

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 14, 2014

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	360-65-BZ	Greenberg Traurig, LLP 108-114 East 89th Street, Manhattan Amendment of previously approved Variance (§72-21) and Special Permit (§73-64) which allowed the enlargement of a school (<i>Dalton School</i>). Amendment seeks to allow a two-story addition to the school building, contrary to an increase in floor area (§24-11) and height, base height and front setback (§24-522, §24-522)(b)) regulations. R8B zoning district. Community Board #8M
		Examiner:
		Status: Granted – 1/14/14
2.	68-94-BZ	Troutman Sanders LLP 2100 Bartow Avenue, Bronx Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>Bally's Total Fitness</i>) which expires on November 1, 2014; Extension of Time to obtain a Certificate of Occupancy which expired on September 11, 2013; waiver of the Rules. C4-3/M1-1 zoning district. Community Board #10BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 1/14/14
3.	358-02-BZ	Law Office of Fredrick A. Becker 200 Park Avenue, Manhattan Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment in a multi-story commercial, retail and office building, which expired on June 3, 2013; Waiver of the Rules. C5-3 (MID) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 1/14/14
4.	206-03-BZ	Law Office of Fredrick A. Becker 980 Madison Avenue, Manhattan Extension of Term of a Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>Exhale Spa</i>) which expired on November 5, 2013. C5-1 (MP) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 1/14/14

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<i>SOC – DECISIONS</i>		
5.	265-08-BZ	Herrick, Feinstein LLP 70 Wyckoff Avenue, Brooklyn Extension of Time to Obtain a Certificate of Occupancy for a previously granted Variance (§72-21) for the legalization of residential units in a manufacturing building, which expired on September 27, 2013. M1-1 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 1/14/14
6.	20-12-BZ	Herrick Feinstein LLP 203 Berry Street, Brooklyn Amendment to a previously granted Special Permit (§73-36) for the legalization of a physical culture establishment (<i>Retro Fitness</i>) to obtain additional time to obtain a public assembly license. M1-2/R6B Special MX-8 zoning district. Community Board #1BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 1/14/14

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<i>SOC – CONTINUED HEARINGS</i>		
7.	74-49-BZ	Sheldon Lobel, P.C. 515 Seventh Avenue, Manhattan Extension of Time to obtain a Certificate of Occupancy for an existing parking garage, which expired on January 11, 2012; Waiver of the Rules. M1-6 (<i>Garment Center</i>) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision - 2/11/14
8.	327-88-BZ	Eric Palatnik, P.C. 136-36 39th Avenue aka 136-29 & 136-35A Roosevelt Avenue, Queens Amendment to a previously granted variance (§72-21) to legalize the addition of a 2,317 square foot mezzanine in a UG 6 eating and drinking establishment (<i>Jade Asian Restaurant</i>). C4-3 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision - 2/11/14
9.	239-02-BZ	Greenberg Traurig, LLP 110 Waverly Place, Manhattan Extension of Term of a previously-granted Variance (§72-21) for the continued operation of a Use Group 6A eating and drinking establishment (<i>Babbo</i>) located at the cellar level, ground floor, and second floor of the subject premises, which expired on December 17, 2012. R7-2 zoning district. Community Board #2M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision - 2/11/14
10.	25-08-BZ	Eric Palatnik, P.C. 444 Beach 6th Street, Queens Amendment to a Variance (§72-21) which permitted bulk waivers for the construction of a school (<i>Torah Academy for Girls</i>). The proposed amendment seeks to enlarge the school to provide additional classrooms. R4-1 zoning district. Community Board #14Q
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision - 2/4/14

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<i>SOC – NEW CASES</i>		
11.	13-78-BZ	Sheldon Lobel, P.C. 144-02 Liberty Avenue, Queens Extension of Term of a previously granted Variance (§72-21) for the continued operation of a plumbing supply establishment (<i>Jamaica Plumbing and Heating Supply, Inc.</i>) which expired on June 27, 2013. R4-1 & R6A/C2-4 zoning districts. Community Board #12Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 2/11/14
12.	42-03-BZ	Law Office of Fredrick A. Becker 1221 Avenue of the Americas, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on July 22, 2013; Amendment to the hours of operation; Waiver of the Rules. C6-5, C6-6 (MID) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision - 2/4/14
13.	381-04-BZ	Sheldon Lobel, P.C. 83 Bushwick Place aka 225-227 Boerum Street, Brooklyn Extension of Time to complete construction of a previously granted Variance (72-21) for the construction of a four-story residential building with parking which expired on September 12, 2010; Waiver of the Rules. M1-1 zoning district. Community Board #1BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision - 2/4/14
14.	297-06-BZ	Eric Palatnik, P.C. 130 Montgomery Avenue, Staten Island Extension of Time to complete construction of a previously granted Variance (§72-21) for the construction of a four-story residential building with ground and cellar level retail, which expired on October 16, 2011; Waiver of the Rules. C4-2 (HS) zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision - 2/4/14

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<i>APPEALS – DECISIONS</i>		
15.	68-13-A	Bryan Cave LLP 330 Bruckner Boulevard, Bronx Appeal challenging Department of Buildings' determination that the existing sign is not entitled to non-conforming use status. M3-1 zoning district. Community Board #1BX
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 1/28/14

<i>APPEALS – CONTINUED HEARINGS</i>		
16.	41-11-A	Eric Palatnik, P.C. 1314 Avenue S, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R-6 zoning district. R4 Zoning District. Community Board #15BK
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision - 2/4/14
17.	143-11-A thru 146-11-A	Philip L. Rampulla 20, 25, 35, 40 Harborlights Court, Staten Island Appeal challenging the Fire Department's determination that the grade of the fire apparatus road shall not exceed 10 percent, per NYC Fire Code Section FC 503.2.7. R2 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 2/25/14
18.	58-13-A	Rothkrug Rothkrug & Spector LLP 4 Wiman Place, Staten Island Proposed construction of a twelve-family residential building located partially within the bed of a mapped but unbuilt street contrary to General City Law Section 35. R4/M3-1 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 1/14/14

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APPEALS – CONTINUED HEARINGS

19.	123-13-A	<p>Bryan Cave 86 Bedford Street, Manhattan Appeal challenging the determination of the Department of Buildings' to revoke a permit on the basis that (1) a lawful commercial use was not established and (2) even assuming lawful establishment, the commercial use discontinued in 2007. R6 zoning district. Community Board #2M Examiner: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 2/11/14</p>
20.	191-13-A	<p>Rothkrug Rothkrug & Spector LLP 3161 Richmond Terrace, Staten Island Proposed construction of a three-story office building within the bed of a mapped street, pursuant to Article 3 of General City Law 35. M3-1 zoning district. Community Board #1SI Examiner: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 2/11/14</p>
21.	287-13-A & 288-13-A	<p>Rothkrug Rothkrug & Spector LLP 525 & 529 Durant Avenue, Staten Island Proposed construction of a building that does not front on a legally mapped street, contrary to General City Law Section 36. R3X SRD district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 2/11/14</p>

APPEAL – NEW CASES

22.	296-13-A	<p>Jack Lester, Esq. 280 Bond Street, Brooklyn An appeal to Department of Buildings' determination to permit an eating and drinking establishment. Appellant argues that the non-conforming use has been discontinued and the use is contrary to open space regulations (§52-332). R6B zoning district. Community Board #3BK Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 3/25/14</p>
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<i>BZ – DECISIONS</i>		
1.	6-12-BZ	Syeda Laila 39-06 52nd Street aka 51-24 39th Avenue, Queens Variance (§72-21) to permit a four-story residential building, contrary to floor area, (§103-211), dwelling unit (§23-22), front yard (§23-46), side yard (§23-46) and height (§23-631) regulations. R4 zoning district. Community Board #2Q
		Examiner:
		Status: Deferred Decision – 2/25/14
2.	16-12-BZ	Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn Special Permit (§73-19) to allow for a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). M1-2 zoning district. Community Board #4BK
		Examiner:
		Status: Granted – 1/14/14
3.	43-12-BZ	Slater & Beckerman 25 Great Jones Street, Manhattan Variance (§72-21) to permit a residential building, contrary to use regulations (§42-00). M1-5B zoning district. Community Board #2M
		Examiner:
		Status: Closed, Decision – 2/11/14
4.	254-12-BZ	Patrick W. Jones, P.C. 850 Third Avenue aka 509/519 Second Avenue, Brooklyn Variance (§72-21) to permit Use Group 10A uses on the first and second floors of an existing eight-story building, contrary to use regulations (§42-00). M3-1 zoning district. Community Board #7BK
		Examiner:
		Status: Granted – 1/14/14
5.	262-12-BZ	Patrick W. Jones, P.C. 132-10 149th Avenue aka 132-35 132nd Street, Queens Variance (§72-21) to permit a hotel (UG 5), contrary to use regulations (§42-00). M2-1 zoning district. Community Board #10Q
		Examiner:
		Status: Granted – 1/14/14

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<i>BZ – DECISIONS</i>		
6.	94-13-BZ	Vinod Tewari 11-11 40th Avenue aka 38-78 12th Street, Queens Special Permit (§73-19) to allow a school, contrary to use regulation (§42-00). M1-3 zoning district. Community Board #1Q
		Examiner:
		Status: Deferred Decision – 2/25/14
7.	120-13-BZ	Eric Palatnik, P.C. 1815 Forest Avenue, Staten Island Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (<i>McDonald's</i>) with an accessory drive-through facility. C1-2/R3-2 zoning district. Community Board #1SI
		Examiner:
		Status: Granted – 1/14/14
8.	171-13-BZ	Law Office of Fredrick A. Becker 1034 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 1/14/14
9.	187-13-BZ	Warshaw Burnstein, LLP 1024-1030 Southern Boulevard, Bronx Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>), and Special Permit (§73-52) to extend commercial use into the portion of the lot located within a residential zoning district. C4-4/R7-1 zoning district. Community Board #2BX
		Examiner: Rory Levy (212) 386-0083
		Status: Granted – 1/14/14

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<i>BZ – DECISIONS</i>		
10.	223-13-BZ	<p>Stroock & Stroock & Lavan LLP 29 West Kingsbridge Road aka Kingsbridge Armory Building, Bronx Special Permit (§73-36) to allow a physical culture establishment (<i>Kingsbridge National Ice Wellness Center</i>) in an existing building. C4-4/R6 zoning district. Community Board #7BX</p> <p>Examiner: Rory Levy (212) 386-0083</p> <p>Status: Granted – 1/14/14</p>

<i>BZ – CONTINUED HEARINGS</i>		
11.	78-11-BZ & 33-12-A thru 37-12-A	<p>Sheldon Lobel, P.C. 78-70 Winchester Boulevard, Queens Variance (§72-21) to allow for the construction of two assisted living residential buildings, contrary to use regulations (§32-10). Proposed construction of two mixed use buildings that do not have frontage on a legally mapped street, contrary to General City Law Section 36. C8-1 Zoning District. Community Board #13Q</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Adjourned, Continued Hearing – 2/25/14</p>
12.	77-12-BZ	<p>Moshe M. Friedman, P.E. 91 Franklin Ave, Brooklyn Variance (§72-21) to permit a new residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK</p> <p>Examiner:</p> <p>Status: Continued Hearing – 2/25/14</p>

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<i>BZ – CONTINUED HEARINGS</i>		
13.	299-12-BZ	Goldman Harris LLC 40-56 Tenth Avenue, Manhattan Variance (§72-21) to permit the construction of a 12-story commercial building, contrary to floor area (§43-12), height and setback (§43-43), and rear yard (§43-311/312) regulations. M1-5 zoning district. Community Board #2M
		Examiner:
		Status: Continued Hearing – 2/11/14
14.	6-13-BZ	Sheldon Lobel, P.C. 2899 Nostrand Avenue, Brooklyn Variance (§72-21) to permit the construction of a synagogue and school (<i>Yeshiva Ohr Yisrael</i>), contrary to floor area and lot coverage (§24-11), side yard (§24-35), rear yard (§24-36), sky exposure plane (§24-521), and parking (§25-31) regulations. R3-2 zoning district. Community Board #18BK
		Examiner: Rory Levy (212) 386-0083
		Status: Closed, Decision – 2/4/14
15.	154-13-BZ	Sheldon Lobel, P.C. 1054-1064 Bergen Avenue, Brooklyn Variance (§72-21) to allow the construction of a retail building (UG 6), contrary to use regulations (§22-10). R5 zoning district. Community Board #18BK
		Examiner:
		Status: Closed, Decision – 2/4/14
16.	192-13-BZ	Fox Rothschild, LLP 354/361 West Street, Manhattan Variance (§72-21) to permit the construction of a residential building with accessory parking, contrary to use regulations (§42-10). M1-5 zoning district. Community Board #2M
		Examiner:
		Status: Continued Hearing – 2/4/14

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<i>BZ – CONTINUED HEARINGS</i>		
17.	243-13-BZ	Kramer Levin Naftalis & Frankel LLP 22 Thames Street aka 125-129 Greenwich Street, Manhattan Variance (§72-21) to permit construction of a mixed use building, contrary to setback requirements (§91-32). C5-5 (LM) zoning district. Community Board #1M
		Examiner:
		Status: Closed, Decision – 2/4/14
18.	249-13-BZ	Eric Palatnik, P.C. 747 Broadway, Brooklyn Special Permit (§73-36) to allow a physical cultural establishment (<i>Crunch Fitness</i>) within portions of existing commercial building. C4-3 zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0083
		Status: Closed, Decision – 2/4/14

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BZ – NEW CASES		
19.	209-13-BZ	Sheldon Lobel, P.C. 12 West 21st Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (NY <i>Physical Training Fitness Studio</i>) within the existing building, contrary to C6-4-A zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0083
		Status: Closed, Decision – 2/4/14
20.	220-13-BZ	Law Office of Jay Goldstein, PLLC 2115 Avenue J, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (§23-141(a)); side yard (§23-461) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 2/4/14
21.	245-13-BZ	Eric Palatnik, P.C. 2660 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141) and less than the required rear yard (§23-47). R4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 2/11/14
22.	267-13-BZ	Law Office of Jay Goldstein, PLLC 689 5th Avenue aka 1 East 54th Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Blink Fitness</i>). C5-3 (MID) zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0083
		Status: Closed, Decision – 2/4/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 28, 2014

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	119-03-BZ	Rothkrug Rothkrug & Spector LLP 10 Columbus Circle aka 301 West 58th Street and 303 West 60th Street, Manhattan Extension of term of a special permit (§73-36) to allow the continued operation of a physical culture establishment (<i>Equinox</i>), which expired on September 16, 2013. C6-6 (MID) zoning district. Community Board #4M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 1/28/14
2.	209-03-BZ	Law Office of Fredrick A. Becker 150 Central Park South, Manhattan Extension of term of a variance (§72-21) for the continued operation of physical culture establishment (<i>Exhale Spa</i>) located in a portion of a 37-story residential building which expired on October 21, 2013. R10-H zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 1/28/14
3.	176-09-BZ	Bryan Cave LLP 220-236 West 28th Street, Manhattan Extension of time to complete construction of a Special Permit (§73-64) to waive height and setback regulations (§33-432) for a community use facility (<i>Fashion Institute of Technology</i>) which expired on October 6, 2013. C6-2 zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 1/28/14

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<i>SOC – CONTINUED HEARINGS</i>		
4.	406-82-BZ	Eric Palatnik, P.C. 2411 86th Street, Brooklyn Extension of term of a special permit (§73-243) allowing an eating and drinking establishment (<i>McDonald's</i>) with accessory drive-thru which expired on January 18, 2013; Extension of time to obtain a Certificate of Occupancy which expired on September 11, 2013; Waiver of the Rules. C1-3/R5 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 2/11/14
5.	20-02-BZ	Law office of Fredrick A. Becker 303 Park Avenue South, Manhattan Extension of term of a special permit (§73-36) to allow the operation of a physical culture establishment (<i>New York Sports Club</i>) in a five story mixed use loft building, which expired on August 21, 2013. C6-4 zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 2/25/14

<i>SOC – NEW CASES</i>		
6.	427-70-BZ	Carl A. Sulfaro, Esq. 38-01 & 38-05 Beach Channel Drive, Queens Amendment of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B). Amendment seeks to legalize a one-story accessory convenience store. C2-2/R4 zoning district. Community Board #14Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 3/25/14

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SOC – NEW CASES		
7.	799-89-BZ	Law Office of Jay Goldstein, PLLC 1460-1470 Bruckner Blvd. aka 970 Colgate Avenue, Bronx Extension of Term of a previously approved Variance (ZR 72-21) for the continued operation of a UG 17 Contractor's Establishment (<i>Colgate Scaffolding</i>) which expired on December 23, 2013. C8-1/R6 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/4/14
8.	331-04-BZ	Sheldon Lobel, P.C. 26 Cortlandt Street, Manhattan Amendment of a previously approved Variance (§72-21) which permitted the expansion of floor area in an existing commercial structure (<i>Century 21</i>). The amendment seeks to permit a rooftop addition above the existing building which exceeds the maximum permitted floor area. C5-5 (LM) zoning district. Community Board #1M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 2/25/14
9.	238-07-BZ	Goldman Harris LLC 5-11 47th Avenue, Queens Amendment of a previously approved Variance (§72-21) which permitted the construction of a 12-story mixed-use building and a 6-story community facility dormitory and faculty housing building (<i>CUNY Graduate Center</i>), contrary to use and bulk regulations. The amendment seeks the elimination of the cellar and other design changes to the Dormitory Building. M1-4/R6A (LIC) zoning district. Community Board #2Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 2/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 28, 2014
10:00 A.M.

APPEALS – DECISIONS		
10.	348-12-A & 349-12-A	Rothkrug Rothkrug & Spector LLP 15 & 19 Starr Avenue, Staten Island Proposed construction of two one-family dwellings located within the bed of a mapped street, contrary to General City Law, Section 35. R2 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 2/11/14
11.	68-13-A	Bryan Cave LLP 330 Bruckner Boulevard, Bronx Appeal challenging Department of Buildings' determination that the existing sign is not entitled to non-conforming use status. M3-1 zoning district. Community Board #1BX
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 1/28/14
12.	127-13-A	Law Offices of Marvin B. Mitzner, LLC 332 West 87th Street, Manhattan Appeal under Section 310 of the Multiple Dwelling Law to vary MDL Sections 171-2(a) and 2(f) to allow for a vertical enlargement of a residential building. R8 zoning district. Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 2/25/14
13.	131-13-A & 132-13-A	Sheldon Lobel, P.C. 43 & 47 Cecilia Court, Staten Island Proposed construction of a residence not fronting on a legally mapped street, contrary to General City Law Section 36. R2 & R1 (SHPD) zoning districts. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 1/28/14
14.	156-13-A	Bryan Cave LLP 450 West 31 Street, Manhattan Appeal of DOB determination that the subject advertising sign is not entitled to non-conforming use status. C6-4/HY zoning district. Community Board #10M
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 2/11/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 28, 2014
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
15.	166-12-A	NYC Department of Buildings 638 East 11th Street, Manhattan Application to revoke the Certificate of Occupancy. R8B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/11/14
16.	107-13-A	Law Office of Marvin B. Mitzner LLC 638 East 11th Street, Manhattan An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R7- 2 zoning district. R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 3/11/14
17.	98-13-A	Eric Palatnik, P.C. 107 Haven Avenue, Staten Island Proposed two-story two family residential development which is within the unbuilt portion of the mapped street on the corner of Haven Avenue and Hull Street, contrary to General City Law 35 R3-1 zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 3/4/14
18.	110-13-A	Abrams Fensterman, LLP 120 President Street, Brooklyn Appeal challenging Department of Buildings' interpretation of the Building Code regarding required walkway around a below-grade pool. R6B zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 2/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 28, 2014
10:00 A.M.

APPEALS – CONTINUED HEARINGS

19.	230-13-A	Nikolaos Sellas 29-19 Newtown Avenue, Queens Proposed construction of a four-story residential building located within the bed of a mapped street (29th Street), contrary to General City Law Section 35. R6A/R6B zoning district. Community Board #4Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 1/28/14
20.	231-13-A	Nikolaos Sellas 29-15 Newtown Avenue, Queens Proposed construction of a six-story residential building located within the bed of a mapped street (29th Street), contrary to General City Law Section 35. R6A/R6B zoning district. Community Board #4Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 1/28/14

APPEAL – NEW CASES

21.	214-13-A	Slater & Beckerman, P.C. 219-08 141st Avenue, Queens Appeal seeking a determination that the owner has acquired a common law vested right to complete construction under the prior R3-2 zoning district. R3-X zoning district. Community Board #13Q
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 2/25/14
22.	300-13-A	Goldman Harris LLC 112, 114 & 120 Fulton Street, Manhattan Proposed construction of a mixed-use development to be located partially within the bed of a mapped but unbuilt portion of Fulton Street, contrary to General City law Section 35 and the bulk regulations pursuant to §72-01-(g). C5-5/C6-4 zoning district. Community Board #1M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 2/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 28, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	279-12-BZ	Akerman Senterfitt LLP 27-24 College Point Boulevard, Queens Variance (§72-21) to permit a bank (UG 6) in a residential zoning district, contrary to §22-00. R4/R5B zoning district. Community Board #7Q
		Examiner:
		Status: Granted – 1/28/14
2.	303-12-BZ	Eric Palatnik, P.C. 1106-1108 Utica Avenue, Brooklyn Variance (§72-21) to permit the development of a sub-cellar, cellar and three story church, with accessory educational and social facilities (<i>Tabernacle of Praise</i>), contrary to rear yard setback (§33-292), sky exposure plane and wall height (§34-432), and parking (§36-21) regulations. C8-1 zoning district. Community Board #17BK
		Examiner: Rory Levy (212) 386-0082
		Status: Deferred Decision – 3/4/14
3.	78-13-BZ	Sheldon Lobel, P.C. 876 Kent Avenue, Brooklyn Variance (§72-21) to permit a new four-story, four-unit residential building (UG 2), contrary to use regulations, ZR §42-00. M1-1& R7A/C2-4 zoning districts. Community Board #3BK
		Examiner:
		Status: Deferred Decision – 3/4/14
4.	81-13-BZ	Nasir J. Khanzada 264-12 Hillside Avenue, Queens Re-Instatement (§11-411) of a variance which permitted an auto service station (UG16B), with accessory uses, which expired on November 6, 1992; Amendment (§11-413) to permit the change of use from auto service station to auto repair (UG 16B) with accessory auto sales; Waiver of the Rules. R2 zoning district. Community Board # 13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 1/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 28, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	167-13-BZ	Rothkrug Rothkrug & Spector LLP 1614/26 86th Street Brooklyn Variance (§72-21) to permit the enlargement of an existing one-story automobile sales establishment, contrary to use regulations (§22-10). R5 zoning district. Community Board #11BK
		Examiner:
		Status: Granted – 1/28/14
6.	218-13-BZ	Warshaw Burstein, LLP 136 Church Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Ultrafit</i>). C6-3A zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 1/28/14
7.	255-13-BZ	Rothkrug Rothkrug & Spector LLP 3560/84 White Plains Road, Bronx Special Permit (§73-36) to permit the operation of a physical culture (<i>Blink Fitness</i>) establishment within an existing commercial building. C2-4 (R7-A) zoning district. Community Board #12BX
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 1/28/14
8.	292-13-BZ	Sheldon Lobel, P.C. 2085 Ocean Parkway, Brooklyn Variance (§72-21) to allow the development of a Use Group 4A house of worship (<i>Congregation Bet Yaakov</i>), contrary to floor area, open space ratio, front, rear and side yards, lot coverage, height and setback, planting, landscaping and parking regulations. R5, R6A and R5/OP zoning districts. Community Board #15BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 1/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 28, 2014

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	54-12-BZ	Gerald J. Caliendo, R.A., AIA 65-39 102nd Street, Queens Variance (§72-21) to permit for the construction of a community facility and residential building, contrary to lot coverage (§23-141), lot area (§§23-32, 23-33), front yard (§§23-45, 24-34), side yard (§§23-46, 24-35) and side yard setback (§24-55) regulations. R5 zoning district. Community Board #6Q
		Examiner:
		Status: Adjourned, Continued Hearing – 3/11/14
10.	92-13-BZ & 93-13-BZ	Rothkrug Rothkrug & Spector LLP 22 and 26 Lewiston Street, Staten Island Variance (§72-21) to permit the construction of two semi-detached one-family dwellings, contrary to required rear yard regulation (§23-47). R3-1(LDGMA) zoning district. Community Board #2SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/4/14
11.	95-13-BZ	Eric Palatnik, PC 3120 Corlear Avenue, Bronx Variance (§72-21) to permit the enlargement of an existing school (UG 3) at the second floor, contrary to §24-162. R6/C1-3 and R6 zoning districts. Community Board #8BX
		Examiner:
		Status: Closed, Decision – 2/25/14
12.	128-13-BZ	Sheldon Lobel, P.C. 1668 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141(b)); side yards (§23-461(a)); less than the required rear yard (§23-47) and perimeter wall height (§23-631(b)) regulations. R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/4/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 28, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	130-13-BZ	Rothkrug Rothdrug & Spector 1590 Nostrand Avenue, Brooklyn Re-Instatement (§11-411) of a variance which permitted a one-story motor vehicle storage garage with repair (UG 16B), which expired on February 14, 1981; Amendment (§11-413) to change the use to retail (UG 6); Waiver of the Rules. R6 zoning district. Community Board #17BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 3/4/14
14.	153-13-BZ	Eric Palatnik, P.C. 107 South 6th Street, Brooklyn Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>Soma Health Club</i>) contrary to §32-10. C4-3 zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 2/25/14
15.	212-13-BZ	Eric Palatnik, P.C. 151 Coleridge Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (ZR 23-141) and less than the required rear yard (ZR 23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 2/11/14
16.	213-13-BZ	Rothkrug Rothkrug & Spector LLP 3858-60 Victory Boulevard, Staten Island Special Permit (§73-126) to allow a medical office, contrary to bulk regulations (§22-14). R3A zoning district. Community Board #2SI
		Examiner:
		Status: Adjourned, Continued Hearing – 2/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 28, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	228-13-BZ	Herrick, Feinstein LLP 157 Columbus Avenue, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Cross Fit</i>) located in the cellar level of an existing 31-story building. C4-7 zoning district. Community Board #7M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 3/11/14

<i>BZ – NEW CASES</i>		
18.	76-13-BZ	Eric Palatnik, P.C. 176 Oxford Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to lot coverage and floor area (§23-141), side yards (§23-461), and less than the minimum required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 2/25/14
19.	157-13-BZ	Sheldon Lobel, P.C. 1368 & 1374 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single home, contrary to floor area and open space (§23-141(a)); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/4/14
20.	193-13-BZ	Eric Palatnik, P.C. 4770 White Plains Road, Bronx Special Permit (§73-44) for the reduction in parking from 190 to 95 spaces to facilitate the conversion of an existing building to UG 6 office and retail use. C2-2/R6A & R-5 zoning districts. Community Board #12BX
		Examiner:
		Status: Continued Hearing – 3/11/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 28, 2014
10:00 A.M.

<i>BZ – NEW CASES</i>		
21.	207-13-BZ	Harold Weinberg, P.E. 177 Hastings Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 2/25/14
22.	236-13-BZ	Warshaw Burstein, LLP 423 West 55th Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Planet Fitness</i>) on the first and mezzanine floors of the existing building, and Special Permit (§73-52) to allow the fitness center use to extend 25'-0" into the R8 portion of the zoning lot. C6-2 & R8 zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 2/25/14
23.	274-13-BZ	Sheldon Lobel, P.C. 7914 Third Avenue, Brooklyn Variance (§72-21) to permit the operation of a physical culture establishment (<i>H.I.T. Factory Improved</i>) on the second floor of the existing building. C1-3/R6B zoning district. Community Board #10BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 2/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 4, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	42-03-BZ	Law Office of Fredrick A. Becker 1221 Avenue of the Americas, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on July 22, 2013; Amendment to the hours of operation; Waiver of the Rules. C6-5, C6-6 (MID) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 2/4/14
2.	381-04-BZ	Sheldon Lobel, P.C. 83 Bushwick Place aka 225-227 Boerum Street, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (72-21) for the construction of a four-story residential building with parking which expired on September 12, 2010; Waiver of the Rules. M1-1 zoning district. Community Board #1BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 2/4/14
3.	297-06-BZ	Eric Palatnik, P.C. 130 Montgomery Avenue, Staten Island Extension of Time to complete construction of a previously granted Variance (§72-21) for the construction of a four-story residential building with ground and cellar level retail, which expired on October 16, 2011; Waiver of the Rules. C4-2 (HS) zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 2/4/14
4.	25-08-BZ	Eric Palatnik, P.C. 444 Beach 6th Street, Queens Amendment to a Variance (§72-21) which permitted bulk waivers for the construction of a school (<i>Torah Academy for Girls</i>). The proposed amendment seeks to enlarge the school to provide additional classrooms. R4-1 zoning district. Community Board #14Q
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 2/4/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 4, 2014

10:00 A.M.

SOC – NEW CASES		
5.	823-19-BZ	Eric Palatnik, P.C. 1901 10th Avenue, Brooklyn Amendment of a previously approved variance which permitted a one story warehouse (UG 16). The application seeks to construct an as-of-right two-story community facility (UG 4) atop the warehouse and pursuant to ZR §§ 11-412 and 11-413 reduce the warehouse space to accommodate 13 required accessory parking spaces for the proposed community facility use. R5 zoning district. Community Board #7BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 3/25/14
6.	5-28-BZ	Eric Palatnik, P.C. 664 New York Avenue, Brooklyn Amendment (§11-413) of a previously approved variance which permitted the operation of an automotive service station (UG 16B). The amendment seeks to change the use to a car rental establishment (UG 8). R6 zoning district. Community Board #9BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 3/4/14
7.	923-77-BZ	Rothkrug Rothkrug & Spector LLP 1905 McDonald Avenue, Brooklyn Extension of Term of a previously approved Variance (§72-21) which permitted a one-story manufacturing building which expired on May 31, 2013. R5 (OP) zoning district. Community Board #15BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 3/4/14
8.	16-93-BZ	Carl A. Sulfaro 110 Christopher Street, Manhattan Extension of Term (§11-411) of a previously approved variance (§72-21) which permitted retail (UG 6) in the cellar of an existing five-story and multiple dwelling, which expires on February 23, 2014. R6 zoning district. Community Board #2M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 2/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 4, 2014

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	41-11-A	Eric Palatnik, P.C. 1314 Avenue S, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R-6 zoning district. R4 zoning district. Community Board #15BK
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 2/4/14

<i>APPEAL – NEW CASES</i>		
10.	164-13-A	Slater & Beckerman 307 West 79th Street, Manhattan Appeal seeking to reverse Department of Buildings' determination not to issue a Letter of No Objection that would have stated that the use of the premises as Class A single room occupancy for periods of no less than one week is permitted by the existing Certificate of Occupancy. R10A zoning district. Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 4, 2014

10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	6-13-BZ	Sheldon Lobel, P.C. 2899 Nostrand Avenue, Brooklyn Variance (§72-21) to permit the construction of a synagogue and school (<i>Yeshiva Ohr Yisrael</i>), contrary to floor area and lot coverage (§24-11), side yard (§24-35), rear yard (§24-36), sky exposure plane (§24-521), and parking (§25-31) regulations. R3-2 zoning district. Community Board #18BK
		Examiner: Rory Levy (212) 386-0082
		Status: Deferred Decision – 3/4/14
2.	154-13-BZ	Sheldon Lobel, P.C. 1054-1064 Bergen Avenue, Brooklyn Variance (§72-21) to allow the construction of a retail building (UG 6), contrary to use regulations (§22-10). R5 zoning district. Community Board #18BK
		Examiner:
		Status: Granted – 2/4/14
3.	209-13-BZ	Sheldon Lobel, P.C. 12 West 21st Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>NY Physical Training Fitness Studio</i>) within the existing building, contrary to C6-4-A zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 2/4/14
4.	243-13-BZ	Kramer Levin Naftalis & Frankel LLP 22 Thames Street aka 125-129 Greenwich Street, Manhattan Variance (§72-21) to permit construction of a mixed use building, contrary to setback requirements (§91-32). C5-5 (LM) zoning district. Community Board #1M
		Examiner:
		Status: Granted – 2/4/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 4, 2014

10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	249-13-BZ	Eric Palatnik, P.C. 747 Broadway, Brooklyn Special Permit (§73-36) to allow a physical cultural establishment (<i>Crunch Fitness</i>) within portions of existing commercial building. C4-3 zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 2/4/14
6.	267-13-BZ	Law Office of Jay Goldstein, PLLC 689 5th Avenue aka 1 East 54th Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>The Bar Method</i>). C5-3 (MID) zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 2/4/14

<i>BZ – CONTINUED HEARINGS</i>		
7.	263-12-BZ & 264-12-A	Sheldon Lobel, P.C. 232 & 222 City Island Avenue, Bronx Variance (§72-21) to permit senior housing (UG 2), contrary to use regulations (§42-00). Variance (Appendix G, Section BC G107, NYC Administrative Code) to permit construction in a flood hazard area which does not comply with Appendix G, Section G304.1.2 of the Building Code. M1-1 zoning district. Community Board #10BX
		Examiner:
		Status: Adjourned Hearing – 2/25/14
8.	311-12-BZ	Eric Palatnik, P.C. 964 Dean Street, Brooklyn Variance (§72-21) to permit the residential conversion of an existing factory building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #8BK
		Examiner:
		Status: Adjourned Hearing – 4/8/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 4, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	103-13-BZ	Rothkrug, Rothkrug & Spector LLP 81 Jefferson Street, Brooklyn Variance (§72-21) to permit the development of a cellar and four-story, eight-family residential building, contrary to §42-10 zoning resolution. M1-1 zoning district. Community Board #4BK
		Examiner:
		Status: Continued Hearing – 3/4/14
10.	124-13-BZ	Rothkrug, Rothkrug & Spector LLP 95 Grattan Street, Brooklyn Variance (§72-21) to allow for a new seven-family residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner:
		Status: Continued Hearing – 3/11/14
11.	125-13-BZ	Rothkrug, Rothkrug & Spector LLP 97 Grattan Street, Brooklyn Variance (§72-21) to allow for a new seven-family residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner:
		Status: Continued Hearing – 3/11/14
12.	192-13-BZ	Fox Rothschild, LLP 354/361 West Street, Manhattan Variance (§72-21) to permit the construction of a residential building with accessory parking, contrary to use regulations (§42-10). M1-5 zoning district. Community Board #2M
		Examiner:
		Status: Closed, Decision – 3/11/14
13.	220-13-BZ	Law Office of Jay Goldstein, PLLC 2115 Avenue J, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (§23-141(a)); side yard (§23-461) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 2/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 4, 2014
10:00 A.M.

BZ – NEW CASES		
14.	211-12-BZ	Rothkrug, Rothkrug & Spector LLP 164 Coffey Street, Brooklyn Variance (§72-21) to permit the proposed re-establishment of a residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #6BK
		Examiner:
		Status: Closed, Decision – 3/11/14
15.	64-13-BZ	Law Office of Fredrick A. Becker 712 Avenue W, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141), side yards (§23-461) and less than the required rear yard (§23-47). R4 (OP) zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/4/14
16.	179-13-BZ	Law Office of Fredrick A. Becker 933-939 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of a single-family home contrary to floor area, open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/11/14
17.	234-13-BZ	Sheldon Lobel, P.C. 1651 & 1653 Ryder Street, Brooklyn Variance (§72-21) for the enlargement of an existing two-family detached residence to be converted to a single-family home, contrary to minimum front yard (§23-45(a)); and less than the required rear yard (ZR §23-47). Special Permit (§73-621) for an enlargement which is contrary to floor area (ZR 23-141). R3-2 zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 3/4/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 4, 2014

10:00 A.M.

<i>BZ – NEW CASES</i>		
18.	272-13-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 78-02/14 Roosevelt Avenue aka 40-41 78th Street and 40-02 79th Street, Queens</p> <p>Special Permit (§73-36) to permit a physical culture establishment (<i>Blink Fitness</i>) within a portions of an existing commercial building. C2-3/R6 & R5 zoning district.</p> <p>Community Board #4Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 2/25/14</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 11, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	74-49-BZ	Sheldon Lobel, P.C. 515 Seventh Avenue, Manhattan Extension of Time to obtain a Certificate of Occupancy for an existing parking garage, which expired on January 11, 2012; Waiver of the Rules. M1-6 (<i>Garment Center</i>) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 2/11/14
2.	406-82-BZ	Eric Palatnik, P.C. 2411 86th Street, Brooklyn Extension of term of a special permit (§73-243) allowing an eating and drinking establishment (<i>McDonald's</i>) with accessory drive-thru which expired on January 18, 2013; Extension of time to obtain a Certificate of Occupancy which expired on September 11, 2013; Waiver of the Rules. C1-3/R5 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 2/11/14
3.	327-88-BZ	Eric Palatnik, P.C. 136-36 39th Avenue aka 136-29 & 136-35A Roosevelt Avenue, Queens Amendment to a previously granted variance (§72-21) to legalize the addition of a 2,317 square foot mezzanine in a UG 6 eating and drinking establishment (<i>Jade Asian Restaurant</i>). C4-3 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 2/11/14
4.	239-02-BZ	Greenberg Traurig, LLP 110 Waverly Place, Manhattan Extension of Term of a previously-granted Variance (§72-21) for the continued operation of a Use Group 6A eating and drinking establishment (<i>Babbo</i>) located at the cellar level, ground floor, and second floor of the subject premises, which expired on December 17, 2012. R7-2 zoning district. Community Board #2M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 2/11/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 11, 2014

10:00 A.M.

