

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JANUARY 6, 2015  
10:00 A.M.

## ***SOC – CONTINUED HEARINGS***

1.	76-12-BZ	Sheldon Lobel, P.C. <b>148 Norfolk Street, Brooklyn</b> Amendment to modify the previously granted special permit (§73-622) for the enlargement of an existing single-family detached residence. R3-1 zoning district. <b>Community Board #15BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Continued Hearing – 1/27/15</b>
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## ***APPEALS – DECISIONS***

2.	65-14-A thru 88-14-A	Rothkrug Rothkrug & Spector LLP <b>Lemon Drop and Apricot Court, Staten Island</b> 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. <b>Community Board #3SI</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Granted – 1/6/15</b>
3.	192-14-A thru 198-14-A	Rothkrug Rothkrug & Spector LLP <b>10, 12, 18, 20, 26, 30, 32 Winslow Place, Staten Island</b> 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. <b>Community Board #3SI</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Continued Hearing – 2/10/15</b>

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APPEALS – CONTINUED HEARINGS		
4.	665-39-A 107-14-A	Fox Rothschild <b>55-57 West 44<sup>th</sup> Street, Manhattan</b> 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. <b>Community Board #5M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 1/27/15</b>

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<b><i>BZ – DECISIONS</i></b>		
5.	65-13-BZ	Eric Palatnik, Esq. <b>123 Franklin Avenue, Brooklyn</b> Variance (§72-21) to permit a residential development, contrary to use regulations (§42-00). M1-1 zoning district. <b>Community Board #3BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Deferred Decision – 2/10/15</b>
6.	254-13-BZ	Law Office of Marvin B. Mitzner <b>2881 Nostrand Avenue, Brooklyn</b> 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. <b>Community Board #18BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Deferred Decision – 3/31/15</b>
7.	328-13-BZ	Eric Palatnik, P.C. <b>8 Berry Street, Brooklyn</b> 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. <b>Community Board #1BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 1/6/15</b>
8.	26-14-BZ	Francis R. Angelino, Esq. <b>45 East 75<sup>th</sup> Street, aka 42-76 East 76<sup>th</sup> Street, Manhattan</b> 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. <b>Community Board #8M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 1/6/15</b>

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<b><i>BZ – DECISIONS</i></b>		
9.	183-14-BZ	Rothkrug Rothkrug & Spector, LLP <b>113 Nassau Street, aka 6 Theater Alley, Manhattan</b> 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. <b>Community Board #1M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 1/6/15</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
10.	153-11-BZ	Eric Palatnik, P.C. <b>27-11 30<sup>th</sup> Avenue, Queens</b> 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. <b>Community Board #4Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 3/10/15</b>
11.	225-13-BZ	Eric Palatnik, P.C. <b>810 Kent Avenue, Brooklyn</b> 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. <b>Community Board #3BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 3/31/15</b>
12.	271-13-BZ	Eric Palatnik, P.C. <b>129 Norfolk Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 1/27/15</b>

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<b>BZ – CONTINUED HEARINGS</b>		
13.	31-14-BZ	Moshe M. Friedman, P.E. <b>165 Spencer Street, Brooklyn</b> 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. <b>Community Board #3BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 3/3/15</b>
14.	38-14-BZ	Eric Palatnik, P.C. <b>116 Oxford Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 1/27/15</b>
15.	45-14-BZ	Eric Palatnik, P.C. <b>337 99<sup>th</sup> Street, Brooklyn</b> 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. <b>Community Board #10BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 2/10/15</b>
16.	56-14-BZ	Walter Gorman, P.E. <b>161-51/6 Bailey Boulevard, Queens</b> 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. <b>Community Board #12Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 3/10/15</b>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
17.	114-14-BZ	Eric Palatnik, P.C. <b>2442 East 14<sup>th</sup> Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 2/3/15</b>
18.	122-14-BZ	Lewis E Garfinkel <b>1318 East 28<sup>th</sup> Street, Brooklyn</b> 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. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 2/10/15</b>
19.	125-14-BZ	Goldman Harris LLC <b>11 Avenue C, Manhattan</b> 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. <b>Community Board #3M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 1/27/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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TUESDAY AFTERNOON, JANUARY 6, 2015  
1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	248-13-BZ	Sheldon Lobel, P.C. <b>1179 East 28<sup>th</sup> Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to floor area and open space (§23-141a); side yards (§23-461). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 2/10/15</b>
2.	41-14-BZ	Law Office of Jay Goldstein <b>21-37 Waverly Avenue, aka 56-58 Washington Avenue, Brooklyn</b> Special Permit (§73-19) to legalize an existing school/yeshiva (UG 3). M1-2 zoning district. <b>Community Board #2BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 2/24/15</b>
3.	146-14-BZ	Sheldon Lobel, P.C. <b>285 Grand Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>Bowery CrossFit</i> ) in the cellar of an existing building. C6-1G zoning district. <b>Community Board #3M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 2/24/15</b>
4.	201-14-BZ	Frank Angelino, Esq. <b>3524 Third Avenue, Bronx</b> Special Permit (§73-36) to allow a physical culture establishment ( <i>Retro Fitness</i> ) on the ground floor of an existing one-story and cellar commercial building. M1-1/R7-2 zoning district. <b>Community Board #3BX</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 1/13/15</b>

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<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>42-08-BZ</b>	Eric Palatnik, P.C. <b>182 Girard Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Deferred Decision – 2/24/15</b>

<b><i>SOC – NEW CASES</i></b>		
<b>2.</b>	<b>717-28-BZ</b>	Fried Frank Harris Shriver and Jacobson LLP <b>52-58 East 87th Street, Manhattan</b> Amendment (§11-413) of a previously approved variance which permitted the operation of a public parking facility. The amendment seeks to permit a reduction in size of an existing 515 parking space facility to allowed a 143 space parking facility to be included in an as-of-right residential development. C2-8A zoning district. <b>Community Board #8M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 1/27/15</b>
<b>3.</b>	<b>172-79-BZ</b>	Alfonso Duarte <b>167-04 Northern Boulevard, Queens</b> Extension of Term of a previously approved variance permitting the operation of a Real Estate office and accessory parking which will expire on July 24, 2014. R2 zoning district. <b>Community Board #4Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 3/24/15</b>

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### ***APPEALS – CONTINUED HEARINGS***

4.	245-12-A	Law Offices of Marvin B. Mitzner LLC. <b>515 East 5th Street, Manhattan</b> Appeal pursuant to Section 310(2) of the Multiple Dwelling Law, requesting that the Board vary several requirements of the MDL. R7B Zoning District <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 3/3/15</b>
5.	109-14-A	Eric Palatnik, P.C. <b>44 Marjorie Street, Queens</b> Proposed two story commercial building which does not front on a legally mapped street, contrary to GCL Section 36. M1-1 SRD Zoning District. <b>Community Board #3Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 1/13/15</b>

### ***APPEALS – NEW CASES***

6.	110-14-A thru 112-14-A	Rothkrug Rothkrug & Spector LLP <b>115, 109, 105 Roswell Avenue, Staten Island</b> Proposed construction of buildings that does not front a legally mapped street, pursuant the Article 3, Section 36 of the General City Law. R3A zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 1/27/15</b>

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<b><i>BZ – DECISIONS</i></b>		
7.	78-11-BZ & 33-12-A thru 37-12-A	Sheldon Lobel, P.C. <b>78-70 Winchester Boulevard, Queens</b> 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. <b>Community Board #13Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Deferred Decision – 2/24/15</b>
8.	266-13-BZ	Law Offices of Marvin B. Mitzner <b>515 East 5th Street, Manhattan</b> 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. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Deferred Decision – 3/3/15</b>
9.	168-14-BZ	Warshaw Burnstein, LLP <b>419 Lafayette Street, Manhattan</b> 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. <b>Community Board #2M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 1/13/15</b>
10.	184-14-BZ	Sheldon Lobel, P.C. <b>1-37 12th Street, Brooklyn</b> 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. <b>Community Board #6BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 1/13/15</b>

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<b><i>BZ – DECISIONS</i></b>		
11.	185-14-BZ	Sheldon Lobel, P.C. <b>14 Wall Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>The Vault Spa</i> ) on the cellar and sub-cellar floor of the existing building at the premises, which is located in a C5-5 zoning district. <b>Community Board #1M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Deferred Decision – 2/3/15</b>
12.	201-14-BZ	Frank Angelino, Esq. <b>3524 Third Avenue, Bronx</b> Special Permit (§73-36) to allow a physical culture establishment ( <i>Retro Fitness</i> ) on the ground floor of an existing one-story and cellar commercial building. M1-1/R7-2 zoning district. <b>Community Board #3BX</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 1/13/15</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
13.	117-14-BZ	Kramer Levin Naftalis & Frankel, LLP <b>101 W 91st Street, 121 &amp; 139 West 91st Street and 114-124 West 92nd Street, Manhattan</b> 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. <b>Community Board # 7M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 2/24/15</b>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
14.	155-13-BZ	<p>Law Office of Fredrick A. Becker  <b>1782-1784 East 28th Street, Brooklyn</b>  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.  <b>Community Board #15BK</b></p>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 2/3/15</b>
15.	186-13-BZ	<p>Harold Weinberg, P.E.  <b>117 Gelston Avenue, Brooklyn</b>  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.  <b>Community Board #10BK</b></p>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 1/27/15</b>
16.	264-13-BZ	<p>Francis R. Angelino, Esq.  <b>257 West 17th Street, Manhattan</b>  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.  <b>Community Board #4M</b></p>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 2/10/15</b>
17.	8-14-BZ	<p>Law Office of Lyra J. Altman  <b>1824 East 22nd Street, Brooklyn</b>  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.  <b>Community Board #15BK</b></p>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 2/24/15</b>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
18.	25-14-BZ	Law Office of Lyra J. Altman <b>1601-1623 Avenue J aka 985-995 East 16th Street &amp; 990-1026 East 17th Street, Brooklyn</b> Variance (§72-21) to permit the enlargement of an existing four story Yeshiva ( <i>Yeshiva of Flatbush</i> ). R2 & R5 zoning districts. <b>Community Board #14BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 2/3/15</b>
19.	64-14-BZ	Law Office of Lyra J. Altman <b>1320 East 23rd Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 2/24/15</b>
20.	91-14-BZ	Law Office of Lyra J. Altman <b>3420 Bedford Avenue, Brooklyn</b> 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. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 2/3/15</b>
21.	285-14-BZ 286-14-BZ & 288-14-BZ	Department of Housing Preservation and Development <b>84 McLaughlin Street</b> <b>20 Orlando Street</b> <b>131 Cedar Grove Avenue</b> <b>Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 2/3/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, JANUARY 13, 2015  
1:00 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
22.	297-14-BZ/ 298-14-A & 299-14-BZ/ 300-14-A	Department of Housing Preservation and Development <b>6 Topping Street</b> <b>28 Topping Street</b> <b>Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 2/3/15</b>
23.	307-14-BZ	Department of Housing Preservation and Development <b>540 Hunter Avenue, Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 2/3/15</b>
24.	308-14-BZ 310-14-BZ 312-14-BZ	Department of Housing Preservation and Development <b>178 Kiswick Street</b> <b>55 Hempstead Avenue</b> <b>297 Colony Avenue</b> <b>Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 2/3/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 13, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
<b>1.</b>	<b>169-14-BZ</b>	Simons & Wright LLC <b>325 Avenue Y, Brooklyn</b> Special Permit (§73-19) to allow a pre-school and child care services (Use Group 3) ( <i>Inner Force Y</i> ) within the existing building. M1-1 Ocean Parkway Special Zoning District. <b>Community Board #15BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 2/24/15</b>
<b>2.</b>	<b>203-14-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>18 West 8th Street, Manhattan</b> Special Permit §73-36 to permit a physical culture establishment ( <i>305 Fitness</i> ) within portions of an existing commercial building. C4-5 zoning district. <b>Community Board #2M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 2/10/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

FRIDAY MORNING, JANUARY 30, 2015

10:00 A.M.

