

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, AUGUST 2, 2016  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>220-04-BZ</b>	<p>Sheldon Lobel, P.C. <b>500 Driggs Avenue, Brooklyn</b> Extension of Term of a previously approved Special Permit (§73-36) which permitted a physical culture establishment, to occupy a portion of the second floor, of an existing six story building, which expired on January 1, 2015; Waiver of the Rules. M1-2/R6A zoning district <b>Community Board #1BK</b> <b>Project Manager: Carlo Costanza (212) 386-0068</b> <b>Status: Granted – 8/2/16</b></p>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>2.</b>	<b>548-69-BZ</b>	<p>Eric Palatnik, P.C. <b>107-10 Astoria Boulevard, Queens</b> Amendment of a variance which permitted the operation of an Automotive Service Station (UG 16B). Amendment seeks to expand the existing convenience store and make various changes to the site. C2-3/R6B zoning district. <b>Community Board #3Q</b> <b>Project Manager: Carlo Costanza (212) 386-0068</b> <b>Status: Continued Hearing – 9/20/16</b></p>
<b>3.</b>	<b>173-92-BZ</b>	<p>Simons &amp; Wright LLC <b>220 East 86th Street, Manhattan</b> 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. <b>Community Board #8M</b> <b>Project Manager: Carlo Costanza (212) 386-0068</b> <b>Status: Adjourned, Continued Hearing – 9/20/16</b></p>

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>30-00-BZ</b>	Fried, Frank, Harris Shriver & Jacobson LLP <b>465-469 West 165<sup>th</sup> Street and 458-464 West 166<sup>th</sup> Street, Manhattan</b> Extension of term of a previously granted variance granted pursuant to §72-21 of the zoning resolution which permitted an open parking lot (Use Group 8) which expired on February 6, 2016. R7-2 zoning district. <b>Community Board #12M</b>
		<b>Project Manager: Carlo Costanza (212) 386-0068</b>
		<b>Status: Adjourned, Continued Hearing – 10/14/16</b>

<b><i>SOC – NEW CASES</i></b>		
<b>5.</b>	<b>4-95-BZ</b>	Carl A. Sulfaro, Esq. <b>21-23 Hillside Avenue, Manhattan</b> Extension of Term (§11-411) of a previously approved variance permitting a Public Parking Lot (UG 8) for 48 cars which expired on June 27, 2015; Amendment to permit transient parking for unsued spaces; Waiver of the Rules. R7-2 zoning district. <b>Community Board #12M</b>
		<b>Project Manager: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 9/20/16</b>

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<b><i>APPEALS – DECISIONS</i></b>		
<b>6.</b>	<b>244-15-A</b>	<p>Greenberg Traurig <b>677 Fifth Avenue, Manhattan</b></p> <p>Appeal challenging NYC Department of Building's determination that a video display wall with in a new store, is a sign as per the definition of sign as provided in ZR Section 12-10 of the Zoning Resolution. C5-3 (Midtown-5th Avenue Sub district).</p> <p><b>Community Board #5M</b></p> <p><b>Project Manager: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Granted – 8/2/16</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>232-15-A</b>	<p>Sheldon Lobel, P.C. <b>840 West End Avenue aka 259 West 101 Street, Manhattan</b></p> <p>Proposed vertical enlargement of an existing six story building to allow for a new penthouse floor and roof above the sixth floor which requires a waiver of the Multiple Dwelling Law and Building Code. R8 zoning district.</p> <p><b>Community Board #7M</b></p> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p><b>Status: Continued Hearing – 9/20/16</b></p>
<b>8.</b>	<b>2016-1218-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP <b>97 Storer Avenue, Staten Island</b></p> <p>To permit the proposed development consisting of a two-story building with warehouse use (UG 16) on the ground floor and office use (UG 6) on the upper floor contrary Article 3 Section 36 of the General City Law. M1-1 (SRD) zoning district.</p> <p><b>Community Board #3SI</b></p> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p><b>Status: Closed, Decision – 8/23/16</b></p>