SOC – CONTINUED HEARINGS

5.	13-78-BZ	Sheldon Lobel, P.C. 144-02 Liberty Avenue, Queens Extension of Term of a previously granted Variance (§72-21) for the continued operation of a plumbing supply establishment (<i>Jamaica Plumbing and Heating Supply, Inc.</i>) which expired on June 27, 2013. R4-1 & R6A/C2-4 zoning districts. Community Board #12Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 3/4/14

SOC – NEW CASES

6.	546-82-BZ	Akerman Senterfitt, LLP 148-15 89th Avenue, Queens Extension of term of previously granted variance for the continued operation of a non-conforming open public parking lot which expired on June 14, 2013. R7-A zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/25/14
7.	1070-84-BZ	Law Office of Fredrick A. Becker 234 East 58th Street, Manhattan Extension of Term of a previously granted Variance (§72-21) for the continued operation of a UG6 Eating and Drinking establishment (<i>The Townhouse</i>) which expired on July 9, 2010; Extension of time to obtain a Certificate of Occupancy which expired on January 9, 2003; Waiver of the Rules. R8 zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/4/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 11, 2014

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	178-99-BZ	Eric Palatnik, P.C. 8973/95 Bay Parkway, Brooklyn Amendment (§§72-01 & 72-22) of a previously granted Variance (§72-21) which permitted an enlargement of an existing non-conforming department store (UG 10A). The amendment seeks to replace an existing 7,502 sf ft. building on the zoning lot with a new 34,626 sq. ft. building to be occupied by a department store (UG 10A) contrary to §42-12. M3-1 zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 3/25/14
9.	201-02-BZ	Eric Palatnik, P.C. 6778 Hylan Boulevard, Staten Island Extension of Term of a previously approved Variance (§72-21) for the construction of an automotive service station (UG 16B) with accessory convenience store which expired on January 28, 2013; Waiver of the rules. C1-1/R3X (SRD) zoning district. Community Board #3SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/4/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 11, 2014

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
10.	348-12-A & 349-12-A	Rothkrug Rothkrug & Spector LLP 15 & 19 Starr Avenue, Staten Island Proposed construction of two one-family dwellings located within the bed of a mapped street, contrary to General City Law, Section 35. R2 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 2/11/14
11.	156-13-A	Bryan Cave LLP 450 West 31 Street, Manhattan Appeal of DOB determination that the subject advertising sign is not entitled to non-conforming use status. C6-4/HY zoning district. Community Board #10M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 4/8/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 11, 2014
10:00 A.M.

APPEALS – CONTINUED HEARINGS

12.	123-13-A	<p>Bryan Cave 86 Bedford Street, Manhattan Appeal challenging the determination of the Department of Buildings' to revoke a permit on the basis that (1) a lawful commercial use was not established and (2) even assuming lawful establishment, the commercial use discontinued in 2007. R6 zoning district. Community Board #2M Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 3/11/14</p>
13.	191-13-A	<p>Rothkrug Rothkrug & Spector LLP 3161 Richmond Terrace, Staten Island Proposed construction of a three-story office building within the bed of a mapped street, pursuant to Article 3 of General City Law 35. M3-1 zoning district. Community Board #1SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 2/11/14</p>
14.	287-13-A & 288-13-A	<p>Rothkrug Rothkrug & Spector LLP 525 & 529 Durant Avenue, Staten Island Proposed construction of a building that does not front on a legally mapped street, contrary to General City Law Section 36. R3X SRD district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 2/11/14</p>

APPEAL – NEW CASES

15.	80-11-A & 84/85-11-A & 103-11-A	<p>Law Office of Marvin B. Mitzner LLC 335, 333, 331, 329 East 9th Street, Manhattan An amendment to the previously approved waivers to the Multiple Dwelling Law (MDL) to address MDL objections raised by the Department of Buildings. R8B zoning district. Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 3/25/14</p>
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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 11, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	43-12-BZ	Slater & Beckerman 25 Great Jones Street, Manhattan Variance (§72-21) to permit a residential building, contrary to use regulations (§42-00). M1-5B zoning district. Community Board #2M
		Examiner:
		Status: Granted – 2/11/14
2.	212-13-BZ	Eric Palatnik, P.C. 151 Coleridge Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (ZR 23-141) and less than the required rear yard (ZR 23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 2/11/14
3.	245-13-BZ	Eric Palatnik, P.C. 2660 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141) and less than the required rear yard (§23-47). R4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 2/11/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 11, 2014

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	62-12-BZ	Akerman Senterfitt LLP 614/618 Morris Avenue, Bronx Variance (§72-21) to permit the construction of commercial building, contrary to use regulations (§22-00). R7-1 zoning district. Community Board #1BX
		Examiner:
		Status: Adjourned, Continued Hearing – 3/25/14
5.	299-12-BZ	Goldman Harris LLC 40-56 Tenth Avenue, Manhattan Variance (§72-21) to permit the construction of a 12-story commercial building, contrary to floor area (§43-12), height and setback (§43-43), and rear yard (§43-311/312) regulations. M1-5 zoning district. Community Board #2M
		Examiner:
		Status: Continued Hearing – 3/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 11, 2014
10:00 A.M.

BZ – NEW CASES		
6.	88-13-BZ	Lawrence M. Gerson, Esq. 69-40 Austin Street, Queens Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Title Boxing Club</i>) within an existing building. C2-3/R5D zoning district. Community Board #6Q
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 3/4/14
7.	254-13-BZ	Law Office of Marvin B. Mitzner 2881 Nostrand Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to floor area (§23-141(a)), dwelling units (§23-22), lot coverage (§23-141(a)), front yard (§23-45(a)), side yard (§23-462(a)), and building height (§23-631(b)) regulations. R3-2 zoning district. Community Board #18BK
		Examiner:
		Status: Continued Hearing – 3/25/14
8.	269-13-BZ	Law Office of Marvin B. Mitzner, LLC 110 West 73rd Street, Manhattan Special Permit (§73-42) to permit the expansion of UG6 restaurant (<i>Arte Café</i>) across zoning district boundary lines. R8B zoning district. Community Board #7M
		Examiner:
		Status: Continued Hearing – 3/11/14
9.	289-13-BZ	Kramer Levin Naftalis & Frankel LLP 473-541 6th Street Brooklyn Variance (§72-21) to allow the development of a new, 304,000 s.f. ambulatory care facility on the campus of New York Methodist Hospital, contrary to floor area (§§24-11, 24-17 and 77-02), lot coverage (§24-11), rear yard (§24-382), height and setback (§24-522), rear yard setback (§24-552), and sign (§22-321) regulations. R6, C1-3/R6, and R6B zoning district. Community Board #6BK
		Examiner:
		Status: Continued Hearing – 4/8/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 25, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	16-93-BZ	<p>Carl A. Sulfaro 110 Christopher Street, Manhattan Extension of Term (§11-411) of a previously approved variance (§72-21) which permitted retail (UG 6) in the cellar of an existing five-story and multiple dwelling, which expires on February 23, 2014. R6 zoning district. Community Board #2M</p>
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 2/25/14
2.	20-02-BZ	<p>Law office of Fredrick A. Becker 303 Park Avenue South, Manhattan Extension of term of a special permit (§73-36) to allow the operation of a physical culture establishment (<i>New York Sports Club</i>) in a five story mixed use loft building, which expired on August 21, 2013. C6-4 zoning district. Community Board #5M</p>
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 2/25/14
3.	238-07-BZ	<p>Goldman Harris LLC 5-11 47th Avenue, Queens Amendment of a previously approved Variance (§72-21) which permitted the construction of a 12-story mixed-use building and a 6-story community facility dormitory and faculty housing building (<i>CUNY Graduate Center</i>), contrary to use and bulk regulations. The amendment seeks the elimination of the cellar and other design changes to the Dormitory Building. M1-4/R6A (LIC) zoning district. Community Board #2Q</p>
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 2/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 25, 2014

10:00 A.M.

SOC – CONTINUED HEARINGS

4.	331-04-BZ	Sheldon Lobel, P.C.
		26 Cortlandt Street, Manhattan
		Amendment of a previously approved Variance (§72-21) which permitted the expansion of floor area in an existing commercial structure (<i>Century 21</i>). The amendment seeks to permit a rooftop addition above the existing building which exceeds the maximum permitted floor area. C5-5 (LM) zoning district.
		Community Board #1M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 3/11/14

SOC – NEW CASES

5.	11-93-BZ	Sheldon Lobel, P.C.
		46-45 Kissena Boulevard aka 140-01 Laburnum Avenue, Queens
		Extension of Time to obtain a Certificate of Occupancy for a previously approved variance (§72-21), which expired on March 20, 2012; Waiver of the Rules. R3-2/C2-2 zoning district.
		Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/20/14
6.	287-01-BZ	Law Office of Fredrick A. Becker
		2523-2525 Broadway, Manhattan
		Extension of Term of a previously approved special permit (§73-36) permitting the operation of a physical culture establishment, which expired on April 16, 2011; Waiver of the Rules. C4-6/R8 zoning district.
		Community Board #7M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 3/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 25, 2014
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
7.	127-13-A	Law Offices of Marvin B. Mitzner, LLC 332 West 87th Street, Manhattan Appeal under Section 310 of the Multiple Dwelling Law to vary MDL Sections 171-2(a) and 2(f) to allow for a vertical enlargement of a residential building. R8 zoning district. Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 2/25/14
8.	214-13-A	Slater & Beckerman, P.C. 219-08 141st Avenue, Queens Appeal seeking a determination that the owner has acquired a common law vested right to complete construction under the prior R3-2 zoning district. R3-X zoning district. Community Board #13Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 2/25/14
9.	300-13-A	Goldman Harris LLC 112, 114 & 120 Fulton Street, Manhattan Proposed construction of a mixed-use development to be located partially within the bed of a mapped but unbuilt portion of Fulton Street, contrary to General City law Section 35 and the bulk regulations pursuant to §72-01-(g). C5-5/C6-4 zoning district. Community Board #1M
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 2/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 25, 2014

10:00 A.M.

APPEALS – CONTINUED HEARINGS

10.	143-11-A thru 146-11-A	Philip L. Rampulla 20, 25, 35, 40 Harborlights Court, Staten Island Appeal challenging the Fire Department's determination that the grade of the fire apparatus road shall not exceed 10 percent, per NYC Fire Code Section FC 503.2.7. R2 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 4/29/14
11.	110-13-A	Abrams Fensterman, LLP 120 President Street, Brooklyn Appeal challenging Department of Buildings' interpretation of the Building Code regarding required walkway around a below-grade pool. R6B zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/25/14

APPEAL – NEW CASES

12.	307-13-A & 308-13-A	Joseph M. Morace, R.A. 96 & 100 Bell Street, Staten Island Proposed construction of two detached, two-family residences not fronting on a mapped street, contrary to Section 36 of the General City Law. R3A zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 25, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	6-12-BZ	Syeda Laila 39-06 52nd Street aka 51-24 39th Avenue, Queens Variance (§72-21) to permit a four-story residential building, contrary to floor area, (§103-211), dwelling unit (§23-22), front yard (§23-46), side yard (§23-46) and height (§23-631) regulations. R4 zoning district. Community Board #2Q
		Examiner: Josh Saal (212) 386-0081
		Status: Withdrawn – 2/25/14
2.	94-13-BZ	Vinod Tewari 11-11 40th Avenue aka 38-78 12th Street, Queens Special Permit (§73-19) to allow a school, contrary to use regulation (§42-00). M1-3 zoning district. Community Board #1Q
		Examiner: Josh Saal (212) 386-0081
		Status: Closed, Decision – 4/1/14
3.	95-13-BZ	Eric Palatnik, PC 3120 Corlear Avenue, Bronx Variance (§72-21) to permit the enlargement of an existing school (UG 3) at the second floor, contrary to §24-162. R6/C1-3 and R6 zoning districts. Community Board #8BX
		Examiner: Josh Saal (212) 386-0081
		Status: Granted – 2/25/14
4.	153-13-BZ	Eric Palatnik, P.C. 107 South 6th Street, Brooklyn Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>Soma Health Club</i>) contrary to §32-10. C4-3 zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 2/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 25, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	207-13-BZ	Harold Weinberg, P.E. 177 Hastings Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Deferred Decision – 3/25/14
6.	220-13-BZ	Law Office of Jay Goldstein, PLLC 2115 Avenue J, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (§23-141(a)); side yard (§23-461) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 2/25/14
7.	272-13-BZ	Rothkrug, Rothkrug & Spector, LLP 78-02/14 Roosevelt Avenue aka 40-41 78th Street and 40-02 79th Street, Queens Special Permit (§73-36) to permit a physical culture establishment (<i>Blink Fitness</i>) within a portions of an existing commercial building. C2-3/R6 & R5 zoning district. Community Board #4Q
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 2/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 25, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	78-11-BZ & 33-12-A thru 37-12-A	Sheldon Lobel, P.C. 78-70 Winchester Boulevard, Queens Variance (§72-21) to allow for the construction of two assisted living residential buildings, contrary to use regulations (§32-10). Proposed construction of two mixed use buildings that do not have frontage on a legally mapped street, contrary to General City Law Section 36. C8-1 Zoning District. Community Board #13Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/20/14
9.	69-12-BZ	Eric Palatnik, P.C. 1 Maspeth Avenue, Brooklyn Variance (§72-21) to allow for the construction of residential building, contrary to use regulations (§32-00). C8-2 zoning district. Community Board #1BK
		Examiner: Josh Saal (212) 386-0081
		Status: Withdrawn – 2/25/14
10.	77-12-BZ	Moshe M. Friedman, P.E. 91 Franklin Ave, Brooklyn Variance (§72-21) to permit a new residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Josh Saal (212) 386-0081
		Status: Continued Hearing – 3/25/14
11.	263-12-BZ & 264-12-A	Sheldon Lobel, P.C. 232 & 222 City Island Avenue, Bronx Variance (§72-21) to permit senior housing (UG 2), contrary to use regulations (§42-00). Variance (Appendix G, Section BC G107, NYC Administrative Code) to permit construction in a flood hazard area which does not comply with Appendix G, Section G304.1.2 of the Building Code. M1-1 zoning district. Community Board #10BX
		Examiner: Josh Saal (212) 386-0081
		Status: Closed, Decision – 5/13/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 25, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	65-13-BZ	Eric Palatnik, Esq. 123 Franklin Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Josh Saal (212) 386-0081
		Status: Continued Hearing – 4/29/14
13.	76-13-BZ	Eric Palatnik, P.C. 176 Oxford Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to lot coverage and floor area (§23-141), side yards (§23-461), and less than the minimum required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 3/25/14
14.	213-13-BZ	Rothkrug Rothkrug & Spector LLP 3858-60 Victory Boulevard, Staten Island Special Permit (§73-126) to allow a medical office, contrary to bulk regulations (§22-14). R3A zoning district. Community Board #2SI
		Examiner: Josh Saal (212) 386-0081
		Status: Continued Hearing – 3/25/14
15.	236-13-BZ	Warshaw Burstein, LLP 423 West 55th Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Planet Fitness</i>) on the first and mezzanine floors of the existing building, and Special Permit (§73-52) to allow the fitness center use to extend 25'-0" into the R8 portion of the zoning lot. C6-2 & R8 zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 3/11/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 25, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
16.	274-13-BZ	<p>Sheldon Lobel, P.C. 7914 Third Avenue, Brooklyn Variance (§72-21) to permit the operation of a physical culture establishment (<i>H.I.T. Factory Improved</i>) on the second floor of the existing building. C1-3/R6B zoning district. Community Board #10BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 3/11/14</p>

<i>BZ – NEW CASES</i>		
17.	160-13-BZ	<p>Law Office of Fredrick A. Becker 1171-1175 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single home, contrary to floor area and open space (§23-141); side yard (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 3/25/14</p>
18.	177-13-BZ	<p>Eric Palatnik, P.C. 134 Langham Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, to be converted to a two-family home, contrary to floor area, lot coverage and open space (§ZR 23-141) and less than the required rear yard (§ZR 23-47). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 3/25/14</p>
19.	216-13-BZ 217-13-A	<p>Rampulla Associates Architects 750 Barclay Avenue, Staten Island Variance (§72-21) to demolish an existing restaurant damaged by Hurricane Sandy and construct a new eating and drinking establishment with accessory parking for 25 cars, contrary to use (§23-00) regulations, and located in the bed of the mapped street, (<i>Boardwalk Avenue</i>), contrary to General City law Section 35. R3X (SRD) zoning district. Community Board #3SI</p> <p>Examiner: Josh Saal (212) 386-0081</p> <p>Status: Continued Hearing – 4/29/14</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 25, 2014

10:00 A.M.

BZ – NEW CASES		
20.	268-13-BZ	Belkin Burden Wenig & Goldman, LLP 2849 Cropsey Avenue, Brooklyn Special Permit (§73-621) to permit legalize an enlargement to a three-story mixed use building, contrary to lot coverage regulations (§23-141). R5 zoning district. Community Board #13BK
		Examiner: Josh Saal (212) 386-0081
		Status: Continued Hearing – 3/25/14
21.	282-13-BZ	Flora Edwards, Esq. 556 Columbia Street aka 300 Bay Street, Brooklyn Special Permit (§73-19) to permit construction of a new 89,556 sq.ft. school (<i>The Basis Independent Schools</i>). M1-1 zoning district. Community Board #6BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 3/25/14
22.	293-13-BZ	Slater & Beckerman, P.C. 78-04 Conduit Avenue, Brooklyn Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>LA Fitness</i>). C2-2/R4 zoning district. Community Board #10BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 3/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 4, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	13-78-BZ	Sheldon Lobel, P.C. 144-02 Liberty Avenue, Queens Extension of Term of a previously granted Variance (§72-21) for the continued operation of a plumbing supply establishment (<i>Jamaica Plumbing and Heating Supply, Inc.</i>) which expired on June 27, 2013. R4-1 & R6A/C2-4 zoning districts. Community Board #12Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 3/4/14

<i>SOC – CONTINUED HEARINGS</i>		
2.	5-28-BZ	Eric Palatnik, P.C. 664 New York Avenue, Brooklyn Amendment (§11-413) of a previously approved variance which permitted the operation of an automotive service station (UG 16B). The amendment seeks to change the use to a car rental establishment (UG 8). R6 zoning district. Community Board #9BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 4/1/14
3.	923-77-BZ	Rothkrug Rothkrug & Spector LLP 1905 McDonald Avenue, Brooklyn Extension of Term of a previously approved Variance (§72-21) which permitted a one-story manufacturing building which expired on May 31, 2013. R5 (OP) zoning district. Community Board #15BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 3/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 4, 2014
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	1070-84-BZ	Law Office of Fredrick A. Becker 234 East 58th Street, Manhattan Extension of Term of a previously granted Variance (§72-21) for the continued operation of a UG6 Eating and Drinking establishment (<i>The Townhouse</i>) which expired on July 9, 2010; Extension of time to obtain a Certificate of Occupancy which expired on January 9, 2003; Waiver of the Rules. R8 zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 3/25/14
5.	799-89-BZ	Law Office of Jay Goldstein, PLLC 1460-1470 Bruckner Blvd. aka 970 Colgate Avenue, Bronx Extension of Term of a previously approved Variance (ZR 72-21) for the continued operation of a UG 17 Contractor's Establishment (<i>Colgate Scaffolding</i>) which expired on December 23, 2013. C8-1/R6 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 3/25/14
6.	201-02-BZ	Eric Palatnik, P.C. 6778 Hylan Boulevard, Staten Island Extension of Term of a previously approved Variance (§72-21) for the construction of an automotive service station (UG 16B) with accessory convenience store which expired on January 28, 2013; Waiver of the rules. C1-1/R3X (SRD) zoning district. Community Board #3SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 3/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 4, 2014
10:00 A.M.

APPEALS – CONTINUED HEARINGS

8.	98-13-A	Eric Palatnik, P.C.
		107 Haven Avenue, Staten Island
		Proposed two-story two family residential development which is within the unbuilt portion of the mapped street on the corner of Haven Avenue and Hull Street, contrary to General City Law 35 R3-1 zoning district.
		Community Board #2SI
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 3/25/14

APPEAL – NEW CASES

9.	140-11-A & 141-11-A	Sheldon Lobel, P.C.
		69-17 38th Avenue aka 69-19 38th Avenue, Queens
		Extension of time and complete construction and secure Certificates of Occupancy. R5D zoning district.
		Community Board #2Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 4/1/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 4, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	303-12-BZ	Eric Palatnik, P.C. 1106-1108 Utica Avenue, Brooklyn Variance (§72-21) to permit the development of a sub-cellar, cellar and three story church, with accessory educational and social facilities (<i>Tabernacle of Praise</i>), contrary to rear yard setback (§33-292), sky exposure plane and wall height (§34-432), and parking (§36-21) regulations. C8-1 zoning district. Community Board #17BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 4/8/14
2.	6-13-BZ	Sheldon Lobel, P.C. 2899 Nostrand Avenue, Brooklyn Variance (§72-21) to permit the construction of a synagogue and school (<i>Yeshiva Ohr Yisrael</i>), contrary to floor area and lot coverage (§24-11), side yard (§24-35), rear yard (§24-36), sky exposure plane (§24-521), and parking (§25-31) regulations. R3-2 zoning district. Community Board #18BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 3/4/14
3.	78-13-BZ	Sheldon Lobel, P.C. 876 Kent Avenue, Brooklyn Variance (§72-21) to permit a new four-story, four-unit residential building (UG 2), contrary to use regulations, ZR §42-00. M1-1& R7A/C2-4 zoning districts. Community Board #3BK
		Examiner: Josh Saal (212) 386-0081
		Status: Granted – 3/4/14
4.	88-13-BZ	Lawrence M. Gerson, Esq. 69-40 Austin Street, Queens Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Title Boxing Club</i>) within an existing building. C2-3/R5D zoning district. Community Board #6Q
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 3/4/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 4, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	234-13-BZ	Sheldon Lobel, P.C. 1651 & 1653 Ryder Street, Brooklyn Variance (§72-21) for the enlargement of an existing two-family detached residence to be converted to a single-family home, contrary to minimum front yard (§23-45(a)); and less than the required rear yard (ZR §23-47). Special Permit (§73-621) for an enlargement which is contrary to floor area (ZR 23-141). R3-2 zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 3/4/14

<i>BZ – CONTINUED HEARINGS</i>		
6.	64-13-BZ	Law Office of Fredrick A. Becker 712 Avenue W, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141), side yards (§23-461) and less than the required rear yard (§23-47). R4 (OP) zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 3/25/14
7.	92-13-BZ & 93-13-BZ	Rothkrug Rothkrug & Spector LLP 22 and 26 Lewiston Street, Staten Island Variance (§72-21) to permit the construction of two semi-detached one-family dwellings, contrary to required rear yard regulation (§23-47). R3-1(LDGMA) zoning district. Community Board #2SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 3/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 4, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	103-13-BZ	Rothkrug, Rothkrug & Spector LLP 81 Jefferson Street, Brooklyn Variance (§72-21) to permit the development of a cellar and four-story, eight-family residential building, contrary to §42-10 zoning resolution. M1-1 zoning district. Community Board #4BK
		Examiner: Josh Saal (212) 386-0081
		Status: Closed, Decision – 4/1/14
9.	128-13-BZ	Sheldon Lobel, P.C. 1668 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141(b)); side yards (§23-461(a)); less than the required rear yard (§23-47) and perimeter wall height (§23-631(b)) regulations. R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 3/4/14
10.	130-13-BZ	Rothkrug Rothdrug & Spector 1590 Nostrand Avenue, Brooklyn Re-Instatement (§11-411) of a variance which permitted a one-story motor vehicle storage garage with repair (UG 16B), which expired on February 14, 1981; Amendment (§11-413) to change the use to retail (UG 6); Waiver of the Rules. R6 zoning district. Community Board #17BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 4/1/14
11.	157-13-BZ	Sheldon Lobel, P.C. 1368 & 1374 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single home, contrary to floor area and open space (§23-141(a)); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 3/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 4, 2014
10:00 A.M.

BZ – NEW CASES		
12.	163-13-BZ	Eric Palatnik, P.C. 133-10 39th Avenue, Queens Special Permit (§73-44) to allow the reduction of parking spaces for the enlargement of a building containing Use Group 6 professional offices. C4-2 zoning district. Community Board #7Q
		Examiner: Josh Saal (212) 386-0081
		Status: Continued Hearing – 4/8/14
13.	252-13-BZ	Law Office of Fredrick A. Becker 1221 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/1/14
14.	270-13-BZ	Eric Palatnik, P.C. 288 Dover Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/1/14
15.	273-13-BZ	Akerman Senterfitt, LLP 321 East 60th Street, Manhattan Variance (§72-21) to permit the development of an eight-story residential building containing 28 dwelling units, contrary to use regulations (§32-10). C8-4 zoning district. Community Board #8M
		Examiner: Josh Saal (212) 386-0081
		Status: Continued Hearing – 4/1/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 4, 2014
10:00 A.M.

BZ – NEW CASES		
16.	281-13-BZ	Warshaw Burstein LLP 350-370 Canal Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Planet Fitness</i>) on the cellar and first floor of the existing building. C6-2A zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 4/1/14
17.	291-13-BZ	Eric Palatnik, P.C. 842 Lefferts Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Crunch LLC</i>) within a portion of an existing building. C8-2 zoning district. Community Board #9BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 4/1/14
18.	297-13-BZ	Sheldon Lobel, P.C. 308 Cooper Street, Brooklyn Variance (§72-21) to permit the development of a three-story, six-unit residential building, contrary to use regulations (§42-10). M1-1 zoning district. Community Board #4BK
		Examiner: Josh Saal (212) 386-0081
		Status: Continued Hearing – 4/8/14

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 11, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	331-04-BZ	Sheldon Lobel, P.C. 26 Cortlandt Street, Manhattan Amendment of a previously approved Variance (§72-21) which permitted the expansion of floor area in an existing commercial structure (<i>Century 21</i>). The amendment seeks to permit a rooftop addition above the existing building which exceeds the maximum permitted floor area. C5-5 (LM) zoning district. Community Board #1M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 3/11/14

<i>SOC – NEW CASES</i>		
2.	240-55-BZ	Rothkrug Rothkrug & Spector LLP 207-22 Northern Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy of a previously granted variance for the continued operation of a UG16 auto repair shop with sales, which expired on June 8, 2010; Waiver of the Rules. C2-2(R6B), R4 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 4/1/14
3.	24-96-BZ	Rothkrug Rothkrug & Spector LLP 213 Madison Street, Manhattan Extension of Time to obtain a Certificate of Occupancy of a previously granted variance for the continued operation of a UG6 eating and drinking establishment (<i>McDonald's</i>), which expired on May 18, 2009; Waiver of the Rules. R7-2 zoning district. Community Board #3M
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/13/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 11, 2014
10:00 A.M.

APPEALS – DECISIONS		
4.	123-13-A	<p>Bryan Cave 86 Bedford Street, Manhattan Appeal challenging the determination of the Department of Buildings' to revoke a permit on the basis that (1) a lawful commercial use was not established and (2) even assuming lawful establishment, the commercial use discontinued in 2007. R6 zoning district. Community Board #2M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Deferred Decision – 4/8/14</p>

APPEALS – CONTINUED HEARINGS		
5.	166-12-A	<p>NYC Department of Buildings 638 East 11th Street, Manhattan Application to revoke the Certificate of Occupancy. R8B zoning district. Community Board #3M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Adjourned, Continued Hearing – 4/29/14</p>
6.	107-13-A	<p>Law Office of Marvin B. Mitzner LLC 638 East 11th Street, Manhattan An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R7- 2 zoning district. R7B zoning district. Community Board #3M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Adjourned, Continued Hearing – 4/29/14</p>

APPEAL – NEW CASES		
7.	215-13-A	<p>Anthony A. Lenza 300 Four Corners Road, Staten Island Appeal challenging denial of the Department of Building's determination regarding floor area (§12-10 (12) (ii)). R1-1 zoning district. Community Board #2SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 4/1/14</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 11, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	211-12-BZ	Rothkrug, Rothkrug & Spector LLP 164 Coffey Street, Brooklyn Variance (§72-21) to permit the proposed re-establishment of a residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #6BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Deferred Decision – 4/29/14
2.	192-13-BZ	Fox Rothschild, LLP 354/361 West Street, Manhattan Variance (§72-21) to permit the construction of a residential building with accessory parking, contrary to use regulations (§42-10). M1-5 zoning district. Community Board #2M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 3/11/14
3.	236-13-BZ	Warshaw Burstein, LLP 423 West 55th Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Planet Fitness</i>) on the first and mezzanine floors of the existing building, and Special Permit (§73-52) to allow the fitness center use to extend 25'-0" into the R8 portion of the zoning lot. C6-2 & R8 zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 3/11/14
4.	274-13-BZ	Sheldon Lobel, P.C. 7914 Third Avenue, Brooklyn Variance (§72-21) to permit the operation of a physical culture establishment (<i>H.I.T. Factory Improved</i>) on the second floor of the existing building. C1-3/R6B zoning district. Community Board #10BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 3/11/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 11, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	54-12-BZ	Gerald J. Caliendo, R.A., AIA 65-39 102nd Street, Queens Variance (§72-21) to permit for the construction of a community facility and residential building, contrary to lot coverage (§23-141), lot area (§§23-32, 23-33), front yard (§§23-45, 24-34), side yard (§§23-46, 24-35) and side yard setback (§24-55) regulations. R5 zoning district. Community Board #6Q
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 4/29/14
6.	124-13-BZ	Rothkrug, Rothkrug & Spector LLP 95 Grattan Street, Brooklyn Variance (§72-21) to allow for a new seven-family residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Adjourned, Continued Hearing – 4/8/14
7.	125-13-BZ	Rothkrug, Rothkrug & Spector LLP 97 Grattan Street, Brooklyn Variance (§72-21) to allow for a new seven-family residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 4/8/14
8.	179-13-BZ	Law Office of Fredrick A. Becker 933-939 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of a single-family home contrary to floor area, open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/1/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 11, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	193-13-BZ	Eric Palatnik, P.C. 4770 White Plains Road, Bronx Special Permit (§73-44) for the reduction in parking from 190 to 95 spaces to facilitate the conversion of an existing building to UG 6 office and retail use. C2-2/R6A & R-5 zoning districts. Community Board #12BX
		Examiner: Joshua Saal (212) 386-0081
		Status: Adjourned, Continued Hearing – 5/20/14
10.	228-13-BZ	Herrick, Feinstein LLP 157 Columbus Avenue, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Cross Fit</i>) located in the cellar level of an existing 31-story building. C4-7 zoning district. Community Board #7M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 4/29/14
11.	269-13-BZ	Law Office of Marvin B. Mitzner, LLC 110 West 73rd Street, Manhattan Special Permit (§73-42) to permit the expansion of UG6 restaurant (<i>Arte Café</i>) across zoning district boundary lines. R8B zoning district. Community Board #7M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 4/8/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 11, 2014
10:00 A.M.

BZ – NEW CASES		
12.	214-12-BZ	Phillips Nizer, LLP 2784 Coney Island Avenue, Brooklyn Variance (§72-21) to permit the operation of an auto laundry (UG 16B), contrary to use regulations. C2-2/R5 zoning district. Community Board #13BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 4/29/14
13.	246-13-BZ	Rothkurg Rothkrug & Spector LLP 514 49th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing ambulatory diagnostic treatment health facility (UG4), contrary to floor area (§24-11) and rear yard (§24-36) regulations. R6B/C4-3A zoning districts. Community Board #7BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 4/8/14
14.	276-13-BZ	Francis R. Angelino, Esq. 1629 First Avenue aka 1617 First Avenue and 341 East 84th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Fastbreak</i>). C1-9 zoning district. Community Board #8M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 4/8/14
15.	290-13-BZ	Herrick, Feinstein LLP 2244 Church Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Retro Fitness</i>) located on the second floor of a four-story building. C4-4A zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 4/8/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 11, 2014
10:00 A.M.

<i>BZ – NEW CASES</i>		
16.	306-13-BZ	Lewis E. Garfinkel 3766 Bedford Avenue, 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, lot coverage and open space (§23-141); and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 4/8/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 25, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	923-77-BZ	Rothkrug Rothkrug & Spector LLP 1905 McDonald Avenue, Brooklyn Extension of Term of a previously approved Variance (§72-21) which permitted a one-story manufacturing building which expired on May 31, 2013. R5 (OP) zoning district. Community Board #15BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 3/25/14
2.	1070-84-BZ	Law Office of Fredrick A. Becker 234 East 58th Street, Manhattan Extension of Term of a previously granted Variance (§72-21) for the continued operation of a UG6 Eating and Drinking establishment (<i>The Townhouse</i>) which expired on July 9, 2010; Extension of time to obtain a Certificate of Occupancy which expired on January 9, 2003; Waiver of the Rules. R8 zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 3/25/14
3.	799-89-BZ	Law Office of Jay Goldstein, PLLC 1460-1470 Bruckner Blvd. aka 970 Colgate Avenue, Bronx Extension of Term of a previously approved Variance (ZR 72-21) for the continued operation of a UG 17 Contractor's Establishment (<i>Colgate Scaffolding</i>) which expired on December 23, 2013. C8-1/R6 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 3/25/14
4.	287-01-BZ	Law Office of Fredrick A. Becker 2523-2525 Broadway, Manhattan Extension of Term of a previously approved special permit (§73-36) permitting the operation of a physical culture establishment, which expired on April 16, 2011; Waiver of the Rules. C4-6/R8 zoning district. Community Board #7M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 3/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 25, 2014

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	201-02-BZ	Eric Palatnik, P.C. 6778 Hylan Boulevard, Staten Island Extension of Term of a previously approved Variance (§72-21) for the construction of an automotive service station (UG 16B) with accessory convenience store which expired on January 28, 2013; Waiver of the rules. C1-1/R3X (SRD) zoning district. Community Board #3SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 3/25/14

<i>SOC – CONTINUED HEARINGS</i>		
6.	823-19-BZ	Eric Palatnik, P.C. 1901 10th Avenue, Brooklyn Amendment (§§ 11-412 and 11-413) of a previously approved variance which permitted a one story warehouse (UG 16). The application seeks to construct an as-of-right two-story community facility (UG 4) atop the warehouse and reduce the warehouse space to accommodate 13 required accessory parking spaces for the proposed community facility use. R5 zoning district. Community Board #7BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 4/8/14
7.	427-70-BZ	Carl A. Sulfaro, Esq. 38-01 & 38-05 Beach Channel Drive, Queens Amendment of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B). Amendment seeks to legalize a one-story accessory convenience store. C2-2/R4 zoning district. Community Board #14Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 5/20/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 25, 2014

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
8.	546-82-BZ	Akerman Senterfitt, LLP 148-15 89th Avenue, Queens Extension of term of previously granted variance for the continued operation of a non-conforming open public parking lot which expired on June 14, 2013. R7-A zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 4/8/14
9.	178-99-BZ	Eric Palatnik, P.C. 8973/95 Bay Parkway, Brooklyn Amendment (§§72-01 & 72-22) of a previously granted variance (§72-21) which permitted an enlargement of an existing non-conforming department store (UG 10A). The amendment seeks to replace an existing 7,502 sq. ft. building on the zoning lot with a new 34,626 sq. ft. building to be occupied by a department store (UG 10A) contrary to §42-12. M3-1 zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 4/29/14
10.	246-01-BZ	Eric Palatnik, P.C. 35-11 Prince Street, Queens Amendment of a previously approved Special Permit (§73-36) for a physical culture establishment (<i>Bodhi Fitness Center</i>). The amendment seeks to enlarge the PCE space by 3,999 sq. ft. M1-1, C2-2/R6 zoning district. Community Board #4Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 4/8/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 25, 2014
10:00 A.M.

SOC – NEW CASES		
11.	116-68-BZ & 960-67-BZ	Akerman LLP 36 and 40 Central Park South, Manhattan Amendment of two previously approved variances (§72-21) to allow the merger of the zoning lots and the transfer of development rights from 36 to 40 Central Park South. R10-H zoning district. Community Board #5M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 4/8/14
12.	186-96-BZ	Rothkrug Rothkrug & Spector LLP 145-21/25 Liberty Avenue, Queens Extension of Term of a previously granted variance (§72-21) for the continued operation of a one story warehouse and office/retail store building (UG 16 & 6), which expired on May 19, 2003; Waiver of the Rules. R4 zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/29/14
13.	197-05-BZ	Law Offices of Marvin B. Mitzner LLC 813-815 Broadway, Manhattan Extension of Time to Complete Construction of a previously approved variance (§72-21) permitting an 11-story residential building with commercial on the ground floor, contrary to bulk regulations, which expired on January 12, 2014. C6-1 district. Community Board #2M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 4/29/14
14.	369-05-BZ	Eric Palatnik, P.C. 908 Clove Road, Staten Island Extension of Time to Complete Construction of a previously approved variance (§72-21) to construct a four-story multiple dwelling, which expires on October 17, 2014. R3-2(HS) zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 4/8/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 25, 2014
10:00 A.M.

APPEALS – DECISIONS		
15.	98-13-A	<p>Eric Palatnik, P.C. 107 Haven Avenue, Staten Island Proposed two-story two family residential development which is within the unbuilt portion of the mapped street on the corner of Haven Avenue and Hull Street, contrary to General City Law 35 R3-1 zoning district. Community Board #2SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 3/25/14</p>

APPEALS – CONTINUED HEARINGS		
16.	80-11-A & 84/85-11-A	<p>Law Office of Marvin B. Mitzner LLC 335, 333, 331, 329 East 9th Street, Manhattan An amendment to the previously approved waivers to the Multiple Dwelling Law (MDL) to address MDL objections raised by the Department of Buildings. R8B zoning district. Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 4/29/14</p>
17.	110-13-A	<p>Abrams Fensterman, LLP 120 President Street, Brooklyn Appeal challenging Department of Buildings' interpretation of the Building Code regarding required walkway around a below-grade pool. R6B zoning district. Community Board #6BK Examiner: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 5/6/14</p>
18.	164-13-A	<p>Slater & Beckerman 307 West 79th Street, Manhattan Appeal seeking to reverse Department of Buildings' determination not to issue a Letter of No Objection that would have stated that the use of the premises as Class A single room occupancy for periods of no less than one week is permitted by the existing Certificate of Occupancy. R10A zoning district. Community Board #7M Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 5/20/14</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 25, 2014
10:00 A.M.

