning district. Community Board #8M</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 4/12/16</p>
2.	227-10-BZ	<p>Eric Palatnik, P.C. 204-12 Northern Boulevard, Queens Amendment (§11-412) of a previously approved variance permitting the operation of an automotive service station (UG 16B). The amendment seeks to install a canopy, replace gasoline storage tanks, increase the number of parking spaces, add ADA accessible ramp and accessory parking spaces. R3-2/C2-2 zoning district. Community Board #11Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Closed, Decision – 4/26/16</p>
3.	87-12-BZ	<p>Troutman Sanders, LLP 1720-1728 Sheepshead Bay Road, Brooklyn Amendment (73-36) to permit a change in ownership of the PCE from Bally total fitness. C2-2/R4 zoning district. Community Board #15BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 4/12/16</p>
4.	313-12-BZ	<p>Troutman Sanders, LLP 1009 Flatbush Avenue, Brooklyn Amendment of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Culture Establishment. The Amendment is to permit the change in ownership from "Bally Total Fitness" to 24 Hour Fitness, Inc. and to reflect change in signage. C4-2/C4-4A zoning district. Community Board #14BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 4/12/16</p>

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<i>SOC – CONTINUED HEARINGS</i>		
5.	196-49-BZ	<p>Vassalotti Associates Architects, LLP. 1280 Allerton Avenue, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on September 30, 2015; Amendment to permit the conversion of the accessory building to an accessory convenience store; Extension of Time to obtain a Certificate of Occupancy which expired on June 12, 2013; Waiver of the Rules. R4 zoning district. Community Board #11BX</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Adjourned, Continued Hearing – 5/17/16</p>

<i>SOC – NEW CASES</i>		
6.	253-89-BZ	<p>Friedman & Gotbaum, LLP 405-411 East 73rd Street, Manhattan Amendment of a previously approved Variance (72-21) which permitted an eleven story community facility (<i>Ronald McDonald House of New York</i>) with residences contrary to underlying bulk regulations. The amendment seeks to allow a 6,954 sf enlargement. C1-9/R8B zoning district. Community Board #8M</p> <hr/> <p>Examiner: Joshua Saal (212) 386-0081</p> <hr/> <p>Status: Closed, Decision – 4/26/16</p>
7.	202-05-BZ	<p>Eric Palatnik, P.C. 11-11 131st Street, Queens Amendment to reflect the conditions approved pursuant to BSA Cal 298-13-BZ; to legalize modifications to interior spaces; and to extend the term of a special permit granted pursuant to ZR 73-36. M1-1 zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Continued Hearing – 5/17/16</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
8.	174-15-A thru 176-15-A	<p>Philip L. Rampulla 27 Johnson Street & 100-101 Mila Way, 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. M3-1 (SRD) zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 4/12/16</p>
9.	262-15-A	<p>Eric Palatnik, P.C. 64 Sharrott Avenue, Staten Island GCL 36 to permit the development of a one story, Use Group 6 Commercial Building located within an R3X/C1-1 zoning district, contrary to Article 3, Section 36 of the NYS General City Law. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 4/12/16</p>

<i>APPEAL – NEW CASES</i>		
10.	162-15-A thru 164-15-A	<p>Akerman Senterfitt, LLP 139-48 88th Road, Queens Application seeks a determination that the applicant has vested rights in the continued development of the proposed residential building at the premises. R5 zoning district. Community Board #13Q Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 5/17/16</p>
11.	165-15-A thru 166-15-A	<p>Akerman Senterfitt, LLP 88-30, 88-34, 88-36, 88-38 144th Street, Queens Application seeks a determination that the applicant has vested rights in the continued development of the proposed residential building at the premises. R5 zoning district Community Board #13Q Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 5/17/16</p>

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<i>BZ – DECISIONS</i>		
12.	31-14-BZ	<p>Moshe M. Friedman, P.E. 165 Spencer Street, Brooklyn Special Permit (§73-19) to allow a conversion of an existing Synagogue (<i>Bnos Square of Williamsburg</i>) building (Use Group 4 to Use Group 3). M1-2 zoning district. Community Board #3BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Deferred Decision – 6/28/16</p>
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</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 4/12/16</p>
14.	177-15-BZ	<p>Philip L. Rampulla, AIA 432 Albourne Avenue, Staten Island Variance (§72-21) to permit the development of a new two family dwelling contrary to required side yards and permit a 3rd parking space to be located between the building wall and the street wall. R3-X, SRD, GMD zoning district. Community Board #3SI</p> <p>Examiner: Tracie Behnke (212) 386-0086</p> <p>Status: Closed, Decision – 5/17/16</p>

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<i>BZ – CONTINUED HEARINGS</i>		
15.	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 Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 6/2/16</p>
16.	200-14-BZ	<p>Simon & Wright LLC 46-05 Parsons Boulevard aka 147-08 46th Avenue, Queens Variance (§72-21) to construct a community facility seeking waivers of floor area ratio, sky exposure plane, side yards and parking. R2 zoning district. Community Board #7Q Examiner: Rory Levy (212) 386-0082 Status: Adjourned, Continued Hearing – 4/26/16</p>
17.	11-15-BZ	<p>Eric Palatnik, P.C. 155 Dover Street, Brooklyn Special Permit (§73-622) to permit an enlargement of one family home, seek to waive the floor area, lot coverage, rear yard and open space requirements. R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 5/24/16</p>
18.	67-15-BZ	<p>Francis R. Angelino, Esq. 338 West 23rd Street, Manhattan Special Permit (§73-201) to permit the legalization of a theater (<i>Cell Theatre</i>) with a capacity of not more than 500 persons in an existing building. C1-6A zoning district. Community Board #4M Examiner: Rory Levy (212) 386-0082 Status: Granted – 4/12/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 12, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	158-14-BZ	<p>Law Office of Lyra J. Altman 1179 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 23-141(a)); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 5/24/16</p>
2.	181-14-BZ	<p>Sheldon Lobel, P.C. 670 92nd Street Brooklyn Variance (§72-21) to permit the construction of an educational and cultural facility be located on the premises. R4B zoning district. Community Board #10BK Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 6/14/16</p>
3.	331-14-BZ	<p>Law Office of Lyra J. Altman 2171 Ocean Parkway, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family contrary to side yards (ZR 23-461) and less than the minimum rear yard (ZR 23-47). R5 (OP) zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 6/2/16</p>
4.	34-15-BZ	<p>Eric Palatnik, P.C. 2316 Ocean Parkway, Brooklyn Special Permit (§73-622) for the enlargement of an existing two story single family residence contrary to floor area (ZR 23-141); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R4 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 6/14/16</p>

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