

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 12, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	105-10-BZ	<p>Eric Palatnik, P.C. 269 77th Street, Brooklyn Amendment of a previously approved Special Permit (§73-622) permitting the enlargement of an existing single family home. The amendment seek a second story enlargement. R4A (BRSD) zoning district. Community Board #10BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 1/12/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	1207-66-BZ	<p>Carl A. Sulfaro, Esq. 305 Washington Avenue Brooklyn Extension of Term of a previously granted variance for the continued operation of a UG6 art supply and bookstore which expired July 5, 2012; Waiver of the Rules. R6 zoning district. Community Board #3BK Examiner: Henry Segovia (212) 386-0074 Status: Adjourned, Continued Hearing – 3/22/16</p>
3.	132-92-BZ	<p>Willy C. Yuin, RA 3948 Amboy Road, Staten Island Extension of Term of a previously approved variance (§72-21) which permitted day care use in the cellar of the subject premises in conjunction with a banquet hall use, which expired on July 19, 2014. R3X, CI-1 SRD zoning district. Community Board #3SI Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 2/9/16</p>

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<i>SOC – CONTINUED HEARINGS</i>		
4.	186-08-BZ	<p>Petrus fortune, P.E. 3065 Atlantic Avenue, Brooklyn Extension of Time to Complete Construction of a previously approved Special Permit (§73-19) permitting the legalization and enlargement of a school (<i>Followers of Jesus Mennonite Church & School</i>) in a former manufacturing building, contrary to ZR §42-10, which expired on June 8, 2014; Waiver of the Rules. M1-1 zoning district. Community Board #5BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 4/5/16</p>
5.	47-10-BZ	<p>Eric Palatnik, P.C. 895 Zerega Avenue aka 2351 Story Avenue, Bronx Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting manufacturing use on a residential portion of a split zoning lot, which expired on April 12, 2011; Waiver of the Rules. M1-1/R3-2 zoning district. Community Board #9BX Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 3/8/16</p>

<i>SOC – NEW CASES</i>		
6.	595-44-BZ	<p>Montgomery McCracken Walker & Rhoads, LLP 30 Central Park South, Manhattan Extension of Term (§11-411) of a previously approved variance which permitted Office Use (UG 6) which expired on July 12, 2015. R10H zoning district. Community Board #5M Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 3/8/16</p>

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<i>SOC – NEW CASES</i>		
7.	802-48-BZ	<p>Eric Palatnik 1346 Beach Channel Drive, Queens Extension of Term (72-01) to extend the term of a variance for automotive service station, repair shop and accessory convenient store, which was granted October 17, 2006. R5/C1 zoning district. Community Board #14Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 3/22/16</p>
8.	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> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 2/23/16</p>
9.	919-57-BZ	<p>O'Sullivan & Zacchea Road 4912 Avenue K, Brooklyn Extension of Term & Waiver (§11-411) requesting an extension of term of an expired variance (March 23, 2013) of an eating and drinking establishment also a waiver of the rules. R3-2 zoning district. Community Board #18BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 1/12/16</p>
10.	226-09-BZ	<p>Rothkrug Rothkrug & Spector LLP 24 East 13th Street, Manhattan Extension of Term of a special permit (73-11) for a physical culture establishment on the third floor of an existing mixed-use building and for extension of time to obtain a Certificate of Occupancy and Waiver. C6-1 zoning district. Community Board #2M</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 2/9/16</p>

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<i>APPEALS – DECISIONS</i>		
11.	83-15-A thru 86-15-A	<p>Fox Rothschild, LLP 67, 87, 34th Street, 33, 67, 87, 35th Street and 219/220 36th Street, Brooklyn</p> <p>Proposed construction to build in the bed of a privately owned mapped street and to build an elevated pedestrian walkway and loading docks to improve pedestrian and vehicle safety and the flow of traffic. M3-1 zoning district.</p> <p>Community Board #7BK</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 1/12/16</p>
12.	198-15-A & 199-15-A	<p>Gary R. Tarnoff, Kramer Levin Naftalis & Frankel, LLP 500-550 Oak Point Avenue, Bronx</p> <p>Proposed construction of a transportation and distribution services facility on a lot that does not front on a legally mapped street, contrary to Article 3 Section 36, of the General City Law. M3-1 zoning district.</p> <p>Community Board #2BX</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 1/12/16</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	67-13-A	<p>Board of Standards and Appeals 945 Zerega Avenue, Bronx</p> <p>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.</p> <p>Community Board #9BX</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 4/5/16</p>
14.	58-15-A	<p>Goldman Harris LLC 139-141 Orchard aka 77,79,81 Rivington Street, Manhattan</p> <p>Appeal seeking a determination that the owner has obtained a vested right to complete construction commenced under the prior zoning district. C4-4 zoning district.</p> <p>Community Board #3M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 1/12/16</p>

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<i>APPEAL – NEW CASES</i>		
15.	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: Joshua Saal (212) 386-0081 Status: Closed, Decision – 2/9/16</p>

<i>BZ – DECISIONS</i>		
16.	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: Granted – 1/12/16</p>
17.	220-14-BZ & 221-14-BZ	<p>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: Granted – 1/12/16</p>
18.	323-14-BZ	<p>Eric Palatnik, P.C. 282 Corbin Place, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area (ZR 23-141(b)). R3-1 zoning district. Community Board #3BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 1/12/16</p>

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<i>BZ – DECISIONS</i>		
19.	62-15-BZ	<p>Glen V. Cutrona, AIA 139 Bay Street, Bay Street Staten Island Variance (§72-21) enlargement of a mixed use building contrary floor area regulations, lot coverage, balconies below third story, distance from legally required windows, lot line and side yard regulation, located within an C4-2/SG zoning district. Community Board #1SI Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 1/12/16</p>

<i>BZ – CONTINUED HEARINGS</i>		
20.	60-14-BZ	<p>Law Office of Jay Goldstein, PLLC 141-41 72nd Avenue, Queens Variance (§72-21) to enlarge a community facility (<i>Sephardic Congregation</i>), contrary to floor lot coverage rear yard, height and setback (24-00). R4-1 zoning district. Community Board #8Q Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 2/23/16</p>
21.	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 Examiner: Joshua Saal (212) 386-0081 Status: Closed, Decision – 1/22/16</p>
22.	129-14-BZ	<p>Sheldon Lobel, P.C. 2137 East 12th Street, Brooklyn Special Permit (§73-622) as amended, to permit the enlargement of a single-family detached residence, contrary to floor area, side yard, and rear yard regulations. R5 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 2/23/16</p>

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<i>BZ – CONTINUED HEARINGS</i>		
23.	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> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Adjourned, Continued Hearing – 3/8/16</p>
24.	71-15-BZ	<p>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/C6-3/SWCD zoning district. Community Board #4M</p> <hr/> <p>Examiner: Joshua Saal (212) 386-0081</p> <hr/> <p>Status: Continued Hearing – 3/8/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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TUESDAY AFTERNOON, JANUARY 12, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	52-15-BZ	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: Closed, Decision – 2/2/16

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