APPEALS – CONTINUED HEARINGS

19.	296-13-A	Jack Lester, Esq. 280 Bond Street, Brooklyn An appeal to Department of Buildings' determination to permit an eating and drinking establishment. Appellant argues that the non-conforming use has been discontinued and the use is contrary to open space regulations (§52-332). R6B zoning district. Community Board #6BK Examiner: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 4/1/14
20.	307-13-A & 308-13-A	Joseph M. Morace, R.A. 96 & 100 Bell Street, Staten Island Proposed construction of two detached, two-family residences not fronting on a mapped street, contrary to Section 36 of the General City Law. R3A zoning district. Community Board #1SI Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 4/8/14

APPEAL – NEW CASES

21.	266-07-A	Law Office of Fredrick A. Becker 1602-1610 Avenue S, Brooklyn Extension of time to complete construction and obtain a certificate of occupancy of a previously granted common law vested rights application, which expired on December 9, 2012. R4-1 Zoning District. Community Board #3BK Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 4/29/14
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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 25, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	64-13-BZ	Law Office of Fredrick A. Becker 712 Avenue W, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141), side yards (§23-461) and less than the required rear yard (§23-47). R4 (OP) zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 3/25/14
2.	76-13-BZ	Eric Palatnik, P.C. 176 Oxford Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to lot coverage and floor area (§23-141), side yards (§23-461), and less than the minimum required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 3/25/14
3.	92-13-BZ & 93-13-BZ	Rothkrug Rothkrug & Spector LLP 22 and 26 Lewiston Street, Staten Island Variance (§72-21) to permit the construction of two semi-detached one-family dwellings, contrary to required rear yard regulation (§23-47). R3-1(LDGMA) zoning district. Community Board #2SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 3/25/14
4.	157-13-BZ	Sheldon Lobel, P.C. 1368 & 1374 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single home, contrary to floor area and open space (§23-141(a)); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 3/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 25, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	207-13-BZ	Harold Weinberg, P.E. 177 Hastings Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 4/8/14
6.	282-13-BZ	Flora Edwards, Esq. 556 Columbia Street aka 300 Bay Street, Brooklyn Special Permit (§73-19) to permit construction of a new 89,556 sq.ft. school (<i>The Basis Independent Schools</i>). M1-1 zoning district. Community Board #6BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 3/25/14
7.	293-13-BZ	Slater & Beckerman, P.C. 78-04 Conduit Avenue, Brooklyn Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>LA Fitness</i>). C2-2/R4 zoning district. Community Board #10BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 3/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 25, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	62-12-BZ	Akerman Senterfitt LLP 614/618 Morris Avenue, Bronx Variance (§72-21) to permit the construction of commercial building, contrary to use regulations (§22-00). R7-1 zoning district. Community Board #1BX
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 4/8/14
9.	77-12-BZ	Moshe M. Friedman, P.E. 91 Franklin Ave, Brooklyn Variance (§72-21) to permit a new residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 4/8/14
10.	299-12-BZ	Goldman Harris LLC 40-56 Tenth Avenue, Manhattan Variance (§72-21) to permit the construction of a 12-story commercial building, contrary to floor area (§43-12), height and setback (§43-43), and rear yard (§43-311/312) regulations. M1-5 zoning district. Community Board #2M
		Examiner: Joshua Saal (212) 386-0081
		Status: Adjourned, Continued Hearing – 4/8/14
11.	160-13-BZ	Law Office of Fredrick A. Becker 1171-1175 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single home, contrary to floor area and open space (§23-141); side yard (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 4/8/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 25, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	177-13-BZ	Eric Palatnik, P.C. 134 Langham Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, to be converted to a two-family home, contrary to floor area, lot coverage and open space (§ZR 23-141) and less than the required rear yard (§ZR 23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 4/8/14
13.	213-13-BZ	Rothkrug Rothkrug & Spector LLP 3858-60 Victory Boulevard, Staten Island Special Permit (§73-126) to allow a medical office, contrary to bulk regulations (§22-14). R3A zoning district. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 4/29/14
14.	254-13-BZ	Law Office of Marvin B. Mitzner 2881 Nostrand Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to floor area (§23-141(a)), dwelling units (§23-22), lot coverage (§23-141(a)), front yard (§23-45(a)), side yard (§23-462(a)), and building height (§23-631(b)) regulations. R3-2 zoning district. Community Board #18BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 5/6/14
15.	268-13-BZ	Belkin Burden Wenig & Goldman, LLP 2849 Cropsey Avenue, Brooklyn Special Permit (§73-621) to permit legalize an enlargement to a three-story mixed use building, contrary to lot coverage regulations (§23-141). R5 zoning district. Community Board #13BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 4/8/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 25, 2014
10:00 A.M.

BZ – NEW CASES		
16.	347-12-BZ	Law Office of Vincent L. Petraro 42-31 Union Street, Queens Variance (§72-21) to permit a transient hotel and community facility use (<i>North Queens Medical Center</i>), contrary to use regulations (§22-10), and Special Permit (§73-66) to allow projection into flight obstruction area of La Guardia airport.. R7-1 (C1-2) zoning district. Community Board #7Q
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 4/29/14
17.	253-13-BZ	Eric Palatnik, P.C. 66-31 Booth Street, Queens Special Permit (§73-621) for the enlargement of an existing two-story, two-family home, contrary to floor area (§23-141B) regulations. R4B zoning district. Community Board #6Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/29/14
18.	318-13-BZ	Bryan Cave LLP 74 Grand Street, Manhattan Variance (§72-21) to permit a five-story building containing retail and residential use, contrary to use regulations (§44-00). M1-5B zoning district. Community Board # 2M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 4/8/14
19.	34-14-BZ 498-83-BZ	Rampulla Associates Architects 2131 Hylan Boulevard, Staten Island Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Club Metro USA</i>) within an existing building. Amendment of a previously approved variance (§72-21) to permit the change of use from a banquet hall (UG9 & 12), reduce building size and retain accessory parking in residential district. C8-1/R3X zoning district. Community Board #2SI
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 4/8/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 1, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	240-55-BZ	<p>Rothkrug Rothkrug & Spector LLP 207-22 Northern Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy of a previously granted variance for the continued operation of a UG16 auto repair shop with sales, which expired on June 8, 2010; Waiver of the Rules. C2-2(R6B), R4 zoning district. Community Board #11Q</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 4/1/14</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	5-28-BZ	<p>Eric Palatnik, P.C. 664 New York Avenue, Brooklyn Amendment (§11-413) of a previously approved variance which permitted the operation of an automotive service station (UG 16B). The amendment seeks to change the use to a car rental establishment (UG 8). R6 zoning district. Community Board #9BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Closed, Decision – 4/29/14</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 1, 2014
10:00 A.M.

<i>SOC – NEW CASES</i>		
3.	156-02-BZ	Herrick Feinstein 964 65th Street, Brooklyn Extension of Term (§11-411) of an approved variance which permitted a car sales lot with accessory office and parking, which expired on August 5, 2013; Amendment (§11-413) to permit change in use to an accessory parking lot to an existing bank. R5B zoning district. Community Board #10BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 5/6/14
4.	174-07-BZ	Carl A. Sulfaro, Esq. 1935 Coney Island Avenue, Brooklyn Extension of Time to complete construction of an approved Special Permit (§73-211) which permitted the reconstruction of an existing auto service station (UG 16B), which expired on June 17, 2012; Amendment to permit changes to the canopy structure, exterior yard and interior accessory convenience store layout. C2-3/R7-A zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/6/14
5.	177-07-BZ	Sheldon Lobel, P.C. 886 Glenmore Avenue, Brooklyn Amendment of an approved Variance (§72-21) which permitted construction of a two-story and mezzanine, two-family residential building, contrary to front yard regulations (§23-45(a)); the amendment seeks to permit construction of a three-story, three-family residential building. R5 zoning district. Community Board #5BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 4/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 1, 2014
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
6.	215-13-A	Anthony A. Lenza 300 Four Corners Road, Staten Island Appeal challenging denial of the Department of Building's determination regarding floor area (§12-10 (12) (ii)). R1-1 zoning district. Community Board #2SI
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 4/1/14

<i>APPEALS – CONTINUED HEARINGS</i>		
7.	140-11-A & 141-11-A	Sheldon Lobel, P.C. 69-17 38th Avenue aka 69-19 38th Avenue, Queens Extension of time and complete construction and secure Certificates of Occupancy. R5D zoning district. Community Board #2Q
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 5/6/14
8.	296-13-A	Jack Lester, Esq. 280 Bond Street, Brooklyn An appeal to Department of Buildings' determination to permit an eating and drinking establishment. Appellant argues that the non-conforming use has been discontinued and the use is contrary to open space regulations (§52-332). R6B zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/20/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 1, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	94-13-BZ	Vinod Tewari 11-11 40th Avenue aka 38-78 12th Street, Queens Special Permit (§73-19) to allow a school, contrary to use regulation (§42-00). M1-3 zoning district. Community Board #1Q
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 4/1/14
2.	103-13-BZ	Rothkrug, Rothkrug & Spector LLP 81 Jefferson Street, Brooklyn Variance (§72-21) to permit the development of a cellar and four-story, eight-family residential building, contrary to §42-10 zoning resolution. M1-1 zoning district. Community Board #4BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Deferred Decision – 5/6/14
3.	281-13-BZ	Warshaw Burstein LLP 350-370 Canal Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Planet Fitness</i>) on the cellar and first floor of the existing building. C6-2A zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 4/1/14
4.	291-13-BZ	Eric Palatnik, P.C. 842 Lefferts Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Crunch LLC</i>) within a portion of an existing building. C8-2 zoning district. Community Board #9BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 4/1/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 1, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	130-13-BZ	Rothkrug Rothdrug & Spector 1590 Nostrand Avenue, Brooklyn Re-Instatement (§11-411) of a variance which permitted a one-story motor vehicle storage garage with repair (UG 16B), which expired on February 14, 1981; Amendment (§11-413) to change the use to retail (UG 6); Waiver of the Rules. R6 zoning district. Community Board #17BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 4/29/14
6.	179-13-BZ	Law Office of Fredrick A. Becker 933-939 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of a single-family home contrary to floor area, open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 4/29/14
7.	252-13-BZ	Law Office of Fredrick A. Becker 1221 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/29/14
8.	270-13-BZ	Eric Palatnik, P.C. 288 Dover Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 4/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 1, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	273-13-BZ	Akerman Senterfitt, LLP 321 East 60th Street, Manhattan Variance (§72-21) to permit the development of an eight-story residential building containing 28 dwelling units, contrary to use regulations (§32-10). C8-4 zoning district. Community Board #8M
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 5/6/14

<i>BZ – NEW CASES</i>		
10.	178-13-BZ	Gonzalez, Saggio & Harlan, LLP 21-41 Mott Avenue, Queens Special Permit (§73-243) to allow an eating and drinking establishment with an existing accessory drive-through facility. C1-2 zoning district. Community Board #14Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 5/6/14
11.	250-13-BZ	Warshaw Burstein, LLP 3555 White Plains Road, Bronx Special Permit (§73-36) to allow a physical culture establishment (<i>Fitness Center</i>). R7A/C2-4 zoning district. Community Board #12BX
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 5/6/14
12.	275-13-BZ	Warshaw Burstein, LLP 404-406 Broadway, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Bikram Yoga Sobo</i>). M1-5 zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 4/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 1, 2014
10:00 A.M.

BZ – NEW CASES		
13.	285-13-BZ	Warshaw Burstein, LLP 495 Flatbush Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Fitness Center</i>). C8-6 zoning district. Community Board #9BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 4/29/14
14.	286-13-BZ	Eric Palatnik, P.C. 2904 Voorhies Avenue, Brooklyn Variance (§72-21) for the proposed enlargement of an existing one-story residential home, contrary to front yard (§23-45); side yard (§23-161); floor area and lot coverage (§23-141) and off street parking requirements (§25-621(B)). R4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/6/14
15.	310-13-BZ	Eric Palatnik, P.C. 459 East 149th Street, Bronx Variance (§72-21) to allow a UG3 college (<i>Metropolitan College of New York</i>) within a proposed mixed use building, contrary to use regulations (§44-00). M1-1/C4-4 zoning district. Community Board #1BX
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 5/6/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 8, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	116-68-BZ 960-67-BZ	Akerman LLP 36 and 40 Central Park South, Manhattan Amendment of two previously approved variances (§72-21) to allow the merger of the zoning lots and the transfer of development rights from 36 to 40 Central Park South. R10-H zoning district. Community Board #5M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 4/8/14
2.	546-82-BZ	Akerman Senterfitt, LLP 148-15 89th Avenue, Queens Extension of term of previously granted variance for the continued operation of a non-conforming open public parking lot which expired on June 14, 2013. R7-A zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 4/8/14
3.	246-01-BZ	Eric Palatnik, P.C. 35-11 Prince Street, Queens Amendment of a previously approved Special Permit (§73-36) for a physical culture establishment (<i>Bodbi Fitness Center</i>). The amendment seeks to enlarge the PCE space by 3,999 sq. ft. M1-1, C2-2/R6 zoning district. Community Board #4Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 4/8/14
4.	369-05-BZ	Eric Palatnik, P.C. 908 Clove Road, Staten Island Extension of Time to Complete Construction of a previously approved variance (§72-21) to construct a four-story multiple dwelling, which expires on October 17, 2014. R3-2(HS) zoning district. Community Board #1SI
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 4/8/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 8, 2014
10:00 A.M.

SOC – CONTINUED HEARINGS

5.	823-19-BZ	Eric Palatnik, P.C. 1901 10th Avenue, Brooklyn Amendment (§§ 11-412 and 11-413) of a previously approved variance which permitted a one story warehouse (UG 16). The application seeks to construct an as-of-right two-story community facility (UG 4) atop the warehouse and reduce the warehouse space to accommodate 13 required accessory parking spaces for the proposed community facility use. R5 zoning district. Community Board #7BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 5/6/14

SOC – NEW CASES

6.	457-56-BZ	Rothkrug Rothkrug & Spector LLP 152-154 India Street, Brooklyn Extension of Term of variance permitting accessory parking of motor vehicles, customer parking, and loading and unloading in conjunction with adjacent factory building. R6B zoning district. Community Board #1BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 5/13/14
7.	192-96-BZ	Sheldon Lobel, PC 1832-1854 86th Street, Brooklyn Amendment of a previously approved variance (§72-21) which permitted a large retail store (UG 10) contrary to use regulations. The application seeks to eliminate the term, which expires on September 23, 2022. C1-2/R5 zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 5/6/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 8, 2014
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	160-00-BZ	Vassalotti Associates Architects, LLP 244-04 Francis Lewis Boulevard, Queens ZR 11-411 Extension of Term for the continued operation of an automotive service station (<i>Citgo</i>) which expired on November 21, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on November 21, 2001; Waiver of the Rules. C1-3/R3-2 zoning district. Community Board #13Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/13/14
9.	247-09-BZ	Kramer Levin Naftalis & Frankel 123 East 55th Street, Manhattan Extension of Time to complete construction of a previously approved variance (§72-21) for the expansion of a UG4 community use facility (<i>Central Synagogue</i>), which expires on February 23, 2014. C5-2 & C5-2.5 (MiD) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 4/29/14
10.	142-92-BZ	Kramer Levin Naftalis & Frankel 473-541 6th Street Brooklyn Amendment of a previously approved special permit (§73-48) for a community facility (<i>New York Methodist Hospital</i>). The application seeks to amend the approved plans to accommodate required accessory parking in a new ambulatory care facility (BSA Cal #142-92-BZ)
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 4/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 8, 2014
10:00 A.M.

APPEALS – DECISIONS		
11.	123-13-A	Bryan Cave LLP 86 Bedford Street, Manhattan Appeal challenging the determination of the Department of Buildings' to revoke a permit on the basis that (1) a lawful commercial use was not established and (2) even assuming lawful establishment, the commercial use discontinued in 2007. R6 zoning district. Community Board #2M
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 5/6/14
12.	156-13-A	Bryan Cave LLP 450 West 31 Street, Manhattan Appeal of DOB determination that the subject advertising sign is not entitled to non-conforming use status. C6-4/HY zoning district. Community Board #10M
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 4/8/14
13.	307-13-A & 308-13-A	Joseph M. Morace, R.A. 96 & 100 Bell Street, Staten Island Proposed construction of two detached, two-family residences not fronting on a mapped street, contrary to Section 36 of the General City Law. R3A zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 4/8/14

APPEAL – NEW CASES		
14.	33-14-A	Rothkrug Rothkrug & Spector LLP 902 Quentin Road, Brooklyn Appeal challenging the Department of Building's determination regarded permitted community facility FAR, per §113-11 (Special Bulk Regulations for Community Facilities) C4-2 zoning district, C8-2 (OP). C4-2 (OP) zoning district. Community Board #15BK
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/20/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 8, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	62-12-BZ	Akerman Senterfitt LLP 614/618 Morris Avenue, Bronx Variance (§72-21) to permit the construction of commercial building, contrary to use regulations (§22-00). R7-1 zoning district. Community Board #1BX
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 4/8/14
2.	77-12-BZ	Moshe M. Friedman, P.E. 91 Franklin Ave, Brooklyn Variance (§72-21) to permit a new residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 4/8/14
3.	303-12-BZ	Eric Palatnik, P.C. 1106-1108 Utica Avenue, Brooklyn Variance (§72-21) to permit the development of a sub-cellar, cellar and three story church, with accessory educational and social facilities (<i>Tabernacle of Praise</i>), contrary to rear yard setback (§33-292), sky exposure plane and wall height (§34-432), and parking (§36-21) regulations. C8-1 zoning district. Community Board #17BK
		Examiner: Rory Levy (212) 386-0082
		Status: Deferred Decision – 5/6/14
4.	160-13-BZ	Law Office of Fredrick A. Becker 1171-1175 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single home, contrary to floor area and open space (§23-141); side yard (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 4/8/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 8, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	177-13-BZ	Eric Palatnik, P.C. 134 Langham Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, to be converted to a two-family home, contrary to floor area, lot coverage and open space (§ZR 23-141) and less than the required rear yard (§ZR 23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 4/8/14
6.	207-13-BZ	Harold Weinberg, P.E. 177 Hastings Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 4/8/14
7.	268-13-BZ	Belkin Burden Wenig & Goldman, LLP 2849 Cropsey Avenue, Brooklyn Special Permit (§73-621) to permit legalize an enlargement to a three-story mixed use building, contrary to lot coverage regulations (§23-141). R5 zoning district. Community Board #13BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 4/8/14
8.	276-13-BZ	Francis R. Angelino, Esq. 1629 First Avenue aka 1617 First Avenue and 341 East 84th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Fastbreak</i>). C1-9 zoning district. Community Board #8M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 4/8/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 8, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
9.	290-13-BZ	Herrick, Feinstein LLP 2244 Church Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Retro Fitness</i>) located on the second floor of a four-story building. C4-4A zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 4/8/14
10.	306-13-BZ	Lewis E. Garfinkel 3766 Bedford Avenue, 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, lot coverage and open space (§23-141); and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 4/8/14
11.	34-14-BZ 498-83-BZ	Rampulla Associates Architects 2131 Hylan Boulevard, Staten Island Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Club Metro USA</i>) within an existing building. Amendment of a previously approved variance (§72-21) to permit the change of use from a banquet hall (UG9 & 12), reduce building size and retain accessory parking in residential district. C8-1/R3X zoning district. Community Board #2SI
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 4/8/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 8, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	299-12-BZ	Goldman Harris LLC 40-56 Tenth Avenue, Manhattan Variance (§72-21) to permit the construction of a 12-story commercial building, contrary to floor area (§43-12), height and setback (§43-43), and rear yard (§43-311/312) regulations. M1-5 zoning district. Community Board #2M
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 5/13/14
13.	311-12-BZ	Eric Palatnik, P.C. 964 Dean Street, Brooklyn Variance (§72-21) to permit the residential conversion of an existing factory building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #8BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Adjourned, Continued Hearing – 4/29/14
14.	124-13-BZ	Rothkrug, Rothkrug & Spector LLP 95 Grattan Street, Brooklyn Variance (§72-21) to allow for a new seven-family residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 5/6/14
15.	125-13-BZ	Rothkrug, Rothkrug & Spector LLP 97 Grattan Street, Brooklyn Variance (§72-21) to allow for a new seven-family residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 5/6/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 8, 2014
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<i>BZ – CONTINUED HEARINGS</i>		
16.	163-13-BZ	Eric Palatnik, P.C. 133-10 39th Avenue, Queens Special Permit (§73-44) to allow the reduction of parking spaces for the enlargement of a building containing Use Group 6 professional offices. C4-2 zoning district. Community Board #7Q
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 4/29/14
17.	246-13-BZ	Rothkurg Rothkrug & Spector LLP 514 49th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing ambulatory diagnostic treatment health facility (UG4), contrary to floor area (§24-11) and rear yard (§24-36) regulations. R6B/C4-3A zoning districts. Community Board #7BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 4/29/14
18.	269-13-BZ	Law Office of Marvin B. Mitzner, LLC 110 West 73rd Street, Manhattan Special Permit (§73-42) to permit the expansion of UG6 restaurant (<i>Arte Café</i>) across zoning district boundary lines. R8B zoning district. Community Board #7M
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 5/6/14
19.	289-13-BZ	Kramer Levin Naftalis & Frankel LLP 473-541 6th Street Brooklyn Variance (§72-21) to allow the development of a new, 304,000 s.f. ambulatory care facility on the campus of New York Methodist Hospital, contrary to floor area (§§24-11, 24-17 and 77-02), lot coverage (§24-11), rear yard (§24-382), height and setback (§24-522), rear yard setback (§24-552), and sign (§22-321) regulations. R6, C1-3/R6, and R6B zoning district. Community Board #6BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 5/20/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 8, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	297-13-BZ	Sheldon Lobel, P.C. 308 Cooper Street, Brooklyn Variance (§72-21) to permit the development of a three-story, six-unit residential building, contrary to use regulations (§42-10). M1-1 zoning district. Community Board #4BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 5/13/14
21.	318-13-BZ	Bryan Cave LLP 74 Grand Street, Manhattan Variance (§72-21) to permit a five-story building containing retail and residential use, contrary to use regulations (§44-00). M1-5B zoning district. Community Board # 2M
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 5/6/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 8, 2014
10:00 A.M.

BZ – NEW CASES		
22.	210-13-BZ	Sheldon Lobel, P.C. 43-12 50th Street, Queens Variance (§72-21) to legalize the operation of a physical culture establishment (<i>The Physique</i>). C1-4/R7A zoning district. Community Board #2Q
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 5/13/14
23.	233-13-BZ	Law office of Fredrick A. Becker 2413 Avenue R, Brooklyn Special Permit (§73-622) for an enlargement of an existing single family residence, contrary to floor area, lot coverage and open space (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/13/14
24.	302-13-BZ	Francis R. Angelino, Esq. 140 West 23rd Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Peloton Fitness</i>). C6-3X zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 4/29/14
25.	305-13-BZ	Akerman LLP 30-50 Whitestone Expressway, Queens Special Permit (§73-36) to allow a physical culture establishment (<i>Dolphin Fitness</i>). M1-1 zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 5/6/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 29, 2014

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	5-28-BZ	Eric Palatnik, P.C. 664 New York Avenue, Brooklyn Amendment (§11-413) of a previously approved variance which permitted the operation of an automotive service station (UG 16B). The amendment seeks to change the use to a car rental establishment (UG 8). R6 zoning district. Community Board #9BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 4/29/14
2.	197-05-BZ	Law Offices of Marvin B. Mitzner LLC 813-815 Broadway, Manhattan Extension of Time to Complete Construction of a previously approved variance (§72-21) permitting an 11-story residential building with commercial on the ground floor, contrary to bulk regulations, which expired on January 12, 2014. C6-1 district. Community Board #2M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 4/29/14
3.	247-09-BZ	Kramer Levin Naftalis & Frankel 123 East 55th Street, Manhattan Extension of Time to complete construction of a previously approved variance (§72-21) for the expansion of a UG4 community use facility (<i>Central Synagogue</i>), which expires on February 23, 2014. C5-2 & C5-2.5 (MiD) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/10/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 29, 2014
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	142-92-BZ	Kramer Levin Naftalis & Frankel 473-541 6th Street Brooklyn Amendment of a previously approved special permit (§73-48) for a community facility (<i>New York Methodist Hospital</i>). The application seeks to amend the approved plans to accommodate required accessory parking in a new ambulatory care facility (BSA Cal #142-92-BZ) Community Board #6BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 5/20/14
5.	186-96-BZ	Rothkrug Rothkrug & Spector LLP 145-21/25 Liberty Avenue, Queens Extension of Term of a previously granted variance (§72-21) for the continued operation of a one story warehouse and office/retail store building (UG 16 & 6), which expired on May 19, 2003; Waiver of the Rules. R4 zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/10/14
6.	178-99-BZ	Eric Palatnik, P.C. 8973/95 Bay Parkway, Brooklyn Amendment (§§72-01 & 72-22) of a previously granted variance (§72-21) which permitted an enlargement of an existing non-conforming department store (UG 10A). The amendment seeks to replace an existing 7,502 sf ft. building on the zoning lot with a new 34,626 sq. ft. building to be occupied by a department store (UG 10A) contrary to §42-12. M3-1 zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 6/10/14
7.	177-07-BZ	Sheldon Lobel, P.C. 886 Glenmore Avenue, Brooklyn Amendment of an approved Variance (§72-21) which permitted construction of a two-story and mezzanine, two-family residential building, contrary to front yard regulations (§23-45(a)); the amendment seeks to permit construction of a three-story, three-family residential building. R5 zoning district. Community Board #5BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 5/13/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 29, 2014

10:00 A.M.

SOC – NEW CASES

8.	371-03-BZ 372-03-BZ	Kramer Levin Naftalis & Frankel LLP 663 & 655 Fifth Avenue, Manhattan Extension of Term of a previously approved Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>The Facility</i>) which expires May 11, 2014. C5-3 (MID) zoning district. Community Board #5M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 5/13/14

APPEALS – DECISIONS

9.	143-11-A thru 146-11-A	Philip L. Rampulla 20, 25, 35, 40 Harborlights Court, Staten Island Appeal challenging the Fire Department's determination that the grade of the fire apparatus road shall not exceed 10 percent, per NYC Fire Code Section FC 503.2.7. R2 zoning district. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 4/29/14

APPEALS – CONTINUED HEARINGS

10.	266-07-A	Law Office of Fredrick A. Becker 1602-1610 Avenue S, Brooklyn Extension of time to complete construction and obtain a certificate of occupancy of a previously granted common law vested rights application, which expired on December 9, 2012. R4-1 Zoning District. Community Board #3BK
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 5/13/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 29, 2014
10:00 A.M.

APPEALS – CONTINUED HEARINGS

11.	80-11-A & 84/85-11-A & 103-11-A	Law Office of Marvin B. Mitzner LLC 335, 333, 331, 329 East 9th Street, Manhattan An amendment to the previously approved waivers to the Multiple Dwelling Law (MDL) to address MDL objections raised by the Department of Buildings. R8B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/10/14
12.	166-12-A	NYC Department of Buildings 638 East 11th Street, Manhattan Application to revoke the Certificate of Occupancy. R8B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 6/17/14
13.	107-13-A	Law Office of Marvin B. Mitzner LLC 638 East 11th Street, Manhattan An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R7- 2 zoning district. R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 6/17/14

APPEAL – NEW CASES

14.	43-14-A	Rosan & Rosan, P.C. 242 West 76th Street, Manhattan Extension of Time to obtain a Class B Certificate of Occupancy to legalize 120 hotel units, as provided recent (2010) legislation under Chapters 225 and 566 of the Laws of New York. R8B zoning district. Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 5/13/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 29, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	211-12-BZ	Rothkrug, Rothkrug & Spector LLP 164 Coffey Street, Brooklyn Variance (§72-21) to permit the proposed re-establishment of a residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #6BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Deferred Decision – 6/17/14
2.	130-13-BZ	Rothkrug Rothdrug & Spector 1590 Nostrand Avenue, Brooklyn Re-Instatement (§11-411) of a variance which permitted a one-story motor vehicle storage garage with repair (UG 16B), which expired on February 14, 1981; Amendment (§11-413) to change the use to retail (UG 6); Waiver of the Rules. R6 zoning district. Community Board #17BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 4/29/14
3.	163-13-BZ	Eric Palatnik, P.C. 133-10 39th Avenue, Queens Special Permit (§73-44) to allow the reduction of parking spaces for the enlargement of a building containing Use Group 6 professional offices. C4-2 zoning district. Community Board #7Q
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 4/29/14
4.	179-13-BZ	Law Office of Fredrick A. Becker 933-939 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of a single-family home contrary to floor area, open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 4/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 29, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	228-13-BZ	Herrick, Feinstein LLP 157 Columbus Avenue, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Cross Fit</i>) located in the cellar level of an existing 31-story building. C4-7 zoning district. Community Board #7M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 5/20/14
6.	246-13-BZ	Rothkurg Rothkrug & Spector LLP 514 49th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing ambulatory diagnostic treatment health facility (UG4), contrary to floor area (§24-11) and rear yard (§24-36) regulations. R6B/C4-3A zoning districts. Community Board #7BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 4/29/14
7.	270-13-BZ	Eric Palatnik, P.C. 288 Dover Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 4/29/14
8.	285-13-BZ	Warshaw Burstein, LLP 495 Flatbush Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Fitness Center</i>). C8-6 zoning district. Community Board #9BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 4/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 29, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
9.	302-13-BZ	Francis R. Angelino, Esq. 140 West 23rd Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Peloton Fitness</i>). C6-3X zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 4/29/14

<i>BZ – CONTINUED HEARINGS</i>		
10.	54-12-BZ	Gerald J. Caliendo, R.A., AIA 65-39 102nd Street, Queens Variance (§72-21) to permit for the construction of a community facility and residential building, contrary to lot coverage (§23-141), lot area (§§23-32, 23-33), front yard (§§23-45, 24-34), side yard (§§23-46, 24-35) and side yard setback (§24-55) regulations. R5 zoning district. Community Board #6Q
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 5/20/14
11.	214-12-BZ	Phillips Nizer, LLP 2784 Coney Island Avenue, Brooklyn Variance (§72-21) to permit the operation of an auto laundry (UG 16B), contrary to use regulations. C2-2/R5 zoning district. Community Board #13BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 6/24/14
12.	311-12-BZ	Eric Palatnik, P.C. 964 Dean Street, Brooklyn Variance (§72-21) to permit the residential conversion of an existing factory building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #8BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 7/15/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 29, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	347-12-BZ	Law Office of Vincent L. Petraro 42-31 Union Street, Queens Variance (§72-21) to permit a transient hotel and community facility use (<i>North Queens Medical Center</i>), contrary to use regulations (§22-10), and Special Permit (§73-66) to allow projection into flight obstruction area of La Guardia airport.. R7-1 (C1-2) zoning district. Community Board #7Q
		Examiner: Joshua Saal (212) 386-0081
		Status: Adjourned, Continued Hearing – 5/13/14
14.	65-13-BZ	Eric Palatnik, Esq. 123 Franklin Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 6/24/14
15.	213-13-BZ	Rothkrug Rothkrug & Spector LLP 3858-60 Victory Boulevard, Staten Island Special Permit (§73-126) to allow a medical office, contrary to bulk regulations (§22-14). R3A zoning district. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 5/20/14
16.	216-13-BZ 217-13-A	Rampulla Associates Architects 750 Barclay Avenue, Staten Island Variance (§72-21) to demolish an existing restaurant damaged by Hurricane Sandy and construct a new eating and drinking establishment with accessory parking for 25 cars, contrary to use (§23-00) regulations, and located in the bed of the mapped street, (<i>Boardwalk Avenue</i>), contrary to General City law Section 35. R3X (SRD) zoning district. Community Board #3SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Adjourned, Continued Hearing – 5/13/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 29, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	252-13-BZ	Law Office of Fredrick A. Becker 1221 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 5/13/14
18.	253-13-BZ	Eric Palatnik, P.C. 66-31 Booth Street, Queens Special Permit (§73-621) for the enlargement of an existing two-story, two-family home, contrary to floor area (§23-141B) regulations. R4B zoning district. Community Board #6Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 5/13/14
19.	275-13-BZ	Warshaw Burstein, LLP 404-406 Broadway, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Bikram Yoga Sobo</i>). M1-5 zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 5/20/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 29, 2014
10:00 A.M.

BZ – NEW CASES		
20.	277-12-BZ	Rothkrug Rothkrug & Spector LLP 1776 Eastchester Road, Bronx Special Permit (§73-49) to allow 130 parking spaces on the roof of an accessory parking structure. M1-1 zoning district. Community Board #11BX
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 6/10/14
21.	251-13-BZ	Rothkrug Rothkrug & Spector LLP 1240 Waters Place, Bronx Special Permit (§73-49) to allow 109 parking spaces on the roof of an accessory parking structure. M1-1 zoning. Community Board #11BX
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 6/10/14
22.	2-13-BZ	Alfonso Duarte 438 Targee Street, Staten Island Variance (§72-21) to legalize the extension of a retail building, contrary to use regulations (§23-00). R3A zoning district. Community Board #1SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 7/15/14
23.	319-13-BZ	Herrick, Feinstein LLP 1800 Park Avenue, Manhattan Variance (§72-21) to waive the minimum parking requirements (§25-23) to permit the construction of a new, 682 unit, 32-story mixed used building. 123 parking spaces are proposed. C4-7 zoning district. Community Board #11M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 5/20/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 29, 2014
10:00 A.M.

BZ – NEW CASES		
24.	325-13-BZ	Eric Palatnik, P.C. 3170 Webster Avenue, Bronx Special Permit (§73-36) to permit the operation of Physical Cultural Establishment (<i>Crunch Fitness</i>) within a portions of a commercial building. C2-4/R7D zoning district. Community Board #7BX
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 5/20/14
25.	1-14-BZ	Law Office of Fredrick A Becker 525 West 42nd Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Massage Envy</i>). C6-4 zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 5/20/14
26.	2-14-BZ	Law Office of Fredrick A. Becker 555 6th Avenue, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>BFX Studio</i>). C6-2A/R8B zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 5/20/14
27.	4-14-BZ	Rothkrug Rothkrug & Spector, LLP 1065 Avenue of The Americas, aka 111 West 40th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>) within portions of an existing commercial building. C5-3(mid)(T) zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 5/20/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 6, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	823-19-BZ	Eric Palatnik, P.C. 1901 10th Avenue, Brooklyn Amendment (§§ 11-412 and 11-413) of a previously approved variance which permitted a one story warehouse (UG 16). The application seeks to construct an as-of-right two-story community facility (UG 4) atop the warehouse and reduce the warehouse space to accommodate 13 required accessory parking spaces for the proposed community facility use. R5 zoning district. Community Board #7BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 5/6/14
2.	156-02-BZ	Herrick Feinstein 964 65th Street, Brooklyn Extension of Term (§11-411) of an approved variance which permitted a car sales lot with accessory office and parking, which expired on August 5, 2013: Amendment (§11-413) to permit change in use to an accessory parking lot to an existing bank. R5B zoning district. Community Board #10BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 5/6/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 6, 2014
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	192-96-BZ	Sheldon Lobel, PC 1832-1854 86th Street, Brooklyn Amendment of a previously approved variance (§72-21) which permitted a large retail store (UG 10) contrary to use regulations. The application seeks to eliminate the term, which expires on September 23, 2022. C1-2/R5 zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 6/10/14
4.	174-07-BZ	Carl A. Sulfaro, Esq. 1935 Coney Island Avenue, Brooklyn Extension of Time to complete construction of an approved Special Permit (§73-211) which permitted the reconstruction of an existing auto service station (UG 16B), which expired on June 17, 2012; Amendment to permit changes to the canopy structure, exterior yard and interior accessory convenience store layout. C2-3/R7-A zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/10/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 6, 2014
10:00 A.M.

