

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<i>SOC – CONTINUED HEARINGS</i>		
1.	202-62-BZ	<p>Warshaw Burstein, LLP 950 Allerton Avenue, Bronx Extension of Term and Waiver (§11-411) to extend the term and a Waiver of a previously granted variance for an automotive service station, which expired on April 3, 2011; Waiver of the Rules. C2-2/R4-1 zoning district. Community Board #11BX Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 4/5/16</p>
2.	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: Continued Hearing – 3/8/16</p>
3.	57-95-A thru 59-95-A	<p>Mitchell S. Ross, Esq. 473, 474/475, 476 Central Park West, Manhattan Amendment/Time to Complete construction filed under Certificate of Occupancy Modification. R7-2 zoning district. Community Board #7M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 4/5/16</p>
4.	98-06-BZ	<p>Eric Palatnik, P.C. 1045 Beach 9th Street, Queens Amendment of a previously approved Variance (§72-21) which permitted school (<i>Yeshiva Siach Yitzchok</i>) contrary to bulk regulation and contrary to General City Law section 35. The Amendment seeks minor interior changes and an increase in height from fifty feet to a proposed fifty four feet. R4A zoning district. Community Board #14Q Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 3/22/16</p>

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5.	97-08-BZ	<p>Eric Palatnik P.C. 84 Sandford Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a previously approved Special Permit (§73-19) permitting the legalization of an existing school (UG 3), which expired on March 16, 2012; Waiver of the Rules. M1-1 district. Community Board #3BK Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 3/8/16</p>

<i>SOC – NEW CASES</i>		
6.	402-86-BZ	<p>Carl A. Sulfaro, Esq. 22-12 129th Street, Queens Amendment of a previously approved Variance which permitted the use of Warehouse (UG 16) in a then R4 zoning district. The amendment seeks to eliminate the term since the subject site has been rezoned to M1-1; Waiver of the Rules. M1-1 zoning district. Community Board #7Q Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 3/22/16</p>

<i>APPEAL – NEW CASES</i>		
7.	141-15-A thru 155-15-A	<p>Eric Palatnik, P.C. Cheevers Lane and Geigerich Avenue, Staten Island Proposed construction for fifteen single family residential homes not fronting on a legally mapped street, pursuant to Article 3 Section 36 of the General City Law, located within an R1-2 zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 3/22/16</p>

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<i>APPEAL – NEW CASES</i>		
8.	223-15-A	<p>Lauria Associates 638 Sharrotts Road, Block Staten Island Proposed construction of a one story 15,000 square foot building with mezzanines throughout which does not have frontage on a legally mapped street contrary to Article 3, Section 36 of the General City Law. M1-1 Zoning District. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 3/8/16</p>

<i>BZ – DECISIONS</i>		
9.	52-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 102-16 Liberty Avenue, Queens Special Permit (§73-36) to permit a physical culture establishment (<i>Blink</i>) within a cellar and one-story commercial building. C2-3/R6B zoning district. Community Board #10Q Examiner: Rory Levy (212) 386-0082 Status: Deferred Decision – 2/9/16</p>
10.	98-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 240 East 54th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>SoulCycle</i>) within the existing building for a one family, three-story residence for accessory parking spaces. C1-9 zoning district. Community Board #6M Examiner: Rory Levy (212) 386-0082 Status: Granted – 2/2/16</p>
11.	99-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 240 East 54th Street, Manhattan Special Permit (§73-36) to allow for a physical culture establishment (<i>Blink</i>) in an existing commercial building. C1-9 zoning district. Community Board #6M Examiner: Rory Levy (212) 386-0082 Status: Granted – 2/2/16</p>

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<i>BZ – CONTINUED HEARINGS</i>		
12.	30-14-BZ	<p>Jay Goldstein, Esq. 6101 16th Avenue aka 1602 61st Street aka 1601 62nd Street, Brooklyn Variance (§72-21) proposed enlargement to an existing school (<i>Yeshiva Bais Sorah</i>) (Use Group 3) is contrary to §§42-00 & 43-43. M1-1 zoning district. Community Board #11BK Examiner: Rory Levy (212) 386-0082 Status: Adjourned, Continued Hearing – 3/22/16</p>
13.	101-14-BZ	<p>Moshe M. Friedman P.E. 1975 51st Street, Brooklyn Variance (§72-21) to permit the vertical extension of an existing not for profit religious school. R5 zoning district. Community Board #12BK Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 3/22/16</p>
14.	102-14-BZ	<p>Moshe M Friedman, P.E. 4017 Avenue P, Brooklyn Variance (§72-21) to permit the extension of house of worship (UG4) (<i>Congregation Tifreves Avahom D'Zidichov</i>) in an existing building lot of a three story brick building. R3-2 zoning district. Community Board #3BK Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 3/22/16</p>
15.	240-14-BZ	<p>Gregory J. Tarone, Esq. 1620 Shore Boulevard, Brooklyn Special Permit (§73-622) for the enlargement of a single family home contrary to floor area, open space and lot coverage (ZR 23-141(b); side yard requirement (ZR 23-461); and perimeter wall height (ZR 23-361(b)). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 3/22/16</p>

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16.	44-15-BZ	Akerman, LLP 145 Central Park North, Manhattan Variance (§72-21) to permit the construction of a conforming fourteen-story, (UG 2) residential building containing 24 dwelling units contrary to the maximum building height and front setback requirements (§23-633 and rear setback requirements (§23-633(b)). R8 zoning district. Community Board #10M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 3/22/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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TUESDAY AFTERNOON, FEBRUARY 2, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	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: Continued Hearing – 4/12/16</p>
2.	329-14-BZ	<p>Law Office of Lyra J. Altman 1316 Avenue S, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family semi-detached residence contrary to floor area, lot coverage and open space (ZR 23-141); side yard (ZR 23-461) and less than the minimum required rear yard (ZR 23-47). R4-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 3/22/16</p>
3.	57-15-BZ	<p>Eric Palatnik, P.C. 482 Logan Street, Brooklyn Variance (§72-21) to permit the development of a three-story, three family residential and to waive the side yard open space of the existing premises. R5/C1-3 zoning district. Community Board #5Q Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 4/5/16</p>
4.	64-15-BZ	<p>Greenberg Traurig, LLP 39 Clarkson Street, Manhattan Variance (§72-21) to permit the conversion of a former manufacturing building to residential use contrary to 42-10. M1-5 zoning district. Community Board #2M Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 4/5/16</p>

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<i>BZ – NEW CASES</i>		
5.	169-15-BZ	Francis R. Angelino, Esq. 93 Worth Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment ("93") to be operated within an existing building. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 2/23/16

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