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<b><i>APPEALS – NEW CASES</i></b>		
<b>9.</b>	<b>2016-4182-A</b>	Jay Goldstein, Esq. <b>16 Derick Court, Staten Island</b> Proposed construction of a one-story warehouse not fronting on a legally mapped street, pursuant to Article 3 Section 36 of the General City Law. M3-1 (SRD) zoning district. <b>Community Board #3SI</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Granted – 8/2/16</b>

<b><i>BZ – DECISIONS</i></b>		
<b>10.</b>	<b>200-14-BZ</b>	Simon & Wright LLC <b>46-05 Parsons Boulevard aka 147-08 46th Avenue, Queens</b> Variance (§72-21) to construct a community facility seeking waivers of floor area ratio, sky exposure plane, side yards and parking. R2 zoning district. <b>Community Board #7Q</b> <b>Project Manager: Rory Levy (212) 386-0082</b> <b>Status: Granted – 8/2/16</b>
<b>11.</b>	<b>221-15-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>41/55 Washington Street, Brooklyn</b> Special Permit (§73-36) to allow a physical culture establishment ( <i>Equinox</i> ) within an existing nine story commercial building. M1-2/R8A(MX-2) zoning district. <b>Community Board #2BK</b> <b>Project Manager: Rory Levy (212) 386-0082</b> <b>Status: Granted – 8/2/16</b>
<b>12.</b>	<b>251-15-BZ</b>	Law Office of Fredrick A. Becker <b>127 West 26<sup>th</sup> Street, Manhattan</b> Special Permit (§73-36) to allow the operation of a physical culture establishment ( <i>Naturopathica Holistic Health</i> ) spa in a portion of the first floor at the subject premises. M1-6 zoning district. <b>Community Board #4M</b> <b>Project Manager: Rory Levy (212) 386-0082</b> <b>Status: Granted – 8/2/16</b>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>13.</b>	<b>2016-1210-BZ</b>	<p>Philip L. Rampulla <b>2590 Hylan Boulevard, Staten Island</b> Special Permit (§73-36) to permit a physical culture establishment (<i>Retro Fitness</i>) on the second floor of an existing commercial building. C4-1 zoning district. <b>Community Board #2SI</b></p> <hr/> <p><b>Project Manager: Ryan Singer (212) 386-0075</b></p> <hr/> <p><b>Status: Deferred Decision – 8/23/16</b></p>
<b>14.</b>	<b>56-02-BZ</b>	<p>New York City Board of Standards and Appeals <b>317 Dahill Road, Brooklyn</b> Compliance Hearing of a previously approved Variance (§72-21) which permitted the construction of a four-story plus cellar school, which created non-compliances with respect to floor area ratio, lot coverage, side, front and rear yards, and which is contrary to ZR §24-11, §24-34, §24-35, §24-36 and §24-521. R5 zoning district. <b>Community Board #12BK</b></p> <hr/> <p><b>Project Manager: David Schnakenberg (212) 386-0069</b></p> <hr/> <p><b>Status: Continued Hearing – 11/15/16</b></p>
<b>15.</b>	<b>17-14-BZ</b>	<p>Moshe M. Friedman, PE <b>600 McDonald Avenue, Brooklyn</b> Variance (§72-21) to add a third and fourth floor to an existing school building (<i>Congregation Chasidei Belz Beth Malka</i>), contrary to floor area (§24-11) lot coverage, maximum wall height (§24-521), side yard (§24-35), front yard (§24-34) and rear yard (§24-361) regulations. R5 zoning district. <b>Community Board #12BK</b></p> <hr/> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <hr/> <p><b>Status: Withdrawn – 8/2/16</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
16.	158-14-BZ	<p>Law Office of Lyra J. Altman <b>1179 East 27<sup>th</sup> Street, Brooklyn</b> 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. <b>Community Board #14BK</b></p> <p><b>Project Manager: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Granted – 8/2/16</b></p>
17.	333-14-BZ	<p>Law Office of Lyra J. Altman <b>2323 East 5<sup>th</sup> Street, Brooklyn</b> Special Permit (73-622) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yard requirements (ZR 23-461 &amp; ZR 23-48) and less than the minimum rear yard (ZR 23-47). R4 (OP) zoning district. <b>Community Board #15BK</b></p> <p><b>Project Manager: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Closed, Decision – 9/13/16</b></p>
18.	64-15-BZ	<p>Greenberg Traurig, LLP <b>39 Clarkson Street, Manhattan</b> Variance (§72-21) to permit the conversion of a former manufacturing building to residential use contrary to 42-10. M1-5 zoning district. <b>Community Board #2M</b></p> <p><b>Project Manager:</b></p> <p><b>Status: Granted – 8/2/16</b></p>
19.	71-15-BZ	<p>548 W 22 Holding LLC <b>548 West 22nd Street, Manhattan</b> 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. <b>Community Board #4M</b></p> <p><b>Project Manager: Ryan Singer (212) 386-0075</b></p> <p><b>Status: Adjourned, Continued Hearing – 9/27/16</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 2, 2016