SOC – NEW CASES		
5.	245-32-BZ	Sion Hourizadeh 123-05 101 Avenue, Queens Extension of Term (§11-411) of a previously approved variance which permitted automotive repair (UG 16B) with a commercial office (UG 6) at the second story. C2-2/R5 zoning district. Community Board #9Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Postponed Hearing – 6/10/14
6.	611-52-BZ	Gerald J. Caliendo 35-35 24th Street, Queens Extension of Term (§11-411) of a previously approved variance permitting a one story warehouse building, which expired on May 5, 2013. R5 zoning district. Community Board #1Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/17/14
7.	322-05-BZ	Eric Palatnik P.C. 69-69 Main Street, Queens Extension of Time to Complete Construction for a previously granted variance (§72-21) for an enlargement of an existing two story home and the change in use to a community use facility (<i>Queens Jewish Community Council</i>), which expired on March 7, 2014. R4B zoning district. Community Board #8Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/10/14
8.	173-09-BZ	Goldman Harris LLC 839-845 Broadway aka 12-14 Park Street, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a four-story mixed use building, which expires on December 14, 2014. C8-2/M1-1 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/10/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 6, 2014
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	140-11-A & 141-11-A	Sheldon Lobel, P.C. 69-17 38th Avenue aka 69-19 38th Avenue, Queens Extension of time and complete construction and secure Certificates of Occupancy. R5D zoning district. Community Board #2Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 5/6/14
10.	123-13-A	Bryan Cave LLP 86 Bedford Street, Manhattan Appeal challenging the determination of the Department of Buildings' to revoke a permit on the basis that (1) a lawful commercial use was not established and (2) even assuming lawful establishment, the commercial use discontinued in 2007. R6 zoning district. Community Board #2M
		Examiner: Toni Matias (212) 386-0085
		Status: Withdrawn – 5/6/14

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	110-13-A	Abrams Fensterman, LLP 120 President Street, Brooklyn Appeal challenging Department of Buildings' interpretation of the Building Code regarding required walkway around a below-grade pool. R6B zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 6/17/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 6, 2014
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
12.	304-13-A	Simons & Wright 517- 519 West 19th Street, Manhattan Appeals challenging Department of Building's determination that subject premises is considered an art gallery and therefore a Certificate of Operation for place of assembly shall be required. C6-2/WCH special district. Community Board #4M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/24/14
13.	312-13-A	Simons & Wright 521- 525 West 19th Street, Manhattan Appeals challenging Department of Building's determination that subject premises is considered an art gallery and therefore a Certificate of Operation for place of assembly shall be required. C6-2/WCH special district. Community Board #4M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/24/14
14.	313-13-A	Simons & Wright 531 West 19th Street, Manhattan Appeals challenging Department of Building's determination that subject premises is considered an art gallery and therefore a Certificate of Operation for place of assembly shall be required. C6-2/WCH special district. Community Board #4M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/24/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 6, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	303-12-BZ	Eric Palatnik, P.C. 1106-1108 Utica Avenue, Brooklyn Variance (§72-21) to permit the development of a sub-cellar, cellar and three story church, with accessory educational and social facilities (<i>Tabernacle of Praise</i>), contrary to rear yard setback (§33-292), sky exposure plane and wall height (§34-432), and parking (§36-21) regulations. C8-1 zoning district. Community Board #17BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 5/6/14
2.	103-13-BZ	Rothkrug, Rothkrug & Spector LLP 81 Jefferson Street, Brooklyn Variance (§72-21) to permit the development of a cellar and four-story, eight-family residential building, contrary to §42-10 zoning resolution. M1-1 zoning district. Community Board #4BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Deferred Decision – 6/17/14
3.	269-13-BZ	Law Office of Marvin B. Mitzner, LLC 110 West 73rd Street, Manhattan Special Permit (§73-42) to permit the expansion of UG6 restaurant (<i>Arte Café</i>) across zoning district boundary lines. R8B zoning district. Community Board #7M
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 5/6/14
4.	273-13-BZ	Akerman Senterfitt, LLP 321 East 60th Street, Manhattan Variance (§72-21) to permit the development of an eight-story residential building containing 28 dwelling units, contrary to use regulations (§32-10). C8-4 zoning district. Community Board #8M
		Examiner: Joshua Saal (212) 386-0081
		Status: Deferred Decision – 6/17/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 6, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	305-13-BZ	Akerman LLP 30-50 Whitestone Expressway, Queens Special Permit (§73-36) to allow a physical culture establishment (<i>Dolphin Fitness</i>). M1-1 zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 5/6/14
6.	318-13-BZ	Bryan Cave LLP 74 Grand Street, Manhattan Variance (§72-21) to permit a five-story building containing retail and residential use, contrary to use regulations (§44-00). M1-5B zoning district. Community Board # 2M
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 5/6/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 6, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	124-13-BZ	Rothkrug, Rothkrug & Spector LLP 95 Grattan Street, Brooklyn Variance (§72-21) to allow for a new seven-family residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Adjourned, Continued Hearing – 5/20/14
8.	125-13-BZ	Rothkrug, Rothkrug & Spector LLP 97 Grattan Street, Brooklyn Variance (§72-21) to allow for a new seven-family residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Adjourned, Continued Hearing – 5/20/14
9.	178-13-BZ	Gonzalez, Saggio & Harlan, LLP 21-41 Mott Avenue, Queens Special Permit (§73-243) to allow an eating and drinking establishment with an existing accessory drive-through facility. C1-2 zoning district. Community Board #14Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 6/10/14
10.	250-13-BZ	Warshaw Burstein, LLP 3555 White Plains Road, Bronx Special Permit (§73-36) to allow a physical culture establishment (<i>Fitness Center</i>). R7A/C2-4 zoning district. Community Board #12BX
		Examiner: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 6/10/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 6, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	254-13-BZ	Law Office of Marvin B. Mitzner 2881 Nostrand Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to floor area (§23-141(a)), dwelling units (§23-22), lot coverage (§23-141(a)), front yard (§23-45(a)), side yard (§23-462(a)), and building height (§23-631(b)) regulations. R3-2 zoning district. Community Board #18BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Adjourned, Continued Hearing – 6/10/14
12.	286-13-BZ	Eric Palatnik, P.C. 2904 Voorhies Avenue, Brooklyn Variance (§72-21) for the proposed enlargement of an existing one-story residential home, contrary to front yard (§23-45); side yard (§23-161); floor area and lot coverage (§23-141) and off street parking requirements (§25-621(B)). R4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/10/14
13.	310-13-BZ	Eric Palatnik, P.C. 459 East 149th Street, Bronx Variance (§72-21) to allow a UG3 college (<i>Metropolitan College of New York</i>) within a proposed mixed use building, contrary to use regulations (§44-00). M1-1/C4-4 zoning district. Community Board #1BX
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 5/20/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 6, 2014
10:00 A.M.

BZ – NEW CASES		
14.	277-13-BZ	Jeffrey A. Chester, Esq 1769 Fort George Hill, Manhattan Variance (§72-21) to permit a proposed development of a 12-story, 125 unit residential building with two floors of community facility/church space, contrary to floor area (§23-145), lot coverage (§23-145), base and building height (§23-633), and parking (§25-23). R7-2 zoning district. Community Board #12M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 6/17/14
15.	279-13-BZ	Warshaw Burnstein, LLP 218-222 West 35th Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) on the cellar, first through third floors of a new building to be constructed. M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 6/10/14
16.	294-13-BZ	Law Offices of Marvin B. Mitzner, Esq. 220 Lafayette Street, Manhattan Variance (§72-21) to allow for the enlargement and conversion of a commercial building for residential use (UG 2) with ground floor commercial UG6), contrary to use regulations (§43-17, 42-141). M1-5B zoning district. Community Board #2M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 6/24/14
17.	331-13-BZ	Warshaw Burstein, LLP 2005 86th Street aka 2007 86th Street, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) within the existing building at the Premises. C4-2 zoning district. Community Board #11BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 6/10/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 6, 2014
10:00 A.M.

BZ – NEW CASES		
18.	3-14-BZ	Friedman & Gotbaum LLP 12-22 East 89th Street aka 1238 Madison Avenue, Manhattan Variance (§72-21) to permit the enlargement of a school (<i>Saint David's School</i>), contrary to lot coverage (§24-11, 24-12), floor area (§24-11), rear yard (§24-36), rear wall setback (§24-552b), base height (§24-522, 24-633), streetwall (§23-692c, 99-051b), maximum height (§99-054b), and enlargement to a non-complying building (§54-31) regulations. R8B/R10/C1-5MP zoning district. Community Board # 8M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 6/17/14
19.	7-14-BZ	Greenberg Traurig, LLP 1380 Rockaway Parkway, Brooklyn Special Permit (§73-36) to permit the conversion of the existing on-story, plus cellar to a physical culture establishment (<i>Planet Fitness</i>) in connection with an application to rezone the property from an R5D/C1-3(Z) to an R5D/C2-3(ZD). Community Board #18BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 6/10/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 13, 2014

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	177-07-BZ	Sheldon Lobel, P.C. 886 Glenmore Avenue, Brooklyn Amendment of an approved Variance (§72-21) which permitted construction of a two-story and mezzanine, two-family residential building, contrary to front yard regulations (§23-45(a)); the amendment seeks to permit construction of a three-story, three-family residential building. R5 zoning district. Community Board #5BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 5/13/14
2.	371-03-BZ 372-03-BZ	Kramer Levin Naftalis & Frankel LLP 663 & 655 Fifth Avenue, Manhattan Extension of Term of a previously approved Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>The Facility</i>) which expires May 11, 2014. C5-3 (MID) zoning district. Community Board #5M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 5/13/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 13, 2014
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	457-56-BZ	Rothkrug Rothkrug & Spector LLP 152-154 India Street, Brooklyn Extension of Term of variance permitting accessory parking of motor vehicles, customer parking, and loading and unloading in conjunction with adjacent factory building. R6B zoning district. Community Board #1BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 6/10/14
4.	24-96-BZ	Rothkrug Rothkrug & Spector LLP 213 Madison Street, Manhattan Extension of Time to obtain a Certificate of Occupancy of a previously granted variance for the continued operation of a UG6 eating and drinking establishment (<i>McDonald's</i>), which expired on May 18, 2009; Waiver of the Rules. R7-2 zoning district. Community Board #3M
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 6/10/14
5.	160-00-BZ	Vassalotti Associates Architects, LLP 244-04 Francis Lewis Boulevard, Queens ZR 11-411 Extension of Term for the continued operation of an automotive service station (<i>Citgo</i>) which expired on November 21, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on November 21, 2001; Waiver of the Rules. C1-3/R3-2 zoning district. Community Board #13Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/10/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MAY 13, 2014
10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	751-78-BZ	Rothkrug Rothkrug & Spector LLP 200-15 Northern Boulevard, Queens Extension of Term of a previously granted under variance (§72-21) for the continued operation of a UG16 Automotive Repair Shop (<i>Genesis Auto Town</i>) which expired on January 23, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on September 12, 2001; Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #11Q Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 6/17/14
7.	278-86-BZ	Eric Palatnik P.C. 1677 Bruckner Boulevard, Bronx Extension of Term of a previously approved Special Permit (§73-243) to permit the operation of an accessory drive-thru facility to an eating and drinking establishment (<i>White Castle</i>), which expired on November 26, 2011, amendment to the plans, and Waiver of the Rules. C1-2/R5 zoning district. Community Board #9BX Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 6/17/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 13, 2014
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
8.	43-14-A	Rosan & Rosan, P.C. 242 West 76th Street, Manhattan Extension of Time to obtain a Class B Certificate of Occupancy to legalize 120 hotel units, as provided recent (2010) legislation under Chapters 225 and 566 of the Laws of New York. R8B zoning district. Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 5/13/14

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	266-07-A	Law Office of Fredrick A. Becker 1602-1610 Avenue S, Brooklyn Extension of time to complete construction and obtain a certificate of occupancy of a previously granted common law vested rights application, which expired on December 9, 2012. R4-1 Zoning District. Community Board #3BK
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/10/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 13, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
1.	263-12-BZ & 264-12-A	Sheldon Lobel, P.C. 232 & 222 City Island Avenue, Bronx Variance (§72-21) to permit senior housing (UG 2), contrary to use regulations (§42-00). Variance (Appendix G, Section BC G107, NYC Administrative Code) to permit construction in a flood hazard area which does not comply with Appendix G, Section G304.1.2 of the Building Code. M1-1 zoning district. Community Board #10BX
		Examiner: Joshua Saal (212) 386-0081
		Status: Deferred Decision – 5/20/14
2.	299-12-BZ	Goldman Harris LLC 40-56 Tenth Avenue, Manhattan Variance (§72-21) to permit the construction of a 12-story commercial building, contrary to floor area (§43-12), height and setback (§43-43), and rear yard (§43-311/312) regulations. M1-5 zoning district. Community Board #2M
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 5/13/14
3.	252-13-BZ	Law Office of Fredrick A. Becker 1221 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141) and less than the required rear yard (§23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 5/13/14
4.	253-13-BZ	Eric Palatnik, P.C. 66-31 Booth Street, Queens Special Permit (§73-621) for the enlargement of an existing two-story, two-family home, contrary to floor area (§23-141B) regulations. R4B zoning district. Community Board #6Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 5/13/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 13, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
5.	297-13-BZ	Sheldon Lobel, P.C. 308 Cooper Street, Brooklyn Variance (§72-21) to permit the development of a three-story, six-unit residential building, contrary to use regulations (§42-10). M1-1 zoning district. Community Board #4BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Deferred Decision – 7/15/14

<i>BZ – CONTINUED HEARINGS</i>		
6.	347-12-BZ	Law Office of Vincent L. Petraro 42-31 Union Street, Queens Variance (§72-21) to permit a transient hotel and community facility use (<i>North Queens Medical Center</i>), contrary to use regulations (§22-10), and Special Permit (§73-66) to allow projection into flight obstruction area of La Guardia airport. R7-1 (C1-2) zoning district. Community Board #7Q
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 6/17/14
7.	210-13-BZ	Sheldon Lobel, P.C. 43-12 50th Street, Queens Variance (§72-21) to legalize the operation of a physical culture establishment (<i>The Physique</i>). C1-4/R7A zoning district. Community Board #2Q
		Examiner: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 6/17/14
8.	216-13-BZ 217-13-A	Rampulla Associates Architects 750 Barclay Avenue, Staten Island Variance (§72-21) to demolish an existing restaurant damaged by Hurricane Sandy and construct a new eating and drinking establishment with accessory parking for 25 cars, contrary to use (§23-00) regulations, and located in the bed of the mapped street, (<i>Boardwalk Avenue</i>), contrary to General City law Section 35. R3X (SRD) zoning district. Community Board #3SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 6/10/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 13, 2014

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	233-13-BZ	Law office of Fredrick A. Becker 2413 Avenue R, Brooklyn Special Permit (§73-622) for an enlargement of an existing single family residence, contrary to floor area, lot coverage and open space (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/10/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 13, 2014
10:00 A.M.

BZ – NEW CASES		
10.	155-13-BZ	Law Office of Fredrick A. Becker 1782-1784 East 28th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing synagogue (<i>Congregation Kozover Sichron Chaim Shloime</i>) and rabbi's residence (UG 4) and the legalization of a Mikvah, contrary to floor area (§24-11), lot coverage (§24-11), wall height and setbacks (§24-521), front yard (§24-34), side yard (§24-35), rear yard (§24-36), and parking (§25-18, 25-31) requirements. R3-2 zoning district. Community Board #15BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 6/24/14
11.	225-13-BZ	Eric Palatnik, P.C. 810 Kent Avenue, Brooklyn Variance (§72-21) to permit the development of a three-family, four-story residential building, contrary to use regulations (§42-00). M1-2 zoning district. Community Board #3BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 8/19/14
12.	284-13-BZ	Warshaw Burstein, LLP 168-42 Jamaica Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) on the cellar and the first floor of the building. R6-A/C2-4 (Downtown Jamaica) zoning district. Community Board #12Q
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 6/10/14
13.	316-13-BZ	Slater & Beckerman, PC 210 Joralemon Street, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Yoga Works</i>) in the cellar and first floor of the building. C5-2A (Special Downtown Brooklyn) zoning district. Community Board #3BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 6/10/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 13, 2014

10:00 A.M.

BZ – NEW CASES		
14.	16-14-BZ	Law Office of Lyra J. Altman 1648 Madison Place, Brooklyn Special Permit (§73-621) for the enlargement of an existing one family residence, contrary to floor area, lot coverage and open space (§23-141). R3-2 zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/10/14
15.	20-14-BZ	Sandy Anagnostou, Assoc, AIA 312 East 23rd Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture (<i>Massage Envy</i>) establishment on the first floor of an existing mixed use building. C1-9A zoning district. Community Board #10M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 6/10/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 20, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	142-92-BZ	Kramer Levin Naftalis & Frankel 473-541 6th Street Brooklyn Amendment of a previously approved special permit (§73-48) for a community facility (<i>New York Methodist Hospital</i>). The application seeks to amend the approved plans to accommodate required accessory parking in a new ambulatory care facility (BSA Cal #142-92-BZ).
		Examiner: Josh Saal (212) 386-0081
		Status: Deferred Decision – 6/17/14

<i>SOC – CONTINUED HEARINGS</i>		
2.	427-70-BZ	Carl A. Sulfaro, Esq. 38-01 & 38-05 Beach Channel Drive, Queens Amendment of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B). Amendment seeks to legalize a one-story accessory convenience store. C2-2/R4 zoning district. Community Board #14Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 7/15/14
3.	11-93-BZ	Sheldon Lobel, P.C. 46-45 Kissena Boulevard, aka 140-01 Laburnum Avenue, Queens Extension of Time to obtain a Certificate of Occupancy for a previously approved variance (§72-21), which expired on March 20, 2012; Waiver of the Rules. R3-2/C2-2 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/17/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 20, 2014
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	775-85-BZ	Sheldon Lobel, P.C. 133-33 Brookville Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the construction of a three-story office building, contrary to permitted height and use regulations, which expired on February 24, 2012; Amendment to modify the parking layout, eliminate buffering and eliminate the term; Waiver of the Rules. C1-3/R2 and R2 zoning district. Community Board #13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 6/17/14
5.	245-03-BZ	Jeffrey A. Chester, Esq 160-11 Willets Point Boulevard, Queens Extension of Term of a previously granted special permit (§72-243) for an accessory drive-thru to an existing eating and drinking establishment (<i>McDonald's</i>), which expired on December 12, 2013. C1-2/R3-2 zoning district. Community Board #7Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 6/17/14
6.	326-09-BZ	Bryan Cave LLP 37-10 Union Street aka 38-15 138th Street, Queens Extension of Time to Complete Construction of a previously approved special permit (§73-66) for the development of four mixed use buildings (<i>Flushing Commons</i>), which expires on July 27th 2014. C4-4 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/17/14
7.	49-11-BZ	Warshaw Burstein, LLP 135 West 20th Street, Manhattan Amendment of a previously approved Special Permit (§73-36) to allow the extension of physical culture establishment. C6-3A zoning district. Community Board #4M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 6/17/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 20, 2014
10:00 A.M.

APPEALS – DECISIONS		
8.	164-13-A	Slater & Beckerman 307 West 79th Street, Manhattan Appeal seeking to reverse Department of Buildings' determination not to issue a Letter of No Objection that would have stated that the use of the premises as Class A single room occupancy for periods of no less than one week is permitted by the existing Certificate of Occupancy. R10A zoning district. Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 6/10/14

APPEALS – CONTINUED HEARINGS		
9.	296-13-A	Jack Lester, Esq. 280 Bond Street, Brooklyn An appeal to Department of Buildings' determination to permit an eating and drinking establishment. Appellant argues that the non-conforming use has been discontinued and the use is contrary to open space regulations (§52-332). R6B zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 6/17/14
10.	33-14-A	Rothkrug Rothkrug & Spector LLP 902 Quentin Road, Brooklyn Appeal challenging the Department of Building's determination regarded permitted community facility FAR, per §113-11 (Special Bulk Regulations for Community Facilities) C4-2 zoning district, C8-2 (OP). C4-2 (OP) zoning district. Community Board #15BK
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 6/24/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 20, 2014
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
11.	51-13-A	Carl A. Sulfaro, Esq. 10 Woodward Avenue, Queens Proposed construction of a one-story warehouse located partially within the bed of mapped street (<i>Metropolitan Avenue</i>), contrary to General City Law Section 35. M3-1 zoning district. Community Board #5Q
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 6/17/14
12.	59-13-A	Carl A. Sulfaro, Esq. 11-30 143rd Place, Queens Proposed construction of a new one family residence located in the bed of a mapped street, contrary to General City Law Section 35. R1-2 zoning district. Community Board #7Q
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 6/17/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 20, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
13.	263-12-BZ & 264-12-A	Sheldon Lobel, P.C. 232 & 222 City Island Avenue, Bronx Variance (§72-21) to permit senior housing (UG 2), contrary to use regulations (§42-00). Variance (Appendix G, Section BC G107, NYC Administrative Code) to permit construction in a flood hazard area which does not comply with Appendix G, Section G304.1.2 of the Building Code. M1-1 zoning district. Community Board #10BX
		Examiner: Josh Saal (212) 386-0081
		Status: Closed, Decision – 6/17/14
14.	228-13-BZ	Herrick, Feinstein LLP 157 Columbus Avenue, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Cross Fit</i>) located in the cellar level of an existing 31-story building. C4-7 zoning district. Community Board #7M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 5/20/14
15.	275-13-BZ	Warshaw Burstein, LLP 404-406 Broadway, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Bikram Yoga Sobo</i>). M1-5 zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 5/20/14
16.	289-13-BZ	Kramer Levin Naftalis & Frankel LLP 473-541 6th Street Brooklyn Variance (§72-21) to allow the development of a new, 304,000 s.f. ambulatory care facility on the campus of New York Methodist Hospital, contrary to floor area (§§24-11, 24-17 and 77-02), lot coverage (§24-11), rear yard (§24-382), height and setback (§24-522), rear yard setback (§24-552), and sign (§22-321) regulations. R6, C1-3/R6, and R6B zoning district. Community Board #6BK
		Examiner: Josh Saal (212) 386-0081
		Status: Deferred Decision – 6/17/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 20, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
17.	1-14-BZ	Law Office of Fredrick A Becker 525 West 42nd Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Massage Envy</i>). C6-4 zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 5/20/14
18.	2-14-BZ	Law Office of Fredrick A. Becker 555 6th Avenue, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>BFX Studio</i>). C6-2A/R8B zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 5/20/14
19.	4-14-BZ	Rothkrug Rothkrug & Spector, LLP 1065 Avenue of The Americas, aka 111 West 40th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>) within portions of an existing commercial building. C5-3(mid)(T) zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 5/20/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 20, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	78-11-BZ & 33-12-A thru 37-12-A	Sheldon Lobel, P.C. 78-70 Winchester Boulevard, Queens Variance (§72-21) to allow for the construction of two assisted living residential buildings, contrary to use regulations (§32-10). Proposed construction of two mixed use buildings that do not have frontage on a legally mapped street, contrary to General City Law Section 36. C8-1 Zoning District. Community Board #13Q
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 7/22/14
21.	54-12-BZ	Gerald J. Caliendo, R.A., AIA 65-39 102nd Street, Queens Variance (§72-21) to permit for the construction of a community facility and residential building, contrary to lot coverage (§23-141), lot area (§§23-32, 23-33), front yard (§§23-45, 24-34), side yard (§§23-46, 24-35) and side yard setback (§24-55) regulations. R5 zoning district. Community Board #6Q
		Examiner: Josh Saal (212) 386-0081
		Status: Closed, Decision – 6/17/14
22.	124-13-BZ	Rothkrug, Rothkrug & Spector LLP 95 Grattan Street, Brooklyn Variance (§72-21) to allow for a new seven-family residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner: Josh Saal (212) 386-0081
		Status: Closed, Decision – 6/24/14
23.	125-13-BZ	Rothkrug, Rothkrug & Spector LLP 97 Grattan Street, Brooklyn Variance (§72-21) to allow for a new seven-family residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner: Josh Saal (212) 386-0081
		Status: Closed, Decision – 6/24/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 20, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
24.	193-13-BZ	Eric Palatnik, P.C. 4770 White Plains Road, Bronx Special Permit (§73-44) for the reduction in parking from 190 to 95 spaces to facilitate the conversion of an existing building to UG 6 office and retail use. C2-2/R6A & R-5 zoning districts. Community Board #12BX
		Examiner: Josh Saal (212) 386-0081
		Status: Adjourned, Continued Hearing – 8/19/14
25.	213-13-BZ	Rothkrug Rothkrug & Spector LLP 3858-60 Victory Boulevard, Staten Island Special Permit (§73-126) to allow a medical office, contrary to bulk regulations (§22-14). R3A zoning district. Community Board #2SI
		Examiner: Josh Saal (212) 386-0081
		Status: Closed, Decision – 6/17/14
26.	310-13-BZ	Eric Palatnik, P.C. 459 East 149th Street, Bronx Variance (§72-21) to allow a UG3 college (<i>Metropolitan College of New York</i>) within a proposed mixed use building, contrary to use regulations (§44-00). M1-1/C4-4 zoning district. Community Board #1BX
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 6/10/14
27.	319-13-BZ	Herrick, Feinstein LLP 1800 Park Avenue, Manhattan Variance (§72-21) to waive the minimum parking requirements (§25-23) to permit the construction of a new, 682 unit, 32-story mixed used building. 123 parking spaces are proposed. C4-7 zoning district. Community Board #11M
		Examiner: Josh Saal (212) 386-0081
		Status: Closed, Decision – 6/10/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 20, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
28.	325-13-BZ	Eric Palatnik, P.C. 3170 Webster Avenue, Bronx Special Permit (§73-36) to permit the operation of Physical Cultural Establishment (<i>Crunch Fitness</i>) within a portions of a commercial building. C2-4/R7D zoning district. Community Board #7BX
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 6/24/14

<i>BZ – NEW CASES</i>		
29.	266-13-BZ	Law Offices of Marvin B. Mitzner 515 East 5th Street, Manhattan Variance (§72-21) to legalize the enlargement of a six-story, multi-unit residential building, contrary to maximum floor area (§23-145). R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 7/15/14
30.	326-13-BZ	Rothkrug Rothkrug & Spector, LLP 16-16 Whitestone Expressway, Queens Special Permit (§73-44) to reduce the required number of accessory parking space from 192 to 138 spaces for an office building (UG 6). M1-1 (CP) zoning district. Community Board #7Q0.
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 6/17/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 20, 2014
10:00 A.M.

BZ – NEW CASES		
31.	327-13-BZ	Goldman Harris LLC 1504 Coney Island Avenue Brooklyn Special Permit (§73-44) to reduce the required number of accessory parking spaces from 346 to 272 spaces for a mixed use building containing UG4 health care and UG 6 office uses. C8-2, C2-3/R5 zoning district. Community Board #12BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Postponed Hearing – 7/15/14
32.	9-14-BZ	Warshaw Burstein, LLP 4168 Broadway, Manhattan Special Permits (§§73-36, 73-52) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) within the existing building and to permit the fitness center use to extend 25 feet into the R7-2 zoning district. C8-3 and R7-2 zoning district. Community Board #12M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 6/24/14
33.	17-14-BZ	Moshe M. Friedman, PE 600 McDonald Avenue, Brooklyn Variance (§72-21) to add a third and fourth floor to an existing school building, contrary to floor area and lot coverage (§24-11), 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
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 6/24/14
34.	18-14-BZ	Warshaw Burstein, LLP 1245 Fulton Street, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) within an existing building. C4-5 zoning district. Community Board #3BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 6/24/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 10, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	457-56-BZ	Rothkrug Rothkrug & Spector LLP 152-154 India Street, Brooklyn Extension of Term of variance permitting accessory parking of motor vehicles, customer parking, and loading and unloading in conjunction with adjacent factory building. R6B zoning district. Community Board #1BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 6/10/14
2.	192-96-BZ	Sheldon Lobel, PC 1832-1854 86th Street, Brooklyn Amendment of a previously approved variance (§72-21) which permitted a large retail store (UG 10) contrary to use regulations. The application seeks to eliminate the term, which expires on September 23, 2022. C1-2/R5 zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 6/10/14
3.	178-99-BZ	Eric Palatnik, P.C. 8973/95 Bay Parkway, Brooklyn Amendment (§§72-01 & 72-22) of a previously granted variance (§72-21) which permitted an enlargement of an existing non-conforming department store (UG 10A). The amendment seeks to replace an existing 7,502 sf ft. building on the zoning lot with a new 34,626 sq. ft. building to be occupied by a department store (UG 10A) contrary to §42-12. M3-1 zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 6/10/14
4.	322-05-BZ	Eric Palatnik P.C. 69-69 Main Street, Queens Extension of Time to Complete Construction for a previously granted variance (§72-21) for an enlargement of an existing two story home and the change in use to a community use facility (<i>Queens Jewish Community Council</i>), which expired on March 7, 2014. R4B zoning district. Community Board #8Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/10/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 10, 2014

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	174-07-BZ	Carl A. Sulfaro, Esq. 1935 Coney Island Avenue, Brooklyn Extension of Time to complete construction of an approved Special Permit (§73-211) which permitted the reconstruction of an existing auto service station (UG 16B), which expired on June 17, 2012; Amendment to permit changes to the canopy structure, exterior yard and interior accessory convenience store layout. C2-3/R7-A zoning district. Community Board #12BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/10/14
6.	173-09-BZ	Goldman Harris LLC 839-845 Broadway aka 12-14 Park Street, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a four-story mixed use building, which expires on December 14, 2014. C8-2/M1-1 zoning district. Community Board #4BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/10/14
7.	247-09-BZ	Kramer Levin Naftalis & Frankel 123 East 55th Street, Manhattan Extension of Time to complete construction of a previously approved variance (§72-21) for the expansion of a UG4 community use facility (<i>Central Synagogue</i>), which expires on February 23, 2014. C5-2 & C5-2.5 (MiD) zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/10/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 10, 2014

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
8.	24-96-BZ	Rothkrug Rothkrug & Spector LLP 213 Madison Street, Manhattan Extension of Time to obtain a Certificate of Occupancy of a previously granted variance for the continued operation of a UG6 eating and drinking establishment (<i>McDonald's</i>), which expired on May 18, 2009; Waiver of the Rules. R7-2 zoning district. Community Board #3M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 7/15/14
9.	186-96-BZ	Rothkrug Rothkrug & Spector LLP 145-21/25 Liberty Avenue, Queens Extension of Term of a previously granted variance (§72-21) for the continued operation of a one story warehouse and office/retail store building (UG 16 & 6), which expired on May 19, 2003; Waiver of the Rules. R4 zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 7/15/14
10.	160-00-BZ	Vassalotti Associates Architects, LLP 244-04 Francis Lewis Boulevard, Queens ZR 11-411 Extension of Term for the continued operation of an automotive service station (<i>Citgo</i>) which expired on November 21, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on November 21, 2001; Waiver of the Rules. C1-3/R3-2 zoning district. Community Board #13Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 7/15/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 10, 2014
10:00 A.M.

SOC – NEW CASES		
11.	245-32-BZ	<p>Sion Hourizadeh 123-05 101 Avenue, Queens Extension of Term (§11-411) of a previously approved variance which permitted automotive repair (UG 16B) with a commercial office (UG 6) at the second story. C2-2/R5 zoning district. Community Board #9Q</p>
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 7/29/14
12.	47-97-BZ	<p>Sheldon Lobel, P.C. 7802 Flatlands Avenue, Brooklyn Amendment of a previously approved Variance (§72-21) which permitted construction of a one-story and cellar retail drug store and five smaller stores with accessory parking. The amendment is seeking to remove the twenty-year term restriction imposed by the Board. C2-3/R5D & R5B zoning district. Community Board #18BK</p>
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 7/15/14
13.	280-01-BZ	<p>Akerman, LLP 663-673 2nd Avenue, Manhattan Extension of Time to Complete Construction and obtain a Certificate of Occupancy of a previously granted Variance (§72-21) for construction of a mixed use building, which expires on May 7, 2014. C1-9 zoning district. Community Board #6M</p>
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 7/15/14
14.	341-02-BZ	<p>Sheldon Lobel, P.C. 231 East 58th Street, Manhattan Amendment of previously approved Variance (§72-21) which permitted retail stores (UG 6) on the first floor of an existing five story building. The amendment seeks to eliminate the term, which expires in April 8, 2023. R8B zoning district. Community Board #6M</p>
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 7/15/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 10, 2014
10:00 A.M.

APPEALS – DECISIONS		
15.	164-13-A	Slater & Beckerman 307 West 79th Street, Manhattan Appeal seeking to reverse Department of Buildings' determination not to issue a Letter of No Objection that would have stated that the use of the premises as Class A single room occupancy for periods of no less than one week is permitted by the existing Certificate of Occupancy. R10A zoning district. Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 6/10/14

APPEALS – CONTINUED HEARINGS		
16.	266-07-A	Law Office of Fredrick A. Becker 1602-1610 Avenue S, Brooklyn Extension of time to complete construction and obtain a certificate of occupancy of a previously granted common law vested rights application, which expired on December 9, 2012. R4-1 Zoning District. Community Board #3BK
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 7/15/14
17.	80-11-A & 84/85-11-A & 103-11-A	Law Office of Marvin B. Mitzner LLC 335, 333, 331, 329 East 9th Street, Manhattan An amendment to the previously approved waivers to the Multiple Dwelling Law (MDL) to address MDL objections raised by the Department of Buildings. R8B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 7/15/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 10, 2014
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
18.	45-07-A	Eric Palatnik, P.C. 1472 East 19th Street, Brooklyn Application to permit an extension of time to complete construction and obtain a certificate of occupancy under the Common Law vested rights doctrine for a mixed- used residential community facility approved under the previous R6 zoning district. R4-1 zoning district. Community Board #14BK
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 7/15/14

<i>BZ – DECISIONS</i>		
19.	277-12-BZ	Rothkrug Rothkrug & Spector LLP 1776 Eastchester Road, Bronx Special Permit (§73-49) to allow 130 parking spaces on the roof of an accessory parking structure. M1-1 zoning district. Community Board #11BX
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 6/10/14
20.	251-13-BZ	Rothkrug Rothkrug & Spector LLP 1240 Waters Place, Bronx Special Permit (§73-49) to allow 109 parking spaces on the roof of an accessory parking structure. M1-1 zoning. Community Board #11BX
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 6/10/14
21.	178-13-BZ	Gonzalez, Saggio & Harlan, LLP 21-41 Mott Avenue, Queens Special Permit (§73-243) to allow an eating and drinking establishment with an existing accessory drive-through facility. C1-2 zoning district. Community Board #14Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 6/10/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 10, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
22.	233-13-BZ	Law office of Fredrick A. Becker 2413 Avenue R, Brooklyn Special Permit (§73-622) for an enlargement of an existing single family residence, contrary to floor area, lot coverage and open space (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/10/14
23.	316-13-BZ	Slater & Beckerman, PC 210 Joralemon Street, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Yoga Works</i>) in the cellar and first floor of the building. C5-2A (Special Downtown Brooklyn) zoning district. Community Board #3BK
		Examiner: Rory Levy (212) 386-0066
		Status: Granted – 6/10/14
24.	319-13-BZ	Herrick, Feinstein LLP 1800 Park Avenue, Manhattan Variance (§72-21) to waive the minimum parking requirements (§25-23) to permit the construction of a new, 682 unit, 32-story mixed used building. 123 parking spaces are proposed. C4-7 zoning district. Community Board #11M
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 6/10/14
25.	331-13-BZ	Warshaw Burstein, LLP 2005 86th Street aka 2007 86th Street, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) within the existing building at the Premises. C4-2 zoning district. Community Board #11BK
		Examiner: Rory Levy (212) 386-0066
		Status: Granted – 6/10/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 10, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
26.	7-14-BZ	Greenberg Traurig, LLP 1380 Rockaway Parkway, Brooklyn Special Permit (§73-36) to permit the conversion of the existing on-story, plus cellar to a physical culture establishment (<i>Planet Fitness</i>) in connection with an application to rezone the property from an R5D/C1-3(Z) to an R5D/C2-3(ZD). Community Board #18BK
		Examiner: Rory Levy (212) 386-0066
		Status: Granted – 6/10/14
27.	16-14-BZ	Law Office of Lyra J. Altman 1648 Madison Place, Brooklyn Special Permit (§73-621) for the enlargement of an existing one family residence, contrary to floor area, lot coverage and open space (§23-141). R3-2 zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/10/14
28.	20-14-BZ	Sandy Anagnostou, Assoc, AIA 312 East 23rd Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture (<i>Massage Envy</i>) establishment on the first floor of an existing mixed use building. C1-9A zoning district. Community Board #10M
		Examiner: Rory Levy (212) 386-0066
		Status: Granted – 6/10/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 10, 2014
10:00 A.M.

BZ – CONTINUED HEARINGS		
29.	216-13-BZ 217-13-A	Rampulla Associates Architects 750 Barclay Avenue, Staten Island Variance (§72-21) to demolish an existing restaurant damaged by Hurricane Sandy and construct a new eating and drinking establishment with accessory parking for 25 cars, contrary to use (§23-00) regulations, and located in the bed of the mapped street, (<i>Boardwalk Avenue</i>), contrary to General City law Section 35. R3X (SRD) zoning district. Community Board #3SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 6/24/14
30.	250-13-BZ	Warshaw Burstein, LLP 3555 White Plains Road, Bronx Special Permit (§73-36) to allow a physical culture establishment (<i>Fitness Center</i>). R7A/C2-4 zoning district. Community Board #12BX
		Examiner: Rory Levy (212) 386-0066
		Status: Withdrawn – 6/10/14
31.	254-13-BZ	Law Office of Marvin B. Mitzner 2881 Nostrand Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to floor area (§23-141(a)), dwelling units (§23-22), lot coverage (§23-141(a)), front yard (§23-45(a)), side yard (§23-462(a)), and building height (§23-631(b)) regulations. R3-2 zoning district. Community Board #18BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 7/15/14
32.	279-13-BZ	Warshaw Burnstein, LLP 223 West 34th Street (a/k/a 218-222 West 35th Street), Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) on the cellar, first through third floors of a new building to be constructed. C6-4M and M1-6 zoning districts. Community Board #5M
		Examiner: Rory Levy (212) 386-0066
		Status: Closed, Decision – 6/24/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 10, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
33.	284-13-BZ	<p>Warshaw Burstein, LLP 168-42 Jamaica Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) on the cellar and the first floor of the building. R6-A/C2-4 (Downtown Jamaica) zoning district. Community Board #12Q</p>
		Examiner: Rory Levy (212) 386-0066
		Status: Closed, Decision – 6/24/14
34.	286-13-BZ	<p>Eric Palatnik, P.C. 2904 Voorhies Avenue, Brooklyn Variance (§72-21) for the proposed enlargement of an existing one-story residential home, contrary to front yard (§23-45); side yard (§23-161); floor area and lot coverage (§23-141) and off street parking requirements (§25-621(B)). R4 zoning district. Community Board #15BK</p>
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/24/14
35.	310-13-BZ	<p>Eric Palatnik, P.C. 459 East 149th Street, Bronx Variance (§72-21) to allow a UG3 college (<i>Metropolitan College of New York</i>) within a proposed mixed use building, contrary to use regulations (§44-00). M1-1/C4-4 zoning district. Community Board #1BX</p>
		Examiner: Rory Levy (212) 386-0066
		Status: Closed, Decision – 6/24/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 10, 2014
10:00 A.M.

BZ – NEW CASES		
36.	256/259-13-BZ 260/263-13-A	Eric Palatnik PC 25, 27, 31, 33, Sheridan Avenue aka 2080 Clove Road, Staten Island Variance (§72-21) to permit four detached and semi-detached homes, contrary to side yard (§23-461) and open area (§23-891) regulations, and bulk non-compliances resulting from the location of a mapped street (§23-45). The proposed buildings are also located within the bed of a mapped street, contrary to General City Law Section 35. R3-2 zoning district. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 7/15/14
37.	299-13-BZ	Eric Palatnik, P.C. 4299 Hylan Boulevard, Staten Island Special Permit (§73-126) to allow the patril legalization and connection of two adjacent ambulatory diagnostic treatment health care facilities (UG4). R3-A zoning district. Community Board #3SI
		Examiner: Rory Levy (212) 386-0066
		Status: Continued Hearing – 7/15/14
38.	324-13-BZ	Sheldon Lobel, P.C. 78-32 138th Street, Queens Special Permit (§73-621) to allow the enlargement of a single-family residence, contrary to floor area and open space regulations (§23-141). R2 zoning district. Community Board #8Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 7/15/14
39.	15-14-BZ	Davidoff Hutter & Citron LLP 12-03 150th Street, Queens Variance (§72-21) to permit the enlargement of an existing school building (<i>Holy Cross Greek Orthodox Church</i>), contrary to floor area (§24-111), sky exposure plane (§24-54), and accessory parking spaces (§25-31). R2 zoning district. Community Board #7Q
		Examiner: Rory Levy (212) 386-0066
		Status: Closed, Decision – 7/15/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 10, 2014

10:00 A.M.

