

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 19, 2016

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>1.</b>	<b>472-37-BZ</b>	<p>Eric Palatnik, P.C.  <b>2765 Cropsey Avenue, Brooklyn</b>                      Extension of Term (§11-411) for the continued operation of an automotive service station which expired on January 27, 2014; Amendment (§11-412) to permit the conversion of repair bays into convenient store, the addition of a new canopy and relocation of fuel storage tanks. R5 zoning district.  <b>Community Board #13BK</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Continued Hearing – 10/14/16</b></p>
<b>2.</b>	<b>196-49-BZ</b>	<p>Vassalotti Associates Architects, LLP  <b>1280 Allerton Avenue, Bronx</b>                      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 conversation 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.  <b>Community Board #11BX</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Continued Hearing – 9/13/16</b></p>
<b>3.</b>	<b>202-62-BZ</b>	<p>Warshaw Burstein, LLP  <b>950 Allerton Avenue, Bronx</b>                      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.  <b>Community Board #11BX</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Continued Hearing – 10/18/16</b></p>

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<b>4.</b>	<b>528-64-BZ</b>	<p>Gerald Caliendo, RA, AIA <b>240-02 Northern Boulevard, Queens</b> Amendment of a previously approved Variance (§72-21) which permitted the erection of a two story enlargement of an auto showroom (UG 16B). The amendment seeks to enlarge the existing automobile showroom and include an addition of a parking deck to the existing automobile dealership (<i>East Hills Chevrolet</i>). R1-2 zoning district. <b>Community Board #11Q</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <hr/> <p><b>Status: Continued Hearing – 10/14/16</b></p>
<b>5.</b>	<b>1207-66-BZ</b>	<p>Carl A. Sulfaro, Esq. <b>305 Washington Avenue Brooklyn</b> 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. <b>Community Board #3BK</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <hr/> <p><b>Status: Granted – 7/19/16</b></p>

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<b><i>SOC – NEW CASES</i></b>		
<b>6.</b>	<b>413-50-BZ</b>	<p>Eric Palatnik, P.C. <b>691 East 149<sup>th</sup> Street, Bronx</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expires on November 18, 2015. C2-4/R7-1 zoning district. <b>Community Board #1BX</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 9/27/16</b></p>
<b>7.</b>	<b>302-08-BZ</b>	<p>Rothkrug, Rothkrug &amp; Spector, LLP <b>4368 Furman Avenue, Bronx</b> Remanded by the Court back to the NYC Board of Standards and Appeals to consider whether petitioner satisfied the remaining elements required for a Variance (§72-21) to permit an existing semi-detached residential building, contrary to side yard regulations (§23-462). R5 zoning district. <b>Community Board #12BX</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Continued Hearing – 9/27/16</b></p>

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<b><i>APPEALS – DECISIONS</i></b>		
<b>8.</b>	<b>300-08-A</b>	<p>Law office of Marvin B. Mitzner LLC <b>39-35 27th Street, Queens</b> Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district. <b>Community Board #1Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Deferred Decision – 11/1/16</b></p>

<b><i>APPEAL – NEW CASES</i></b>		
<b>9.</b>	<b>2016-4129-A &amp; 2016-4130-A</b>	<p>Eric Palatnik, P.C. <b>72 &amp; 74 Harris Lane, Staten Island</b> Proposed construction of family dwelling not fronting on a legally mapped street contrary to General City Law 36. R3-1 (SRD) zoning district. <b>Community Board #3SI</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Continued Hearing – 10/14/16</b></p>