### ***SOC – DECISIONS***

1.	717-28-BZ	<p>Fried Frank Harris Shriver and Jacobson LLP <b>52-58 East 87th Street, Manhattan</b> Amendment (§11-413) of a previously approved variance which permitted the operation of a public parking facility. The amendment seeks to permit a reduction in size of an existing 515 parking space facility to allow a 143 space parking facility to be included in an as-of-right residential development. C2-8A zoning district. <b>Community Board #8M</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Granted – 1/30/15</b></p>
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### ***SOC – CONTINUED HEARINGS***

2.	195-02-BZ	<p>Jeffrey A. Chester, Esq./GSHLLP <b>2797 Linden Boulevard, Brooklyn</b> 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. <b>Community Board #5BK</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 3/3/15</b></p>
3.	76-12-BZ	<p>Sheldon Lobel, P.C. <b>148 Norfolk Street, Brooklyn</b> Amendment to modify the previously granted special permit (§73-622) for the enlargement of an existing single-family detached residence. R3-1 zoning district. <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 2/10/15</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
FRIDAY MORNING, JANUARY 30, 2015  
10:00 A.M.

<i><b>APPEALS – DECISIONS</b></i>		
4.	665-39-A 107-14-A	Fox Rothschild <b>55-57 West 44th Street, Manhattan</b> 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. <b>Community Board #5M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 1/30/15</b>
5.	110-14-A thru 112-14-A	Rothkrug Rothkrug & Spector LLP <b>115, 109, 105 Roswell Avenue, Staten Island</b> Proposed construction of buildings that does not front a legally mapped street, pursuant the Article 3, Section 36 of the General City Law. R3A zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 1/30/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
FRIDAY MORNING, JANUARY 30, 2015  
10:00 A.M.

<b>APPEALS – CONTINUED HEARINGS</b>		
6.	278-13-A	Slater & Beckerman, P.C. <b>121 Varick Street, Manhattan</b> Appeal of Department of Buildings’ determination that the advertising sign was not established as a lawful non-conforming use. M1-6 zoning district/SHSD. <b>Community Board #2M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 4/14/15</b>
7.	32-14-A	Rothkrug, Rothkrug & Spector, LLP <b>2560 Forest Avenue, Staten Island</b> 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. <b>Community Board #1SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 2/10/15</b>
8.	95-14-A	Bernard Marson <b>237 East 72nd Street, Manhattan</b> 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. <b>Community Board #8M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 3/10/15</b>
9.	163-14-A thru 165-14-A	Ponte Equities <b>502, 504, 506 Canal Street, Manhattan</b> 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. <b>Community Board #1M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 3/10/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
FRIDAY MORNING, JANUARY 30, 2015  
10:00 A.M.

<b>APPEALS – NEW CASES</b>		
10.	131-11-A thru 133-11-A 159-14-A thru 161-13-A	Rothkrug Rothkrug & Spector, LLP <b>464, 468 Arthur Kill Road, 120 Pemberton Avenue, Staten Island</b> Proposed construction of three two story dwellings with parking located within the bed of a mapped street, contrary to General City Law Section 35. R3-1 zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 3/10/15</b>

<b>BZ – DECISIONS</b>		
11.	186-13-BZ	Harold Weinberg, P.E. <b>117 Gelston Avenue, Brooklyn</b> 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. <b>Community Board #10BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 1/30/15</b>
12.	271-13-BZ	Eric Palatnik, P.C. <b>129 Norfolk Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 1/30/15</b>
13.	38-14-BZ	Eric Palatnik, P.C. <b>116 Oxford Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 1/30/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

FRIDAY MORNING, JANUARY 30, 2015

10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
14.	94-14-BZ	Dennis D. Dell'Angelo <b>1150 East 22nd Street, Brooklyn</b> 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. <b>Community Board #3BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Adjourned, Continued Hearing – 2/24/15</b>
15.	125-14-BZ	Goldman Harris LLC <b>11 Avenue C, Manhattan</b> 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. <b>Community Board #3M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 1/30/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
FRIDAY MORNING, JANUARY 30, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
16.	81-12-BZ	Eric Palatnik, P.C. <b>98-01/05 Metropolitan Avenue, Queens</b> 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. <b>Community Board #6Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 3/24/15</b>
17.	176-13-BZ	Sheldon Lobel, P.C. <b>31 Bond Street, Manhattan</b> 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. <b>Community Board #2M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 3/10/15</b>
18.	188-13-BZ & 189-13-A	Rothkrug Rothkrug & Spector <b>20 Dea Court, Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212)386-0081/Toni Matias (212)386-0085</b>
		<b>Status: Continued Hearing – 3/10/15</b>
19.	222-13-BZ	Eric Palatnik, P.C. <b>2472 Coney Island Avenue, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 3/10/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
FRIDAY MORNING, JANUARY 30, 2015  
10:00 A.M.

<b>BZ – CONTINUED HEARINGS</b>		
20.	321-13-BZ	Eric Palatnik, P.C. <b>37-19 104th Street, Queens</b> 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. <b>Community Board #3Q</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 3/3/15</b>
21.	327-13-BZ	Goldman Harris LLC <b>1504 Coney Island Avenue Brooklyn</b> 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. <b>Community Board #12BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 2/24/15</b>
22.	5-14-BZ	Law Office of Lyra J. Altman <b>1807 East 22nd Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Adjourned, Continued Hearing – 3/3/15</b>
23.	17-14-BZ	Moshe M. Friedman, PE <b>600 McDonald Avenue, Brooklyn</b> 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. <b>Community Board #12BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 4/14/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
FRIDAY MORNING, JANUARY 30, 2015  
10:00 A.M.

<b>BZ – CONTINUED HEARINGS</b>		
24.	28-14-BZ	Eric Palatnik, P.C. <b>3540 Nostrand Avenue, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 3/3/15</b>
25.	63-14-BZ	Rothkrug Rothkrug & Spector LLP <b>5500 Broadway, Bronx</b> Special Permit (§73-36) to allow the legalization of an existing physical culture establishment ( <i>Astral Fitness</i> ). M1-1 zoning district. <b>Community Board #8BX</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 3/3/15</b>
26.	141-14-BZ	Rothkrug Rothkrug & Spector LLP <b>2465 Broadway, Manhattan</b> 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. <b>Community Board #7M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 2/10/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
FRIDAY AFTERNOON, JANUARY 30, 2015  
1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	44-14-BZ	Sheldon Lobel, P.C. <b>92 Laight Street aka 256 West Street, 416 Washington Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>Live Well</i> ) on the first floor of the existing building, located within C6-3A & C6-2A zoning districts in a historic district. <b>Community Board #1M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 3/3/15</b>
2.	148-14-BZ	Sheldon Lobel, P.C. <b>11 Avenue A, Manhattan</b> Variance (§72-21) to permit multi-family residential use at the premises. R8A/C2-5 zoning districts. <b>Community Board #3M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 3/24/15</b>
3.	175-14-BZ	Greenberg Traurig, LLP <b>1162 Broadway, Manhattan</b> Variance (§72-21) proposed the construction a new 14-story hotel building seeking waivers for setback and side yard requirements, located within a M1-6 zoning district in a historic district. <b>Community Board #5M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 3/3/15</b>
4.	216-14-BZ	Law Office of Stuart Klein <b>150 Amsterdam Avenue, Manhattan</b> Special Permit (§73-36) to permit the legalization of a physical culture establishment ( <i>Flymbeel</i> ) located on portions of the first floor and cellar of the existing building. R8 zoning district. <b>Community Board #7M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 2/3/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

FRIDAY AFTERNOON, JANUARY 30, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
5.	217-14-BZ	Law Office of Stuart Klein <b>245 West 17th Street, Manhattan</b> Special Permit (§73-36) to allow for the legalization of a physical culture establishment ( <i>Flywheel</i> ) on a portion of the first floor of the building and a portion of the cellar. C6-2A zoning resolution. <b>Community Board #4M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 2/3/15</b>
6.	222-14-BZ	Sheldon Lobel, P.C. <b>344 East 63rd Street, Manhattan</b> Special Permit (§73-36) to allow for physical culture establishment ( <i>Emmy Spa</i> ) on a portion of the ground floor and cellar of the existing building. C2-8 and R8B zoning districts. <b>Community Board #8M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 2/3/15</b>
7.	246-14-BZ	Rothkrug Rothkrug & Spector, LLP <b>210 Joralemon Street aka 45/63 Court Street, Brooklyn</b> Special Permit (§73-36) to operate a physical culture establishment ( <i>Soul Cycle</i> ) within an existing landmarked building. C5-2A (DB), C5-zoning districts. <b>Community Board #2BK</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 2/10/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, FEBRUARY 3, 2015  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	545-56-BZ	Eric Palatnik, P.C. <b>2001-2007 Williamsbridge Road aka 1131 Neil Avenue, Bronx</b> 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. <b>Community Board #11BX</b>
		<b>Examiner: Carlos Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 3/31/15</b>

<b><i>BZ – DECISIONS</i></b>		
2.	25-14-BZ	Law Office of Lyra J. Altman <b>1601-1623 Avenue J, aka 985-995 East 16th Street &amp; 990-1026 East 17th Street, Brooklyn</b> Variance (§72-21) to permit the enlargement of an existing four story Yeshiva ( <i>Yeshiva of Flatbush</i> ). R2 & R5 zoning districts. <b>Community Board #14BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 2/3/15</b>
3.	185-14-BZ	Sheldon Lobel, P.C. <b>14 Wall Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>The Vault Spa</i> ) on the cellar and sub-cellar floor of the existing building at the premises, which is located in a C5-5 zoning district. <b>Community Board #1M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 2/3/15</b>
4.	216-14-BZ	Law Office of Stuart Klein <b>150 Amsterdam Avenue, Manhattan</b> Special Permit (§73-36) to permit the legalization of a physical culture establishment ( <i>Flywheel</i> ) located on portions of the first floor and cellar of the existing building. R8 zoning district. <b>Community Board #7M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 2/3/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, FEBRUARY 3, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
5.	217-14-BZ	Law Office of Stuart Klein <b>245 West 17th Street, Manhattan</b> Special Permit (§73-36) to allow for the legalization of a physical culture establishment ( <i>Flywheel</i> ) on a portion of the first floor of the building and a portion of the cellar. C6-2A zoning resolution. <b>Community Board #4M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 2/3/15</b>
6.	222-14-BZ	Sheldon Lobel, P.C. <b>344 East 63rd Street, Manhattan</b> Special Permit (§73-36) to allow for physical culture establishment ( <i>Emy Spa</i> ) on a portion of the ground floor and cellar of the existing building. C2-8 and R8B zoning districts. <b>Community Board #8M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 2/3/15</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
7.	350-12-BZ	Sheldon Lobel, P.C. <b>5 32nd Street, Brooklyn</b> 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. <b>Community Board #7BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 3/24/15</b>
8.	155-13-BZ	Law Office of Fredrick A. Becker <b>1782-1784 East 28th Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 3/3/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, FEBRUARY 3, 2015  
10:00 A.M.

