

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 28, 2016
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	16-12-BZ	<p>Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn Amendment of a previously approved Special Permit (§73-19) permitting a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). The amendment seeks changes to the interior, an increase in the height of the building. M1-2 zoning district. Community Board #3BK Examiner: Carlo Costanza (212) 386-0068 Status: Deferred Decision – 8/16/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	636-54-BZ	<p>Akerman, LLP 9612 Seaview Avenue, Brooklyn Extension of Term and Waiver (11-411) to extend the term of the previously granted variance allowing the operation an automotive service station expiring October 16, 2011. C1-3 zoning district. Community Board #18BK Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 8/23/16</p>
3.	698-59-BZ	<p>Eric Palatnik, P.C. 2773 Nostrand Avenue, Brooklyn Extension of Time to Complete Construction of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on December 9, 2015. C2-2/R4 zoning district. Community Board #18BK Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 7/12/16</p>

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<i>SOC – NEW CASES</i>		
4.	548-69-BZ	Eric Palatnik, P.C. 107-10 Astoria Boulevard, Queens 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. Community Board #3Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 8/2/16

<i>APPEALS – DECISIONS</i>		
5.	106-15-A & 107-15-A	Eric Palatnik, P.C. 42-29 & 42-31 149th Street, Queens Proposed construction of a building located partially within the bed of mapped unbuilt street, pursuant Article 3 Sections 35/36 of the General City Law. R4-1 zoning district. Community Board #7Q Examiner: Toni Matias (212) 386-0085 Status: Granted – 6/28/16

<i>APPEAL – CONTINUED HEARINGS</i>		
6.	234-14-A	Law Offices of Marvin B. Mitzner 738 East 6th Street, Manhattan Appeal of the NYC Department of Buildings' determination to not revoke a Certificate of Occupancy issued in 1989 and reinstate the Certificate of Occupancy issued in 1985. Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 7/12/16

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<i>APPEAL – NEW CASES</i>		
7.	238-15-A thru 243-15-A	<p>Jeffrey Geary 102-04, 08, 12, 16, 20, 24 Dunton Court, Queens Proposed construction of buildings that do not front on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3-1 zoning district. Community Board #14Q</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 8/23/16</p>

<i>BZ – DECISIONS</i>		
8.	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> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Deferred Decision – 9/13/16</p>
9.	139-15-BZ	<p>Eric Palatnik, P.C. 10-24 154th Street, Queens Special Permit (73-36) to allow the operation of a physical culture establishment (<i>Life Health Fitness</i>) in the cellar within a two-story building with a C2-2 commercial overlay. R3-1/C2-2 zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 6/28/16</p>
10.	219-15-BZ	<p>Eric Palatnik, P.C. 945 61st Street, Brooklyn Special Permit (§73-36) to permit a physical culture establishment (<i>Kings Spa</i>) on the second floor of a two-story building. M1-1 zoning district. Community Board #12BK</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 6/28/16</p>

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<i>BZ – CONTINUED HEARINGS</i>		
11.	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</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 8/16/16</p>
12.	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</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 7/12/16</p>
13.	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</p> <p>Examiner:</p> <p>Status: Continued Hearing – 8/2/16</p>
14.	126-15-BZ	<p>Sheldon Lobel, P.C. 1782 East 27th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single family home. R3-2 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 8/16/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 28, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	156-15-BZ	Rothkrug Rothkrug & Spector, LLP 18/20 East 50th Street, Manhattan Special Permit (73-36) to reestablish a special permit to allow an existing physical culture establishment ("NYHRC") within a portion of an existing eleven story commercial building located in a C5-2(MID) and C5-2(MID) zoning district. Community Board #5M Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 8/16/16
2.	221-15-BZ	Rothkrug Rothkrug & Spector LLP 41/55 Washington Street, Brooklyn 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. Community Board #2BK Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 8/2/16
3.	249-15-BZ	Sheldon Lobel, P.C. 321 Starr Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>MetroRock</i>) to be located on the first floor of an existing building. M1-1 zoning district. Community Board #4BK Examiner: Rory Levy (212) 386-0082 Status: Granted – 6/28/16
4.	2016-1210-BZ	Philip L. Rampulla 2590 Hylan Boulevard, Staten Island 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. Community Board #2SI Examiner: Ryan Singer (212) 386-0075 Status: Closed, Decision – 8/2/16

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