

NYC Board of Standards and Appeals

August 2, 2016

Special Order Calendar

10:00 A.M.

<i>Decisions</i>		
1.	220-04-BZ <u>6/14/2016 Closed</u>	Sheldon Lobel, P.C. 500 Driggs Avenue, Brooklyn 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 Community Board #1BK <i>Costanza</i>

<i>Continued Hearings</i>		
2.	548-69-BZ <u>6/28/2016</u>	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 <i>Costanza</i>
3.	173-92-BZ <u>6/2/2015</u> <u>7/14/2015</u> <u>9/22/2015 Closed</u> <u>11/24/2015 reopen</u> <u>1/22/2016</u> <u>3/8/2016</u> <u>5/24/2016</u>	Simons & Wright LLC 220 East 86th Street, Manhattan 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. Community Board #8M <i>Costanza</i>
4.	30-00-BZ <u>5/24/2016</u>	Fried, Frank, Harris Shriver & Jacobson LLP 465-469 West 165th Street and 458-464 West 166th Street, Manhattan 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. Community Board #12M <i>Costanza</i>

<i>New Cases</i>		
5.	4-95-BZ	Carl A. Sulfaro, Esq. 21-23 Hillside Avenue, Manhattan 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 unused spaces; Waiver of the Rules. R7-2 zoning district. Community Board #12M <i>Costanza</i>

Appeals Calendar

Decisions		
6.	244-15-A <u>3/8/2016</u> <u>5/24/2016</u> <u>6/14/2016 Closed</u>	Greenberg Traurig 677 Fifth Avenue, Manhattan 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). Community Board #5M
		<i>Matias</i>

Continued Hearings		
7.	232-15-A <u>5/24/2016</u>	Sheldon Lobel, P.C. 840 West End Avenue aka 259 West 101 Street, Manhattan 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. Community Board #7M
		<i>Matias</i>
8.	2016-1218-A <u>6/21/2016</u>	Rothkrug Rothkrug & Spector LLP 97 Storer Avenue, Staten Island 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. Community Board #3SI
		<i>Matias</i>

New Cases		
9.	2016-4182-A	Jay Goldstein, Esq. 16 Derick Court, Staten Island 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. Community Board #3SI
		<i>Matias</i>

Zoning Calendar

Decisions		
10.	200-14-BZ <u>2/2/2016</u> <u>4/12/2016</u> <u>4/26/2016</u> <u>7/12/2016 Closed</u>	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 <div style="text-align: right;"><i>Levy</i></div>
11.	221-15-BZ <u>6/28/2016 Closed</u>	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 <div style="text-align: right;"><i>Levy</i></div>
12.	251-15-BZ <u>6/21/2016 Closed</u> <u>7/12/2016 Def. Dec.</u>	Law Office of Fredrick A. Becker 127 West 26th Street, Manhattan 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. Community Board #4M <div style="text-align: right;"><i>Levy</i></div>
13.	2016-1210-BZ <u>6/28/2016 Closed</u>	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 <div style="text-align: right;"><i>Singer</i></div>

Continued Hearings		
14.	56-02-BZ	New York City Board of Standards and Appeals 317 Dahill Road, Brooklyn 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. Community Board #12BK <div style="text-align: right;"><i>Schnakenberg</i></div>
15.	17-14-BZ <u>5/20/2014 P.H.</u> <u>6/24/2014</u> <u>7/29/2014 Adj.</u> <u>9/9/2014</u> <u>10/28/2014</u> <u>1/30/2015 Adj.</u> <u>4/14/2015 Off Cal.</u> <u>6/21/2016</u>	Moshe M. Friedman, PE 600 McDonald Avenue, Brooklyn 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. Community Board #12BK <div style="text-align: right;"><i>Levy</i></div>
16.	158-14-BZ <u>4/12/2016</u> <u>5/24/2016 Adj.</u> <u>6/21/2016</u>	Law Office of Lyra J. Altman 1179 East 27th Street, Brooklyn 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. Community Board #14BK <div style="text-align: right;"><i>Segovia</i></div>

Continued Hearings

17.	<p>333-14-BZ <u>3/22/2016</u> <u>5/3/2016</u> <u>6/14/2016 Adj.</u> <u>6/21/2016</u></p>	<p>Law Office of Lyra J. Altman 2323 East 5th Street, Brooklyn 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 & ZR 23-48) and less than the minimum rear yard (ZR 23-47). R4 (OP) zoning district. Community Board #15BK</p> <p align="right"><i>Segovia</i></p>
18.	<p>64-15-BZ <u>2/2/2016</u> <u>4/5/2016</u> <u>5/17/2016</u> <u>6/28/2016</u></p>	<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 align="right"><i>Saal</i></p>
19.	<p>71-15-BZ <u>9/1/2015</u> <u>10/27/2015</u> <u>1/12/2016</u> <u>3/8/2016 Closed</u> <u>5/17/2016</u> <u>7/19/2016</u></p>	<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> <p align="right"><i>Singer</i></p>

**August 2, 2016
Zoning Calendar
1:00 P.M.**

New Cases		
1.	176-14-BZ	<p>Harold Weinberg 1981 East 9th Street, Brooklyn 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. Community Board #15BK</p> <p style="text-align: right;"><i>Segovia</i></p>
2.	4-15-BZ	<p>Sheldon Lobel, P.C. 119 Webster Avenue, Brooklyn Variance (§72-21) to permit the conversion of the existing building at the premises from residential to community facility use. Community Board #14BK</p> <p style="text-align: right;"><i>Kirschenbaum</i></p>
3.	94-15-BZ	<p>Issa Khorasanchi 16 Brighton 11th Street, Brooklyn 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. Community Board #13BK</p> <p style="text-align: right;"><i>Levy</i></p>
4.	170-15-BZ	<p>Law Office of Fredrick A. Becker 59 Thompson Street, Manhattan 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. Community Board #2M</p> <p style="text-align: right;"><i>Levy</i></p>
5.	225-15-BZ	<p>Friedman & Gotbaum LLP 126-134 East 78th Street Manhattan 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. Community Board #8M</p> <p style="text-align: right;"><i>Kirschenbaum</i></p>
6.	269-15-BZ	<p>Law Office of Lyra J. Altman 2076 Ocean Parkway, Brooklyn Special Permit (§73-622) for the conversion and enlargement of an existing two-family home to a single family residence. R5 (OP) zoning district. Community Board #15BK</p> <p style="text-align: right;"><i>Segovia</i></p>
7.	2016-4134-BZ	<p>Akerman LLP 45-11 245th Street, Queens 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. Community Board #11Q</p> <p style="text-align: right;"><i>Prenga</i></p>