<b>BZ – CONTINUED HEARINGS</b>		
9.	91-14-BZ	Law Office of Lyra J. Altman <b>3420 Bedford Avenue, Brooklyn</b> 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. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 3/3/15</b>
10.	114-14-BZ	Eric Palatnik, P.C. <b>2442 East 14th Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 3/3/15</b>
11.	118-14-BZ	Rampulla Associates <b>1891 Richmond Road, Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 3/3/15</b>
12.	124-14-BZ	Sheldon Lobel, P.C. <b>1112 Gilmore Court, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 3/3/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, FEBRUARY 3, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
13.	177-14-BZ	Eric Palatnik, P.C. <b>1038 Flatbush Avenue, Brooklyn</b> 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. <b>Community Board #14BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 2/24/15</b>
14.	285-14-BZ & 288-14-BZ	Department of Housing Preservation and Development <b>84 McLaughlin Street</b> <b>131 Cedar Grove Avenue</b> <b>Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Adjourned, Continued Hearing – 2/10/15</b>
15.	286-14-BZ	Department of Housing Preservation and Development <b>20 Orlando Street, Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Withdrawn – 2/3/15</b>
16.	297-14-BZ thru 300-14-A	Department of Housing Preservation and Development <b>6 &amp; 28 Topping Street, Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Adjourned, Continued Hearing – 2/10/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, FEBRUARY 3, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
17.	307-14-BZ	Department of Housing Preservation and Development <b>540 Hunter Avenue, Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Adjourned, Continued Hearing – 2/10/15</b>
18.	308-14-BZ & 312-14-BZ	Department of Housing Preservation and Development <b>179 Kiswick Street</b> <b>65 Hempstead Avenue</b> <b>Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Adjourned, Continued Hearing – 2/10/15</b>
19.	310-14-BZ	Department of Housing Preservation and Development <b>297 Colony Avenue, Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Withdrawn – 2/3/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, FEBRUARY 3, 2015  
1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	301-13-BZ	Eric Palatnik, P.C. <b>1502 Avenue N, Brooklyn</b> Variance (72-21) to add three floors to an existing one story and basement UG 4 synagogue for a religious-based college and post graduate (UG 3) with 10 dormitory rooms, contrary to sections 24-11, 24-521, 24-52,24-34(a),24-06. R5B zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 4/14/15</b>
2.	303-13-BZ	Jeffrey A. Chester, Esq. <b>506-510 Brook Avenue, Bronx</b> Variance (§72-21) to allow a new mixed use building with 36 residential units and community facility space. R6 & C1-4 zoning districts. <b>Community Board #1BX</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Postponed Hearing – 3/3/15</b>
3.	309-13-BZ	Law office of Lyra J. Altman <b>965 East 24th Street, Brooklyn</b> Special Permit (73-622) for the enlargement of an existing single family home, contrary to floor area and open space (23-141); side yards (23-461) and less than the required rear yard (23-47). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 3/3/15</b>
4.	60-14-BZ	Law Office of Jay Goldstein, PLLC <b>141-41 72nd Avenue, Queens</b> Variance (§72-21) to enlarge a community facility ( <i>Sephardic Congregation</i> ), contrary to floor lot coverage rear yard, height and setback (24-00). R4-1 zoning district. <b>Community Board #8Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 3/24/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 3, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
5.	154-14-BZ	Sheldon Lobel, P.C. <b>6934 5th Avenue, Brooklyn</b> Special Permit (§73-621) to allow an addition to the existing mixed commercial and residential building. C1-3/R6B zoning district. <b>Community Board #10BK</b>
		<b>Examiner: Ryan Singer (212) 386-0075</b>
		<b>Status: Closed, Decision – 3/3/15</b>
6.	232-14-BZ	Warshaw Burstein, LLP <b>946 Pennsylvania Avenue, aka 1000 Pennsylvania Avenue, Brooklyn</b> Special Permit (§73-36) to allow for a physical culture establishment ( <i>Planet Fitness</i> ) within a portion of an existing commercial building. M1-1 zoning district. <b>Community Board #5BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 3/3/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, FEBRUARY 10, 2015

10:00 A.M.

### ***SOC – CONTINUED HEARINGS***

1.	164-94-BZ	Jeffrey Chester, Esq. <b>84 Hugh Grant Circle, Bronx</b> 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. <b>Community Board #9BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 3/24/15</b>
2.	76-12-BZ	Sheldon Lobel, P.C. <b>148 Norfolk Street, Brooklyn</b> Amendment to modify the previously granted special permit (§73-622) for the enlargement of an existing single-family detached residence. R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 3/10/15</b>

### ***SOC – NEW CASES***

3.	25-57-BZ	Rothkrug Rothkrug & Spector LLP <b>221-18 Merrick Blvd, Queens</b> Amendment (§11-413) to permit a change in use (UG 6 retail use) of an existing commercial building in conjunction with alteration of an existing commercial building, demolition of three existing commercial buildings and construction of a new commercial building located within a C2-3 and R3A zoning district. <b>Community Board #13Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 3/10/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, FEBRUARY 10, 2015

10:00 A.M.

### ***APPEALS – DECISIONS***

4.	32-14-A	<p>Rothkrug, Rothkrug &amp; Spector, LLP <b>2560 Forest Avenue, Staten Island</b> 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. <b>Community Board #1SI</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Granted – 2/10/15</b></p>
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### ***APPEALS – CONTINUED HEARINGS***

5.	300-08-A	<p>Law office of Marvin B. Mitzner LLC <b>39-35 27th Street, Queens</b> Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district. <b>Community Board #1Q</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Continued Hearing – 3/24/15</b></p>
6.	192-14-A thru 198-14-A	<p>Rothkrug Rothkrug &amp; Spector LLP <b>10, 12, 18, 20, 26, 30, 32 Winslow Place, Staten Island</b> 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. <b>Community Board #3SI</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Closed, Decision – 2/24/15</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, FEBRUARY 10, 2015

10:00 A.M.

<b>APPEALS – NEW CASES</b>		
7.	140-14-A	Eric Palatnik, P.C. <b>1016 East 13<sup>th</sup> Street, Brooklyn</b> Appeal seeking a determination that the owner has acquired a common law vested rights to complete construction under the prior C4-3A/R6 zoning district. R5 zoning district <b>Community Board #14BK</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 3/10/15</b>
8.	153-14-A	Rothkrug Rothkrug & Spector LLP <b>200 Cambridge Avenue, Staten Island</b> Proposed construction of a community facility building school located partially within the bed of an unbuilt mapped street pursuant to Article 3 Section 35 of the General City Law and waive of bulk regulations under ZR Section 72-01(g). R3-2 Zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 3/3/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, FEBRUARY 10, 2015  
10:00 A.M.

<b>BZ – DECISIONS</b>		
9.	65-13-BZ	Eric Palatnik, Esq. <b>123 Franklin Avenue, Brooklyn</b> Variance (§72-21) to permit a residential development, contrary to use regulations (§42-00). M1-1 zoning district. <b>Community Board #3BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 2/10/15</b>
10.	185-13-BZ	Eric Palatnik P.C. <b>97 Franklin Avenue, Brooklyn</b> 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. <b>Community Board #3BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 2/10/15</b>
11.	26-14-BZ	Francis R. Angelino, Esq. <b>45 East 75th Street aka 42-76 East 76<sup>th</sup> Street, Manhattan</b> 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. <b>Community Board #8M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 2/10/15</b>
12.	141-14-BZ	Rothkrug Rothkrug & Spector LLP <b>2465 Broadway, Manhattan</b> 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. <b>Community Board #7M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 2/10/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, FEBRUARY 10, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
13.	248-13-BZ	Sheldon Lobel, P.C. <b>1179 East 28th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to floor area and open space (23-141a); side yards (23-461). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 3/10/15</b>
14.	264-13-BZ	Francis R. Angelino, Esq. <b>257 West 17th Street, Manhattan</b> 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. <b>Community Board #4M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 3/31/15</b>
15.	329-13-BZ	Alexander Levkovich <b>145 Girard Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 3/3/15</b>
16.	45-14-BZ	Eric Palatnik, P.C. <b>337 99th Street, Brooklyn</b> 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. <b>Community Board #10BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 3/10/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, FEBRUARY 10, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
17.	59-14-BZ	<p>Caroline G. Harris <b>114-122 Jackson Street, Brooklyn</b> Variance (§72-21) to permit the construction of a four-story plus penthouse community facility (UG 4), contrary to (24-11). R6B zoning district. <b>Community Board #1BK</b></p>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 3/31/15</b>
18.	122-14-BZ	<p>Lewis E Garfinkel <b>1318 East 28th Street, Brooklyn</b> 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. <b>Community Board #14BK</b></p>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 3/10/15</b>
19.	203-14-BZ	<p>Rothkrug Rothkrug &amp; Spector LLP <b>18 West 8th Street, Manhattan</b> Special Permit §73-36 to permit a physical culture establishment (<i>305 Fitness</i>) within portions of an existing commercial building. C4-5 zoning district. <b>Community Board #2M</b></p>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 3/10/15</b>
20.	246-14-BZ	<p>Rothkrug Rothkrug &amp; Spector, LLP <b>210 Joralemon Street aka 45/63 Court Street, Brooklyn</b> Special Permit (§73-36) to operate a physical culture establishment (<i>Soul Cycle</i>) within an existing landmarked building. C5-2A (DB), C5-zoning districts. <b>Community Board #2BK</b></p>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 2/10/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, FEBRUARY 10, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
21.	285-14-BZ 288-14-BZ	Department of Housing Preservation and Development <b>84 McLaughlin Street and 131 Cedar Grove Avenue Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 2/10/15</b>
22.	297-14-BZ thru 300-14-A	Department of Housing Preservation and Development <b>6 &amp; 28 Topping Street, Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 2/10/15</b>
23.	307-14-BZ	Department of Housing Preservation and Development <b>540 Hunter Avenue, Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 2/10/15</b>
24.	308-14-BZ 312-14-BZ	Department of Housing Preservation and Development <b>179 Kiswick Street and 65 Hempstead Avenue Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 2/10/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, FEBRUARY 10, 2015  
1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	186-14-BZ	Law Office of Lyra J. Altman <b>51-63 Bond Street aka 252-270 Schermerhorn Street, Brooklyn</b> Variance (§72-21) to permit the construction of a new hotel building with ground floor retail contrary to allowable commercial floor area (ZR 33-122). C6-1/R6B zoning district in the Downtown Brooklyn Special District. <b>Community Board #2BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 3/24/15</b>
2.	238-14-BZ	Kramer Levin Naftalis & Frankel, LLP <b>98-100 Franklin Street, Manhattan</b> Variance (§72-21) to permit the construction of two mixed residential and commercial buildings on a single zoning lot contrary to §§35-21 & 23-145 (Lot Coverage), 35-24c (Height and setback), 35-52 and 33-23 (minimum width of open area along a side lot line and permitted obstruction regulations), 35-24b (Street wall location). C6-2A zoning district, Historic District. <b>Community Board #1M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 3/31/15</b>
3.	249-14-BZ	Akerman LLP <b>200 Baychester Avenue, Bronx</b> Special Permit (§73-36) to obtain a special permit to operate a physical culture establishment ( <i>X Sport Fitness</i> ) within an existing commercial building. (C4-3) zoning district. <b>Community Board #10BX</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 2/10/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, FEBRUARY 24, 2015

10:00 A.M.