BZ – NEW CASES		
40.	27-14-BZ	Sheldon Lobel, P.C. 496 Broadway, Manhattan Variance (§72-21) to permit a UG 6 retail use on the first floor and cellar, contrary to use regulations (§42-14D(2)(b)). M1-5B zoning district. Community Board #2M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 7/22/14
41.	39-14-BZ	Francis R. Angelino, Esq. 97 Reade Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Exceed Fitness</i>). C6-3A zoning district. Community Board #1M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 7/22/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 17, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	278-86-BZ	Eric Palatnik P.C. 1677 Bruckner Boulevard, Bronx Extension of Term of a previously approved Special Permit (§73-243) to permit the operation of an accessory drive-thru facility to an eating and drinking establishment (<i>White Castle</i>), which expired on November 26, 2011, amendment to the plans, and Waiver of the Rules. C1-2/R5 zoning district. Community Board #9BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/17/14
2.	142-92-BZ	Kramer Levin Naftalis & Frankel 473-541 6th Street Brooklyn Amendment of a previously approved special permit (§73-48) for a community facility (<i>New York Methodist Hospital</i>). The application seeks to amend the approved plans to accommodate required accessory parking in a new ambulatory care facility (BSA Cal #142-92-BZ) Community Board #6BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 6/17/14
3.	11-93-BZ	Sheldon Lobel, P.C. 46-45 Kissena Boulevard aka 140-01 Laburnum Avenue, Queens Extension of Time to obtain a Certificate of Occupancy for a previously approved variance (§72-21), which expired on March 20, 2012; Waiver of the Rules. R3-2/C2-2 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/17/14
4.	326-09-BZ	Bryan Cave LLP 37-10 Union Street aka 38-15 138th Street, Queens Extension of Time to Complete Construction of a previously approved special permit (§73-66) for the development of four mixed use buildings (<i>Flushing Commons</i>), which expires on July 27th 2014. C4-4 zoning district. Community Board #7Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/17/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 17, 2014

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	49-11-BZ	Warshaw Burstein, LLP 135 West 20th Street, Manhattan Amendment of a previously approved Special Permit (§73-36) to allow the extension of physical culture establishment. C6-3A zoning district. Community Board #4M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 6/17/14

<i>SOC – CONTINUED HEARINGS</i>		
6.	611-52-BZ	Gerald J. Caliendo 35-35 24th Street, Queens Extension of Term (§11-411) of a previously approved variance permitting a one story warehouse building, which expired on May 5, 2013. R5 zoning district. Community Board #1Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 8/19/14
7.	751-78-BZ	Rothkrug Rothkrug & Spector LLP 200-15 Northern Boulevard, Queens Extension of Term of a previously granted under variance (§72-21) for the continued operation of a UG16 Automotive Repair Shop (<i>Genesis Auto Town</i>) which expired on January 23, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on September 12, 2001; Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 7/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 17, 2014
10:00 A.M.

SOC – CONTINUED HEARINGS

8.	775-85-BZ	Sheldon Lobel, P.C. 133-33 Brookville Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the construction of a three-story office building, contrary to permitted height and use regulations, which expired on February 24, 2012; Amendment to modify the parking layout, eliminate buffering and eliminate the term; Waiver of the Rules. C1-3/R2 and R2 zoning district. Community Board #13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 7/22/14
9.	245-03-BZ	Jeffrey A. Chester, Esq 160-11 Willets Point Boulevard, Queens Extension of Term of a previously granted special permit (§72-243) for an accessory drive-thru to an existing eating and drinking establishment (<i>McDonald's</i>), which expired on December 12, 2013. C1-2/R3-2 zoning district. Community Board #7Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 7/22/14

SOC – NEW CASES

10.	997-84-BZ	Sheldon Lobel, P.C. 798-804 Union Street, Brooklyn Amendment (§11-413) to a previous variance for a public parking garage. The amendment would convert the building to mixed use, with retail (UG 6) on first floor and cellar, and residential (UG 2) on the second through sixth floors. R6A & C1-1/R6A zoning district. Community Board #6BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 7/22/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 17, 2014
10:00 A.M.

SOC – NEW CASES		
11.	24-03-BZ	Warshaw Burstein, LLP 178-02 Union turnpike, Queens Extension of Term (§11-411) of a previously approved variance which permitted a gasoline service station and an automobile repair facility (UG 16) which expired on July 15, 2013; Waiver of the Rules. C1-2/R2A zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 7/15/14
12.	271-07-BZ	Eric Palatnik, P.C. 215 West 23rd Street, Manhattan Amendment of a special permit (§73-36) and variance (§72-21) authorizing a physical culture establishment (<i>Crunch</i>) by allowing a change in operator, Extension of Term, Extension of Time to obtain a Certificate of Occupancy, and Waiver of the Rules. C2-7A/R8A zoning district. Community Board #4M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 7/22/14

APPEALS – DECISIONS		
13.	51-13-A	Carl A. Sulfaro, Esq. 10 Woodward Avenue, Queens Proposed construction of a one-story warehouse located partially within the bed of mapped street (<i>Metropolitan Avenue</i>), contrary to General City Law Section 35. M3-1 zoning district. Community Board #5Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 6/17/14
14.	59-13-A	Carl A. Sulfaro, Esq. 11-30 143rd Place, Queens Proposed construction of a new one family residence located in the bed of a mapped street, contrary to General City Law Section 35. R1-2 zoning district. Community Board #7Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 6/17/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 17, 2014
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
15.	166-12-A	NYC Department of Buildings 638 East 11th Street, Manhattan Application to revoke the Certificate of Occupancy. R8B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 8/19/14
16.	107-13-A	Law Office of Marvin B. Mitzner LLC 638 East 11th Street, Manhattan An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R7- 2 zoning district. R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 8/19/14
17.	110-13-A	Abrams Fensterman, LLP 120 President Street, Brooklyn Appeal challenging Department of Buildings’ interpretation of the Building Code regarding required walkway around a below-grade pool. R6B zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 8/12/14
18.	296-13-A	Jack Lester, Esq. 280 Bond Street, Brooklyn An appeal to Department of Buildings’ determination to permit an eating and drinking establishment. Appellant argues that the non-conforming use has been discontinued and the use is contrary to open space regulations (§52-332). R6B zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 8/12/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 17, 2014
10:00 A.M.

APPEAL – NEW CASES		
19.	89-14-A	Kramer Levin Naftalis & Frankel LLP 215 East 64th Street, Manhattan Extension of Time to obtain a Class B Certificate of Occupancy to legalize a hotel (<i>Affinia Gardens Hotel</i>) under MDL Section 120(b) (3), as provided under recent amendments under Chapters 225 and 566 of the Laws of New York. R8B zoning district. Community Board #8M
		Examiner: Toni Matias (212) 386-0085
		Status: Postponed Hearing – 7/29/14
20.	103-14-A	Akerman LLP 55 Eckford Street, Brooklyn Appeal seeking a determination that the owner has obtained a common law vested right to complete construction under the prior R6/M1-1 zoning district regulations. M1-2/R6B zoning district. Community Board #1BK
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 7/15/14

BZ – DECISIONS		
21.	54-12-BZ	Gerald J. Caliendo, R.A., AIA 65-39 102nd Street, Queens Variance (§72-21) to permit for the construction of a community facility and residential building, contrary to lot coverage (§23-141), lot area (§§23-32, 23-33), front yard (§§23-45, 24-34), side yard (§§23-46, 24-35) and side yard setback (§24-55) regulations. R5 zoning district. Community Board #6Q
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 6/17/14
22.	211-12-BZ	Rothkrug, Rothkrug & Spector LLP 164 Coffey Street, Brooklyn Variance (§72-21) to permit the proposed re-establishment of a residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #6BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Deferred Decision – 8/12/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 17, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
23.	263-12-BZ	Sheldon Lobel, P.C. 232 & 222 City Island Avenue, Bronx Variance (§72-21) to permit senior housing (UG 2), contrary to use regulations (§42-00). M1-1 zoning district. Community Board #10BX
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 6/17/14
24.	347-12-BZ	Law Office of Vincent L. Petraro 42-31 Union Street, Queens Variance (§72-21) to permit a transient hotel and community facility use (<i>North Queens Medical Center</i>), contrary to use regulations (§22-10), and Special Permit (§73-66) to allow projection into flight obstruction area of La Guardia airport. R7-1 (C1-2) zoning district. Community Board #7Q
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 6/17/14
25.	103-13-BZ	Rothkrug, Rothkrug & Spector LLP 81 Jefferson Street, Brooklyn Variance (§72-21) to permit the development of a cellar and four-story, eight-family residential building, contrary to §42-10 zoning resolution. M1-1 zoning district. Community Board #4BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 6/17/14
26.	213-13-BZ	Rothkrug Rothkrug & Spector LLP 3858-60 Victory Boulevard, Staten Island Special Permit (§73-126) to allow a medical office, contrary to bulk regulations (§22-14). R3A zoning district. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 6/17/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 17, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
27.	273-13-BZ	Akerman Senterfitt, LLP 321 East 60th Street, Manhattan Variance (§72-21) to permit the development of an eight-story residential building containing 28 dwelling units, contrary to use regulations (§32-10). C8-4 zoning district. Community Board #8M
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 6/17/14
28.	289-13-BZ	Kramer Levin Naftalis & Frankel LLP 473-541 6th Street Brooklyn Variance (§72-21) to allow the development of a new, 304,000 s.f. ambulatory care facility on the campus of New York Methodist Hospital, contrary to floor area (§§24-11, 24-17 and 77-02), lot coverage (§24-11), rear yard (§24-382), height and setback (§24-522), rear yard setback (§24-552), and sign (§22-321) regulations. R6, C1-3/R6, and R6B zoning district. Community Board #6BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 6/17/14
29.	326-13-BZ	Rothkrug Rothkrug & Spector, LLP 16-16 Whitestone Expressway, Queens Special Permit (§73-44) to reduce the required number of accessory parking space from 192 to 138 spaces for an office building (UG 6). M1-1 (CP) zoning district. Community Board #7Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 6/17/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 17, 2014
10:00 A.M.

BZ – CONTINUED HEARINGS		
30.	210-13-BZ	Sheldon Lobel, P.C. 43-12 50th Street, Queens Variance (§72-21) to legalize the operation of a physical culture establishment (<i>The Physique</i>). C1-4/R7A zoning district. Community Board #2Q
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 7/22/14
31.	277-13-BZ	Jeffrey A. Chester, Esq 1769 Fort George Hill, Manhattan Variance (§72-21) to permit a proposed development of a 12-story, 125 unit residential building with two floors of community facility/church space, contrary to floor area (§23-145), lot coverage (§23-145), base and building height (§23-633), and parking (§25-23). R7-2 zoning district. Community Board #12M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 7/15/14
32.	3-14-BZ	Friedman & Gotbaum LLP 12-22 East 89th Street aka 1236 Madison Avenue, Manhattan Variance (§72-21) to permit the enlargement of a school (<i>Saint David's School</i>), contrary to lot coverage (§24-11, 24-12), floor area (§24-11), rear yard (§24-36), rear wall setback (§24-552b), base height (§24-522, 24-633), streetwall (§23-692c, 99-051b), maximum height (§99-054b), and enlargement to a non-complying building (§54-31) regulations. R8B/R10/C1-5MP zoning district. Community Board # 8M
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 8/12/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 17, 2014
10:00 A.M.

BZ – NEW CASES		
33.	300-12-BZ	Davidoff Hutcher & Citron LLP 36 West 93rd Street aka 33 West 92nd Street, Manhattan Variance (§72-21) to permit an enlargement of an existing school building (<i>Columbia Grammar and Preparatory</i>), contrary to lot coverage (§24-11), permitted obstruction (§24-33), rear yard equivalent (§24-332), initial setback distance (§24-522), height (§23-692), and side yard (§24-35(b)) regulations. R7-2 zoning district. Community Board #7M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 8/19/14
34.	350-12-BZ	Sheldon Lobel, P.C. 5 32nd Street, Brooklyn Variance (§72-21) to permit the construction of an 11-story community facility/residential building, contrary to use regulations (§42-00). M3-1 zoning district. Community Board #7BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 8/19/14
35.	208-13-BZ	Issa Khorasanchi 1601 Gravesend Neck Road, Brooklyn Special Permit (§73-36) to legalize the use of a physical culture establishment (<i>Fitness Gallery</i>) located on the second floor of a two story commercial building. C8-1/R4 zoning district. Community Board #3BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 7/29/14
36.	283-13-BZ	Alexander Levkovich 4930 20th Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>NYC Fitness Club</i>) on the first floor of a one story building. M1-1 zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 7/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 17, 2014

10:00 A.M.

<i>BZ – NEW CASES</i>		
37.	57-14-BZ	Law Office of Jay Goldstein 1 New York Plaza, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Retro Fitness</i>) in the sub-cellar and concourse level of a 50-story commercial building. C5-5(LM) zoning district. Community Board #1M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 7/15/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 24, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	391-80-BZ	Sheldon Lobel, P.C. 2525 Kings Highway, Brooklyn Amendment of previously approved variance (§72-21) which permitted enlargement to an existing hospital building (NY <i>Community Hospital of Brooklyn</i>), contrary to bulk regulations. The Amendment seeks to enclose a ramp which increases the degree of lot coverage non-compliance. R7A zoning district. Community Board #14BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 7/22/14
2.	248-03-BZ	Troutman Sanders LLP 1915 Third Avenue, Manhattan Extension of Time to obtain a Certificate of Occupancy for a previously granted Variance (72-21) for the operation of a Physical Culture Establishment (<i>Bally's Total Fitness</i>) which expired on May 10, 2014. C1-5/R8A & R7A zoning district. Community Board #11M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 7/22/14

<i>APPEALS – DECISIONS</i>		
3.	33-14-A	Rothkrug Rothkrug & Spector LLP 902 Quentin Road, Brooklyn Appeal challenging the Department of Building's determination regarded permitted community facility FAR, per §113-11 (Special Bulk Regulations for Community Facilities) C4-2 zoning district, C8-2 (OP). C4-2 (OP) zoning district. Community Board #15BK
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 6/24/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 24, 2014
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
4.	304-13-A	Simons & Wright 517- 519 West 19th Street, Manhattan Appeals challenging Department of Building's determination that subject premises is considered an art gallery and therefore a Certificate of Operation for place of assembly shall be required. C6-2/WCH special district. Community Board #4M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 7/29/14
5.	312-13-A	Simons & Wright 521- 525 West 19th Street, Manhattan Appeals challenging Department of Building's determination that subject premises is considered an art gallery and therefore a Certificate of Operation for place of assembly shall be required. C6-2/WCH special district. Community Board #4M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 7/29/14
6.	313-13-A	Simons & Wright 531 West 19th Street, Manhattan Appeals challenging Department of Building's determination that subject premises is considered an art gallery and therefore a Certificate of Operation for place of assembly shall be required. C6-2/WCH special district. Community Board #4M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 7/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 24, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
7.	124-13-BZ	Rothkrug, Rothkrug & Spector LLP 95 Grattan Street, Brooklyn Variance (§72-21) to allow for a new seven-family residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted - 6/24/14
8.	125-13-BZ	Rothkrug, Rothkrug & Spector LLP 97 Grattan Street, Brooklyn Variance (§72-21) to allow for a new seven-family residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #1BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted - 6/24/14
9.	216-13-BZ 217-13-A	Rampulla Associates Architects 750 Barclay Avenue, Staten Island Variance (§72-21) to demolish an existing restaurant damaged by Hurricane Sandy and construct a new eating and drinking establishment with accessory parking for 25 cars, contrary to use (§23-00) regulations, and located in the bed of the mapped street, (<i>Boardwalk Avenue</i>), contrary to General City law Section 35. R3X (SRD) zoning district. Community Board #3SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted - 6/24/14
10.	279-13-BZ	Warshaw Burnstein, LLP 223 West 34th Street (a/k/a 218-222 West 35th Street), Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) on the cellar, first through third floors of a new building to be constructed. C6-4M and M1-6 zoning districts. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted - 6/24/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 24, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
11.	284-13-BZ	Warshaw Burstein, LLP 168-42 Jamaica Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) on the cellar and the first floor of the building. R6-A/C2-4 (Downtown Jamaica) zoning district. Community Board #12Q
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 6/24/14
12.	286-13-BZ	Eric Palatnik, P.C. 2904 Voorhies Avenue, Brooklyn Variance (§72-21) for the proposed enlargement of an existing one-story residential home, contrary to front yard (§23-45); side yard (§23-161); floor area and lot coverage (§23-141) and off street parking requirements (§25-621(B)). R4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 6/24/14
13.	310-13-BZ	Eric Palatnik, P.C. 459 East 149th Street, Bronx Variance (§72-21) to allow a UG3 college (<i>Metropolitan College of New York</i>) within a proposed mixed use building, contrary to use regulations (§44-00). M1-1/C4-4 zoning district. Community Board #1BX
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 6/24/14
14.	325-13-BZ	Eric Palatnik, P.C. 3170 Webster Avenue, Bronx Special Permit (§73-36) to permit the operation of Physical Cultural Establishment (<i>Crunch Fitness</i>) within a portions of a commercial building. C2-4/R7D zoning district. Community Board #7BX
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 6/24/14

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 24, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
15.	9-14-BZ	Warshaw Burstein, LLP 4168 Broadway, Manhattan Special Permits (§§73-36, 73-52) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) within the existing building and to permit the fitness center use to extend 25 feet into the R7-2 zoning district. C8-3 and R7-2 zoning district. Community Board #12M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 6/24/14
16.	18-14-BZ	Warshaw Burstein, LLP 1245 Fulton Street, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) within an existing building. C4-5 zoning district. Community Board #3BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 6/24/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 24, 2014
10:00 A.M.

BZ – CONTINUED HEARINGS		
17.	214-12-BZ	Phillips Nizer, LLP 2784 Coney Island Avenue, Brooklyn Variance (§72-21) to permit the operation of an auto laundry (UG 16B), contrary to use regulations. C2-2/R5 zoning district. Community Board #13BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 7/29/14
18.	65-13-BZ	Eric Palatnik, Esq. 123 Franklin Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 8/12/14
19.	155-13-BZ	Law Office of Fredrick A. Becker 1782-1784 East 28th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing synagogue (<i>Congregation Kozover Sichron Chaim Shloime</i>) and rabbi's residence (UG 4) and the legalization of a Mikvah, contrary to floor area (§24-11), lot coverage (§24-11), wall height and setbacks (§24-521), front yard (§24-34), side yard (§24-35), rear yard (§24-36), and parking (§25-18, 25-31) requirements. R3-2 zoning district. Community Board #15BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 7/29/14
20.	294-13-BZ	Law Offices of Marvin B. Mitzner, Esq. 220 Lafayette Street, Manhattan Variance (§72-21) to allow for the enlargement and conversion of a commercial building for residential use (UG 2) with ground floor commercial UG6), contrary to use regulations (§43-17, 42-141). M1-5B zoning district. Community Board #2M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 7/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 24, 2014
10:00 A.M.

BZ – NEW CASES		
21.	28-12-BZ	Eric Palatnik, P.C. 3-15 37th Avenue, Queens Special Permit (§73-49) to legalize the required accessory off street rooftop parking on the roof of an existing two-story office building, contrary to ZR 44-11, and Special Permit (§73-44) to reduce required accessory off street parking for office use, contrary to ZR 44-20. M1-1 zoning district. Community Board #1Q
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 7/29/14
22.	243-12-BZ	EPDSCO, Inc. 236 Richmond Valley Road, Staten Island Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>Intoxx Fitness</i>). M3-1 zoning district. Community Board #3SI
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 7/29/14
23.	188-13-BZ & 189-13-A	Rothkrug Rothkrug & Spector 20 Dea Court, Staten Island Special Permit (§73-125) to permit an ambulatory diagnostic or treatment health care facility. Proposed building does not front on legally mapped street, contrary to Section 36 of the General City Law. R3-1 zoning district. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081 / Toni Matias (212) 386-0085
		Status: Continued Hearing – 8/12/14
24.	265-13-BZ	Eric Palatnik P.C. 118-27/47 Farmers Boulevard, Queens Variance (§72-21) to permit a proposed community facility and residential building (<i>St. Albans Presbyterian Church</i>), contrary to floor area (§§23-141, 24-161), maximum dwelling unit (§§23-22, 24-20), maximum building height (§23-631), and minimum parking (§25-25e) regulations. R3A zoning district. Community Board #12Q
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 8/19/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 24, 2014
10:00 A.M.

BZ – NEW CASES		
25.	311-13-BZ	Francis R. Angelino, Esq. 325 Avenue Y, Brooklyn Special Permit (§73-36) to allow physical culture establishment (<i>Retro Fitness</i>). M1-1 zoning district. Community Board #15BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 7/29/14
26.	317-13-BZ	Law office of Lyra J. Altman 1146 East 27th 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 and open space (§23-141); side yards (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 7/29/14
27.	17-14-BZ	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
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 7/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 15, 2014

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	24-96-BZ	Rothkrug Rothkrug & Spector LLP 213 Madison Street, Manhattan Extension of Time to obtain a Certificate of Occupancy of a previously granted variance for the continued operation of a UG6 eating and drinking establishment (<i>McDonald's</i>), which expired on May 18, 2009; Waiver of the Rules. R7-2 zoning district. Community Board #3M
		Examiner: Henry Segovia (212) 386-0074
		Status: Deferred Decision – 7/22/14
2.	280-01-BZ	Akerman, LLP 663-673 2nd Avenue, Manhattan Extension of Time to Complete Construction and obtain a Certificate of Occupancy of a previously granted Variance (§72-21) for construction of a mixed use building, which expires on May 7, 2014. C1-9 zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 7/15/14
3.	341-02-BZ	Sheldon Lobel, P.C. 231 East 58th Street, Manhattan Amendment of previously approved Variance (§72-21) which permitted retail stores (UG 6) on the first floor of an existing five story building. The amendment seeks to eliminate the term, which expires in April 8, 2023. R8B zoning district. Community Board #6M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 7/15/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 15, 2014
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	427-70-BZ	Carl A. Sulfaro, Esq. 38-01 & 38-05 Beach Channel Drive, Queens Amendment of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B). Amendment seeks to legalize a one-story accessory convenience store. C2-2/R4 zoning district. Community Board #14Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 7/29/14
5.	186-96-BZ	Rothkrug Rothkrug & Spector LLP 145-21/25 Liberty Avenue, Queens Extension of Term of a previously granted variance (§72-21) for the continued operation of a one story warehouse and office/retail store building (UG 16 & 6), which expired on May 19, 2003; Waiver of the Rules. R4 zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 7/29/14
6.	47-97-BZ	Sheldon Lobel, P.C. 7802 Flatlands Avenue, Brooklyn Amendment of a previously approved Variance (§72-21) which permitted construction of a one-story and cellar retail drug store and five smaller stores with accessory parking. The amendment is seeking to remove the twenty-year term restriction imposed by the Board. C2-3/R5D & R5B zoning district. Community Board #18BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 7/29/14
7.	160-00-BZ	Vassalotti Associates Architects, LLP 244-04 Francis Lewis Boulevard, Queens ZR 11-411 Extension of Term for the continued operation of an automotive service station (<i>Citgo</i>) which expired on November 21, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on November 21, 2001; Waiver of the Rules. C1-3/R3-2 zoning district. Community Board #13Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 8/19/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 15, 2014
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
8.	24-03-BZ	Warshaw Burstein, LLP 178-02 Union turnpike, Queens Extension of Term (§11-411) of a previously approved variance which permitted a gasoline service station and an automobile repair facility (UG 16) which expired on July 15, 2013; Waiver of the Rules. C1-2/R2A zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 7/29/14

<i>SOC – NEW CASES</i>		
9.	765-50-BZ	Kenneth H. Koons 1430-36 Unionport Road, Bronx Extension of Term (§11-411) of an approved variance permitting an existing one-story funeral parlor, which expired on November 20, 2013. C1-2 zoning district. Community Board #9BX
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 8/19/14
10.	88-92-BZ	Kenneth H. Koons 3007 East Tremont Avenue, Bronx Extension of Term (§11-411) of an approved variance for an existing diner, which will expire on June 28, 2014. R4-1 zoning district. Community Board #10BX
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 8/19/14
11.	152-07-BZ	Eric Palatnik, P.C. 8701 4th Avenue, Brooklyn Extension of Term of a previously granted Special Permit (§73-36) for the continued use of a physical culture establishment (<i>Dolphin</i>) on the second floor of a two-story commercial building which expired on January 1, 2013; Extension of Time to obtain a Certificate of Occupancy which expired on February 5, 2009; Waiver of the Rules. C4-2A zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 8/19/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 15, 2014
10:00 A.M.

APPEALS – DECISIONS		
12.	45-07-A	Eric Palatnik, P.C. 1472 East 19th Street, Brooklyn Application to permit an extension of time to complete construction and obtain a certificate of occupancy under the Common Law vested rights doctrine for a mixed-used residential community facility approved under the previous R6 zoning district. R4-1 zoning district. Community Board #14BK
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 7/15/14
13.	266-07-A	Law Office of Fredrick A. Becker 1602-1610 Avenue S, Brooklyn Extension of time to complete construction and obtain a certificate of occupancy of a previously granted common law vested rights application, which expired on December 9, 2012. R4-1 Zoning District. Community Board #3BK
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 7/15/14

APPEALS – CONTINUED HEARINGS		
14.	80-11-A & 84/85-11-A & 103-11-A	Law Office of Marvin B. Mitzner LLC 335, 333, 331, 329 East 9th Street, Manhattan An amendment to the previously approved waivers to the Multiple Dwelling Law (MDL) to address MDL objections raised by the Department of Buildings. R8B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 7/29/14
15.	103-14-A	Akerman LLP 55 Eckford Street, Brooklyn Appeal seeking a determination that the owner has obtained a common law vested right to complete construction under the prior R6/M1-1 zoning district regulations. M1-2/R6B zoning district. Community Board #1BK
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 7/22/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 15, 2014
10:00 A.M.

APPEAL – NEW CASES		
16.	92-14-A	<p>Greenberg Traurig, LLP 790 Seventh Avenue, Manhattan Variance pursuant to Multiple Dwelling Law Section 310(2)(c) to waive court requirements and legally required windows under MDL Sections 26 and 30 for the construction of a residential addition to an existing hotel . C6-7/C6-6(MID) zoning district. Community Board #5M Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 8/19/14</p>

BZ – DECISIONS		
17.	297-13-BZ	<p>Sheldon Lobel, P.C. 308 Cooper Street, Brooklyn Variance (§72-21) to permit the development of a three-story, six-unit residential building, contrary to use regulations (§42-10). M1-1 zoning district. Community Board #4BK Examiner: Joshua Saal (212) 386-0081 Status: Deferred Decision – 9/9/14</p>
18.	15-14-BZ	<p>Davidoff Hutcher & Citron LLP 12-03 150th Street, Queens Variance (§72-21) to permit the enlargement of an existing school building (<i>Holy Cross Greek Orthodox Church</i>), contrary to floor area (§24-111), sky exposure plane (§24-54), and accessory parking spaces (§25-31). R2 zoning district. Community Board #7Q Examiner: Rory Levy (212) 386-0082 Status: Granted – 7/15/14</p>
19.	57-14-BZ	<p>Law Office of Jay Goldstein 1 New York Plaza, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Retro Fitness</i>) in the sub-cellar and concourse level of a 50-story commercial building. C5-5(LM) zoning district. Community Board #1M Examiner: Toni Matias (212) 386-0085 Status: Granted – 7/15/14</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 15, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	311-12-BZ	Eric Palatnik, P.C. 964 Dean Street, Brooklyn Variance (§72-21) to permit the residential conversion of an existing factory building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #8BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 8/19/14
21.	2-13-BZ	Alfonso Duarte 438 Targee Street, Staten Island Variance (§72-21) to legalize the extension of a retail building, contrary to use regulations (§23-00). R3A zoning district. Community Board #1SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Adjourned, Continued Hearing – 7/29/14
22.	254-13-BZ	Law Office of Marvin B. Mitzner 2881 Nostrand Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to floor area (§23-141(a)), dwelling units (§23-22), lot coverage (§23-141(a)), front yard (§23-45(a)), side yard (§23-462(a)), and building height (§23-631(b)) regulations. R3-2 zoning district. Community Board #18BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 8/19/14
23.	256/259-13-BZ 260/263-13-A	Eric Palatnik PC 25, 27, 31, 33, Sheridan Avenue aka 2080 Clove Road, Staten Island Variance (§72-21) to permit four detached and semi-detached homes, contrary to side yard (§23-461) and open area (§23-891) regulations, and bulk non-compliances resulting from the location of a mapped street (§23-45). The proposed buildings are also located within the bed of a mapped street, contrary to General City Law Section 35. R3-2 zoning district. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 7/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 15, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
24.	266-13-BZ	Law Offices of Marvin B. Mitzner 515 East 5th Street, Manhattan Variance (§72-21) to legalize the enlargement of a six-story, multi-unit residential building, contrary to maximum floor area (§23-145). R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 8/19/14
25.	277-13-BZ	Jeffrey A. Chester, Esq 1769 Fort George Hill, Manhattan Variance (§72-21) to permit a proposed development of a 12-story, 125 unit residential building with two floors of community facility/church space, contrary to floor area (§23-145), lot coverage (§23-145), base and building height (§23-633), and parking (§25-23). R7-2 zoning district. Community Board #12M
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 8/19/14
26.	299-13-BZ	Eric Palatnik, P.C. 4299 Hylan Boulevard, Staten Island Special Permit (§73-126) to allow the partial legalization and connection of two adjacent ambulatory diagnostic treatment health care facilities (UG4). R3-A zoning district. Community Board #3SI
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 8/19/14
27.	324-13-BZ	Sheldon Lobel, P.C. 78-32 138th Street, Queens Special Permit (§73-621) to allow the enlargement of a single-family residence, contrary to floor area and open space regulations (§23-141). R2 zoning district. Community Board #8Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 7/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 15, 2014
10:00 A.M.

BZ – NEW CASES		
28.	185-13-BZ	Eric Palatnik P.C. 97 Franklin Avenue, Brooklyn Variance (§72-21) to permit the development of a proposed three story, two-unit residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 8/19/14
29.	264-13-BZ	Francis R. Angelino, Esq. 257 West 17th Street, Manhattan Special Permit (§73-36) to allow a physical culture (<i>Brick CrossFit</i>) on the ground floor and cellar of an existing 10-story building. C6-2A zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 9/9/14
30.	327-13-BZ	Goldman Harris LLC 1504 Coney Island Avenue Brooklyn Special Permit (§73-44) to reduce the required number of accessory parking spaces from 346 to 272 spaces for a mixed use building containing UG4 health care and UG 6 office uses. C8-2, C2-3/R5 zoning district. Community Board #12BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 7/22/14
31.	36-14-BZ	Rothkrug Rothkrug & Spector, LLP 101 Maiden Lane aka 201 Pearl Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Soulcycle</i>) within a mixed use. C5-5(LM) zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 7/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 15, 2014

10:00 A.M.

BZ – NEW CASES		
32.	47-14-BZ	John M. Marmora, Esq. 122-21 Merrick Boulevard, Queens Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (<i>McDonald's</i>) with an accessory drive-through facility. C1-2/R5D zoning district. Community Board #12Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 7/29/14
33.	55-14-BZ	Kramer Levin Naftalis & Frankel LLP 388 Bridge Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>388 Athletic Club</i>) to operate on the fifth and sixth floors of a new 53 Story commercial and residential building. C6-45 zoning district. Community Board #2BK
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 7/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 22, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	391-80-BZ	Sheldon Lobel, P.C. 2525 Kings Highway, Brooklyn Amendment of previously approved variance (§72-21) which permitted enlargement to an existing hospital building (<i>NY Community Hospital of Brooklyn</i>), contrary to bulk regulations. The Amendment seeks to enclose a ramp which increases the degree of lot coverage non-compliance. R7A zoning district. Community Board #14BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 7/22/14
2.	775-85-BZ	Sheldon Lobel, P.C. 133-33 Brookville Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the construction of a three-story office building, contrary to permitted height and use regulations, which expired on February 24, 2012; Amendment to modify the parking layout, eliminate buffering and eliminate the term; Waiver of the Rules. C1-3/R2 and R2 zoning district. Community Board #13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 7/22/14
3.	24-96-BZ	Rothkrug Rothkrug & Spector LLP 213 Madison Street, Manhattan Extension of Time to obtain a Certificate of Occupancy of a previously granted variance for the continued operation of a UG6 eating and drinking establishment (<i>McDonald's</i>), which expired on May 18, 2009; Waiver of the Rules. R7-2 zoning district. Community Board #3M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 7/22/14
4.	245-03-BZ	Jeffrey A. Chester, Esq 160-11 Willets Point Boulevard, Queens Extension of Term of a previously granted special permit (§72-243) for an accessory drive-thru to an existing eating and drinking establishment (<i>McDonald's</i>), which expired on December 12, 2013. C1-2/R3-2 zoning district. Community Board #7Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 7/22/14

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 22, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	248-03-BZ	Troutman Sanders LLP 1915 Third Avenue, Manhattan Extension of Time to obtain a Certificate of Occupancy for a previously granted Variance (72-21) for the operation of a Physical Culture Establishment (<i>Bally's Total Fitness</i>) which expired on May 10, 2014. C1-5/R8A & R7A zoning district. Community Board #11M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 7/22/14
6.	271-07-BZ	Eric Palatnik, P.C. 215 West 23rd Street, Manhattan Amendment of a special permit (§73-36) and variance (§72-21) authorizing a physical culture establishment (<i>Crunch</i>) by allowing a change in operator, Extension of Term, Extension of Time to obtain a Certificate of Occupancy, and Waiver of the Rules. C2-7A/R8A zoning district. Community Board #4M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 7/22/14

<i>SOC – CONTINUED HEARINGS</i>		
7.	997-84-BZ	Sheldon Lobel, P.C. 798-804 Union Street, Brooklyn Amendment (§11-413) to a previous variance for a public parking garage. The amendment would convert the building to mixed use, with retail (UG 6) on first floor and cellar, and residential (UG 2) on the second through sixth floors. R6A & C1-1/R6A zoning district. Community Board #6BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 8/19/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 22, 2014
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	169-93-BZ	Law Office of Fredrick A. Becker 246-248 West 80th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on May 17, 2014. C4-6A/EC-3 zoning district. Community Board #7M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 8/19/14

<i>APPEALS – DECISIONS</i>		
9.	103-14-A	Akerman LLP 55 Eckford Street, Brooklyn Appeal seeking a determination that the owner has obtained a common law vested right to complete construction under the prior R6/M1-1 zoning district regulations. M1-2/R6B zoning district. Community Board #1BK
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 7/22/14

<i>APPEAL – NEW CASES</i>		
10.	49-14-A	Fox Rothschild 5655 Independence Avenue, Bronx Proposed enlargement to an existing community facility, contrary to General City Law Section 35. R1-1 zoning district. Community Board #8BX
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 7/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 22, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
11.	210-13-BZ	Sheldon Lobel, P.C. 43-12 50th Street, Queens Variance (§72-21) to legalize the operation of a physical culture establishment (<i>The Physique</i>). C1-4/R7A zoning district. Community Board #2Q
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 7/22/14
12.	39-14-BZ	Francis R. Angelino, Esq. 97 Reade Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Exceed Fitness</i>). C6-3A zoning district. Community Board #1M
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 7/22/14

<i>BZ – CONTINUED HEARINGS</i>		
13.	78-11-BZ & 33-12-A thru 37-12-A	Sheldon Lobel, P.C. 78-70 Winchester Boulevard, Queens Variance (§72-21) to allow for the construction of two assisted living residential buildings, contrary to use regulations (§32-10). Proposed construction of two mixed use buildings that do not have frontage on a legally mapped street, contrary to General City Law Section 36. C8-1 Zoning District. Community Board #13Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 9/23/14
14.	27-14-BZ	Sheldon Lobel, P.C. 496 Broadway, Manhattan Variance (§72-21) to permit a UG 6 retail use on the first floor and cellar, contrary to use regulations (§42-14D(2)(b)). M1-5B zoning district. Community Board #2M
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 8/19/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 22, 2014
10:00 A.M.

BZ – NEW CASES		
15.	153-11-BZ	Eric Palatnik, P.C. 27-11 30th Avenue, Queens Re-instatement (§§11-411 & 11-412) to permit the continued operation of an automotive repair use (UG 16B); amendment to enlarge the existing one story building; Waiver of the Board's Rules. C1-3 zoning district. Community Board #4Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 9/23/14
16.	286-12-BZ	Eric Palatnik, P.C. 1925 Union Street, Brooklyn Variance (§72-21) to permit a vertical enlargement and conversion of an existing two-story automotive repair facility to a four-story UG 4A House of Worship (<i>People of Destiny Church</i>), contrary to coverage ratio (§24-11), R6 zoning district. Community Board #8BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 9/23/14
17.	298-13-BZ	Eric Palatnik, P.C. 11-11 131st Street, Queens Special Permit (§73-49) to permit 36 rooftop parking spaces, accessory to an existing three story and cellar physical culture establishment (<i>Spa Castle</i>). M1-1 zoning district. Community Board #1Q
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 9/16/14
18.	327-13-BZ	Goldman Harris LLC 1504 Coney Island Avenue Brooklyn Special Permit (§73-44) to reduce the required number of accessory parking spaces from 346 to 272 spaces for a mixed use building containing UG4 health care and UG 6 office uses. C8-2, C2-3/R5 zoning district. Community Board #12BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 9/9/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 22, 2014
10:00 A.M.