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TUESDAY MORNING, JULY 19, 2016  
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<b><i>BZ – DECISIONS</i></b>		
10.	30-14-BZ	<p>Jay Goldstein, Esq. <b>6101 16th Avenue aka 1602 61st Street aka 1601 62nd Street, Brooklyn</b> Variance (§72-21) proposed enlargement to an existing school (<i>Yeshiva Bais Sorah</i>) (Use Group 3) is contrary to §§42-00 &amp; 43-43. M1-1 zoning district. <b>Community Board #11BK</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b> <b>Status: Closed, Decision – 9/13/16</b></p>
11.	269-14-BZ	<p>Gerald J. Caliendo, RA, AIA <b>89-44 Metropolitan Avenue, Queens</b> Special Permit §73-36) to permit the physical culture establishment (<i>Massage Envy Spa</i>) on the first floor level of an existing commercial building. C2-2 in R4 zoning district. <b>Community Board #5Q</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b> <b>Status: Closed, Decision – 8/23/16</b></p>
12.	21-15-BZ	<p>Eric Palatnik, P.C. <b>112-35 69<sup>th</sup> Avenue, Queens</b> Special Permit (73-621) for the enlargement of an existing one-family dwelling which will not provide the required open space ratio. R1-2A zoning district. <b>Community Board #6Q</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Granted – 7/19/16</b></p>
13.	204-15-BZ	<p>Rothkrug Rothkrug &amp; Spector, LLP <b>98-100 10<sup>th</sup> Avenue, aka 450 West 17<sup>th</sup> Street, Manhattan</b> Special Permit 73-36: to allow a (<i>SoulCycle</i>) physical culture establishment within portion of an existing twenty-four story mixed use building in a C6-3 (WCH) zoning district. <b>Community Board #4M</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b> <b>Status: Granted – 7/19/16</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>14.</b>	<b>330-13-BZ</b>	<p>Alexander Levkovich  <b>2801 Brown Street, Brooklyn</b>                      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.  <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 10/14/16</b></p>
<b>15.</b>	<b>152-14-BZ</b>	<p>Sheldon Lobel, P.C.  <b>673 Driggs Avenue, Brooklyn</b>                      Variance (§72-21) to permit the construction of a new community facility building at the premises which would contain a for-profit school, the school at Fillmore Place for children ages two through six. R6B zoning district in a historic district.  <b>Community Board #1BK</b></p> <p><b>Examiner: Tracie Behnke (212) 386-0086</b></p> <p><b>Status: Continued Hearing – 10/14/16</b></p>
<b>16.</b>	<b>331-14-BZ</b>	<p>Law Office of Lyra J. Altman  <b>2171 Ocean Parkway, Brooklyn</b>                      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.  <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 9/13/16</b></p>
<b>17.</b>	<b>71-15-BZ</b>	<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>Examiner:</b></p> <p><b>Status: Adjourned, Continued Hearing – 8/2/16</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
18.	93-15-BZ	Sheldon Lobel, P.C. <b>1011 Reads Lane, Queens</b> Variance (§72-21) to construct a new UG4 Synagogue at the premises to certain bulk and parking regulations and waiver of the floor area side yard. R2X zoning district. <b>Community Board #14Q</b>
		<b>Examiner: Jonathan Kirschenbaum (212) 386-0081</b>
		<b>Status: Continued Hearing – 9/13/16</b>
19.	278-15-BZ	Law Office of Jay Goldstein <b>3556 Bedford Avenue, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 7/19/16</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 19, 2016

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>6-14-BZ</b>	<p>Eric Palatnik, P.C.  <b>2525 Victory Boulevard, Staten Island</b>                      Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store. C2-1/R3-2 zoning district.  <b>Community Board #1SI</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <hr/> <p><b>Status: Continued Hearing – 9/20/16</b></p>
<b>2.</b>	<b>137-15-BZ</b>	<p>Law Office of Jay Goldstein  <b>74-10 88<sup>th</sup> Street, Queens</b>                      Variance (72-21) change of use and enlargement from existing Use Group 9 trade school to use Group 3 religious school (<i>Yeshiva Godolah Seminary</i>) with additional classrooms and dormitories. M1-1 zoning district.  <b>Community Board #5Q</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <hr/> <p><b>Status: Continued Hearing – 9/27/16</b></p>
<b>3.</b>	<b>236-15-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1677 George Street, Queens</b>                      Variance (§72-21) to permit the development of a two-story and cellar commercial building contrary to minimum front yard requirements. M1-4D zoning district.  <b>Community Board #5Q</b></p> <hr/> <p><b>Examiner: Gjela Prenga (212) 386-0067</b></p> <hr/> <p><b>Status: Continued Hearing – 8/23/16</b></p>
<b>4.</b>	<b>247-15-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>135 Plymouth Street, Brooklyn</b>                      Special Permit (73-36) to allow the operation of a physical culture establishment (<i>IMAX Fit</i>) on portion of the ground floor. MX-2 within M1-4/R8A zoning district.  <b>Community Board #2BK</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <hr/> <p><b>Status: Closed, Decision – 8/23/16</b></p>

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<b><i>BZ – NEW CASES</i></b>		
<b>5.</b>	<b>256-15-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>56-02 Roosevelt Avenue, Queens</b>                      Special Permit (§73-36) to allow for a physical culture establishment (<i>Blink Fitness</i>) to operate within an existing commercial building. C2-3/R6 zoning district.  <b>Community Board #2Q</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 8/16/16</b></p>
<b>6.</b>	<b>2016-4132-BZ</b>	<p>Howard A. Zipser, Esq.  <b>513 &amp; 515-519 West 26<sup>th</sup> Street, Manhattan</b>                      Special Permit (§73-19) to allow for a school (<i>Avenues: The World School</i>) to be located on the fourth (4th) floor of an existing building contrary to use regulations (§§42-12 &amp; 42-14). M1-5 (Special West Chelsea) zoning district.  <b>Community Board #4M</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 8/23/16</b></p>
<b>7.</b>	<b>2016-4154-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>342 Flatbush Avenue, Brooklyn</b>                      Special Permit (§73-36) to operate a physical culture establishment (<i>SoulCycle</i>) within an existing building. C2-4/R7-A &amp; R7B zoning district.  <b>Community Board #6BK</b></p> <p><b>Examiner: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Granted – 7/19/16</b></p>

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