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>176-14-BZ</b>	<p>Harold Weinberg  <b>1981 East 9<sup>th</sup> Street, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a single family home contrary to floor area, open space and lot coverage (ZR 23-141); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R5-OP zoning district.  <b>Community Board #15BK</b></p> <p><b>Project Manager: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 9/20/16</b></p>
<b>2.</b>	<b>4-15-BZ</b>	<p>Sheldon Lobel, P.C.  <b>119 Webster Avenue, Brooklyn</b>                      Variance (§72-21) to permit the conversion of the existing building at the premises from residential to community facility use.  <b>Community Board #14BK</b></p> <p><b>Project Manager: Jonathan Kirschenbaum (212) 386-0081</b></p> <p><b>Status: Continued Hearing – 9/27/16</b></p>
<b>3.</b>	<b>94-15-BZ</b>	<p>Issa Khorasanchi  <b>16 Brighton 11<sup>th</sup> Street, Brooklyn</b>                      Special Permit (§73-36) to allow the construction of LA Fitness (<i>UFC Gym</i>) on the first floor of this commercial building. C8-1 zoning district.  <b>Community Board #13BK</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 9/27/16</b></p>
<b>4.</b>	<b>170-15-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>59 Thompson Street, Manhattan</b>                      Special Permit (§73-36) to allow a physical culture establishment (<i>Exhale Spa</i>) to be operated within an existing building. M1-5B zoning district.  <b>Community Board #2M</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 8/2/16</b></p>

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<b>5.</b>	<b>225-15-BZ</b>	<p>Friedman &amp; Gotbaum LLP <b>126-134 East 78<sup>th</sup> Street Manhattan</b> Variance (§72-21), with respect to height and setback regulations, to permit the enlargement of The Allen-Stevenson School, a nonprofit private kindergarten through Grade 9 school for boys. C1-8X, R8-B/LH-1A zoning district. <b>Community Board #8M</b></p> <p><b>Project Manager: Jonathan Kirschenbaum (212) 386-0081</b></p> <p><b>Status: Closed, Decision – 8/16/16</b></p>
<b>6.</b>	<b>269-15-BZ</b>	<p>Law Office of Lyra J. Altman <b>2076 Ocean Parkway, Brooklyn</b> Special Permit (§73-622) for the conversion and enlargement of an existing two-family home to a single family residence. R5 (OP) zoning district. <b>Community Board #15BK</b></p> <p><b>Project Manager: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 9/27/16</b></p>
<b>7.</b>	<b>2016-4134-BZ</b>	<p>Akerman LLP <b>45-11 245<sup>th</sup> Street, Queens</b> Variance (§72-21) to permit the enlargement of a conforming school (UG 3) (Devine Wisdom Catholic Academy) contrary to ZR §24-111 (Floor Area Ratio). R2-A zoning district. <b>Community Board #11Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 9/20/16</b></p>

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