BZ – NEW CASES		
19.	133-14-BZ 134-14-BZ 135-14-A	<p>Department of Housing Preservation & Development 175 Father Capodanno Boulevard 53 Doty Avenue, Staten Island</p> <p>Special Permit (§64-92) to waive yard regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. 19 Sunnymeade Village, Staten Island</p> <p>Waiver of Section 36, Article 3 of the General City Law, property is not fronting a mapped street. R3-1 Zoning District. Community Board #2SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 7/29/14</p>
20.	136-14-BZ thru 139-14-BZ	<p>Department of Housing Preservation & Development 74 Kiswick Street 1099 Olympia Boulevard 555 Lincoln Avenue 16 Mapleton Avenue, Staten Island</p> <p>Special Permit (§64-92) to waive yard regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3-1 Zoning District. Community Board #2SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 7/29/14</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 29, 2014

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	186-96-BZ	Rothkrug Rothkrug & Spector LLP 145-21/25 Liberty Avenue, Queens Extension of Term of a previously granted variance (§72-21) for the continued operation of a one story warehouse and office/retail store building (UG 16 & 6), which expired on May 19, 2003; Waiver of the Rules. R4 zoning district. Community Board #12Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 7/29/14
2.	47-97-BZ	Sheldon Lobel, P.C. 7802 Flatlands Avenue, Brooklyn Amendment of a previously approved Variance (§72-21) which permitted construction of a one-story and cellar retail drug store and five smaller stores with accessory parking. The amendment is seeking to remove the twenty-year term restriction imposed by the Board. C2-3/R5D & R5B zoning district. Community Board #18BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 7/29/14
3.	24-03-BZ	Warshaw Burstein, LLP 178-02 Union turnpike, Queens Extension of Term (§11-411) of a previously approved variance which permitted a gasoline service station and an automobile repair facility (UG 16) which expired on July 15, 2013; Waiver of the Rules. C1-2/R2A zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 7/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 29, 2014
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	245-32-BZ	<p>Sion Hourizadeh 123-05 101 Avenue, Queens Extension of Term (§11-411) of a previously approved variance which permitted automotive repair (UG 16B) with a commercial office (UG 6) at the second story. C2-2/R5 zoning district. Community Board #9Q</p>
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 8/19/14
5.	427-70-BZ	<p>Carl A. Sulfaro, Esq. 38-01 & 38-05 Beach Channel Drive, Queens Amendment of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B). Amendment seeks to legalize a one-story accessory convenience store. C2-2/R4 zoning district. Community Board #14Q</p>
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 9/16/14
6.	751-78-BZ	<p>Rothkrug Rothkrug & Spector LLP 200-15 Northern Boulevard, Queens Extension of Term of a previously granted under variance (§72-21) for the continued operation of a UG16 Automotive Repair Shop (<i>Genesis Auto Town</i>) which expired on January 23, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on September 12, 2001; Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #11Q</p>
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 8/19/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 29, 2014
10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	140-92-BZ	Law Office of Fredrick A. Becker 39-21 Crescent Street, Queens Extension of Time to Complete Construction of a previously granted Variance (ZR 72-21) for the enlargement of an existing school (UG3) which expired on January 26, 2014. M1-2/R5D zoning district. Community Board #1Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 9/16/14
8.	72-11-BZ	Walter T. Gorman, P.E. 101-06 Astoria Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy for a previously granted Variance for the continued operation of an Automotive Service Station (Getty) which expired on October 25, 2012; Waiver of the Rules. C1-3 in R6B zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 8/19/14

<i>APPEALS – DECISIONS</i>		
9.	80-11-A & 84/85-11-A & 103-11-A	Law Office of Marvin B. Mitzner LLC 335, 333, 331, 329 East 9th Street, Manhattan An amendment to the previously approved waivers to the Multiple Dwelling Law (MDL) to address MDL objections raised by the Department of Buildings. R8B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 7/29/14
10.	304-13-A 312-13-A 313-13-A	Simons & Wright 517- 519, 521- 525 & 531 West 19th Street, Manhattan Appeals challenging Department of Building's determination that subject premises is considered an art gallery and therefore a Certificate of Operation for place of assembly shall be required. C6-2/WCH special district. Community Board #4M
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 7/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 29, 2014
10:00 A.M.

APPEALS – DECISIONS		
11.	49-14-A	Fox Rothschild 5655 Independence Avenue, Bronx Proposed enlargement to an existing community facility, contrary to General City Law Section 35. R1-1 zoning district. Community Board #8BX
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 7/29/14

APPEAL – NEW CASES		
12.	89-14-A	Kramer Levin Naftalis & Frankel LLP 215 East 64th Street, Manhattan Extension of Time to obtain a Class B Certificate of Occupancy to legalize a hotel (<i>Affinia Gardens Hotel</i>) under MDL Section 120(b) (3), as provided under recent amendments under Chapters 225 and 566 of the Laws of New York. R8B zoning district. Community Board #8M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 10/28/14
13.	145-14-A	Yuk Lam 136-16 Carlton Place, Queens Proposed four-story building not fronting on a mapped street, contrary to Article 3, Section 36 of the General City Law. Community Board #4Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 9/9/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 29, 2014
10:00 A.M.

BZ – DECISIONS		
14.	28-12-BZ	Eric Palatnik, P.C. 3-15 37th Avenue, Queens Special Permit (§73-49) to legalize the required accessory off street rooftop parking on the roof of an existing two-story office building, contrary to ZR 44-11, and Special Permit (§73-44) to reduce required accessory off street parking for office use, contrary to ZR 44-20. M1-1 zoning district. Community Board #1Q
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 7/29/14
15.	243-12-BZ	EPDSCO, Inc. 236 Richmond Valley Road, Staten Island Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>Intoxxx Fitness</i>). M3-1 zoning district. Community Board #3SI
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 7/29/14
16.	256/259-13-BZ 260/263-13-A	Eric Palatnik PC 25, 27, 31, 33, Sheridan Avenue aka 2080 Clove Road, Staten Island Variance (§72-21) to permit four detached and semi-detached homes, contrary to side yard (§23-461) and open area (§23-891) regulations, and bulk non-compliances resulting from the location of a mapped street (§23-45). The proposed buildings are also located within the bed of a mapped street, contrary to General City Law Section 35. R3-2 zoning district. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 7/29/14
17.	311-13-BZ	Francis R. Angelino, Esq. 325 Avenue Y, Brooklyn Special Permit (§73-36) to allow physical culture establishment (<i>Retro Fitness</i>). M1-1 zoning district. Community Board #15BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 7/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 29, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
18.	317-13-BZ	Law office of Lyra J. Altman 1146 East 27th 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 and open space (§23-141); side yards (§23-461) and rear yard (§23-47) regulations. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 7/29/14
19.	324-13-BZ	Sheldon Lobel, P.C. 78-32 138th Street, Queens Special Permit (§73-621) to allow the enlargement of a single-family residence, contrary to floor area and open space regulations (§23-141). R2 zoning district. Community Board #8Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 7/29/14
20.	36-14-BZ	Rothkrug Rothkrug & Spector, LLP 101 Maiden Lane aka 201 Pearl Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Soulcycle</i>) within a mixed use. C5-5(LM) zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 7/29/14
21.	55-14-BZ	Kramer Levin Naftalis & Frankel LLP 388 Bridge Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>388 Athletic Club</i>) to operate on the fifth and sixth floors of a new 53 Story commercial and residential building. C6-45 zoning district. Community Board #2BK
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 7/29/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 29, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
22.	133-14-BZ 134-14-BZ 135-14-A	Department of Housing Preservation & Development 175 Father Capodanno Boulevard 53 Doty Avenue, Staten Island Special Permit (§64-92) to waive yard regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. 19 Sunnymeade Village, Staten Island Waiver of Section 36, Article 3 of the General City Law, property is not fronting a mapped street. R3-1 Zoning District. Community Board #2SI
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 7/29/14
23.	136-14-BZ thru 139-14-BZ	Department of Housing Preservation & Development 74 Kiswick Street 1099 Olympia Boulevard 555 Lincoln Avenue 16 Mapleton Avenue, Staten Island Special Permit (§64-92) to waive yard regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3-1 Zoning District. Community Board #2SI
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 7/29/14

<i>BZ – CONTINUED HEARINGS</i>		
24.	214-12-BZ	Phillips Nizer, LLP 2784 Coney Island Avenue, Brooklyn Variance (§72-21) to permit the operation of an auto laundry (UG 16B), contrary to use regulations. C2-2/R5 zoning district. Community Board #13BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 9/16/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 29, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
25.	2-13-BZ	Alfonso Duarte 438 Targee Street, Staten Island Variance (§72-21) to legalize the extension of a retail building, contrary to use regulations (§23-00). R3A zoning district. Community Board #1SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 9/9/14
26.	155-13-BZ	Law Office of Fredrick A. Becker 1782-1784 East 28th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing synagogue (<i>Congregation Kozover Sichron Chaim Shloime</i>) and rabbi's residence (UG 4) and the legalization of a Mikvah, contrary to floor area (§24-11), lot coverage (§24-11), wall height and setbacks (§24-521), front yard (§24-34), side yard (§24-35), rear yard (§24-36), and parking (§25-18, 25-31) requirements. R3-2 zoning district. Community Board #15BK
		Examiner: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 8/19/14
27.	208-13-BZ	Issa Khorasanchi 1601 Gravesend Neck Road, Brooklyn Special Permit (§73-36) to legalize the use of a physical culture establishment (<i>Fitness Gallery</i>) located on the second floor of a two story commercial building. C8-1/R4 zoning district. Community Board #3BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 9/16/14
28.	283-13-BZ	Alexander Levkovich 4930 20th Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>NYC Fitness Club</i>) on the first floor of a one story building. M1-1 zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 8/19/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 29, 2014
10:00 A.M.

BZ – CONTINUED HEARINGS		
29.	294-13-BZ	Law Offices of Marvin B. Mitzner, Esq. 220 Lafayette Street, Manhattan Variance (§72-21) to allow for the enlargement and conversion of a commercial building for residential use (UG 2) with ground floor commercial UG6), contrary to use regulations (§43-17, 42-141). M1-5B zoning district. Community Board #2M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 8/19/14
30.	17-14-BZ	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
		Examiner: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 9/9/14
31.	47-14-BZ	John M. Marmora, Esq. 122-21 Merrick Boulevard, Queens Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (<i>McDonald's</i>) with an accessory drive-through facility. C1-2/R5D zoning district. Community Board #12Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 9/16/14

BZ – NEW CASES		
32.	271-13-BZ	Eric Palatnik, P.C. 129 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and lot coverage (§23-141); side yard (§23-461) and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 9/9/14

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 29, 2014
10:00 A.M.

BZ – NEW CASES		
33.	315-13-BZ	Law office of Stuart Klein 415-427 Greenwich Street, 12-18 Hubert Street & Laight Street, Manhattan Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Flywheel Sports</i>). C6-2A (TMU) zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 9/16/14
34.	328-13-BZ	Eric Palatnik, P.C. 8 Berry Street, Brooklyn Special Permit (§73-36) to permit the operation of physical cultural establishment (<i>Brooklyn Athletic Club</i>). M1-1 zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 8/19/14
35.	5-14-BZ	Law Office of Lyra J. Altman 1807 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141); side yards (§23-461) and rear yard (§23-47) regulations. R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 8/19/14
36.	40-14-BZ	Rothkrug Rothkrug & Spector, LLP 1413/21 Fulton Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>) within an existing commercial building. C2-4 zoning district. Community Board #3BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 9/16/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 19, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	611-52-BZ	Gerald J. Caliendo 35-35 24th Street, Queens Extension of Term (§11-411) of a previously approved variance permitting a one story warehouse building, which expired on May 5, 2013. R5 zoning district. Community Board #1Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 8/19/14
2.	751-78-BZ	Rothkrug Rothkrug & Spector LLP 200-15 Northern Boulevard, Queens Extension of Term of a previously granted under variance (§72-21) for the continued operation of a UG16 Automotive Repair Shop (<i>Genesis Auto Town</i>) which expired on January 23, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on September 12, 2001; Waiver of the Rules. C2-2/R3-2 zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 8/19/14
3.	169-93-BZ	Law Office of Fredrick A. Becker 246-248 West 80th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on May 17, 2014. C4-6A/EC-3 zoning district. Community Board #7M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 8/19/14
4.	72-11-BZ	Walter T. Gorman, P.E. 101-06 Astoria Boulevard, Queens Extension of Time to obtain a Certificate of Occupancy for a previously granted Variance for the continued operation of an Automotive Service Station (Getty) which expired on October 25, 2012; Waiver of the Rules. C1-3/R6B zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 8/19/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 19, 2014
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	245-32-BZ	<p>Sion Hourizadeh 123-05 101 Avenue, Queens Extension of Term (§11-411) of a previously approved variance which permitted automotive repair (UG 16B) with a commercial office (UG 6) at the second story. C2-2/R5 zoning district. Community Board #9Q</p>
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 10/28/14
6.	765-50-BZ	<p>Kenneth H. Koons 1430-36 Unionport Road, Bronx Extension of Term (§11-411) of an approved variance permitting an existing one-story funeral parlor, which expired on November 20, 2013. C1-2 zoning district. Community Board #9BX</p>
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 9/16/14
7.	997-84-BZ	<p>Sheldon Lobel, P.C. 798-804 Union Street, Brooklyn Amendment (§11-413) to a previous variance for a public parking garage. The amendment would convert the building to mixed use, with retail (UG 6) on first floor and cellar, and residential (UG 2) on the second through sixth floors. R6A & C1-1/R6A zoning district. Community Board #6BK</p>
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 9/23/14
8.	88-92-BZ	<p>Kenneth H. Koons 3007 East Tremont Avenue, Bronx Extension of Term (§11-411) of an approved variance for an existing diner, which will expire on June 28, 2014. R4-1 zoning district. Community Board #10BX</p>
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 9/16/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 19, 2014
10:00 A.M.

SOC – CONTINUED HEARINGS		
9.	160-00-BZ	Vassalotti Associates Architects, LLP 244-04 Francis Lewis Boulevard, Queens ZR 11-411 Extension of Term for the continued operation of an automotive service station (<i>Citgo</i>) which expired on November 21, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on November 21, 2001; Waiver of the Rules. C1-3/R3-2 zoning district. Community Board #13Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 9/16/14
10.	152-07-BZ	Eric Palatnik, P.C. 8701 4th Avenue, Brooklyn Extension of Term of a previously granted Special Permit (§73-36) for the continued use of a physical culture establishment (<i>Dolphin</i>) on the second floor of a two-story commercial building which expired on January 1, 2013; Extension of Time to obtain a Certificate of Occupancy which expired on February 5, 2009; Waiver of the Rules. C4-2A zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/7/14

SOC – NEW CASES		
11.	68-91-BZ	Warshaw Burstein, LLP 223-15 Union Turnpike, Queens Extension of Time to obtain a Certificate of Occupancy for a previously granted variance for the continued operation of an Automotive Service Station (<i>Gulf</i>) which expired on March 12, 2014; Waiver of the Rules. R5D/C1-2 and R2A zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 9/16/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 19, 2014
10:00 A.M.

<i>SOC – NEW CASES</i>		
12.	254-08-BZ	Eric Palatnik, P.C. 1214 East 15th Street, Brooklyn Extension of Time to Complete Construction for a previously granted variance (§72-21) to legalize and enlarge a yeshiva (<i>Yeshiva Ohr Yitzchok</i>), which expired on March 23, 2014. M1-1 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 9/16/14
13.	76-12-BZ	Sheldon Lobel, P.C. 148 Norfolk Street, Brooklyn Amendment to modify the previously granted special permit (§73-622) for the enlargement of an existing single-family detached residence. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 9/16/14

<i>APPEALS – DECISIONS</i>		
14.	296-13-A	Jack Lester, Esq. 280 Bond Street, Brooklyn An appeal to Department of Buildings' determination to permit an eating and drinking establishment. Appellant argues that the non-conforming use has been discontinued and the use is contrary to open space regulations (§52-332). R6B zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 8/19/14
15.	92-14-A	Greenberg Traurig, LLP 790 Seventh Avenue, Manhattan Variance pursuant to Multiple Dwelling Law Section 310(2)(c) to waive court requirements and legally required windows under MDL Sections 26 and 30 for the construction of a residential addition to an existing hotel. C6-7/C6-6(MID) zoning district. Community Board #5M
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 8/19/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 19, 2014
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
16.	166-12-A	NYC Department of Buildings 638 East 11th Street, Manhattan Application to revoke the Certificate of Occupancy. R8B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/21/14
17.	107-13-A	Law Office of Marvin B. Mitzner LLC 638 East 11th Street, Manhattan An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R7- 2 zoning district. R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/21/14
18.	110-13-A	Abrams Fensterman, LLP 120 President Street, Brooklyn Appeal challenging Department of Buildings' interpretation of the Building Code regarding required walkway around a below-grade pool. R6B zoning district. Community Board #6BK
		Examiner: Toni Matias (212) 386-0085
		Status: Withdrawn – 8/19/14

APPEAL – NEW CASES		
19.	300-08-A	Law office of Marvin B. Mitzner LLC 39-35 27th Street, Queens 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. Community Board #1Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 9/23/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 19, 2014
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
20.	23-14-A	Eric Palatnik, P.C. 198-35 51st Avenue, Queens Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R3-2 zoning district. R2-A zoning district. Community Board #11Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 9/23/14

<i>BZ – DECISIONS</i>		
21.	211-12-BZ	Rothkrug, Rothkrug & Spector LLP 164 Coffey Street, Brooklyn Variance (§72-21) to permit the proposed re-establishment of a residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #6BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 8/19/14
22.	311-12-BZ	Eric Palatnik, P.C. 964 Dean Street, Brooklyn Variance (§72-21) to permit the residential conversion of an existing factory building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #8BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 8/19/14
23.	65-13-BZ	Eric Palatnik, Esq. 123 Franklin Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Deferred Decision – 10/21/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 19, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
24.	266-13-BZ	Law Offices of Marvin B. Mitzner 515 East 5th Street, Manhattan Variance (§72-21) to legalize the enlargement of a six-story, multi-unit residential building, contrary to maximum floor area (§23-145). R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 9/16/14
25.	277-13-BZ	Jeffrey A. Chester, Esq 1769 Fort George Hill, Manhattan Variance (§72-21) to permit a proposed development of a 12-story, 125 unit residential building with two floors of community facility/church space, contrary to floor area (§23-145), lot coverage (§23-145), and base and building height (§23-633). R7-2 zoning district. Community Board #12M
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 8/19/14
26.	299-13-BZ	Eric Palatnik, P.C. 4299 Hylan Boulevard, Staten Island Special Permit (§73-126) to allow the partial legalization and connection of two adjacent ambulatory diagnostic treatment health care facilities (UG4). R3-A zoning district. Community Board #3SI
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 8/19/14
27.	3-14-BZ	Friedman & Gotbaum LLP 12-22 East 89th Street aka 1236 Madison Avenue, Manhattan Variance (§72-21) to permit the enlargement of a school (<i>Saint David's School</i>), contrary to lot coverage (§24-11, 24-12), floor area (§24-11), rear yard (§24-36), rear wall setback (§24-552b), base height (§24-522, 24-633), streetwall (§23-692c, 99-051b), maximum height (§99-054b), and enlargement to a non-complying building (§54-31) regulations. R8B/R10/C1-5MP zoning district. Community Board # 8M
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 8/19/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 19, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
28.	27-14-BZ	Sheldon Lobel, P.C. 496 Broadway, Manhattan Variance (§72-21) to permit a UG 6 retail use on the first floor and cellar, contrary to use regulations (§42-14D(2)(b)). M1-5B zoning district. Community Board #2M
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 8/19/14

<i>BZ – CONTINUED HEARINGS</i>		
29.	300-12-BZ	Davidoff Hutcher & Citron LLP 36 West 93rd Street aka 33 West 92nd Street, Manhattan Variance (§72-21) to permit an enlargement of an existing school building (<i>Columbia Grammar and Preparatory</i>), contrary to lot coverage (§24-11), permitted obstruction (§24-33), rear yard equivalent (§24-332), initial setback distance (§24-522), height (§23-692), and side yard (§24-35(b)) regulations. R7-2 zoning district. Community Board #7M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 10/7/14
30.	350-12-BZ	Sheldon Lobel, P.C. 5 32nd Street, Brooklyn Variance (§72-21) to permit the construction of an 11-story community facility/residential building, contrary to use regulations (§42-00). M3-1 zoning district. Community Board #7BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 10/7/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 19, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
31.	155-13-BZ	Law Office of Fredrick A. Becker 1782-1784 East 28th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing synagogue (<i>Congregation Kozover Sichron Chaim Shloime</i>) and rabbi's residence (UG 4) and the legalization of a Mikvah, contrary to floor area (§24-11), lot coverage (§24-11), wall height and setbacks (§24-521), front yard (§24-34), side yard (§24-35), rear yard (§24-36), and parking (§25-18, 25-31) requirements. R3-2 zoning district. Community Board #15BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 10/21/14
32.	185-13-BZ	Eric Palatnik P.C. 97 Franklin Avenue, Brooklyn Variance (§72-21) to permit the development of a proposed three story, two-unit residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 10/7/14
33.	188-13-BZ & 189-13-A	Rothkrug Rothkrug & Spector 20 Dea Court, Staten Island Special Permit (§73-125) to permit an ambulatory diagnostic or treatment health care facility. Proposed building does not front on legally mapped street, contrary to Section 36 of the General City Law. R3-1 zoning district. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081/Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/23/14
34.	193-13-BZ	Eric Palatnik, P.C. 4770 White Plains Road, Bronx Special Permit (§73-44) for the reduction in parking from 190 to 95 spaces to facilitate the conversion of an existing building to UG 6 office and retail use. C2-2/R6A & R-5 zoning districts. Community Board #12BX
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 10/7/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 19, 2014
10:00 A.M.

BZ – CONTINUED HEARINGS		
35.	225-13-BZ	Eric Palatnik, P.C. 810 Kent Avenue, Brooklyn Variance (§72-21) to permit the development of a three-family, four-story residential building, contrary to use regulations (§42-00). M1-2 zoning district. Community Board #3BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 10/21/14
36.	254-13-BZ	Law Office of Marvin B. Mitzner 2881 Nostrand Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to floor area (§23-141(a)), dwelling units (§23-22), lot coverage (§23-141(a)), front yard (§23-45(a)), side yard (§23-462(a)), and building height (§23-631(b)) regulations. R3-2 zoning district. Community Board #18BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 9/23/14
37.	265-13-BZ	Eric Palatnik P.C. 118-27/47 Farmers Boulevard, Queens Variance (§72-21) to permit a proposed community facility and residential building (<i>St. Albans Presbyterian Church</i>), contrary to floor area (§§23-141, 24-161), maximum dwelling unit (§§23-22, 24-20), maximum building height (§23-631), and minimum parking (§25-25e) regulations. R3A zoning district. Community Board #12Q
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 9/23/14
38.	283-13-BZ	Alexander Levkovich 4930 20th Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>NYC Fitness Club</i>) on the first floor of a one story building. M1-1 zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 9/23/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 19, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
39.	294-13-BZ	Law Offices of Marvin B. Mitzner, Esq. 220 Lafayette Street, Manhattan Variance (§72-21) to allow for the enlargement and conversion of a commercial building for residential use (UG 2) with ground floor commercial UG6), contrary to use regulations (§43-17, 42-141). M1-5B zoning district. Community Board #2M
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 9/16/14
40.	328-13-BZ	Eric Palatnik, P.C. 8 Berry Street, Brooklyn Special Permit (§73-36) to permit the operation of physical cultural establishment (<i>Brooklyn Athletic Club</i>). M1-1 zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 10/21/14
41.	5-14-BZ	Law Office of Lyra J. Altman 1807 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141); side yards (§23-461) and rear yard (§23-47) regulations. R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 9/16/14

<i>BZ – NEW CASES</i>		
42.	222-13-BZ	Eric Palatnik, P.C. 2472 Coney Island Avenue, Brooklyn Special Permit (§73-44) to allo the reduction of required parking for the use group 4 ambulatory diagnostic treatment healthcare facility. C8-1/R5 zoning district. Community Board #15BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 11/18/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 19, 2014
10:00 A.M.

BZ – NEW CASES		
43.	48-14-BZ	Eric Palatnik, P.C. 174 Falmouth Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two story single family home, contrary to floor area, lot coverage and open space (§23-141). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 9/23/14
44.	50-14-BZ	Eric Palatnik, P.C. 825 Manhattan Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Crunch Fitness</i>) within an existing cellar and one-story commercial building. C4-3A zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 9/16/14
45.	52-14-BZ	Lewis Garfinkel 1339 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 9/16/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 9, 2014

10:00 A.M.

<i>SOC – NEW CASES</i>		
1.	302-01-BZ	Greenberg Traurig 2519-2525 Creston Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy of a previously granted variance (§72-21) for the continued operation of a parking facility accessory to commercial use which expired on December 11, 2013. R8 zoning district. Community Board #7BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/7/14
2.	318-06-BZ	Eric Palatnik, P.C. 49-05 Astoria Boulevard aka 22-41 49th Street, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B), which expired on May 22, 2013; Extension of Time to Obtain a Certificate of Occupancy which expired on November 22, 2007; Waiver of the Rules. R4 zoning district. Community Board #1Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 10/28/14
3.	193-12-BZ	Rothkrug Rothkrug & Spector, LLP 384 Lafayette Street aka 692 Broadway and 2-20 East 4th Street, Manhattan Amendment to permit the enlargement of a previously approved special permit (§73-36) for a physical culture establishment (<i>SoulCycle</i>). M1-5B zoning district. Community Board #2M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 9/23/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 9, 2014

10:00 A.M.

APPEALS – CONTINUED HEARINGS

4.	145-14-A	Yuk Lam
		136-16 Carlton Place, Queens
		Proposed four-story building not fronting on a mapped street, contrary to Article 3, Section 36 of the General City Law.
		Community Board #4Q
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 9/23/14

APPEAL – NEW CASES

5.	278-13-A	Slater & Beckerman, P.C.
		121 Varick Street, Manhattan
		Appeal of Department of Buildings' determination that the advertising sign was not established as a lawful non- conforming use. M1-6 zoning district/SHSD.
		Community Board #2M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/9/14

BZ – DECISIONS

6.	297-13-BZ	Sheldon Lobel, P.C.
		308 Cooper Street, Brooklyn
		Variance (§72-21) to permit the development of a three-story, six-unit residential building, contrary to use regulations (§42-10). M1-1 zoning district.
		Community Board #4BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Off-Calendar

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, SEPTEMBER 9, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	2-13-BZ	Alfonso Duarte 438 Targee Street, Staten Island Variance (§72-21) to legalize the extension of a retail building, contrary to use regulations (§23-00). R3A zoning district. Community Board #1SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 11/18/14
8.	264-13-BZ	Francis R. Angelino, Esq. 257 West 17th Street, Manhattan Special Permit (§73-36) to allow a physical culture (<i>Brick CrossFit</i>) on the ground floor and cellar of an existing 10-story building. C6-2A zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 10/21/14
9.	271-13-BZ	Eric Palatnik, P.C. 129 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and lot coverage (§23-141); side yard (§23-461) and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/7/14
10.	327-13-BZ	Goldman Harris LLC 1504 Coney Island Avenue Brooklyn Special Permit (§73-44) to reduce the required number of accessory parking spaces from 346 to 272 spaces for a mixed use building containing UG4 health care and UG 6 office uses. C8-2, C2-3/R5 zoning district. Community Board #12BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 10/21/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 9, 2014

10:00 A.M.

BZ – CONTINUED HEARINGS		
11.	17-14-BZ	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
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 10/28/14

BZ – NEW CASES		
12.	343-12-BZ	Akerman LLP 570 East 21st Street, Brooklyn Variance (§72-21) to permit the construction of a Use Group 3 school (<i>Brooklyn School for Medically Frail Children</i>) with dormitory facilities in a split zoning lot, contrary to lot coverage (§24-11), yard requirements (§24-382, §24-393, §24-33) and use regulations (§22-13). R1-2/R7A zoning district. Community Board #14BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 10/28/14
13.	8-14-BZ	Law Office of Lyra J. Altman 1824 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (23-141); side yards requirements (§23-461) and less than the rear yard requirement (23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, SEPTEMBER 9, 2014
10:00 A.M.

BZ – NEW CASES		
14.	21-14-BZ	Eric Palatnik, P.C. 115-02 Jamaica Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Crunch Fitness</i>). C2-4/R6A zoning district. Community Board #9Q
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 9/23/14
15.	64-14-BZ	Law Office of Lyra J. Altman 1320 East 23rd Street, Brooklyn 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) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/28/14
16.	123-14-BZ	Fried Frank Harris Shriver & Jacobson LLP 855 Avenue of the Americas, Manhattan Special Permit (§73-36) to allow the operation of physical culture establishment in portion of the cellar and first floor of the existing building. C6-4X and M1-6 zoning district. Community Board #5M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 9/23/14
17.	144-14-BZ	Sheldon Lobel, P.C. 1751 Park Avenue, Manhattan Special Permit (§73-19) to allow for a Use Group 3 special education preschool on the second floor of an existing building. M1-4 district. Community Board #11M
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 9/23/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 16, 2014

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	765-50-BZ	Kenneth H. Koons 1430-36 Unionport Road, Bronx Extension of Term (§11-411) of an approved variance permitting an existing one-story funeral parlor, which expired on November 20, 2013. C1-2 zoning district. Community Board #9BX
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 9/16/14
2.	427-70-BZ	Carl A. Sulfaro, Esq. 38-01 & 38-05 Beach Channel Drive, Queens Amendment of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B). Amendment seeks to legalize a one-story accessory convenience store. C2-2/R4 zoning district. Community Board #14Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 9/16/14
3.	68-91-BZ	Warshaw Burstein, LLP 223-15 Union Turnpike, Queens Extension of Time to obtain a Certificate of Occupancy for a previously granted variance for the continued operation of an Automotive Service Station (<i>Gulf</i>) which expired on March 12, 2014; Waiver of the Rules. R5D/C1-2 and R2A zoning district. Community Board #11Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 9/16/14
4.	88-92-BZ	Kenneth H. Koons 3007 East Tremont Avenue, Bronx Extension of Term (§11-411) of an approved variance for an existing diner, which will expire on June 28, 2014. R4-1 zoning district. Community Board #10BX
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 9/16/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 16, 2014

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	140-92-BZ	Law Office of Fredrick A. Becker 39-21 Crescent Street, Queens Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the enlargement of an existing school (UG3) which expired on January 26, 2014. M1-2/R5D zoning district. Community Board #1Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 9/16/14
6.	160-00-BZ	Vassalotti Associates Architects, LLP 244-04 Francis Lewis Boulevard, Queens Extension of Term (§11-411) to permit the continued operation of an Automotive Service Station (UG 16B) (<i>Citgo</i>) which expired on November 21, 2010; Extension of Time to obtain a Certificate of Occupancy which expired on November 21, 2001; Waiver of the Rules. C1-3/R3-2 zoning district. Community Board #13Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 9/16/14
7.	254-08-BZ	Eric Palatnik, P.C. 1214 East 15th Street, Brooklyn Extension of Time to Complete Construction for a previously granted variance (§72-21) to legalize and enlarge a yeshiva (<i>Yeshiva Ohr Yitzchok</i>), which expired on March 23, 2014. M1-1 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 9/16/14

<i>SOC – CONTINUED HEARINGS</i>		
8.	76-12-BZ	Sheldon Lobel, P.C. 148 Norfolk Street, Brooklyn Amendment to modify the previously granted special permit (§73-622) for the enlargement of an existing single-family detached residence. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 16, 2014

10:00 A.M.

SOC – NEW CASES		
9.	921-57-BZ	Eric Palatnik, P.C. 6602 New Utrecht Avenue, Brooklyn Extension of Term (§11-411) of a variance which permitted the operation of an Automobile Repair Facility (UG 16B) which expired on May 29, 2013; Waiver of the Rules. C2-2/R5 zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 10/28/14
10.	229-84-BZ	Troutman Sanders LLP 75-28 Queens Boulevard, Queens Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a physical cultural establishment (<i>Bally's Total Fitness</i>) which expires on November 27, 2014. M1-1 zoning district. Community Board #4Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 10/28/14
11.	178-03-BZ	Eric Palatnik, P.C. 114-02 Van Wyck Expressway, Queens Extension of Term of a Special Permit (§73-211) permitting the operation of an automotive service station (UG 16B) which expired on April 28, 2014. C2-2/R3-2 zoning district. Community Board #10Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 10/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 16, 2014

10:00 A.M.

APPEAL – DECISIONS		
12.	245-12-A	<p>Law Offices of Marvin B. Mitzner LLC. 515 East 5th Street, Manhattan Appeal pursuant to Section 310(2) of the Multiple Dwelling Law, requesting that the Board vary several requirements of the MDL R7B Zoning District Community Board #3M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 11/25/14</p>

APPEAL – NEW CASES		
13.	19-12-A	<p>Law Offices of Marvin B Mitzner, LLC. 38-30 28th Street, Queens Application for an extension of time to complete construction of the building and obtain a Certificate of Occupancy on a previously approved grant granted common law vested right of complete construction and permitting in an M1-3 zoning district. M1-2/R5B (LIC) zoning district. Community Board #1Q</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 10/7/14</p>
14.	67-13-A	<p>Board of Standards and Appeals 945 Zerega Avenue, Bronx Reopening by court remand for supplemental review of whether a sign at the subject site was a permitted non-conforming advertising sign in light of the Board's decision in BSA Cal. No. 96-12-A. M1-1 zoning district. Community Board #9BX</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Re-Adopted – 9/16/14</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 16, 2014

10:00 A.M.

<i>BZ – DECISIONS</i>		
15.	214-12-BZ	Phillips Nizer, LLP 2784 Coney Island Avenue, Brooklyn Variance (§72-21) to permit the operation of an auto laundry (UG 16B), contrary to use regulations. C2-2/R5 zoning district. Community Board #13BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Denied – 9/16/14
16.	208-13-BZ	Issa Khorasanchi 1601 Gravesend Neck Road, Brooklyn Special Permit (§73-36) to legalize the use of a physical culture establishment (<i>Fitness Gallery</i>) located on the second floor of a two story commercial building. C8-1/R4 zoning district. Community Board #3BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 9/16/14
17.	266-13-BZ	Law Offices of Marvin B. Mitzner 515 East 5th Street, Manhattan Variance (§72-21) to legalize the enlargement of a six-story, multi-unit residential building, contrary to maximum floor area (§23-145). R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 11/25/14
18.	294-13-BZ	Law Offices of Marvin B. Mitzner, Esq. 220 Lafayette Street, Manhattan Variance (§72-21) to allow for the enlargement and conversion of a commercial building for residential use (UG 2) with ground floor commercial UG6), contrary to use regulations (§43-17, 42-141). M1-5B zoning district. Community Board #2M
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 9/16/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 16, 2014

10:00 A.M.

<i>BZ – DECISIONS</i>		
19.	298-13-BZ	Eric Palatnik, P.C. 11-11 131st Street, Queens Special Permit (§73-49) to permit 36 rooftop parking spaces, accessory to an existing three story and cellar physical culture establishment (<i>Spa Castle</i>). M1-1 zoning district. Community Board #1Q
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 9/16/14
20.	315-13-BZ	Law office of Stuart Klein 415-427 Greenwich Street, 12-18 Hubert Street & Laight Street, Manhattan Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Flywheel Sports</i>). C6-2A (TMU) zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 9/16/14
21.	40-14-BZ	Rothkrug Rothkrug & Spector, LLP 1413/21 Fulton Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>) within an existing commercial building. C2-4 zoning district. Community Board #3BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 9/16/14
22.	47-14-BZ	John M. Marmora, Esq. 122-21 Merrick Boulevard, Queens Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (<i>McDonald's</i>) with an accessory drive-through facility. C1-2/R5D zoning district. Community Board #12Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 9/16/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 16, 2014

10:00 A.M.

<i>BZ – DECISIONS</i>		
23.	50-14-BZ	Eric Palatnik, P.C. 825 Manhattan Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Crunch Fitness</i>) within an existing cellar and one-story commercial building. C4-3A zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 9/16/14
24.	52-14-BZ	Lewis Garfinkel 1339 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yards (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 9/16/14

<i>BZ – CONTINUED HEARINGS</i>		
25.	5-14-BZ	Law Office of Lyra J. Altman 1807 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141); side yards (§23-461) and rear yard (§23-47) regulations. R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 11/18/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 16, 2014

10:00 A.M.

BZ – NEW CASES		
26.	81-12-BZ	Eric Palatnik, P.C. 98-01/05 Metropolitan Avenue, Queens Special Permit (§73-243) to permit the demolition and reconstruction of an eating and drinking establishment (Use Group 6) with an accessory drive-through and on-site parking. C1-3/R3-2/R3A zoning district. Community Board #6Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 12/9/14
27.	176-13-BZ	Sheldon Lobel, P.C. 31 Bond Street, Manhattan Variance (§72-21) to permit Use Group 2 residential in an existing 6-story building with a new penthouse addition, contrary to Section 42-10 of the zoning resolution. M1-5B zoning district. Community Board #2M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 10/28/14
28.	25-14-BZ	Law Office of Lyra J. Altman 1601-1623 Avenue J aka 985-995 East 16th Street & 990-1026 East 17th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing four story Yeshiva. R2 & R5 zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 11/18/14
29.	42-14-BZ	Eric Palatnik, P.C. 783 Lexington Avenue, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Lush Cosmetics</i>) located on the cellar, first and second floor of a five story building. C1-8 zoning district. Community Board #8M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 10/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 16, 2014

10:00 A.M.

BZ – NEW CASES		
30.	91-14-BZ	Law Office of Lyra J. Altman 3420 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/28/14
31.	93-14-BZ	Eric Palatnik, P.C. 455 West 37th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Title Boxing Club</i>). R8A/C2-5 zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 10/28/14
32.	96-14-BZ	Kramer Levin Naftalis & Frankel LLP 290 Dyckman Street, Manhattan Variance (§72-21) to allow the conversion of an existing two-story building that has historically been occupied by manufacturing and industrial/commercial uses to be converted to a self-storage facility. C8-3/R7-2 district. Community Board #12M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 10/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 23, 2014

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	997-84-BZ	Sheldon Lobel, P.C. 798-804 Union Street, Brooklyn Amendment (§11-413) to a previous variance for a public parking garage. The amendment would convert the building to mixed use, with retail (UG 6) on first floor and cellar, and residential (UG 2) on the second through sixth floors. R6A & C1-1/R6A zoning district. Community Board #6BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 9/23/14
2.	193-12-BZ	Rothkrug Rothkrug & Spector, LLP. 384 Lafayette Street aka 692 Broadway and 2-20 East 4th Street, Manhattan Amendment to permit the enlargement of a previously approved special permit (§73-36) for a physical culture establishment (<i>SoulCycle</i>). M1-5B zoning district. Community Board #2M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 9/23/14

<i>SOC – NEW CASES</i>		
3.	698-59-BZ	Eric Palatnik, P.C. 2773 Nostrand Avenue, Brooklyn Amendment of a previously approved variance to permit the conversion of the convenience store to a relocate and re-size curb cuts and to legalize the existing remediation equipment and location of the tanks and permit additional trees on the site. C2-2 zoning district. Community Board #18BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 11/18/14

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 23, 2014

10:00 A.M.