### ***SOC – DECISIONS***

1.	42-08-BZ	Eric Palatnik, P.C. <b>182 Girard Street, Brooklyn</b> 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. <b>Community Board #15BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Deferred Decision – 4/14/15</b>
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### ***SOC – CONTINUED HEARINGS***

2.	318-06-BZ	Eric Palatnik, P.C. <b>49-05 Astoria Boulevard aka 22-41 49<sup>th</sup> Street, Queens</b> 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. <b>Community Board #1Q</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Adjourned, Continued Hearing – 4/14/15</b>
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### ***SOC – NEW CASES***

3.	131-93-BZ	Eric Palatnik, P.C. <b>3743-3761 Nostrand Avenue, Brooklyn</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on November 22, 2014. C2-2/R5 zoning district. <b>Community Board #15BK</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Continued Hearing – 4/14/15</b>
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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, FEBRUARY 24, 2015  
10:00 A.M.

<b>APPEALS – DECISIONS</b>		
4.	113-14-A	Howard Goldman, Esq. <b>86 Bedford Street, Manhattan</b> 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. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Denied – 2/24/15</b>
5.	192-14-A thru 198-14-A	Rothkrug Rothkrug & Spector LLP <b>10, 12, 18, 20, 26, 30, 32 Winslow Place, Staten Island</b> 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. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 2/24/15</b>

<b>APPEALS – CONTINUED HEARINGS</b>		
6.	166-12-A	NYC Department of Buildings <b>638 East 11<sup>th</sup> Street, Manhattan</b> Application to revoke the Certificate of Occupancy. R8B zoning district. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Adjourned, Continued Hearing – 3/31/15</b>
7.	107-13-A	Law Office of Marvin B. Mitzner LLC <b>638 East 11<sup>th</sup> Street, Manhattan</b> 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. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Adjourned, Continued Hearing – 3/31/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, FEBRUARY 24, 2015  
10:00 A.M.

<b>APPEALS – CONTINUED HEARINGS</b>		
8.	11-14-A thru 14-14-A	Sheldon Lobel, P.C. <b>47-04, 47-06, 47-08 198th Street, Queens</b> Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R3-2 zoning district. <b>Community Board #11Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 5/19/15</b>
9.	128-14-A	Bryan Cave LLP <b>47 East 3rd Street, Manhattan</b> Appeal challenging DOB determination that the proposed off-street loading berth is not accessory to a medical office. C2-5/R7A zoning district. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 4/28/15</b>
10.	180-14-A	Fried Frank Harris Shriver and Jacobson LLP <b>332 West 44th Street, Manhattan</b> 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. <b>Community Board #4M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Adjourned, Continued Hearing – 3/3/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, FEBRUARY 24, 2015  
10:00 A.M.

<b>BZ – DECISIONS</b>		
11.	78-11-BZ & 33-12-A thru 37-12-A	Sheldon Lobel, P.C. <b>78-70 Winchester Boulevard, Queens</b> 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. <b>Community Board #13Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Deferred Decision – 3/10/15</b>
12.	327-13-BZ	Goldman Harris LLC <b>1504 Coney Island Avenue Brooklyn</b> 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. <b>Community Board #12BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 2/24/15</b>
13.	117-14-BZ	Kramer Levin Naftalis & Frankel, LLP <b>101 W 91st Street, 121 &amp; 139 West 91st Street and 114-124 West 92nd Street, Manhattan</b> 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. <b>Community Board # 7M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 2/24/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, FEBRUARY 24, 2015

10:00 A.M.

### ***BZ – DECISIONS***

14.	177-14-BZ	Eric Palatnik, P.C. <b>1038 Flatbush Avenue, Brooklyn</b> 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. <b>Community Board #14BK</b> <b>Examiner: Rory Levy (212) 386-0082</b> <b>Status: Granted – 2/24/15</b>
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### ***BZ – CONTINUED HEARINGS***

15.	30-12-BZ	Board of Standards and Appeals <b>142-41 Roosevelt Avenue, Queens</b> 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. <b>Community Board #7Q</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Continued Hearing – 4/14/15</b>
16.	343-12-BZ	Akerman LLP. <b>570 East 21st Street, Brooklyn</b> 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. <b>Community Board #14BK</b> <b>Examiner: Joshua Saal (212) 386-0081</b> <b>Status: Continued Hearing – 4/14/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, FEBRUARY 24, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
17.	8-14-BZ	Law Office of Lyra J. Altman <b>1824 East 22nd Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Adjourned, Continued Hearing – 3/24/15</b>
18.	41-14-BZ	Law Office of Jay Goldstein <b>21-37 Waverly Avenue aka 56-58 Washington Avenue, Brooklyn</b> Special Permit (§73-19) to legalize an existing school/yeshiva (UG 3). M1-2 zoning district. <b>Community Board #2BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Adjourned, Continued Hearing – 3/10/15</b>
19.	64-14-BZ	Law Office of Lyra J. Altman <b>1320 East 23rd Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Adjourned, Continued Hearing – 3/24/15</b>
20.	94-14-BZ	Dennis D. Dell'Angelo <b>1150 East 22nd Street, Brooklyn</b> 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. <b>Community Board #3BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Adjourned, Continued Hearing – 3/24/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, FEBRUARY 24, 2015

10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
21.	146-14-BZ	Sheldon Lobel, P.C. <b>285 Grand Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>Bowery CrossFit</i> ) in the cellar of an existing building. C6-1G zoning district. <b>Community Board #3M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 3/24/15</b>
22.	169-14-BZ	Simons & Wright LLC <b>325 Avenue Y, Brooklyn</b> Special Permit (§73-19) to allow a pre-school and child care services (Use Group 3) ( <i>Inner Force Y</i> ) within the existing building. M1-1 Ocean Parkway Special Zoning District. <b>Community Board #15BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 4/14/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 24, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	98-14-BZ	Rothkrug Rothkrug & Spector LLP <b>404 Richmond Terrace, Staten Island</b> Variance (§72-21) to permit the reestablishment of a banquet facility (catering hall -UG 9) with accessory parking. Located in an R5 and R3A zoning districts within the St. George Historic District. <b>Community Board #1SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 4/14/15</b>
2.	157-14-BZ	Lewis Garfinkel <b>1151 East 29th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family, two story semi-detached residence to be combined into a single family, two story detached residence contrary to floor area and open space ZR 23-141; side yard ZR 23-461 and less than the required rear yard ZR 23-47. R-2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 3/10/15</b>
3.	170-14-BZ	Mango & Lacoviello, LLP <b>652-662 Avenue of the Americas, Manhattan</b> Special Permit (§73-36) to allow the operation of the proposed physical culture establishment ( <i>David Barton Gym</i> ) on the first floor second & third floors, located within an C6-2-A, C6-4A zoning districts. <b>Community Board #5M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 3/3/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 3, 2015  
10:00 A.M.

## ***SOC – CONTINUED HEARINGS***

1.	195-02-BZ	Jeffrey A. Chester, Esq./GSHLLP <b>2797 Linden Boulevard, Brooklyn</b> 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. <b>Community Board #5BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Adjourned, Continued Hearing – 4/14/15</b>

## ***APPEALS – CONTINUED HEARINGS***

2.	180-14-A	Fried Frank Harris Shriver and Jacobson LLP <b>332 West 44th Street, Manhattan</b> 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. <b>Community Board #4M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 4/21/15</b>

## ***APPEALS – DECISIONS***

3.	153-14-A	Rothkrug Rothkrug & Spector LLP <b>200 Cambridge Avenue, Staten Island</b> Proposed construction of a community facility building school located partially within the bed of an unbuilt mapped street pursuant to Article 3 Section 35 of the General City Law and waive of bulk regulations under ZR Section 72-01(g). R3-2 Zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 3/24/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 3, 2015  
10:00 A.M.

## ***APPEALS – CONTINUED HEARINGS***

4.	245-12-A	Law Offices of Marvin B. Mitzner LLC. <b>515 East 5th Street, Manhattan</b>
		Appeal pursuant to Section 310(2) of the Multiple Dwelling Law, requesting that the Board vary several requirements of the MDL. R7B Zoning District <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 5/12/15</b>

## ***APPEALS – NEW CASES***

5.	126-14-A	Rothkrug Rothkrug & Spector LLP <b>3153 Richmond Terrace, Staten Island</b> Proposed construction of a warehouse building located partially within the bed of mapped unbuilt street, pursuant Article 3 Section 35 of the General City Law. M3-1 zoning district. <b>Community Board #1SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 3/31/15</b>

## ***BZ – DECISIONS***

6.	266-13-BZ	Law Offices of Marvin B. Mitzner <b>515 East 5th Street, Manhattan</b>
		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.
		<b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Deferred Decision – 5/12/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 3, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
7.	329-13-BZ	Alexander Levkovich <b>145 Girard Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 3/3/15</b>
8.	118-14-BZ	Rampulla Associates <b>1891 Richmond Road, Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 3/3/15</b>
9.	154-14-BZ	Sheldon Lobel, P.C. <b>6934 5th Avenue, Brooklyn</b> Special Permit (§73-621) to allow an addition to the existing mixed commercial and residential building. C1-3/R6B zoning district. <b>Community Board #10BK</b>
		<b>Examiner: Ryan Singer (212) 386-0077</b>
		<b>Status: Granted – 3/3/15</b>
10.	170-14-BZ	Mango & Lacoviello, LLP <b>652-662 Avenue of the Americas, Manhattan</b> Special Permit (§73-36) to allow the operation of the proposed physical culture establishment ( <i>David Barton Gym</i> ) on the first floor second & third floors, located within an C6-2-A, C6-4A zoning districts. <b>Community Board #5M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 3/3/15</b>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 3, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
11.	232-14-BZ	Warshaw Burstein, LLP <b>946 Pennsylvania Avenue aka 1000 Pennsylvania Avenue, Brooklyn</b> Special Permit (§73-36) to allow for a physical culture establishment ( <i>Planet Fitness</i> ) within a portion of an existing commercial building. M1-1 zoning district. <b>Community Board #5BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 4/14/15</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
12.	286-12-BZ	Eric Palatnik, P.C. <b>1925 Union Street, Brooklyn</b> 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. <b>Community Board #8BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Off-Calendar</b>
13.	155-13-BZ	Law Office of Fredrick A. Becker <b>1782-1784 East 28th Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 4/14/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 3, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
14.	309-13-BZ	Law Office of Lyra J. Altman <b>965 East 24th Street, Brooklyn</b> Special Permit (73-622) for the enlargement of an existing single family home, contrary to floor area and open space (23-141); side yards (23-461) and less than the required rear yard (23-47). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 3/24/15</b>
15.	321-13-BZ	Eric Palatnik, P.C. <b>37-19 104th Street, Queens</b> 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. <b>Community Board #3Q</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 3/24/15</b>
16.	5-14-BZ	Law Office of Lyra J. Altman <b>1807 East 22nd Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Off-Calendar</b>
17.	28-14-BZ	Eric Palatnik, P.C. <b>3540 Nostrand Avenue, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 3/24/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 3, 2015  
10:00 A.M.

<b>BZ – CONTINUED HEARINGS</b>		
18.	31-14-BZ	Moshe M. Friedman, P.E. <b>165 Spencer Street, Brooklyn</b> 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. <b>Community Board #3BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Adjourned, Continued Hearing – 4/14/15</b>
19.	44-14-BZ	Sheldon Lobel, P.C. <b>92 Laight Street aka 256 West Street, 416 Washington Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>Live Well</i> ) on the first floor of the existing building, located within C6-3A & C6-2A zoning districts in a historic district. <b>Community Board #1M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 4/21/15</b>
20.	63-14-BZ	Rothkrug Rothkrug & Spector LLP <b>5500 Broadway, Bronx</b> Special Permit (§73-36) to allow the legalization of an existing physical culture establishment ( <i>Astral Fitness</i> ). M1-1 zoning district. <b>Community Board #8BX</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 3/31/15</b>
21.	91-14-BZ	Law Office of Lyra J. Altman <b>3420 Bedford Avenue, Brooklyn</b> 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. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Off-Calendar</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 3, 2015  
10:00 A.M.