SOC – NEW CASES		
4.	902-79-BZ 1096-79-BZ 1097-79-BZ 148-03-BZ	Goldman Harris LLC 111/113 West 28th Street and 116-118 & 120 & 114 West 29th Street, Manhattan Amendment of a previously approved Variance (§72-21) the conversion of a three-story and four-story and a twelve-story existing manufacturing buildings to residential use above the ground floor and now to proposed the unused development rights for incorporation into a new as-of-right hotel. M1-6 zoning district. Community Board #5M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 11/18/14
5.	162-95-BZ & 163-95-BZ	Warshaw Burstein, LLP 3060 & 3074 Westchester Avenue, Bronx Extension of Term of a previously approved Special Permit (§73-36) on the first and mezzanine floor of the existing building to allow for its continued operation. C2-4 zoning district. Community Board #10BX
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 11/18/14
6.	42-08-BZ	Eric Palatnik, P.C. 182 Girard Street, Brooklyn Extension of Time to Complete Construction of a previously granted Special Permit (73-622) for the enlargement of an existing two family home to be converted into a single family home which expired on January 27, 2013; Waiver of the Rules. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 11/18/14
7.	159-08-BZ	Greenberg Traurig, LLP 68-70 Spring Street, Manhattan Extension of time to complete construction and Waiver of Rules of Procedure, for a project approved on February 10, 2009, to construct a seven-story and penthouse residential building, with twelve (12) dwelling units and ground floor retail use, contrary to ZR42-10 and 42-10(D)(2)(b). M1-5B zoning district. Community Board #2M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 10/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 23, 2014

10:00 A.M.

APPEALS – DECISIONS

8.	145-14-A	Yuk Lam
		136-16 Carlton Place, Queens
		Proposed four-story building not fronting on a mapped street, contrary to Article 3, Section 36 of the General City Law.
		Community Board #4Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 9/23/14

APPEALS – CONTINUED HEARINGS

9.	300-08-A	Law office of Marvin B. Mitzner LLC
		39-35 27th Street, Queens
		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.
		Community Board #1Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 11/18/14
10.	23-14-A	Eric Palatnik, P.C.
		198-35 51st Avenue, Queens
		Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R3-2 zoning district. R2-A zoning district.
		Community Board #11Q
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 10/21/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, SEPTEMBER 23, 2014
10:00 A.M.

APPEAL – NEW CASES		
11.	57-09-A thru 112-09-A 129-09-A thru 152-09-A	Eric Palatnik, P.C. Santa Monica Lane, El Camino Loop, Moreno Court, Staten Island Application to permit an extension of time to complete construction and obtain a certificate of occupancy under the previously granted Common Law vested rights for a residential development approved under the prior zoning district regulations. R3-2(SSRD) zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 10/21/14
12.	95-14-A	Bernard Marson 237 East 72nd Street, Manhattan MDL 171 & 4.35 to allow for a partial one-story vertical enlargement (<i>Penthouse</i>) of the existing 3 story and basement building located on the site. Pursuant to the 310 MDL. R8 zoning district. Community Board #8M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 11/18/14

BZ – DECISIONS		
13.	265-13-BZ	Eric Palatnik P.C. 118-27/47 Farmers Boulevard, Queens Variance (§72-21) to permit a proposed community facility and residential building (<i>St. Albans Presbyterian Church</i>), contrary to floor area (§§23-141, 24-161), maximum dwelling unit (§§23-22, 24-20), maximum building height (§23-631), and minimum parking (§25-25e) regulations. R3A zoning district. Community Board #12Q
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 9/23/14
14.	21-14-BZ	Eric Palatnik, P.C. 115-02 Jamaica Avenue, Queens Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Crunch Fitness</i>). C2-4/R6A zoning district. Community Board #9Q
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 9/23/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 23, 2014

10:00 A.M.

<i>BZ – DECISIONS</i>		
15.	123-14-BZ	Fried Frank Harris Shriver & Jacobson LLP 855 Avenue of the Americas, Manhattan Special Permit (§73-36) to allow the operation of physical culture establishment in portion of the cellar and first floor of the existing building. C6-4X and M1-6 zoning district. Community Board #5M
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 9/23/14
16.	144-14-BZ	Sheldon Lobel, P.C. 1751 Park Avenue, Manhattan Special Permit (§73-19) to allow for a Use Group 3 special education preschool on the second floor of an existing building. M1-4 district. Community Board #11M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 10/7/14

<i>BZ – CONTINUED HEARINGS</i>		
17.	78-11-BZ & 33-12-A thru 37-12-A	Sheldon Lobel, P.C. 78-70 Winchester Boulevard, Queens Variance (§72-21) to allow for the construction of two assisted living residential buildings, contrary to use regulations (§32-10). Proposed construction of two mixed use buildings that do not have frontage on a legally mapped street, contrary to General City Law Section 36. C8-1 Zoning District. Community Board #13Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 11/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 23, 2014

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	153-11-BZ	Eric Palatnik, P.C. 27-11 30th Avenue, Queens Re-instatement (§§11-411 & 11-412) to permit the continued operation of an automotive repair use (UG 16B); amendment to enlarge the existing one story building; Waiver of the Board's Rules. C1-3 zoning district. Community Board #4Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 11/18/14
19.	286-12-BZ	Eric Palatnik, P.C. 1925 Union Street, Brooklyn Variance (§72-21) to permit a vertical enlargement and conversion of an existing two-story automotive repair facility to a four-story UG 4A House of Worship (<i>People of Destiny Church</i>), contrary to coverage ratio (§24-11), R6 zoning district. Community Board #8BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 12/16/14
20.	188-13-BZ & 189-13-A	Rothkrug Rothkrug & Spector 20 Dea Court, Staten Island Special Permit (§73-125) to permit an ambulatory diagnostic or treatment health care facility. Proposed building does not front on legally mapped street, contrary to Section 36 of the General City Law. R3-1 zoning district. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081/Toni Matias (212) 386-0085
		Status: Continued Hearing – 11/25/14
21.	254-13-BZ	Law Office of Marvin B. Mitzner 2881 Nostrand Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to floor area (§23-141(a)), dwelling units (§23-22), lot coverage (§23-141(a)), front yard (§23-45(a)), side yard (§23-462(a)), and building height (§23-631(b)) regulations. R3-2 zoning district. Community Board #18BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 11/18/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 23, 2014

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
22.	283-13-BZ	Alexander Levkovich 4930 20th Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>NYC Fitness Club</i>) on the first floor of a one story building. M1-1 zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 10/21/14
23.	48-14-BZ	Eric Palatnik, P.C. 174 Falmouth Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two story single family home, contrary to floor area, lot coverage and open space (§23-141). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 10/28/14

<i>BZ – NEW CASES</i>		
24.	30-12-BZ	Board of Standards and Appeals 142-41 Roosevelt Avenue, Queens Remand Back to Board of Standards and Appeals; seeks a judgment vacating the resolution issued on January 15, 2013 and filed on January 17, 2013. R6-/C2-2 zoning district. Community Board #7Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/9/14
25.	323-13-BZ	Eric Palatnik, P.C. 127 East 71st Street, Manhattan Special Permit (§73-621) to permit the proposed alteration, which will enlarge the footprint and include a vertical enlargement at the rear portion of the existing four story, plus cellar and basement contrary to lot coverage §23-145. R8B (LH-1A) zoning district. Community Board #8M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 11/18/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 23, 2014

10:00 A.M.

BZ – NEW CASES		
26.	53-14-BZ	Evolution Muay Thai LLC 12 West 27th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Evolution Muay Thai</i>). M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 10/21/14
27.	97-14-BZ	Warshaw Burstein, LLP 22-26 East 14th Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) on portions of the ground and cellar levels of the existing building. C6-1 zoning district. Community Board #2M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 11/18/14
28.	105-14-BZ	Lewis E. Garfinkel 1224 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); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 10/21/14
29.	130-14-BZ	Francis R. Angelino, Esq. 605 Fifth Avenue, Manhattan Special Permit (§73-36) to allow for a physical culture establishment (<i>Chiva-Som Spa</i>) will be on the entire fifth floor of a six-story commercial building, located within a C5-3 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 10/7/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 23, 2014

10:00 A.M.

BZ – NEW CASES		
30.	132-14-BZ	<p>Warshaw Burstein, LLP</p> <p>441 Rockaway Avenue, Brooklyn</p> <p>Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) on the cellar and first floor of the existing building, located within a C4-3 zoning district.</p> <p>Community Board #16BK</p>
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 11/18/14
31.	206-14-BZ thru 212-14-BZ	<p>Department of Housing Preservation & Development.</p> <p>910 Lanark, Block 15500, Lot 602.</p> <p>41 West 12th Road, Block 15316, Lot 64.</p> <p>119 East 7th Road, Block 15454, Lot 21.</p> <p>592 Beach 43rd Street, Block 15961, Lot 102.</p> <p>69-52 Thursby Avenue, Block 16050, Lot 63.</p> <p>3-41 Beach 87th Street, Block 16119, Lot 101.</p> <p>209A Beach 100th Street, Block 16156, Lot 94.</p> <p>Queens</p> <p>Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3-2 zoning district.</p> <p>Community Board #14Q</p>
		Examiner: Josh Saal (212) 386-0081
		Status: Closed, Decision – 10/7/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 7, 2014
10:00 A.M.

SOC – CONTINUED HEARINGS

1.	302-01-BZ	<p>Greenberg Traurig 2519-2525 Creston Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy of a previously granted variance (§72-21) for the continued operation of a parking facility accessory to commercial use which expired on December 11, 2013. R8 zoning district. Community Board #7BX Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 10/21/14</p>
2.	152-07-BZ	<p>Eric Palatnik, P.C. 8701 4th Avenue, Brooklyn Extension of Term of a previously granted Special Permit (§73-36) for the continued use of a physical culture establishment (<i>Dolphin</i>) on the second floor of a two-story commercial building which expired on January 1, 2013; Extension of Time to obtain a Certificate of Occupancy which expired on February 5, 2009; Waiver of the Rules. C4-2A zoning district. Community Board #10BK Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 10/21/14</p>

SOC – NEW CASES

3.	822-59-BZ	<p>Eric Palatnik, P.C. 1774 Victory Boulevard, Staten Island Amendment (§11-412) to convert existing automotive service bays into an accessory convenience store and enlarge the accessory building at an existing gasoline service station. C2-1/R3-2 zoning district. Community Board #1SI Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 11/18/14</p>
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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 7, 2014
10:00 A.M.

SOC – NEW CASES		
4.	964-87-BZ	Eric Palatnik, P.C. 786 Burke Avenue, aka 780-798 Burke Avenue, Bronx Amendment to a previously approved Variance for the operation of an Automotive Service Station (UG 16B), with accessory uses. The Amendment seeks to convert a portion of a service bay to an accessory convenience store; Extension of Time to obtain a Certificate of Occupancy which expired on May 10, 2012; Waiver of the Rules. C1-3/R6 zoning district. Community Board #12BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 11/18/14
5.	203-92-BZ	Jeffrey Chester, Esq. 70-20 Austin Street, Queens Extension of Term of a previously approved Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Lucille Roberts Gym</i>), which expired on March 1, 2014. C2-3(in R5D) zoning district. Community Board #6Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 11/18/14
6.	159-07-BZ	Eric Palatnik, P.C. 2402 86th Street, Brooklyn Extension of Term of a previously approved Special Permit (§73-36) which allowed a physical cultural establishment (<i>Stillwell Sports Center</i>); Amendment to permit minor alterations; Extension of Time to obtain a Certificate of Occupancy which expired on January 1, 2012; Waiver of the Rules. C8-2 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 10/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 7, 2014

10:00 A.M.

APPEALS - DECISIONS		
7.	19-12-A	Law Offices of Marvin B Mitzner, LLC. 38-30 28th Street, Queens Application for an extension of time to complete construction of the building and obtain a Certificate of Occupancy on a previously approved grant granted common law vested right of complete construction and permitting in an M1-3 zoning district. M1-2/R5B (LIC) zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 10/7/14

APPEALS – DECISIONS		
8.	106-14-A	Greenberg Traurig, LLP. 84 William Street, Manhattan Appeals filed pursuant to MDL Section 310(2) (c) for variance of court requirements under MDL Sections 26 (7) & 30 for the construction of residential apartments to an existing building. C5-5 (LM) zoning district. Community Board #10M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 10/28/14
9.	142-14-A	Goldman Harris LLC. 92 Fulton Street, Manhattan Proposed construction of a mixed-use development to be located partially within the bed of a mapped but unbuilt portion of Fulton Street, contrary to General City law Section 35 and the bulk regulations pursuant to §72-01-(g). C6-4 zoning district. Community Board #1M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 10/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 7, 2014

10:00 A.M.

<i>BZ – DECISIONS</i>		
10.	300-12-BZ	Davidoff Hutcher & Citron LLP 36 West 93rd Street aka 33 West 92nd Street, Manhattan Variance (§72-21) to permit an enlargement of an existing school building (<i>Columbia Grammar and Preparatory</i>), contrary to lot coverage (§24-11), permitted obstruction (§24-33), rear yard equivalent (§24-332), initial setback distance (§24-522), height (§23-692), and side yard (§24-35(b)) regulations. R7-2 zoning district. Community Board #7M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 10/7/14
11.	130-14-BZ	Francis R. Angelino, Esq. 605 Fifth Avenue, Manhattan Special Permit (§73-36) to allow for a physical culture establishment (<i>Chiva-Som Spa</i>) will be on the entire fifth floor of a six-story commercial building, located within a C5-3 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 10/7/14
12.	206-14-BZ & 207-14-BZ 209-14-BZ thru 212-14-BZ	Department of Housing Preservation & Development. 910 Lanark, Block 15500, Lot 602. / 41 West 12th Road, Block 15316, Lot 64. / 592 Beach 43rd Street, Block 15961, Lot 102. / 69-52 Thursby Avenue, Block 16050, Lot 63. / 3-41 Beach 87th Street, Block 16119, Lot 101. / 209A Beach 100th Street, Block 16156, Lot 94. Queens Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3-2 zoning district. Community Board #14Q
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 10/7/14
12(a)	208-14-BZ	Department of Housing Preservation & Development. 119 East 7th Road, Block 15454, Lot 21. Queens Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3-2 zoning district. Community Board #14Q
		Examiner: Joshua Saal (212) 386-0081
		Status: Deferred Decision – 12/16/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 7, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	350-12-BZ	Sheldon Lobel, P.C. 5 32nd Street, Brooklyn Variance (§72-21) to permit the construction of an 11-story community facility/residential building, contrary to use regulations (§42-00). M3-1 zoning district. Community Board #7BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Adjourned, Continued Hearing – 12/16/14
14.	185-13-BZ	Eric Palatnik P.C. 97 Franklin Avenue, Brooklyn Variance (§72-21) to permit the development of a proposed three story, two-unit residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 12/9/14
15.	193-13-BZ	Eric Palatnik, P.C. 4770 White Plains Road, Bronx Special Permit (§73-44) for the reduction in parking from 190 to 95 spaces to facilitate the conversion of an existing building to UG 6 office and retail use. C2-2/R6A & R-5 zoning districts. Community Board #12BX
		Examiner: Joshua Saal (212) 386-0081
		Status: Adjourned, Continued Hearing – 11/18/14
16.	271-13-BZ	Eric Palatnik, P.C. 129 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and lot coverage (§23-141); side yard (§23-461) and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 11/18/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 7, 2014

10:00 A.M.

BZ – CONTINUED HEARINGS

17.	144-14-BZ	Sheldon Lobel, P.C. 1751 Park Avenue, Manhattan Special Permit (§73-19) to allow for a Use Group 3 special education preschool on the second floor of an existing building. M1-4 district. Community Board #11M Examiner: Joshua Saal (212) 386-0081 Status: Granted – 10/7/14
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BZ – NEW CASES

18.	174-13-BZ	Jeffrey A. Chester, Esq./GSHLLP 2449 Morris Avenue a/k/a 58-66 East Fordham Road, Bronx Special Permit (§73-36) to allow the reestablishment of an expired physical culture establishment (<i>Lucille Roberts</i>) on the second floor, contrary to (§32-31). C4-4 zoning district. Community Board #7BX Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 11/18/14
19.	38-14-BZ	Eric Palatinik, P.C. 116 Oxford Street, Brooklyn Special Permit (§73-622) for the enlargement of single family home, contrary to floor area, lot coverage and open space (§23-141), side yard (§23-461) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 11/18/14
20.	59-14-BZ	Caroline G. Harris 114-122 Jackson Street, Brooklyn Variance (§72-21) to permit the construction of a four-story plus penthouse community facility (UG 4), contrary to (24-11). R6B zoning district. Community Board #1BK Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 12/9/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 7, 2014

10:00 A.M.

BZ – NEW CASES		
21.	104-14-BZ	<p>Warshaw Burnstein, LLP 282 South 5th Street aka 287 Broadway, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) on a portion of the ground and second floors of a new building, contrary to (§32-31). C4-3 zoning district. Community Board #1BK</p>
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 11/18/14
22.	117-14-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 101 W 91st Street, 121 & 139 West 91st Street and 114-124 West 92nd Street, Manhattan Variance (§72-21) to permit the enlargement of a school (<i>Trinity School</i>), including construction of a 2-story building addition with rooftop turf field, contrary to required rear yard equivalents, lot coverage, height and setback, and minimum distances between buildings. Split zoning lot within R7-2 and C1-9 zoning districts. Community Board # 7M</p>
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 12/9/14
23.	141-14-BZ	<p>Rothkrug Rothkrug & Spector LLP 2465 Broadway, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>SoulCycle</i>) on the first floor of an existing commercial building, contrary to (§32-31). C4-6A zoning district. Community Board #7M</p>
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 11/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 21, 2014

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	302-01-BZ	<p>Greenberg Traurig 2519-2525 Creston Avenue, Bronx Extension of Time to obtain a Certificate of Occupancy of a previously granted variance (§72-21) for the continued operation of a parking facility accessory to commercial use which expired on December 11, 2013. R8 zoning district. Community Board #7BX Examiner: Henry Segovia (212) 386-0074 Status: Granted – 10/21/14</p>
2.	152-07-BZ	<p>Eric Palatnik, P.C. 8701 4th Avenue, Brooklyn Extension of Term of a previously granted Special Permit (§73-36) for the continued use of a physical culture establishment (<i>Dolphin</i>) on the second floor of a two-story commercial building which expired on January 1, 2013; Extension of Time to obtain a Certificate of Occupancy which expired on February 5, 2009; Waiver of the Rules. C4-2A zoning district. Community Board #10BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 10/21/14</p>

<i>SOC – NEW CASES</i>		
3.	724-56-BZ	<p>Eric Palatnik, P.C. 42-42 Francis Lewis Boulevard, Queens Amendment of a previously approved variance which permitted automotive repair (UG 16B). Application is to amend the length of an extension of term that was granted the Board from five years to ten years which expired November 20, 2012. R3-2 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 11/18/14</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 21, 2014
10:00 A.M.

SOC – NEW CASES		
4.	362-03-BZ	Sheldon Lobel, P.C. 428 West 45th Street, Manhattan Extension of Term for the continued operation of an accessory commercial open parking lot and accessory commercial storage shed which expired on May 11, 2014. R8 (<i>Special Clinton District</i>). Community Board #4M
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 11/25/14
5.	327-06-BZ	Eric Palatnik, P.C. 133 East 58th Street, Manhattan Extension of Term of a previously granted Special Permit (73-36) for the continued operation a physical culture establishment (<i>Velocity Performance Sports</i>) which expired September 1, 2014. C5-2 zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 11/25/14

APPEALS – DECISIONS		
6.	57-09-A thru 112-09-A 129-09-A thru 152-09-A	Eric Palatnik, P.C. Santa Monica Lane, El Camino Loop, Moreno Court, Staten Island Application to permit an extension of time to complete construction and obtain a certificate of occupancy under the previously granted Common Law vested rights for a residential development approved under the prior zoning district regulations. R3-2(SSRD) zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 10/21/14
7.	23-14-A	Eric Palatnik, P.C. 198-35 51st Avenue, Queens Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R3-2 zoning district. R2-A zoning district. Community Board #11Q
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 10/21/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 21, 2014
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
8.	166-12-A	NYC Department of Buildings 638 East 11th Street, Manhattan Application to revoke the Certificate of Occupancy. R8B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 11/25/14
9.	107-13-A	Law Office of Marvin B. Mitzner LLC 638 East 11th Street, Manhattan An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R7- 2 zoning district. R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 11/25/14

APPEAL – NEW CASES		
10.	11-14-A thru 14-14-A	Sheldon Lobel, P.C. 47-04, 47-06, 47-08 198th Street, Queens Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R3-2 zoning district. Community Board #11Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 11/25/14
11.	162-14-A	Rampulla Associates Architects 100 Giegerich Avenue, Staten Island Proposed construction of a single family detached home that does not front on a legally mapped street contrary to Article 3, Section 36 of the General City Law. R1-2 zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 11/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 21, 2014
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
12.	163-14-A thru 165-14-A	Ponte Equities 502, 504, 506 Canal Street, Manhattan Appeal seeking waiver of Section G304.1.2 of the NYC Building Code to permit a conversion of a historic structure from commercial to residential in a flood hazard area. C6-2A zoning district. Community Board #1M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 11/25/14
13.	235-14-A	Joseph Jabour 4020 Atlantic Avenue, Brooklyn Section 36, Article 3 of the General City Law - NYC-HPD Build It Back in a private community known as Seagate which is a private unmapped street for a proposed single family home to replace the dwelling destroyed by Hurricane Sandy. R3-1 zoning district. Community Board #13BK
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 10/28/14

<i>BZ – DECISIONS</i>		
14.	65-13-BZ	Eric Palatnik, Esq. 123 Franklin Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Deferred Decision – 11/25/14
15.	283-13-BZ	Alexander Levkovich 4930 20th Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>NYC Fitness Club</i>) on the first floor of a one story building. M1-1 zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 10/21/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 21, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
16.	53-14-BZ	Evolution Muay Thai LLC 12 West 27th Street, Manhattan Special Permit (§73-36) to legalize a physical culture establishment (<i>Evolution Muay Thai</i>). M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 10/21/14
17.	105-14-BZ	Lewis E. Garfinkel 1224 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); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 10/21/14

<i>BZ – CONTINUED HEARINGS</i>		
18.	155-13-BZ	Law Office of Fredrick A. Becker 1782-1784 East 28th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing synagogue (<i>Congregation Kozover Sichron Chaim Shloime</i>) and rabbi's residence (UG 4) and the legalization of a Mikvah, contrary to floor area (§24-11), lot coverage (§24-11), wall height and setbacks (§24-521), front yard (§24-34), side yard (§24-35), rear yard (§24-36), and parking (§25-18, 25-31) requirements. R3-2 zoning district. Community Board #15BK
		Examiner: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 1/13/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 21, 2014

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
19.	225-13-BZ	Eric Palatnik, P.C. 810 Kent Avenue, Brooklyn Variance (§72-21) to permit the development of a three-family, four-story residential building, contrary to use regulations (§42-00). M1-2 zoning district. Community Board #3BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Adjourned, Continued Hearing – 1/6/15
20.	264-13-BZ	Francis R. Angelino, Esq. 257 West 17th Street, Manhattan Special Permit (§73-36) to legalize a physical culture establishment (<i>Brick CrossFit</i>) on the ground floor and cellar of an existing 10-story building. C6-2A zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 11/18/14
21.	327-13-BZ	Goldman Harris LLC 1504 Coney Island Avenue, Brooklyn Special Permit (§73-44) to reduce the required number of accessory parking spaces from 346 to 272 spaces for a mixed use building containing UG4 health care and UG 6 office uses. C8-2, C2-3/R5 zoning district. Community Board #12BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 12/9/14
22.	328-13-BZ	Eric Palatnik, P.C. 8 Berry Street, Brooklyn Special Permit (§73-36) to legalize the operation of physical culture establishment (<i>Brooklyn Athletic Club</i>) on the cellar, first, second, and third floors in a five-story building. M1-1 zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 11/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 21, 2014

10:00 A.M.

BZ – NEW CASES		
23.	28-14-BZ	Eric Palatnik, P.C. 3540 Nostrand Avenue, Brooklyn Special Permit (§73-243) to permit the continued use and (Use Group 6) eating and drinking establishment with an accessory drive-through. C1-2/R4 zoning district. Community Board #15BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 12/9/14
24.	45-14-BZ	Eric Palatnik, P.C. 337 99th Street, Brooklyn Special Permit (§73-622) to enlarge an existing semi-detached two story dwelling and to vary the floor area ratio requirements, and to convert the one family home into a two family home. R4-1 zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 11/25/14
25.	115-14-BZ	Eric Palatnik, P.C. 85 Worth Street aka 83 Worth Street, Manhattan Special Permit (§73-36) to legalize for a physical culture establishment (T.Kang Tae Kwon Do) on the cellar and first floor in an existing building. C6-2A zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 11/25/14
26.	122-14-BZ	Lewis E Garfinkel 1318 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family semi-detached home contrary to floor area and open space ZR 23-141; side yards ZR 23-461 and less than the required rear yard ZR 23-47. R2 zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 11/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 28, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	159-07-BZ	Eric Palatnik, P.C. 2402 86th Street, Brooklyn Extension of Term of a previously approved Special Permit (§73-36) which allowed a physical cultural establishment (<i>Stillwell Sports Center</i>); Amendment to permit minor alterations; Extension of Time to obtain a Certificate of Occupancy which expired on January 1, 2012; Waiver of the Rules. C8-2 zoning district. Community Board #11BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 10/28/14
2.	159-08-BZ	Greenberg Traurig, LLP 68-70 Spring Street, Manhattan Extension of time to complete construction and Waiver of Rules of Procedure, for a project approved on February 10, 2009, to construct a seven-story and penthouse residential building, with twelve (12) dwelling units and ground floor retail use, contrary to ZR42-10 and 42-10(D)(2)(b). M1-5B zoning district. Community Board #2M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 10/28/14

<i>SOC – CONTINUED HEARINGS</i>		
3.	245-32-BZ	Sion Hourizadeh 123-05 101 Avenue, Queens Extension of Term (§11-411) of a previously approved variance which permitted automotive repair (UG 16B) with a commercial office (UG 6) at the second story. C2-2/R5 zoning district. Community Board #9Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Adjourned Hearing – 11/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 28, 2014
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	921-57-BZ	Eric Palatnik, P.C. 6602 New Utrecht Avenue, Brooklyn Extension of Term (§11-411) of a variance which permitted the operation of an Automobile Repair Facility (UG 16B) which expired on May 29, 2013; Waiver of the Rules. C2-2/R5 zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 11/25/14
5.	229-84-BZ	Troutman Sanders LLP 75-28 Queens Boulevard, Queens Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a physical cultural establishment (<i>Bally's Total Fitness</i>) which expires on November 27, 2014. M1-1 zoning district. Community Board #4Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 10/28/14
6.	178-03-BZ	Eric Palatnik, P.C. 114-02 Van Wyck Expressway, Queens Extension of Term of a Special Permit (§73-211) permitting the operation of an automotive service station (UG 16B) which expired on April 28, 2014. C2-2/R3-2 zoning district. Community Board #10Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 11/18/14
7.	318-06-BZ	Eric Palatnik, P.C. 49-05 Astoria Boulevard aka 22-41 49th Street, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B), which expired on May 22, 2013; Extension of Time to Obtain a Certificate of Occupancy which expired on November 22, 2007; Waiver of the Rules. R4 zoning district. Community Board #1Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 12/9/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 28, 2014
10:00 A.M.

SOC – CONTINUED HEARINGS

8.	76-12-BZ	Sheldon Lobel, P.C. 148 Norfolk Street, Brooklyn Amendment to modify the previously granted special permit (§73-622) for the enlargement of an existing single-family detached residence. R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 11/25/14
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SOC – NEW CASES

9.	545-56-BZ	Eric Palatnik, P.C. 2001-2007 Williamsbridge Road aka 1131 Neil Avenue, Bronx Extension of Term (§11-411) to seek the term of a previously granted variance for a gasoline service station and maintenance which expired October 19, 2012; Waiver of the Rules. C2-4/R5D zoning district. Community Board #11BX Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/9/14
10.	164-94-BZ	Jeffrey Chester, Esq. 84 Hugh Grant Circle, Bronx Extension of Term of a previously approved Variance (§72-21) which permitted the operation of physical culture establishment (<i>Lucille Roberts</i>), which expired on March 1, 2014. C1-2/R6 zoning district. Community Board #9BX Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/16/14
11.	195-02-BZ	Jeffrey A. Chester, Esq./GSHLLP 2797 Linden Boulevard, Brooklyn Extension of Term of a previously approved Variance (§72-21) permitting an eating and drinking establishment with an accessory drive through facility with a legalization of a small addition to the establishment, which expired on February 11, 2013; Waiver of the Rules. R4 zoning district. Community Board #5BK Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/9/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 28, 2014
10:00 A.M.

APPEALS – DECISIONS		
12.	89-14-A	Kramer Levin Naftalis & Frankel, LLP 215 East 64th Street, Manhattan Extension of Time to obtain a Class B Certificate of Occupancy to legalize a hotel (<i>Affinia Gardens Hotel</i>) under MDL Section 120(b) (3), as provided under recent amendments under Chapters 225 and 566 of the Laws of New York. R8B zoning district. Community Board #8M
		Examiner: Toni Matias (212) 386-0085
		Status: Off-Calendar
13.	106-14-A	Greenberg Traurig, LLP. 84 William Street, Manhattan Appeals filed pursuant to MDL Section 310(2) (c) for variance of court requirements under MDL Sections 26 (7) & 30 for the construction of residential apartments to an existing building. C5-5 (LM) zoning district. Community Board #10M
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 10/28/14
14.	142-14-A	Goldman Harris LLC. 92 Fulton Street, Manhattan Proposed construction of a mixed-use development to be located partially within the bed of a mapped but unbuilt portion of Fulton Street, contrary to General City law Section 35 and the bulk regulations pursuant to §72-01-(g). C6-4 zoning district. Community Board #1M
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 10/28/14
15.	235-14-A	Joseph Jabour 4020 Atlantic Avenue, Brooklyn Section 36, Article 3 of the General City Law - NYC-HPD Build It Back in a private community known as Seagate which is a private unmapped street for a proposed single family home to replace the dwelling destroyed by Hurricane Sandy. R3-1 zoning district. Community Board #13BK
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 10/28/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 28, 2014

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
16.	61-14-A	Rothkrug Rothkrug & Spector, LLP. 11 Massachusetts Street South, Staten Island Proposed construction of a two-story two family dwelling located within the bed of unmapped street, contrary to Article 3 Section 36 of the General City law. R3X (SRD) zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/9/14
17.	109-14-A	Eric Palatnik, P.C. 44 Marjorie Street, Queens Proposed two story commercial building which does not front on a legally, mapped street contrary to GCL Section 36. M1-1 SRD Zoning District. Community Board #3Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/9/14

<i>BZ – DECISIONS</i>		
18.	48-14-BZ	Eric Palatnik, P.C. 174 Falmouth Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two story single family home, contrary to floor area, lot coverage and open space (§23-141). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 12/9/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 28, 2014

10:00 A.M.

BZ – CONTINUED HEARINGS		
19.	343-12-BZ	Akerman LLP. 570 East 21st Street, Brooklyn Variance (§72-21) to permit the construction of a Use Group 3 school (<i>Brooklyn School for Medically Frail Children</i>) with dormitory facilities in a split zoning lot, contrary to lot coverage (§24-11), yard requirements (§24-382, §24-393, §24-33) and use regulations (§22-13). R1-2/R7A zoning district. Community Board #14BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 12/16/14
20.	176-13-BZ	Sheldon Lobel, P.C. 31 Bond Street, Manhattan Variance (§72-21) to permit Use Group 2 residential in an existing 6-story building with a new penthouse addition, contrary to Section 42-10 of the zoning resolution. M1-5B zoning district. Community Board #2M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 12/9/14
21.	8-14-BZ	Law Office of Lyra J. Altman 1824 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (23-141); side yards requirements (§23-461) and less than the rear yard requirement (23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 12/9/14
22.	17-14-BZ	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
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 1/27/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 28, 2014

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
23.	42-14-BZ	Eric Palatnik, P.C. 783 Lexington Avenue, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Lush Cosmetics</i>) located on the cellar, first and second floor of a five story building. C1-8 zoning district. Community Board #8M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 11/25/14
24.	64-14-BZ	Law Office of Lyra J. Altman 1320 East 23rd Street, Brooklyn 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) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 12/9/14
25.	91-14-BZ	Law Office of Lyra J. Altman 3420 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 12/9/14
26.	93-14-BZ	Eric Palatnik, P.C. 455 West 37th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Title Boxing Club</i>). R8A/C2-5 zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 11/18/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 28, 2014

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
27.	96-14-BZ	Kramer Levin Naftalis & Frankel LLP 290 Dyckman Street, Manhattan Variance (§72-21) to allow the conversion of an existing two-story building that has historically been occupied by manufacturing and industrial/commercial uses to be converted to a self-storage facility. C8-3/R7-2 district. Community Board #12M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 11/18/14

<i>BZ – NEW CASES</i>		
28.	186-13-BZ	Harold Weinberg, P.E. 117 Gelston Avenue, Brooklyn Special Permit (§73-622) for an enlargement to an existing single family home, contrary to side yard regulations (ZR 23-461) of the zoning resolution. R5 (BR) zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 12/9/14
29.	26-14-BZ	Francis R. Angelino, Esq. 45 East 75th Street aka 42-76 East 76th Street, Manhattan Variance (§72-21) to permit the enlargement of an existing community facility (<i>Hewitt School</i>), contrary to maximum building height (24-591); street wall height (§24-592); and rear yard requirements (§24-36). R8B zoning district. Community Board #8M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 12/9/14
30.	31-14-BZ	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
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/6/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 28, 2014
10:00 A.M.

BZ – NEW CASES		
31.	56-14-BZ	Walter Gorman, P.E. 161-51/6 Bailey Boulevard, Queens Re-Instatement (§11-411) of a variance which permitted an auto service station (UG16B), with accessory uses; Waiver of the Rules. C1-3/R3-A zoning district. Community Board #12Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 1/6/15
32.	100-14-BZ	Rothkrug Rothkrug & Spector LLP 1490 Macombs Road, Bronx Special Permit (§73-36) to allow for a physical culture establishment (PCE) (<i>Blink Fitness</i>) within a portions of a new two-story commercial building (currently under construction). C8-3 zoning district. Community Board #1BX
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 11/18/14
33.	114-14-BZ	Eric Palatnik, P.C. 2442 East 14th Street, Brooklyn Special Permit (§73-622) for enlargement of an existing two story single family dwelling contrary to floor area ratio, open space and lot coverage (ZR 23-141); side yard (ZR 23-461) and less than the rear yard requirements (ZR 23-47). R4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 12/9/14
34.	150-14-BZ	Law Office of Fredrick A. Becker 30 Broad Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>BFX Studio</i>) in portions of the second floor and second floor mezzanine with an entrance at the ground level. C5-5 zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 11/18/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 18, 2014

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	724-56-BZ	Eric Palatnik, P.C. 42-42 Francis Lewis Boulevard, Queens Amendment of a previously approved variance which permitted automotive repair (UG 16B). Application is to amend the length of an extension of term that was granted the Board from five years to ten years which expired November 20, 2012. R3-2 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 11/18/14
2.	162-95-BZ & 163-95-BZ	Warshaw Burstein, LLP 3060 & 3074 Westchester Avenue, Bronx Extension of Term of a previously approved Special Permit (§73-36) on the first and mezzanine floor of the existing building to allow for its continued operation. C2-4 zoning district. Community Board #10BX
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 11/18/14
3.	178-03-BZ	Eric Palatnik, P.C. 114-02 Van Wyck Expressway, Queens Extension of Term of a Special Permit (§73-211) permitting the operation of an automotive service station (UG 16B) which expired on April 28, 2014. C2-2/R3-2 zoning district. Community Board #10Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 11/18/14
4.	42-08-BZ	Eric Palatnik, P.C. 182 Girard Street, Brooklyn Extension of Time to Complete Construction of a previously granted Special Permit (73-622) for the enlargement of an existing two family home to be converted into a single family home which expired on January 27, 2013; Waiver of the Rules. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Deferred Decision – 1/13/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 18, 2014
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	698-59-BZ	Eric Palatnik, P.C. 2773 Nostrand Avenue, Brooklyn Amendment of a previously approved variance to permit the conversion of the convenience store to a relocate and re-size curb cuts and to legalize the existing remediation equipment and location of the tanks and permit additional trees on the site. C2-2 zoning district. Community Board #18BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 12/9/14
6.	822-59-BZ	Eric Palatnik, P.C. 1774 Victory Boulevard, Staten Island Amendment (§11-412) to convert existing automotive service bays into an accessory convenience store and enlarge the accessory building at an existing gasoline service station. C2-1/R3-2 zoning district. Community Board #1SI
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 12/9/14
7.	902-79-BZ 1096-79-BZ 1097-79-BZ 148-03-BZ	Goldman Harris LLC 111/113 West 28th Street and 116-118 & 120 & 114 West 29th Street, Manhattan Amendment of a previously approved Variance (§72-21) the conversion of a three-story and four-story and a twelve-story existing manufacturing buildings to residential use above the ground floor and now to proposed the unused development rights for incorporation into a new as-of-right hotel. M1-6 zoning district. Community Board #5M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 12/16/14
8.	964-87-BZ	Eric Palatnik, P.C. 786 Burke Avenue, aka 780-798 Burke Avenue, Bronx Amendment to a previously approved Variance for the operation of an Automotive Service Station (UG 16B), with accessory uses. The Amendment seeks to convert a portion of a service bay to an accessory convenience store; Extension of Time to obtain a Certificate of Occupancy which expired on May 10, 2012; Waiver of the Rules. C1-3/R6 zoning district. Community Board #12BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 12/16/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 18, 2014

10:00 A.M.