## ***BZ – CONTINUED HEARINGS***

22.	114-14-BZ	<p>Eric Palatnik, P.C. <b>2442 East 14th Street, Brooklyn</b> 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. <b>Community Board #15BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Granted – 3/3/15</b></p>
23.	124-14-BZ	<p>Sheldon Lobel, P.C. <b>1112 Gilmore Court, Brooklyn</b> 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. <b>Community Board #15BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Closed, Decision – 3/31/15</b></p>
24.	175-14-BZ	<p>Greenberg Traurig, LLP <b>1162 Broadway, Manhattan</b> Variance (§72-21) proposed the construction a new 14-story hotel building seeking waivers for setback and side yard requirements, located within a M1-6 zoning district in a historic district. <b>Community Board #5M</b> <b>Examiner: Joshua Saal (212) 386-0081</b> <b>Status: Closed, Decision – 3/24/15</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, MARCH 3, 2015  
1:00 P.M.

<b>BZ – NEW CASES</b>		
<b>1.</b>	<b>303-13-BZ</b>	Jeffrey A. Chester, Esq. <b>506-510 Brook Avenue, Bronx</b> Variance (§72-21) to allow a new mixed use building with 36 affordable residential units and community facility space. R6 & C1-4 zoning districts. <b>Community Board #1BX</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Postponed Hearing – 3/31/15</b>
<b>2.</b>	<b>37-14-BZ</b>	Eric Palatnik, P.C. <b>86-10 Roosevelt Avenue, Queens</b> Special Permit (§73-36) to allow a physical culture establishment ( <i>Enterprise Fitness Gym</i> ), which will occupy a portion of the second floor of a two story building. C2-3/R6 zoning district. <b>Community Board #4Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 4/14/15</b>
<b>3.</b>	<b>127-14-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>32-41 101st Street, Queens</b> Variance (§72-21) to permit construction of a cellar and two-story, two-family dwelling on a vacant lot that does not provide two required side yards, and does not provide two off street parking spaces. R4 zoning district. <b>Community Board #3Q</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 4/14/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, MARCH 3, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
<b>4.</b>	<b>289-14-BZ</b>	Sheldon Lobel, P.C. <b>22-32/36 31st Street, Queens</b> Special Permit (§73-42) to extend the conforming Use Group 6 restaurant use located partially within a C4-2A zoning district into the adjacent R5B zoning district. <b>Community Board #1Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 4/14/15</b>
<b>5.</b>	<b>324-14-BZ</b>	Gerald J. Caliendo, RA, AIA <b>198-30 Jamaica Avenue, Queens</b> Reinstatement (§11-411) for an automotive repair facility (UG 16B) granted under Cal. No. 909-52-BZ, expiring January 29, 2000; Amendment to permit the sale of used cars; Wavier of the Rules. C2-2/R5 zoning district. <b>Community Board #12Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 3/24/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 10, 2015  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
1.	25-57-BZ	Rothkrug Rothkrug & Spector LLP <b>221-18 Merrick Blvd, Queens</b> Amendment (§11-413) to permit a change in use (UG 6 retail use) of an existing commercial building in conjunction with alteration of an existing commercial building, demolition of three existing commercial buildings and construction of a new commercial building located within a C2-3 and R3A zoning district. <b>Community Board #13Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 3/31/15</b>
2.	76-12-BZ	Sheldon Lobel, P.C. <b>148 Norfolk Street, Brooklyn</b> Amendment to modify the previously granted special permit (§73-622) for the enlargement of an existing single-family detached residence. R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 3/31/15</b>

<b><i>SOC – NEW CASES</i></b>		
3.	174-04-BZ	Kramer Levin Naftalis & Frankel, LLP <b>254 West 24<sup>th</sup> Street, Manhattan</b> Amendment: to amend and the approval of the e conveyance of unused development rights appurtenant to the subject site. The variance previously granted by the Board located within and M1-5 zoning district. <b>Community Board #4M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Postponed Hearing – 5/19/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 10, 2015  
10:00 A.M.

<b>APPEALS – CONTINUED HEARINGS</b>		
4.	131-11-A thru 133-11-A 159-14-A thru 161-14-A	Rothkrug Rothkrug & Spector, LLP <b>464, 468 Arthur Kill Road, 120 Pemberton Avenue, Staten Island</b> Proposed construction of three two story dwellings with parking located within the bed of a mapped street, contrary to General City Law Section 35. R3-1 zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 4/21/15</b>
5.	95-14-A	Bernard Marson <b>237 East 72nd Street, Manhattan</b> 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. <b>Community Board #8M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Adjourned, Continued Hearing – 4/21/15</b>
6.	163-14-A thru 165-14-A	Ponte Equities <b>502, 504, 506 Canal Street, Manhattan</b> 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. <b>Community Board #1M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 4/14/15</b>
7.	140-14-A	Eric Palatnik, P.C. <b>1016 East 13<sup>th</sup> Street, Brooklyn</b> Appeal seeking a determination that the owner has acquired a common law vested rights to complete construction under the prior C4-3A/R6 zoning district. R5 zoning district <b>Community Board #14BK</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 3/31/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 10, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
8.	78-11-BZ & 33-12-A thru 37-12-A	Sheldon Lobel, P.C. <b>78-70 Winchester Boulevard, Queens</b> 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. <b>Community Board #13Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 3/10/15</b>
9.	176-13-BZ	Sheldon Lobel, P.C. <b>31 Bond Street, Manhattan</b> 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. <b>Community Board #2M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Deferred Decision – 4/14/15</b>
10.	45-14-BZ	Eric Palatnik, P.C. <b>337 99th Street, Brooklyn</b> 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. <b>Community Board #10BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 3/10/15</b>
11.	157-14-BZ	Lewis Garfinkel <b>1151 East 29th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family, two story semi-detached residence to be combined into a single family, two story detached residence contrary to floor area and open space ZR 23-141; side yard ZR 23-461 and less than the required rear yard ZR 23-47. R-2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 3/10/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 10, 2015  
10:00 A.M.

<i><b>BZ – DECISIONS</b></i>		
<b>12.</b>	<b>203-14-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>18 West 8th Street, Manhattan</b> Special Permit §73-36 to permit a physical culture establishment ( <i>305 Fitness</i> ) within portions of an existing commercial building. C4-5 zoning district. <b>Community Board #2M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 3/10/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 10, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
13.	153-11-BZ	Eric Palatnik, P.C. <b>27-11 30th Avenue, Queens</b> 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. <b>Community Board #4Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 4/28/15</b>
14.	174-13-BZ	Jeffrey A. Chester, Esq./GSHLLP <b>2449 Morris Avenue a/k/a 58-66 East Fordham Road, Bronx</b> 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. <b>Community Board #7BX</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Off-Calendar</b>
15.	188-13-BZ & 189-13-A	Rothkrug Rothkrug & Spector <b>20 Dea Court, Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212)385-0081/Toni Matias (212)386-0085</b>
		<b>Status: Off-Calendar</b>
16.	222-13-BZ	Eric Palatnik, P.C. <b>2472 Coney Island Avenue, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 4/21/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 10, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
17.	248-13-BZ	Sheldon Lobel, P.C. <b>1179 East 28th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to floor area and open space (23-141a); side yards (23-461). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 4/14/15</b>
18.	41-14-BZ	Law Office of Jay Goldstein <b>21-37 Waverly Avenue aka 56-58 Washington Avenue, Brooklyn</b> Special Permit (§73-19) to legalize an existing school/yeshiva (UG 3). M1-2 zoning district. <b>Community Board #2BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 4/28/15</b>
19.	56-14-BZ	Walter Gorman, P.E. <b>161-51/6 Bailey Boulevard, Queens</b> 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. <b>Community Board #12Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 3/31/15</b>
20.	122-14-BZ	Lewis E Garfinkel <b>1318 East 28th Street, Brooklyn</b> 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. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 3/31/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, MARCH 10, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	46-14-BZ	Rothkrug Rothkrug & Spector, LLP <b>252/60 Atlantic Avenue, Brooklyn</b> Special Permit (§73-36) to allow the physical culture establishment ( <i>Blink Fitness</i> ) within portions of a new commercial building. C2-4 (R6A) (DB) zoning districts. <b>Community Board #2BK</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 3/31/15</b>
2.	143-14-BZ	Eric Palatnik, P.C. <b>746 61st Street, Brooklyn</b> Special Permit (§73-36) to allow for the proposed physical culture establishment ( <i>99 Health Club Inc.</i> ) in the cellar, first and second floor of two story building in an M1-1 zoning district. <b>Community Board #7BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 3/31/15</b>
3.	241-14-BZ	Warshaw Burstein, LLP <b>517 East 117th Street, Manhattan</b> Special Permit (§73-36) to allow the operation of physical culture establishment ( <i>Planet Fitness</i> ) on a portion of the third floor of the existing large scale development. C4-4 zoning district. <b>Community Board #11M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 3/31/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 24, 2015  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
1.	172-79-BZ	Alfonso Duarte <b>167-04 Northern Boulevard, Queens</b> Extension of Term of a previously approved variance permitting the operation of a Real Estate office and accessory parking which will expire on July 24, 2014. R2 zoning district. <b>Community Board #4Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 5/19/15</b>
2.	164-94-BZ	Jeffrey Chester, Esq. <b>84 Hugh Grant Circle, Bronx</b> 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. <b>Community Board #9BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Off-Calendar</b>

<b><i>SOC – NEW CASES</i></b>		
3.	26-02-BZ	Eric Palatnik, P.C. <b>1680 Richmond Avenue aka 3101 Victory Boulevard., Staten Island</b> Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses, which expired on December 10, 2012; Amendment to covert the existing bays into accessory convenience store and to enlarge the building; Waiver of the Rules. C1-2/R3-2 zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 4/14/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 24, 2015  
10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
4.	150-04-BZ	Sheldon Lobel, P.C. <b>129 Elizabeth Street, Manhattan</b> Amendment of a previously approved variance to permit the construction of a four-story building with retail space and one-car garage. C6-2G zoning district. <b>Community Board #2M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 5/12/15</b>
5.	51-06-BZ	Sheldon Lobel, P.C. <b>188-02 Union Turnpike, Queens</b> Amendment of a variance (§72-21) which permitted a physical culture Establishment and a dance studio (Use Group 9), contrary to use regulations. The amendment seeks to enlarge the floor area utilized by the dance studio on the first floor of the existing one-story and cellar building. C1-2/R2A zoning district. <b>Community Board #8Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 6/2/15</b>

<b><i>APPEALS – DECISIONS</i></b>		
6.	153-14-A	Rothkrug Rothkrug & Spector LLP <b>200 Cambridge Avenue, Staten Island</b> Proposed construction of a community facility building school located partially within the bed of an unbuilt mapped street pursuant to Article 3 Section 35 of the General City Law and waive of bulk regulations under ZR Section 72-01(g). R3-2 Zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 3/24/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 24, 2015  
10:00 A.M.

## ***APPEALS – CONTINUED HEARINGS***

7.	300-08-A	Law office of Marvin B. Mitzner LLC <b>39-35 27th Street, Queens</b>
		Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district. <b>Community Board #1Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 5/19/15</b>

## ***APPEALS – NEW CASES***

8.	167-14-A	Eric Palatnik, P.C. <b>250 Manhattan Avenue, Manhattan</b> Appeal seeking a determination that the owner has obtained a vested right to complete construction commenced under the prior C4-3(R6) zoning district. R6B zoning district. <b>Community Board #1BK</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 5/12/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 24, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
9.	81-12-BZ	Eric Palatnik, P.C. <b>98-01/05 Metropolitan Avenue, Queens</b> 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. <b>Community Board #6Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 3/24/15</b>
10.	65-13-BZ	Eric Palatnik, Esq. <b>123 Franklin Avenue, Brooklyn</b> Variance (§72-21) to permit a residential development, contrary to use regulations (§42-00). M1-1 zoning district. <b>Community Board #3BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 3/24/15</b>
11.	321-13-BZ	Eric Palatnik, P.C. <b>37-19 104th Street, Queens</b> 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. <b>Community Board #3Q</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 3/24/15</b>
12.	28-14-BZ	Eric Palatnik, P.C. <b>3540 Nostrand Avenue, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 3/24/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 24, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
13.	146-14-BZ	Sheldon Lobel, P.C. <b>285 Grand Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>Bowery CrossFit</i> ) in the cellar of an existing building. C6-1G zoning district. <b>Community Board #3M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 4/14/15</b>
14.	175-14-BZ	Greenberg Traurig, LLP <b>1162 Broadway, Manhattan</b> Variance (§72-21) proposed the construction a new 14-story hotel building seeking waivers for setback and side yard requirements, located within a M1-6 zoning district in a historic district. <b>Community Board #5M</b>
		<b>Examiner: Josh Saal (212) 386-0081</b>
		<b>Status: Granted – 3/24/15</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
15.	350-12-BZ	Sheldon Lobel, P.C. <b>5 32nd Street, Brooklyn</b> 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. <b>Community Board #7BK</b>
		<b>Examiner: Josh Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 3/31/15</b>
16.	309-13-BZ	Law Office of Lyra J. Altman <b>965 East 24th Street, Brooklyn</b> Special Permit (73-622) for the enlargement of an existing single family home, contrary to floor area and open space (23-141); side yards (23-461) and less than the required rear yard (23-47). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 4/28/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 24, 2015  
10:00 A.M.

<b>BZ – CONTINUED HEARINGS</b>		
17.	8-14-BZ	Law Office of Lyra J. Altman <b>1824 East 22nd Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 4/28/15</b>
18.	60-14-BZ	Law Office of Jay Goldstein, PLLC <b>141-41 72nd Avenue, Queens</b> Variance (§72-21) to enlarge a community facility ( <i>Sephardic Congregation</i> ), contrary to floor lot coverage rear yard, height and setback (24-00). R4-1 zoning district. <b>Community Board #8Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 5/19/15</b>
19.	64-14-BZ	Law Office of Lyra J. Altman <b>1320 East 23rd Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 4/28/15</b>
20..	94-14-BZ	Dennis D. Dell'Angelo <b>1150 East 22nd Street, Brooklyn</b> 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. <b>Community Board #3BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 4/21/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 24, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
21.	148-14-BZ	Sheldon Lobel, P.C. <b>11 Avenue A, Manhattan</b> Variance (§72-21) to permit multi-family residential use at the premises. R8A/C2-5 zoning districts. <b>Community Board #3M</b>
		<b>Examiner: Josh Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 4/28/15</b>
22.	186-14-BZ	Law Office of Lyra J. Altman <b>51-63 Bond Street aka 252-270 Schermerhorn Street, Brooklyn</b> Variance (§72-21) to permit the construction of a new hotel building with ground floor retail contrary to allowable commercial floor area (ZR 33-122). C6-1/R6B zoning district in the Downtown Brooklyn Special District. <b>Community Board #2BK</b>
		<b>Examiner: Josh Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 4/28/15</b>
23.	324-14-BZ	Gerald J. Caliendo, RA, AIA <b>198-30 Jamaica Avenue, Queens</b> Reinstatement (§11-411) for an automotive repair facility (UG 16B) granted under Cal. No. 909-52-BZ, expiring January 29, 2000; Amendment to permit the sale of used cars; Wavier of the Rules. C2-2/R5 zoning district. <b>Community Board #12Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 5/12/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, MARCH 24, 2015  
1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	322-13-BZ	Sheldon Lobel, P.C. <b>42-01 Main Street, Queens</b> Re-instatement (§11-411) of a previously approved variance which permitted accessory parking on the zoning lot for the use Group 6 commercial building, which expired on September 23, 1990; Waiver of the Rules. R6/C1-2 and R6 zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 7/14/15</b>
2.	51-14-BZ	Lewis E. Garfinkel <b>1369 East 28th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space ZR §23-141; side yards ZR §23-461 and rear yard ZR §23-47. R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 5/12/15</b>
3.	242-14-BZ	Jay Goldstein, Esq. <b>212 East 57th Street, Manhattan</b> Special Permit (§73-36) to allow for operation of a physical culture establishment ( <i>Haley Life</i> ) on portions of the cellar and first floor. C1-9 zoning district. <b>Community Board #6M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 4/14/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 31, 2015  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>76-12-BZ</b>	Sheldon Lobel, P.C. <b>148 Norfolk Street, Brooklyn</b> Amendment to modify the previously granted special permit (§73-622) for the enlargement of an existing single-family detached residence. R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 3/31/15</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>2.</b>	<b>545-56-BZ</b>	Eric Palatnik, P.C. <b>2001-2007 Williamsbridge Road aka 1131 Neil Avenue, Bronx</b> 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. <b>Community Board #11BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Adjourned, Continued Hearing – 4/14/15</b>
<b>3.</b>	<b>25-57-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>221-18 Merrick Blvd, Queens</b> Amendment (§11-413) to permit a change in use (UG 6 retail use) of an existing commercial building in conjunction with alteration of an existing commercial building, demolition of three existing commercial buildings and construction of a new commercial building located within a C2-3 and R3A zoning district. <b>Community Board #13Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 4/14/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, MARCH 31, 2015

10:00 A.M.

<b>SOC – NEW CASES</b>		
<b>4.</b>	<b>1203-65-BZ</b>	Warshaw Burstein, LLP <b>1929 Bruckner Boulevard, Bronx</b> Amendment of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B) with accessory used. The amendment seeks to permit the conversion of existing services bays to an accessory convenient store. C2-2/R5 zoning district. <b>Community Board #9BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 4/28/15</b>
<b>5.</b>	<b>35-10-BZ</b>	Sheldon Lobel, P.C. <b>144-11 77th Avenue, Queens</b> Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) which permitted the legalization of an existing synagogue ( <i>Congregation Torath Haim Obel Sara</i> ), contrary to front yard (§24-34), side yard (§24-35) and rear yard (§24-36), which expired on March 8, 2012; Amendment to permit minor changes to the construction; Waiver of the rules. R4 zoning district. <b>Community Board #8Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 4/21/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 31, 2015  
10:00 A.M.

<b>APPEALS – DECISIONS</b>		
6.	126-14-A	Rothkrug Rothkrug & Spector LLP <b>3153 Richmond Terrace, Staten Island</b> Proposed construction of a warehouse building located partially within the bed of mapped unbuilt street, pursuant Article 3 Section 35 of the General City Law. M3-1 zoning district. <b>Community Board #1SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 3/31/15</b>
7.	140-14-A	Eric Palatnik, P.C. <b>1016 East 13<sup>th</sup> Street, Brooklyn</b> Appeal seeking a determination that the owner has acquires a common law vested rights to complete construction under the prior C4-3A/R6 zoning district. R5 zoning district <b>Community Board #14BK</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 3/31/15</b>

<b>APPEALS – CONTINUED HEARINGS</b>		
8.	166-12-A	NYC Department of Buildings <b>638 East 11th Street, Manhattan</b> Application to revoke the Certificate of Occupancy. R8B zoning district. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Off-Calendar</b>
9.	107-13-A	Law Office of Marvin B. Mitzner, LLC. <b>638 East 11th Street, Manhattan</b> 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. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Off-Calendar</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, MARCH 31, 2015

10:00 A.M.

<b>APPEALS – NEW CASES</b>		
10.	315-14-A	Mitchel A. Korbey, Esq. <b>485 Seventh Avenue, Manhattan</b> MDL (Multiple Dwelling Law (section 310(2)(a) for waivers to permit the conversion of and small addition to the building. M1-6 Special Garment Center District. <b>Community Board #5M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 4/28/15</b>
11.	16-15-A	Sheldon Lobel, P.C. <b>233-235 Water Street, Manhattan</b> BCG304 to permit the redevelopment of the existing building, The Blue School, a new middle school, located within a flood hazard area. C6-2 zoning district. <b>Community Board #1M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 4/14/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 31, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
12.	254-13-BZ	Law Office of Marvin B. Mitzner <b>2881 Nostrand Avenue, Brooklyn</b> 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. <b>Community Board #18BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 3/31/15</b>
13.	46-14-BZ	Rothkrug Rothkrug & Spector, LLP <b>252/60 Atlantic Avenue, Brooklyn</b> Special Permit (§73-36) to allow the physical culture establishment ( <i>Blink Fitness</i> ) within portions of a new commercial building. C2-4 (R6A) (DB) zoning districts. <b>Community Board #2BK</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 3/31/15</b>
14.	56-14-BZ	Walter Gorman, P.E. <b>161-51/6 Bailey Boulevard, Queens</b> 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. <b>Community Board #12Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 3/31/15</b>
15.	63-14-BZ	Rothkrug Rothkrug & Spector LLP <b>5500 Broadway, Bronx</b> Special Permit (§73-36) to allow the legalization of an existing physical culture establishment ( <i>Astral Fitness</i> ). M1-1 zoning district. <b>Community Board #8BX</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 3/31/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 31, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
16.	124-14-BZ	Sheldon Lobel, P.C. <b>1112 Gilmore Court, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 5/12/15</b>
17.	143-14-BZ	Eric Palatnik, P.C. <b>746 61<sup>st</sup> Street, Brooklyn</b> Special Permit (§73-36) to allow for the proposed physical culture establishment ( <i>99 Health Club Inc.</i> ) in the cellar, first and second floor of two story building in an M1-1 zoning district. <b>Community Board #7BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 3/31/15</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
18.	350-12-BZ	Sheldon Lobel, P.C. <b>5 32nd Street, Brooklyn</b> 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. <b>Community Board #7BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 5/19/15</b>
19.	225-13-BZ	Eric Palatnik, P.C. <b>810 Kent Avenue, Brooklyn</b> 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. <b>Community Board #3BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Withdrawn – 3/31/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 31, 2015  
10:00 A.M.

<b>BZ – CONTINUED HEARINGS</b>		
20.	264-13-BZ	Francis R. Angelino, Esq. <b>257 West 17th Street, Manhattan</b> 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. <b>Community Board #4M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 5/12/15</b>
21.	59-14-BZ	Caroline G. Harris <b>114-122 Jackson Street, Brooklyn</b> Variance (§72-21) to permit the construction of a four-story plus penthouse community facility (UG 4), contrary to (24-11). R6B zoning district. <b>Community Board #1BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 4/28/15</b>
22.	122-14-BZ	Lewis E Garfinkel <b>1318 East 28th Street, Brooklyn</b> 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. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 3/31/15</b>
23.	238-14-BZ	Kramer Levin Naftalis & Frankel, LLP <b>98-100 Franklin Street, Manhattan</b> Variance (§72-21) to permit the construction of two mixed residential and commercial buildings on a single zoning lot contrary to §§35-21 & 23-145 (Lot Coverage), 35-24c (Height and setback), 35-52 and 33-23 (minimum width of open area along a side lot line and permitted obstruction regulations), 35-24b (Street wall location). C6-2A zoning district, Historic District. <b>Community Board #1M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 4/21/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, MARCH 31, 2015

10:00 A.M.