SOC – CONTINUED HEARINGS

9.	203-92-BZ	<p>Jeffrey Chester, Esq. 70-20 Austin Street, Queens Extension of Term of a previously approved Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Lucille Roberts Gym</i>), which expired on March 1, 2014. C2-3(in R5D) zoning district. Community Board #6Q Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 12/9/14</p>
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SOC – NEW CASES

10.	833-52-BZ	<p>Vassalotti Associates Architects, LLP 5916-30 Foster Avenue, Brooklyn ZR (§11-411) Extension of Term for the continued operation of a gasoline service station (<i>Sunoco</i>) which expired on January 15, 2012; Amendment to convert the existing service bays to a convenience store; Waiver of the Rules. C1-2/R5 zoning district. Community Board #18BK Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 12/16/14</p>
11.	164-04-BZ	<p>Warshaw Burstein, LLP 2241 Westchester Avenue, Bronx Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>Planet Fitness Center</i>) occupying the entire second floor of a two story building which expired on July 15, 2014. R6/C2-4 zoning district. Community Board #10BX Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 12/16/14</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 18, 2014
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
12.	300-08-A	Law office of Marvin B. Mitzner LLC 39-35 27th Street, Queens 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. Community Board #1Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/16/14
13.	95-14-A	Bernard Marson 237 East 72nd Street, Manhattan MDL 171 & 4.35 to allow for a partial one-story vertical enlargement (<i>Penthouse</i>) of the existing 3 story and basement building located on the site. Pursuant to the 310 MDL. R8 zoning district. Community Board #8M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/27/15

APPEAL – NEW CASES		
14.	265-14-A 266-14-A 267-14-A	NYC Housing Preservation & Development SEAGATE CLUSTER 3740, 3742 and 3812 Atlantic Avenue, Brooklyn Waiver of Section 36, Article 3 of the General City Law, for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties not fronting a mapped street, which are registered in the NYC Build it Back Program property. R3-1 Zoning District. Community Board #13BK
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 11/18/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 18, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
15.	323-13-BZ	Eric Palatnik, P.C. 127 East 71st Street, Manhattan Special Permit (§73-621) to permit the proposed alteration, which will enlarge the footprint and include a vertical enlargement at the rear portion of the existing four story, plus cellar and basement contrary to lot coverage §23-145. R8B (LH-1A) zoning district. Community Board #8M
		Examiner: Henry Segovia (212) 386-0074
		Status: Deferred Decision – 12/9/14
16.	93-14-BZ	Eric Palatnik, P.C. 455 West 37th Street, Manhattan Special Permit (§73-36) to legalize a physical culture establishment (<i>Title Boxing Club</i>). R8A/C2-5 zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 11/18/14
17.	97-14-BZ	Warshaw Burstein, LLP 22-26 East 14th Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) on portions of the ground and cellar levels of the existing building. C6-1 zoning district. Community Board #2M
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 11/18/14
18.	100-14-BZ	Rothkrug Rothkrug & Spector LLP 1490 Macombs Road, Bronx Special Permit (§73-36) to allow for a physical culture establishment (PCE) (<i>Blink Fitness</i>) within a portions of a new two-story commercial building (currently under construction). C8-3 zoning district. Community Board #4BX
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 11/18/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 18, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
19.	104-14-BZ	Warshaw Burnstein, LLP 282 South 5th Street, aka 287 Broadway, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) on a portion of the ground and second floors of a new building, contrary to (§32-31). C4-3 zoning district. Community Board #1BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 11/18/14
20.	150-14-BZ	Law Office of Fredrick A. Becker 30 Broad Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>BFX Studio</i>) in portions of the second floor and second floor mezzanine with an entrance at the ground level. C5-5 zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 11/18/14

<i>BZ – CONTINUED HEARINGS</i>		
21.	153-11-BZ	Eric Palatnik, P.C. 27-11 30th Avenue, Queens Re-instatement (§§11-411 & 11-412) to permit the continued operation of an automotive repair use (UG 16B); amendment to enlarge the existing one story building; Waiver of the Board's Rules. C1-3 zoning district. Community Board #4Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 1/6/15
22.	2-13-BZ	Alfonso Duarte 438 Targee Street, Staten Island Variance (§72-21) to legalize the extension of a retail building, contrary to use regulations (§23-00). R3A zoning district. Community Board #1SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 12/6/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 18, 2014

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
23.	174-13-BZ	Jeffrey A. Chester, Esq./GSHLLP 2449 Morris Avenue, aka 58-66 East Fordham Road, Bronx Special Permit (§73-36) to allow the reestablishment of an expired physical culture establishment (<i>Lucille Roberts</i>) on the second floor, contrary to (§32-31). C4-4 zoning district. Community Board #7BX
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 12/9/14
24.	193-13-BZ	Eric Palatnik, P.C. 4770 White Plains Road, Bronx Special Permit (§73-44) for the reduction in parking from 190 to 95 spaces to facilitate the conversion of an existing building to UG 6 office and retail use. C2-2/R6A & R-5 zoning districts. Community Board #12BX
		Examiner: Joshua Saal (212) 386-0081
		Status: Off-Calendar – 11/18/14
25.	222-13-BZ	Eric Palatnik, P.C. 2472 Coney Island Avenue, Brooklyn Special Permit (§73-44) to allow the reduction of required parking for the use group 4 ambulatory diagnostic treatment healthcare facility. C8-1/R5 zoning district. Community Board #15BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 1/27/15
26.	254-13-BZ	Law Office of Marvin B. Mitzner 2881 Nostrand Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to floor area (§23-141(a)), dwelling units (§23-22), lot coverage (§23-141(a)), front yard (§23-45(a)), side yard (§23-462(a)), and building height (§23-631(b)) regulations. R3-2 zoning district. Community Board #18BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 12/16/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 18, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
27.	264-13-BZ	Francis R. Angelino, Esq. 257 West 17th Street, Manhattan Special Permit (§73-36) to legalize a physical culture establishment (<i>Brick CrossFit</i>) on the ground floor and cellar of an existing 10-story building. C6-2A zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 12/9/14
28.	271-13-BZ	Eric Palatnik, P.C. 129 Norfolk Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and lot coverage (§23-141); side yard (§23-461) and rear yard (§23-47) regulations. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/6/15
29.	5-14-BZ	Law Office of Lyra J. Altman 1807 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141); side yards (§23-461) and rear yard (§23-47) regulations. R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/27/15
30.	25-14-BZ	Law Office of Lyra J. Altman 1601-1623 Avenue J, aka 985-995 East 16th Street & 990-1026 East 17th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing four story Yeshiva (<i>Yeshiva of Flatbush</i>). R2 & R5 zoning districts. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 12/9/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 18, 2014

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
31.	38-14-BZ	Eric Palatnik, P.C. 116 Oxford Street, Brooklyn Special Permit (§73-622) for the enlargement of single family home, contrary to floor area, lot coverage and open space (§23-141), side yard (§23-461) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 11/25/14
32.	96-14-BZ	Kramer Levin Naftalis & Frankel LLP 290 Dyckman Street, Manhattan Variance (§72-21) to allow the conversion of an existing two-story building that has historically been occupied by manufacturing and industrial/commercial uses to be converted to a self-storage facility. C8-3/R7-2 district. Community Board #12M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 12/9/14
33.	132-14-BZ	Warshaw Burstein, LLP 441 Rockaway Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) on the cellar and first floor of the existing building, located within a C4-3 zoning district. Community Board #16BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 12/9/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 18, 2014

1:00 P.M.

BZ – NEW CASES		
1.	321-13-BZ	Eric Palatnik, P.C. 37-19 104th Street, Queens Variance (§72-21) for the construction of a three family home on a vacant lot, contrary to side yard requirements (§23-462(a)) and the parking space requirements of (§25-32). R5 zoning district. Community Board #3Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/27/15
2.	329-13-BZ	Alexander Levkovich 145 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (23-141). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 12/9/14
3.	94-14-BZ	Dennis D. Dell'Angelo 1150 East 22nd 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) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #3BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 12/16/14
4.	119-14-BZ	Law Office of Jay Goldstein, PLLC 1151 Third Avenue, aka 201 East 67th Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Flywheel Sports</i>) of the second and third floor of the existing building. Located within a C1-9 zoning district. Community Board #8M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 12/16/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 18, 2014

1:00 P.M.

BZ – NEW CASES		
5.	120-14-BZ	<p>Law Office of Jay Goldstein, PLLC 1151 Third Avenue, aka 201 East 67th Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Fhitting Room</i>) on the fifth floor of the existing building. C1-9 zoning district. Community Board #8M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 12/16/14</p>
6.	121-14-BZ	<p>Law Office of Jay Goldstein, PLLC 1151 Third Avenue, aka 201 East 67th Street, Manhattan Special Permit (§73-36) to allow for the operation of a physical culture establishment (<i>SLT</i>) on the 4th floor of the existing building. C1-9 zoning district. Community Board #8M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 12/16/14</p>
7.	151-14-BZ	<p>Law Office of Fredrick A. Becker 19 West 21st Street, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment/ yoga studio (<i>Exhale Enterprises</i>) on a portion of the ground floor of the subject 12-story commercial building. C6-4A zoning district. Community Board #5M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 12/16/14</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 9, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	698-59-BZ	Eric Palatnik, P.C. 2773 Nostrand Avenue, Brooklyn Amendment of a previously approved variance to permit the conversion of the convenience store to a relocate and re-size curb cuts and to legalize the existing remediation equipment and location of the tanks and permit additional trees on the site. C2-2 zoning district. Community Board #18BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 12/9/14
2.	822-59-BZ	Eric Palatnik, P.C. 1774 Victory Boulevard, Staten Island Amendment (§11-412) to convert existing automotive service bays into an accessory convenience store and enlarge the accessory building at an existing gasoline service station. C2-1/R3-2 zoning district. Community Board #1SI
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 12/9/14
3.	203-92-BZ	Jeffrey Chester, Esq. 70-20 Austin Street, Queens Extension of Term of a previously approved Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (<i>Lucille Roberts Gym</i>), which expired on March 1, 2014. C2-3(in R5D) zoning district. Community Board #6Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 12/9/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 9, 2014

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	545-56-BZ	Eric Palatnik, P.C. 2001-2007 Williamsbridge Road aka 1131 Neil Avenue, Bronx Extension of Term (§11-411) to seek the term of a previously granted variance for a gasoline service station and maintenance which expired October 19, 2012; Waiver of the Rules. C2-4/R5D zoning district. Community Board #11BX
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 2/3/15
5.	195-02-BZ	Jeffrey A. Chester, Esq./GSHLLP 2797 Linden Boulevard, Brooklyn Extension of Term of a previously approved Variance (§72-21) permitting an eating and drinking establishment with an accessory drive through facility with a legalization of a small addition to the establishment, which expired on February 11, 2013; Waiver of the Rules. R4 zoning district. Community Board #5BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 1/27/15
6.	318-06-BZ	Eric Palatnik, P.C. 49-05 Astoria Boulevard aka 22-41 49th Street, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B), which expired on May 22, 2013; Extension of Time to Obtain a Certificate of Occupancy which expired on November 22, 2007; Waiver of the Rules. R4 zoning district. Community Board #1Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 2/24/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 9, 2014
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
7.	278-13-A	Slater & Beckerman, P.C. 121 Varick Street, Manhattan Appeal of Department of Buildings’ determination that the advertising sign was not established as a lawful non- conforming use. M1-6 zoning district/SHSD. Community Board #2M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/27/15
8.	61-14-A	Rothkrug, Rothkrug & Spector, LLP. 11 Massachusetts Street South, Staten Island Proposed construction of a two-story two family dwelling which does not front on a legally mapped street, contrary to Article 3 Section 36 of the General City law. R3X (SRD) zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 12/9/14
9.	109-14-A	Eric Palatnik, P.C. 44 Marjorie Street, Queens Proposed two story commercial building which does not front on a legally mapped street, contrary to GCL Section 36. M1-1 SRD Zoning District. Community Board #3Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/13/15

APPEALS – NEW CASES		
10.	32-14-A	Rothkrug, Rothkrug & Spector, LLP 2560 Forest Avenue, Staten Island Proposed construction of a retail/warehouse building located partially within the bed of a mapped street contrary to Article 3, Section 35 of the General City Law and waiver of bulk non –compliances under §72-01-(g). M-2-1 Zoning District. Community Board #1SI
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/27/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 9, 2014

10:00 A.M.

APPEALS – NEW CASES		
11.	180-14-A	<p>Fried Frank Harris Shriver and Jacobson LLP 332 West 44th Street, Manhattan Appeal challenging the Department of Building's determination that the subject façade treatment located on the north wall is an impermissible accessory sign as defined under the ZR Section 12-10. C6-2SCD zoning district. Community Board #4M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 2/24/15</p>

BZ – DECISIONS		
12.	323-13-BZ	<p>Eric Palatnik, P.C. 127 East 71st Street, Manhattan Special Permit (§73-621) to permit the proposed alteration, which will enlarge the footprint and include a vertical enlargement at the rear portion of the existing four story, plus cellar and basement contrary to lot coverage §23-145. R8B (LH-1A) zoning district. Community Board #8M</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 12/9/14</p>
13.	48-14-BZ	<p>Eric Palatnik, P.C. 174 Falmouth Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two story single family home, contrary to floor area, lot coverage and open space (§23-141). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 12/9/14</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 9, 2014

10:00 A.M.

<i>BZ – DECISIONS</i>		
14.	96-14-BZ	Kramer Levin Naftalis & Frankel LLP 290 Dyckman Street, Manhattan Variance (§72-21) to allow the conversion of an existing two-story building that has historically been occupied by manufacturing and industrial/commercial uses to be converted to a self-storage facility. C8-3/R7-2 district. Community Board #12M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 12/9/14
15.	115-14-BZ	Eric Palatnik, P.C. 85 Worth Street aka 83 Worth Street, Manhattan Special Permit (§73-36) to legalize for a physical culture establishment (<i>T.Kang Tae Kwon Do</i>) on the cellar and first floor in an existing building. C6-2A zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 12/9/14
16.	132-14-BZ	Warshaw Burstein, LLP 441 Rockaway Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) on the cellar and first floor of the existing building, located within a C4-3 zoning district. Community Board #16BK
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 12/9/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 9, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	117-14-BZ	Kramer Levin Naftalis & Frankel, LLP 101 W 91st Street, 121 & 139 West 91st Street and 114-124 West 92nd Street, Manhattan Variance (§72-21) to permit the enlargement of a school (<i>Trinity School</i>), including construction of a 2-story building addition with rooftop turf field, contrary to required rear yard equivalents, lot coverage, height and setback, and minimum distances between buildings. Split zoning lot within R7-2 and C1-9 zoning districts. Community Board # 7M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 1/13/15
18.	30-12-BZ	Board of Standards and Appeals 142-41 Roosevelt Avenue, Queens Remand Back to Board of Standards and Appeals; seeks a judgment vacating the resolution issued on January 15, 2013 and filed on January 17, 2013. R6-/C2-2 zoning district. Community Board #7Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 2/24/15
19.	81-12-BZ	Eric Palatnik, P.C. 98-01/05 Metropolitan Avenue, Queens Special Permit (§73-243) to permit the demolition and reconstruction of an eating and drinking establishment (Use Group 6) with an accessory drive-through and on-site parking. C1-3/R3-2/R3A zoning district. Community Board #6Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 1/27/15
20.	174-13-BZ	Jeffrey A. Chester, Esq./GSHLLP 2449 Morris Avenue a/k/a 58-66 East Fordham Road, Bronx Special Permit (§73-36) to allow the reestablishment of an expired physical culture establishment (<i>Lucille Roberts</i>) on the second floor, contrary to (§32-31). C4-4 zoning district. Community Board #7BX
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 3/10/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 9, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
21.	176-13-BZ	Sheldon Lobel, P.C. 31 Bond Street, Manhattan Variance (§72-21) to permit Use Group 2 residential in an existing 6-story building with a new penthouse addition, contrary to Section 42-10 of the zoning resolution. M1-5B zoning district. Community Board #2M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 1/27/15
22.	185-13-BZ	Eric Palatnik P.C. 97 Franklin Avenue, Brooklyn Variance (§72-21) to permit the development of a proposed three story, two-unit residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 2/10/15
23.	186-13-BZ	Harold Weinberg, P.E. 117 Gelston Avenue, Brooklyn Special Permit (§73-622) for an enlargement to an existing single family home, contrary to side yard regulations (ZR 23-461) of the zoning resolution. R5 (BR) zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/13/15
24.	264-13-BZ	Francis R. Angelino, Esq. 257 West 17th Street, Manhattan Special Permit (§73-36) to legalize a physical culture establishment (<i>Brick CrossFit</i>) on the ground floor and cellar of an existing 10-story building. C6-2A zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/13/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 9, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
25.	327-13-BZ	Goldman Harris LLC 1504 Coney Island Avenue Brooklyn Special Permit (§73-44) to reduce the required number of accessory parking spaces from 346 to 272 spaces for a mixed use building containing UG4 health care and UG 6 office uses. C8-2, C2-3/R5 zoning district. Community Board #12BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 1/27/15
26.	329-13-BZ	Alexander Levkovich 145 Girard Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (23-141). R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 2/10/15
27.	8-14-BZ	Law Office of Lyra J. Altman 1824 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (23-141); side yards requirements (§23-461) and less than the rear yard requirement (23-47). R3-2 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/13/15
28.	25-14-BZ	Law Office of Lyra J. Altman 1601-1623 Avenue J aka 985-995 East 16th Street & 990-1026 East 17th Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing four story Yeshiva (<i>Yeshiva of Flatbush</i>). R2 & R5 zoning districts. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/13/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 9, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
29.	26-14-BZ	Francis R. Angelino, Esq. 45 East 75th Street aka 42-76 East 76th Street, Manhattan Variance (§72-21) to permit the enlargement of an existing community facility (<i>Hewitt School</i>), contrary to maximum building height (24-591); street wall height (§24-592); and rear yard requirements (§24-36). R8B zoning district. Community Board #8M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 1/6/15
30.	28-14-BZ	Eric Palatnik, P.C. 3540 Nostrand Avenue, Brooklyn Special Permit (§73-243) to permit the continued use and (Use Group 6) eating and drinking establishment with an accessory drive-through. C1-2/R4 zoning district. Community Board #15BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 1/27/15
31.	59-14-BZ	Caroline G. Harris 114-122 Jackson Street, Brooklyn Variance (§72-21) to permit the construction of a four-story plus penthouse community facility (UG 4), contrary to (24-11). R6B zoning district. Community Board #1BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 2/10/15
32.	64-14-BZ	Law Office of Lyra J. Altman 1320 East 23rd Street, Brooklyn 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) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/13/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 9, 2014

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
33.	91-14-BZ	Law Office of Lyra J. Altman 3420 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/13/15
34.	114-14-BZ	Eric Palatnik, P.C. 2442 East 14th Street, Brooklyn Special Permit (§73-622) for enlargement of an existing two story single family dwelling contrary to floor area ratio, open space and lot coverage (ZR 23-141); side yard (ZR 23-461) and less than the rear yard requirements (ZR 23-47). R4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/6/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 9, 2014

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	183-14-BZ	Rothkrug Rothkrug & Spector, LLP 113 Nassau Street aka 6 Theater Alley, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Blink Fitness</i>) within portions of an existing mixed use building. C5-5(LM) zoning district. Community Board #1M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/6/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 16, 2014
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	245-32-BZ	Sion Hourizadeh 123-05 101 Avenue, Queens Extension of Term (§11-411) of a previously approved variance which permitted automotive repair (UG 16B) with a commercial office (UG 6) at the second story. C2-2/R5 zoning district. Community Board #9Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 12/16/14
2.	833-52-BZ	Vassalotti Associates Architects, LLP 5916-30 Foster Avenue, Brooklyn ZR (§11-411) Extension of Term for the continued operation of a gasoline service station (<i>Sunoco</i>) which expired on January 15, 2012; Amendment to convert the existing service bays to a convenience store; Waiver of the Rules. C1-2/R5 zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 12/16/14
3.	921-57-BZ	Eric Palatnik, P.C. 6602 New Utrecht Avenue, Brooklyn Extension of Term (§11-411) of a variance which permitted the operation of an Automobile Repair Facility (UG 16B) which expired on May 29, 2013; Waiver of the Rules. C2-2/R5 zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 12/16/14
4.	902-79-BZ 1096-79-BZ 1097-79-BZ 148-03-BZ	Goldman Harris LLC 111/113 West 28th Street and 116-118 & 120 & 114 West 29th Street, Manhattan Amendment of a previously approved Variance (§72-21) the conversion of a three-story and four-story and a twelve-story existing manufacturing buildings to residential use above the ground floor and now to proposed the unused development rights for incorporation into a new as-of-right hotel. M1-6 zoning district. Community Board #5M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 12/16/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 16, 2014

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	964-87-BZ	Eric Palatnik, P.C. 786 Burke Avenue, aka 780-798 Burke Avenue, Bronx Amendment to a previously approved Variance for the operation of an Automotive Service Station (UG 16B), with accessory uses. The Amendment seeks to convert a portion of a service bay to an accessory convenience store; Extension of Time to obtain a Certificate of Occupancy which expired on May 10, 2012; Waiver of the Rules. C1-3/R6 zoning district. Community Board #12BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 12/16/14
6.	164-04-BZ	Warshaw Burstein, LLP 2241 Westchester Avenue, Bronx Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a physical culture establishment (<i>Planet Fitness Center</i>) occupying the entire second floor of a two story building which expired on July 15, 2014. R6/C2-4 zoning district. Community Board #10BX
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 12/16/14

<i>SOC – CONTINUED HEARINGS</i>		
7.	164-94-BZ	Jeffrey Chester, Esq. 84 Hugh Grant Circle, Bronx Extension of Term of a previously approved Variance (§72-21) which permitted the operation of physical culture establishment (<i>Lucille Roberts</i>), which expired on March 1, 2014. C1-2/R6 zoning district. Community Board #9BX
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 2/10/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 16, 2014

10:00 A.M.

SOC – NEW CASES

8.	142-92-BZ 289-13-BZ	Preserve Park Slope, Inc. c/o Albert K. Butzel 506 and 473-541 6th Street, Brooklyn Rehearing: To request a reargument or rehearing of the Board's decision of June 17, 2014 in which the Board granted a variance that allowed NY Methodist Hospital to build a new ambulatory care facility on the property identified above. R6, R6B, R7B zoning districts. Community Board #6BK
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 12/16/14

APPEALS – CONTINUED HEARINGS

9.	300-08-A	Law office of Marvin B. Mitzner LLC 39-35 27th Street, Queens 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. Community Board #1Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 2/10/15

APPEAL – NEW CASES

10.	65-14-A thru 88-14-A	Rothkrug Rothkrug & Spector LLP Lemon Drop and Apricot Court, Staten Island 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(SRD) zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/6/15

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 16, 2014
10:00 A.M.

APPEAL – NEW CASES		
11.	113-14-A	Howard Goldman, Esq. 86 Bedford Street, Manhattan Appeal seeking revocation of a permit issued that allows a nonconforming use eating/drinking establishment to resume after being discontinued for several years. R6 zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 2/24/15
12.	128-14-A	Bryan Cave LLP 47 East 3rd Street, Manhattan Appeal challenging DOB determination that the proposed off-street loading berth is not accessory to a medical office. C2-5/R7A zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 2/24/15
13.	192-14-A thru 198-14-A	Rothkrug Rothkrug & Spector LLP 10, 12, 18, 20, 26, 30, 32 Winslow Place, Staten Island Proposed construction of buildings that do not front on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3-2(SRD) zoning district. Community Board #3SI
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/6/15

BZ – DECISIONS		
14.	2-13-BZ	Alfonso Duarte 438 Targee Street, Staten Island Variance (§72-21) to legalize the extension of a retail building, contrary to use regulations (§23-00). R3A zoning district. Community Board #1SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 12/16/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 16, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
15.	119-14-BZ	Law Office of Jay Goldstein, PLLC 1151 Third Avenue aka 201 East 67th Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Flywheel Sports</i>) of the second and third floor of the existing building. Located within a C1-9 zoning district. Community Board #8M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 12/16/14
16.	120-14-BZ	Law Office of Jay Goldstein, PLLC 1151 Third Avenue aka 201 East 67, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Fhitting Room</i>) on the fifth floor of the existing building. C1-9 zoning district. Community Board #8M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 12/16/14
17.	121-14-BZ	Law Office of Jay Goldstein, PLLC 1151 Third Avenue aka 201 East 67th Street, Manhattan Special Permit (§73-36) to allow for the operation of a physical culture establishment (<i>SLT</i>) on the 4th floor of the existing building. C1-9 zoning district. Community Board #8M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 12/16/14
18.	151-14-BZ	Law Office of Fredrick A. Becker 19 West 21st Street, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment/ yoga studio (<i>Exhale Enterprises</i>) on a portion of the ground floor of the subject 12-story commercial building. C6-4A zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 12/16/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 16, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
19.	208-14-BZ	Department of Housing Preservation & Development. 119 East 7th Road, Block 15454, Lot 21. Queens Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3-2 zoning district. Community Board #14Q
		Examiner: Joshua Saal (212) 386-0081
		Status: Withdrawn – 12/16/14

<i>BZ – CONTINUED HEARINGS</i>		
20.	286-12-BZ	Eric Palatnik, P.C. 1925 Union Street, Brooklyn Variance (§72-21) to permit a vertical enlargement and conversion of an existing two-story automotive repair facility to a four-story UG 4A House of Worship (<i>People of Destiny Church</i>), contrary to coverage ratio (§24-11), R6 zoning district. Community Board #8BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 3/3/15
21.	343-12-BZ	Akerman LLP. 570 East 21st Street, Brooklyn Variance (§72-21) to permit the construction of a Use Group 3 school (<i>Brooklyn School for Medically Frail Children</i>) with dormitory facilities in a split zoning lot, contrary to lot coverage (§24-11), yard requirements (§24-382, §24-393, §24-33) and use regulations (§22-13). R1-2/R7A zoning district. Community Board #14BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 2/24/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 16, 2014

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
22.	350-12-BZ	Sheldon Lobel, P.C. 5 32nd Street, Brooklyn Variance (§72-21) to permit the construction of an 11-story community facility/residential building, contrary to use regulations (§42-00). M3-1 zoning district. Community Board #7BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Adjourned, Continued Hearing – 2/3/15
23.	254-13-BZ	Law Office of Marvin B. Mitzner 2881 Nostrand Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to floor area (§23-141(a)), dwelling units (§23-22), lot coverage (§23-141(a)), front yard (§23-45(a)), side yard (§23-462(a)), and building height (§23-631(b)) regulations. R3-2 zoning district. Community Board #18BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 1/6/15
24.	94-14-BZ	Dennis D. Dell'Angelo 1150 East 22nd 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) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #3BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 1/27/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 16, 2014

1:00 P.M.

BZ – NEW CASES		
1.	63-14-BZ	Rothkrug Rothkrug & Spector LLP 5500 Broadway, Bronx Special Permit (§73-36) to allow the legalization of an existing physical culture establishment (<i>Astral Fitness</i>). M1-1 zoning district. Community Board #8BX
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/27/15
2.	118-14-BZ	Rampulla Associates 1891 Richmond Road, Staten Island Variance (§72-21) to allow a three-story sixteen unit condominium contrary to use regulations, with accessory parking for thirty six cars. Located within R3X, R1-2 split zoning district and in an NA-1 designated area. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 2/3/15
3.	124-14-BZ	Sheldon Lobel, P.C. 1112 Gilmore Court, Brooklyn Special Permit (§73-622) for the enlargement of a single-family detached residence to be converted into a two-family home contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R4 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 2/3/15
4.	168-14-BZ	Warshaw Burnstein, LLP 419 Lafayette Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Barry's Bootcamp</i>) within the existing building. M1-5B zoning district. Community Board #2M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 1/13/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 16, 2014

1:00 P.M.

BZ – NEW CASES		
5.	177-14-BZ	Eric Palatnik, P.C. 1038 Flatbush Avenue, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Crunch Fitness</i>) within a portion of an altered building. C4-4A/R6A zoning district. Community Board #14BK
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 1/27/15
6.	184-14-BZ	Sheldon Lobel, P.C. 1-37 12th Street, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Retro Fitness</i>) on the third floor of the existing building at the premises. M1-2 zoning district. Community Board #6BK
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/13/15
7.	185-14-BZ	Sheldon Lobel, P.C. 14 Wall Street, Manhattan Special Permit (§73-36) to permit the operation of a Physical Culture Establishment (PCE) on the cellar and sub-cellar floor of the existing building at the premises, which is located in a C5-5 zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/13/15
8.	285-14-BZ & 286-14-BZ	Department of Housing Preservation and Development 84 McLaughlin Street 20 Orlando Street Staten Island Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 1/13/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, DECEMBER 16, 2014
1:00 P.M.

BZ – NEW CASES		
9	287-14-BZ	Department of Housing Preservation and Development 138 Roma Avenue Staten Island Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 12/16/14
10.	288-14-BZ	Department of Housing Preservation and Development 131 Cedar Grove Avenue Staten Island Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 1/13/15
11.	291-14-BZ thru 296-14-A	Department of Housing Preservation and Development 19 Milbank Road 23 Neutral Avenue 58 Seafoam Avenue Staten Island Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy. (GCL 36) waiver for properties located on an unmapped street on properties which are registered in the NYC Build it Back Program. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 12/16/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, DECEMBER 16, 2014
1:00 P.M.

BZ – NEW CASES		
12.	297-14-BZ thru 300-14-A	Department of Housing Preservation and Development 6 & 28 Topping Street Staten Island Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy. (GCL 36) waiver for properties located on an unmapped street on properties which are registered in the NYC Build it Back Program. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 1/13/15
13.	303-14-BZ thru 306-14-BZ	Department of Housing Preservation and Development 1032 & 1034 Olympia Boulevard 296 Adams Avenue 156 Baden Place Staten Island Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 12/16/14
14.	307-14-BZ	Department of Housing Preservation and Development 540 Hunter Avenue Staten Island Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 1/13/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 16, 2014

1:00 P.M.

<i>BZ – NEW CASES</i>		
15.	308-14-BZ	Department of Housing Preservation and Development 179 Kiswick Street Staten Island Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 1/13/15
16.	309-14-BZ	Department of Housing Preservation and Development 55 Hempstead Avenue Staten Island Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 12/16/14
17.	310-14-BZ	Department of Housing Preservation and Development 297 Colony Avenue Staten Island Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 1/13/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 16, 2014

1:00 P.M.

BZ – NEW CASES		
18.	311-14-BZ	Department of Housing Preservation and Development 178 Kiswick Street Staten Island Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Withdrawn – 12/16/14
19.	312-14-BZ	Department of Housing Preservation and Development 65 Hempstead Avenue Staten Island Special Permit (ZR 64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. Community Board #2SI
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 1/13/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 25, 2014

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	327-06-BZ	Eric Palatnik, P.C. 133 East 58th Street, Manhattan Extension of Term of a previously granted Special Permit (73-36) for the continued operation a physical culture establishment (<i>Velocity Performance Sports</i>) which expired September 1, 2014. C5-2 zoning district. Community Board #5M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 11/25/14

<i>SOC – CONTINUED HEARINGS</i>		
2.	245-32-BZ	Sion Hourizadeh 123-05 101 Avenue, Queens Extension of Term (§11-411) of a previously approved variance which permitted automotive repair (UG 16B) with a commercial office (UG 6) at the second story. C2-2/R5 zoning district. Community Board #9Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 12/16/14
3.	921-57-BZ	Eric Palatnik, P.C. 6602 New Utrecht Avenue, Brooklyn Extension of Term (§11-411) of a variance which permitted the operation of an Automobile Repair Facility (UG 16B) which expired on May 29, 2013; Waiver of the Rules. C2-2/R5 zoning district. Community Board #11BK
		Examiner: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 12/16/14
4.	362-03-BZ	Sheldon Lobel, P.C. 428 West 45th Street, Manhattan Extension of Term for the continued operation of an accessory commercial open parking lot and accessory commercial storage shed which expired on May 11, 2014. R8 (<i>Special Clinton District</i>). Community Board #4M
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 11/25/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 25, 2014

10:00 A.M.

SOC – CONTINUED HEARINGS

5.	76-12-BZ	Sheldon Lobel, P.C. 148 Norfolk Street, Brooklyn Amendment to modify the previously granted special permit (§73-622) for the enlargement of an existing single-family detached residence. R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 1/6/15
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APPEALS – DECISIONS

6.	162-14-A	Rampulla Associates Architects 100 Giegerich Avenue, Staten Island Proposed construction of a single family detached home that does not front on a legally mapped street contrary to Article 3, Section 36 of the General City Law. R1-2 zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 11/25/14
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APPEALS – CONTINUED HEARINGS

7.	166-12-A	NYC Department of Buildings 638 East 11th Street, Manhattan Application to revoke the Certificate of Occupancy. R8B zoning district. Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 2/24/15
8.	107-13-A	Law Office of Marvin B. Mitzner LLC 638 East 11th Street, Manhattan An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R7- 2 zoning district. R7B zoning district. Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 2/24/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 25, 2014
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
9.	245-12-A	Law Offices of Marvin B. Mitzner LLC. 515 East 5th Street, Manhattan Appeal pursuant to Section 310(2) of the Multiple Dwelling Law, requesting that the Board vary several requirements of the MDL. R7B Zoning District Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/13/15
10.	11-14-A thru 14-14-A	Sheldon Lobel, P.C. 47-04, 47-06, 47-08 198th Street, Queens Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R3-2 zoning district. Community Board #11Q
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 2/24/15
11.	163-14-A thru 165-14-A	Ponte Equities 502, 504, 506 Canal Street, Manhattan Appeal seeking waiver of Section G304.1.2 of the NYC Building Code to permit a conversion of a historic structure from commercial to residential in a flood hazard area. C6-2A zoning district. Community Board #1M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/27/15

APPEAL – NEW CASES		
12.	665-39-A 107-14-A	Fox Rothschild 55-57 West 44th Street, Manhattan Amendment to a previously approved waiver of a non-complying exit stair; and an Appeal filed pursuant to MDL Section 310(2)(a) proposed an addition to the existing building which will require a waiver of MDL Section 26(7) pursuant to Section 310. C6.45 SPD zoning district. Community Board #5M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/6/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 25, 2014
10:00 A.M.

<i>BZ – DECISIONS</i>		
13.	65-13-BZ	Eric Palatnik, Esq. 123 Franklin Avenue, Brooklyn Variance (§72-21) to permit a residential development, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Examiner: Joshua Saal (212) 386-0081
		Status: Closed, Decision – 1/6/15
14.	266-13-BZ	Law Offices of Marvin B. Mitzner 515 East 5th Street, Manhattan Variance (§72-21) to legalize the enlargement of a six-story, multi-unit residential building, contrary to maximum floor area (§23-145). R7B zoning district. Community Board #3M
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/13/15
15.	42-14-BZ	Eric Palatnik, P.C. 783 Lexington Avenue, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Lush Cosmetics</i>) located on the cellar, first and second floor of a five story building. C1-8 zoning district. Community Board #8M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 11/25/14
16.	115-14-BZ	Eric Palatnik, P.C. 85 Worth Street aka 83 Worth Street, Manhattan Special Permit (§73-36) to legalize for a physical culture establishment (<i>T.Kang Tae Kwon Do</i>) on the cellar and first floor in an existing building. C6-2A zoning district. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 12/9/14

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 25, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	78-11-BZ & 33-12-A thru 37-12-A	<p>Sheldon Lobel, P.C. 78-70 Winchester Boulevard, Queens Variance (§72-21) to allow for the construction of two assisted living residential buildings, contrary to use regulations (§32-10). Proposed construction of two mixed use buildings that do not have frontage on a legally mapped street, contrary to General City Law Section 36. C8-1 Zoning District. Community Board #13Q Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 1/13/15</p>
18.	188-13-BZ & 189-13-A	<p>Rothkrug Rothkrug & Spector 20 Dea Court, Staten Island Special Permit (§73-125) to permit an ambulatory diagnostic or treatment health care facility. Proposed building does not front on legally mapped street, contrary to Section 36 of the General City Law. R3-1 zoning district. Community Board #2SI Examiner: Joshua Saal (212) 386-0081/Toni Matias (212) 386-0085 Status: Continued Hearing – 1/27/15</p>
19.	328-13-BZ	<p>Eric Palatnik, P.C. 8 Berry Street, Brooklyn Special Permit (§73-36) to legalize the operation of physical culture establishment (<i>Brooklyn Athletic Club</i>) on the cellar, first, second, and third floors in a five-story building. M1-1 zoning district. Community Board #1BK Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 1/6/15</p>
20.	38-14-BZ	<p>Eric Palatnik, P.C. 116 Oxford Street, Brooklyn Special Permit (§73-622) for the enlargement of single family home, contrary to floor area, lot coverage and open space (§23-141), side yard (§23-461) and less than the required rear yard (§23-47). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 1/6/15</p>

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 25, 2014
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
21.	45-14-BZ	Eric Palatnik, P.C. 337 99th Street, Brooklyn Special Permit (§73-622) to enlarge an existing semi-detached two story dwelling and to vary the floor area ratio requirements, and to convert the one family home into a two family home. R4-1 zoning district. Community Board #10BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/6/15
22.	122-14-BZ	Lewis E Garfinkel 1318 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family semi-detached home contrary to floor area and open space ZR 23-141; side yards ZR 23-461 and less than the required rear yard ZR 23-47. R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/6/15
23.	141-14-BZ	Rothkrug Rothkrug & Spector LLP 2465 Broadway, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>SoulCycle</i>) on the first floor of an existing commercial building, contrary to (§32-31). C4-6A zoning district. Community Board #7M
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/27/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 25, 2014

1:00 P.M.

BZ – NEW CASES		
1.	125-14-BZ	Goldman Harris LLC 11 Avenue C, Manhattan Variance (§72-21) to facilitate the construction of a ten-story mixed-use forty -six (46) residential dwelling units and retail on the ground floor and cellar. R8A zoning district. Community Board #3M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 1/6/15
2.	166-14-BZ	Rothkrug Rothkrug & Spector LLP 12 West 27th Street, Manhattan Special Permit (§73-36) to allow for a physical culture establishment (<i>SoulCycle</i>) within portion of an existing mixed use building. M1-6 zoning district. Community Board #5M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 11/25/14

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