### ***BZ – CONTINUED HEARINGS***

24.	241-14-BZ	<p>Warshaw Burstein, LLP <b>517 East 117th Street, Manhattan</b> Special Permit (§73-36) to allow the operation of physical culture establishment (<i>Planet Fitness</i>) on a portion of the third floor of the existing large scale development. C4-4 zoning district. <b>Community Board #11M</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 3/31/15</b></p>
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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, MARCH 31, 2015  
1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	303-13-BZ	Jeffrey A. Chester, Esq. <b>506-510 Brook Avenue, Bronx</b> Variance (§72-21) to allow a new mixed use building with 36 affordable residential units and community facility space. R6 & C1-4 zoning districts. <b>Community Board #1BX</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 6/2/15</b>
2.	147-14-BZ	Law Office of Lyra J. Altman <b>4167 Ocean Avenue, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area ZR 23-141; and less than the required rear yard ZR 23-47. R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 4/28/15</b>
3.	171-14-A 172-14-BZ	Law Office of Steven Simicich <b>235 Dixon Avenue, Staten Island</b> Proposed construction of a single family detached home on the site which a portion is located within the bed of a mapped street, pursuant to the General City Law 35 and requires a waiver under ZR Section 72-01(g). Variance (§72-21) to allow for the reduction in the required front yard fronting from 10' to 4'. R3A zoning district. <b>Community Board #1SI</b>
		<b>Examiner: H. Segovia (212) 386-0074/T. Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 4/21/15</b>
4.	204-14-BZ	Sheldon Lobel, P.C. <b>55 Wythe Avenue, Brooklyn</b> Special Permit (§73-44) for reduction of required off-street parking spaces for proposed ambulatory diagnostic or treatment health care facilities (UG 4A) and commercial office use (UG 6B listed in Use Group 4 and PRC-B1. M1-2 Zoning District. <b>Community Board #1BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 5/12/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 14, 2015  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	25-57-BZ	Rothkrug Rothkrug & Spector LLP <b>221-18 Merrick Blvd, Queens</b> Amendment (§11-413) to permit a change in use (UG 6 retail use) of an existing commercial building in conjunction with alteration of an existing commercial building, demolition of three existing commercial buildings and construction of a new commercial building located within a C2-3 and R3A zoning district. <b>Community Board #13Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 4/14/15</b>
2.	26-02-BZ	Eric Palatnik, P.C. <b>1680 Richmond Avenue aka 3101 Victory Boulevard, Staten Island</b> Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses, which expired on December 10, 2012; Amendment to covert the existing bays into accessory convenience store and to enlarge the building; Waiver of the Rules. C1-2/R3-2 zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 4/14/15</b>
3.	42-08-BZ	Eric Palatnik, P.C. <b>182 Girard Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 6/23/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 14, 2015  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
4.	545-56-BZ	Eric Palatnik, P.C. <b>2001-2007 Williamsbridge Road aka 1131 Neil Avenue, Bronx</b> 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. <b>Community Board #11BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 6/23/15</b>
5.	131-93-BZ	Eric Palatnik, P.C. <b>3743-3761 Nostrand Avenue, Brooklyn</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on November 22, 2014. C2-2/R5 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 6/23/15</b>
6.	195-02-BZ	Jeffrey A. Chester, Esq./GSHLLP <b>2797 Linden Boulevard, Brooklyn</b> 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. <b>Community Board #5BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 4/14/15</b>
7.	318-06-BZ	Eric Palatnik, P.C. <b>49-05 Astoria Boulevard aka 22-41 49<sup>th</sup> Street, Queens</b> 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. <b>Community Board #1Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 6/23/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 14, 2015  
10:00 A.M.

<b>APPEALS – CONTINUED HEARINGS</b>		
8.	278-13-A	Slater & Beckerman, P.C. <b>121 Varick Street, Manhattan</b> Appeal of Department of Buildings’ determination that the advertising sign was not established as a lawful non- conforming use. M1-6 zoning district/SHSD. <b>Community Board #2M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 5/19/15</b>
9.	163-14-A thru 165-14-A	Ponte Equities <b>502, 504, 506 Canal Street, Manhattan</b> 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. <b>Community Board #1M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 6/23/15</b>
10.	16-15-A	Sheldon Lobel, P.C. <b>233-235 Water Street, Manhattan</b> BCG304 to permit the redevelopment of the existing building, The Blue School, a new middle school, located within a flood hazard area. C6-2 zoning district. <b>Community Board #1M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Off-Calendar</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 14, 2015  
10:00 A.M.

<i><b>APPEALS – NEW CASES</b></i>		
11.	218-14-A	Paul F. Bonfilio, R.A. <b>46-03 88th Street, 45th Avenue Queens</b> Proposed construction of a four-story residential building for eleven units within the bed of 45th Avenue at its intersection within a bed of unmapped street, contrary to GCL 35. R5 zoning district. <b>Community Board #4Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 4/28/15</b>
12.	320-14-A	Dean Heitner, Esq. <b>125 West 97th Street, Manhattan</b> Interpretative Appeals for an open space requirements on a zoning lot for a proposed nursing facility to be constructed by Jewish Home Life Care on West 97th Street. R7-2/C1-8 zoning district. <b>Community Board #7M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 6/23/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 14, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
13.	176-13-BZ	Sheldon Lobel, P.C. <b>31 Bond Street, Manhattan</b> 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. <b>Community Board #2M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 4/14/15</b>
14.	37-14-BZ	Eric Palatnik, P.C. <b>86-10 Roosevelt Avenue, Queens</b> Special Permit (§73-36) to allow a physical culture establishment ( <i>Enterprise Fitness Gym</i> ), which will occupy a portion of the second floor of a two story building. C2-3/R6 zoning district. <b>Community Board #4Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 6/2/15</b>
15.	242-14-BZ	Jay Goldstein, Esq. <b>212 East 57th Street, Manhattan</b> Special Permit (§73-36) to allow for operation of a physical culture establishment ( <i>Haley Life</i> ) on portions of the cellar and first floor. C1-9 zoning district. <b>Community Board #6M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 4/14/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 14, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
16.	30-12-BZ	Board of Standards and Appeals <b>142-41 Roosevelt Avenue, Queens</b> 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. <b>Community Board #7Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 6/16/15</b>
17.	343-12-BZ	Akerman LLP. <b>570 East 21st Street, Brooklyn</b> 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. <b>Community Board #14BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 5/19/15</b>
18.	155-13-BZ	Law Office of Fredrick A. Becker <b>1782-1784 East 28th Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 5/19/15</b>
19.	248-13-BZ	Sheldon Lobel, P.C. <b>1179 East 28th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to floor area and open space (23-141a); side yards (23-461). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 5/12/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 14, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
20.	301-13-BZ	Eric Palatnik, P.C. <b>1502 Avenue N, Brooklyn</b> Variance (72-21) to add three floors to an existing one story and basement UG 4 synagogue for a religious-based college and post graduate (UG 3) with 10 dormitory rooms, contrary to sections 24-11, 24-521, 24-52,24-34(a),24-06. R5B zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 5/19/15</b>
21.	17-14-BZ	Moshe M. Friedman, PE <b>600 McDonald Avenue, Brooklyn</b> 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. <b>Community Board #12BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Off-Calendar</b>
22.	31-14-BZ	Moshe M. Friedman, P.E. <b>165 Spencer Street, Brooklyn</b> 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. <b>Community Board #3BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 6/16/15</b>
23.	98-14-BZ	Rothkrug Rothkrug & Spector LLP <b>404 Richmond Terrace, Staten Island</b> Variance (§72-21) to permit the reestablishment of a banquet facility (catering hall -UG 9) with accessory parking. Located in an R5 and R3A zoning districts within the St. George Historic District. <b>Community Board #1SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 6/2/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 14, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
24.	127-14-BZ	Rothkrug Rothkrug & Spector LLP <b>32-41 101st Street, Queens</b> Variance (§72-21) to permit construction of a cellar and two-story, two-family dwelling on a vacant lot that does not provide two required side yards, and does not provide two off street parking spaces. R4 zoning district. <b>Community Board #3Q</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 6/2/15</b>
25.	146-14-BZ	Sheldon Lobel, P.C. <b>285 Grand Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>Bowery CrossFit</i> ) in the cellar of an existing building. C6-1G zoning district. <b>Community Board #3M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 5/19/15</b>
26.	169-14-BZ	Simons & Wright LLC <b>325 Avenue Y, Brooklyn</b> Special Permit (§73-19) to allow a pre-school and child care services (Use Group 3) ( <i>Inner Force Y</i> ) within the existing building. M1-1 Ocean Parkway Special Zoning District. <b>Community Board #15BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 6/2/15</b>
27.	232-14-BZ	Warshaw Burstein, LLP <b>946 Pennsylvania Avenue aka 1000 Pennsylvania Avenue, Brooklyn</b> Special Permit (§73-36) to allow for a physical culture establishment ( <i>Planet Fitness</i> ) within a portion of an existing commercial building. M1-1 zoning district. <b>Community Board #5BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 4/14/15</b>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, APRIL 14, 2015  
1:00 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>28.</b>	<b>289-14-BZ</b>	Sheldon Lobel, P.C.
		<b>22-32/36 31st Street, Queens</b>
		Special Permit (§73-42) to extend the conforming Use Group 6 restaurant use located partially within a C4-2A zoning district into the adjacent R5B zoning district.
		<b>Community Board #1Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 5/19/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 14, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
<b>1.</b>	<b>29-14-BZ</b>	Lewis Garfinkel <b>255 East 27th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-14a); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 6/2/15</b>
<b>2.</b>	<b>182-14-BZ</b>	Eric Palatnik, P.C. <b>1977 Homecrest Avenue, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family, two story dwelling contrary to floor area (ZR 23-141(b); side yards (ZR 23-461) and less than the minimum rear yard (ZR 23-47). R5 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 6/23/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, APRIL 21, 2015

10:00 A.M.

### ***SOC – CONTINUED HEARINGS***

<b>1.</b>	<b>35-10-BZ</b>	Sheldon Lobel, P.C. <b>144-11 77th Avenue, Queens</b> Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) which permitted the legalization of an existing synagogue ( <i>Congregation Torath Haim Obel Sara</i> ), contrary to front yard (§24-34), side yard (§24-35) and rear yard (§24-36), which expired on March 8, 2012; Amendment to permit minor changes to the construction; Waiver of the rules. R4 zoning district. <b>Community Board #8Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 6/2/15</b>

### ***SOC – NEW CASES***

<b>2.</b>	<b>1207-66-BZ</b>	Carl A. Sulfaro, Esq. <b>305 Washington Avenue Brooklyn</b> Extension of Term of a previously granted variance for the continued operation of a UG6 art supply and bookstore which expired July 5, 2012; Waiver of the Rules. R6 zoning district. <b>Community Board #3BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 7/14/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 21, 2015  
10:00 A.M.

<b>APPEALS – DECISIONS</b>		
3.	180-14-A	Fried Frank Harris Shriver and Jacobson LLP <b>332 West 44th Street, Manhattan</b> 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. <b>Community Board #4M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Adjourned, Continued Hearing – 4/28/15</b>

<b>APPEALS – CONTINUED HEARINGS</b>		
4.	131-11-A thru 133-11-A 159-14-A thru 161-14-A	Rothkrug Rothkrug & Spector, LLP <b>464, 468 Arthur Kill Road, 120 Pemberton Avenue, Staten Island</b> Proposed construction of three two story dwellings with parking located within the bed of a mapped street, contrary to General City Law Section 35. R3-1 zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 5/12/15</b>
5.	95-14-A	Bernard Marson <b>237 East 72nd Street, Manhattan</b> 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. <b>Community Board #8M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 5/12/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 21, 2015  
10:00 A.M.

<b>BZ – CONTINUED HEARINGS</b>		
6.	222-13-BZ	Eric Palatnik, P.C. <b>2472 Coney Island Avenue, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 6/2/15</b>
7.	44-14-BZ	Sheldon Lobel, P.C. <b>92 Laight Street aka 256 West Street, 416 Washington Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>Live Well</i> ) on the first floor of the existing building, located within C6-3A & C6-2A zoning districts in a historic district. <b>Community Board #1M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Adjourned, Continued Hearing – 5/19/15</b>
8.	94-14-BZ	Dennis D. Dell'Angelo <b>1150 East 22nd Street, Brooklyn</b> 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. <b>Community Board #3BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 6/2/15</b>
9.	171-14-A 172-14-BZ	Law Office of Steven Simicich <b>235 Dixon Avenue, Staten Island</b> Proposed construction of a single family detached home on the site which a portion is located within the bed of a mapped street, pursuant to the General City Law 35 and requires a waiver under ZR Section 72-01(g). Variance (§72-21) to allow for the reduction in the required front yard fronting from 10' to 4'. R3A zoning district. <b>Community Board #1SI</b>
		<b>Examiner: H. Segovia (212) 386-0074/T. Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 6/2/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 21, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>10.</b>	<b>238-14-BZ</b>	Kramer Levin Naftalis & Frankel, LLP <b>98-100 Franklin Street, Manhattan</b> Variance (§72-21) to permit the construction of two mixed residential and commercial buildings on a single zoning lot contrary to §§35-21 & 23-145 (Lot Coverage), 35-24c (Height and setback), 35-52 and 33-23 (minimum width of open area along a side lot line and permitted obstruction regulations), 35-24b (Street wall location). C6-2A zoning district, Historic District. <b>Community Board #1M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Adjourned, Continued Hearing – 4/28/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, APRIL 21, 2015  
1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	30-14-BZ	Eli Katz of Binyan Expediting <b>6101 16th Avenue aka 1602 61st Street aka 1601 62nd Street, Brooklyn</b> Variance (§72-21) proposed enlargement to an existing school (Use Group 3) is contrary to §§42-00 & 43-43. M1-1 zoning district. <b>Community Board #11BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 7/28/15</b>
2.	173-14-BZ	Sheldon Lobel, P.C. <b>20 East 38th Street aka 244 Madison Avenue, Manhattan</b> Special Permit (§73-36) to allow the operation of a physical culture establishment ( <i>Evolution Muay Thai Camp</i> ) in the cellar of an existing 16-story mixed-used residential and commercial building, located within an C5-2 zoning district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 6/16/15</b>
3.	231-14-BZ	Sheldon Lobel, P.C. <b>124 West 23rd Street, Manhattan</b> Special Permit (§73-36) to legalize the operation of a physical culture establishment ( <i>Orangetheory Fitness</i> ) within a portion of an existing commercial building. C6-3X zoning district. <b>Community Board #4M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 7/21/15</b>
4.	248-14-BZ	Slater & Beckerman, P.C. <b>1565 Forest Avenue, Staten Island</b> Special Permit (§73-36) to allow the operation of a new physical culture establishment ( <i>LA Fitness</i> ) in the existing building. C4-1 zoning district. <b>Community Board #1SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 6/16/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, APRIL 21, 2015

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>5.</b>	<b>258-14-BZ</b>	Sheldon Lobel, P.C.
		<b>112 Atlantic Avenue, Brooklyn</b>
		Variance (§72-21) to permit the construction of a 4-story mixed-use building of an existing with commercial use on the first floor in a (R6) zoning district located in Cobble Hill Historic District.
		<b>Community Board #6BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 6/23/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 28, 2015  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>1203-65-BZ</b>	Warshaw Burstein, LLP <b>1929 Bruckner Boulevard, Bronx</b> Amendment of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B) with accessory used. The amendment seeks to permit the conversion of existing services bays to an accessory convenient store. C2-2/R5 zoning district. <b>Community Board #9BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 4/28/15</b>

<b><i>SOC – NEW CASES</i></b>		
<b>2.</b>	<b>584-55-BZ</b>	Nasir J. Khanzada, PE <b>699 Morris Avenue, Bronx</b> Amendment (§11-412) of a previously approved variance which permitted the alteration of an existing Automotive Service Station (UG 16B). The amendment seeks to permit the conversion of the accessory auto repair shop to a convenience store and alter the existing building. C2-4/R7-2 zoning district. <b>Community Board #2BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 6/16/15</b>
<b>3.</b>	<b>619-73-BZ</b>	Sheldon Lobel, P.C. <b>2940 Cropsey Avenue, Brooklyn</b> Re-instatement of a variance (§72-21) which permitted the operation of an eating and drinking establishment (UG 6) with an accessory drive thru which expired on February 26, 2004; Amendment to permit the redevelopment of the site; Waiver of the Rules. R4 zoning district. <b>Community Board #13BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 6/2/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 28, 2015  
10:00 A.M.

<b>APPEALS – DECISIONS</b>		
4.	218-14-A	Paul F. Bonfilio, R.A.
		<b>46-03 88th Street, 45th Avenue Queens</b>
		Proposed construction of a four-story residential building for eleven units within the bed of 45th Avenue at its intersection within a bed of unmapped street, contrary to GCL 35. R5 zoning district.
		<b>Community Board #4Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 4/28/15</b>

<b>APPEALS – CONTINUED HEARINGS</b>		
5.	128-14-A	Bryan Cave LLP
		<b>47 East 3rd Street, Manhattan</b>
		Appeal challenging DOB determination that the proposed off-street loading berth is not accessory to a medical office. C2-5/R7A zoning district.
		<b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 5/12/15</b>
6.	180-14-A	Fried Frank Harris Shriver and Jacobson LLP
		<b>332 West 44th Street, Manhattan</b>
		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.
		<b>Community Board #4M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 6/16/15</b>
7.	315-14-A	Mitchel A. Korbey, Esq.
		<b>485 Seventh Avenue, Manhattan</b>
		MDL (Multiple Dwelling Law (section 310(2)(a) for waivers to permit the conversion of and small addition to the building. M1-6 Special Garment Center District.
		<b>Community Board #5M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 4/28/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 28, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
<b>8.</b>	<b>147-14-BZ</b>	Law Office of Lyra J. Altman <b>4167 Ocean Avenue, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area ZR 23-141; and less than the required rear yard ZR 23-47. R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 4/28/15</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>153-11-BZ</b>	Eric Palatnik, P.C. <b>27-11 30th Avenue, Queens</b> 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. <b>Community Board #4Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Adjourned, Continued Hearing – 6/23/15</b>
<b>10.</b>	<b>309-13-BZ</b>	Law Office of Lyra J. Altman <b>965 East 24th Street, Brooklyn</b> Special Permit (73-622) for the enlargement of an existing single family home, contrary to floor area and open space (23-141); side yards (23-461) and less than the required rear yard (23-47). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 5/19/15</b>
<b>11.</b>	<b>8-14-BZ</b>	Law Office of Lyra J. Altman <b>1824 East 22nd Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Off-Calendar</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 28, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
12.	41-14-BZ	Law Office of Jay Goldstein <b>21-37 Waverly Avenue aka 56-58 Washington Avenue, Brooklyn</b> Special Permit (§73-19) to legalize an existing school/yeshiva (UG 3). M1-2 zoning district. <b>Community Board #2BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 6/16/15</b>
13.	59-14-BZ	Caroline G. Harris <b>114-122 Jackson Street, Brooklyn</b> Variance (§72-21) to permit the construction of a four-story plus penthouse community facility (UG 4), contrary to height and setback, lot coverage, floor area, and street wall location requirements. R6B zoning district <b>Community Board #1BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 7/28/15</b>
14.	64-14-BZ	Law Office of Lyra J. Altman <b>1320 East 23rd Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 5/19/15</b>
15.	148-14-BZ	Sheldon Lobel, P.C. <b>11 Avenue A, Manhattan</b> Variance (§72-21) to permit multi-family residential use at the premises. R8A/C2-5 zoning districts. <b>Community Board #3M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 6/16/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, APRIL 28, 2015

10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
16.	186-14-BZ	Law Office of Lyra J. Altman <b>51-63 Bond Street aka 252-270 Schermerhorn Street, Brooklyn</b> Variance (§72-21) to permit the construction of a new hotel building with ground floor retail contrary to allowable commercial floor area (ZR 33-122). C6-1/R6B zoning district in the Downtown Brooklyn Special District. <b>Community Board #2BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 5/19/15</b>
17.	238-14-BZ	Kramer Levin Naftalis & Frankel, LLP <b>98-100 Franklin Street, Manhattan</b> Variance (§72-21) to permit the construction of two mixed residential and commercial buildings on a single zoning lot contrary to §§35-21 & 23-145 (Lot Coverage), 35-24c (Height and setback), 35-52 and 33-23 (minimum width of open area along a side lot line and permitted obstruction regulations), 35-24b (Street wall location). C6-2A zoning district, Historic District. <b>Community Board #1M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 6/16/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, APRIL 28, 2015  
1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	237-14-BZ	Jeffrey A. Chester/GSHLLP <b>162-01 Jamaica Avenue, Queens</b> Special Permit (§73-36) to allow for the operation of a physical culture establishment ( <i>Lucille Roberts</i> ). C6-3 zoning district. <b>Community Board #12Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 6/23/15</b>
2.	284-14-BZ	Jay Goldstein, Esq. <b>267 Pacific Street, Brooklyn</b> Special Permit (§73-36) to allow for the operation of a physical culture establishment ( <i>The Bar Method</i> ) on the first floor of the existing building. R6-2 with a C2-4 Overlay zoning district. <b>Community Board #2BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 5/12/15</b>
3.	1-15-BZ	Law Office of Fredrick A. Becker <b>150 West 85th Street, Manhattan</b> Variance (§72-21) proposed enlargement of an existing school structure to be used by the Manhattan Country School contrary to height and setback, floor area, and permitted obstruction in rear yard regulations. R8B zoning district. <b>Community Board #7M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 6/2/15</b>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MAY 12, 2015  
10:00 A.M.

## ***SOC – CONTINUED HEARINGS***

1.	150-04-BZ	Sheldon Lobel, P.C. <b>129 Elizabeth Street, Manhattan</b> Amendment of a previously approved variance to permit the construction of a four-story building with retail space and one-car garage. C6-2G zoning district. <b>Community Board #2M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 6/23/15</b>

## ***APPEALS – DECISIONS***

2.	131-11-A thru 133-11-A 159-14-A thru 161-14-A	Rothkrug Rothkrug & Spector, LLP <b>464, 468 Arthur Kill Road, 120 Pemberton Avenue, Staten Island</b> Proposed construction of three two story dwellings with parking located within the bed of a mapped street, contrary to General City Law Section 35. R3-1 zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 5/12/15</b>
3.	245-12-A	Law Offices of Marvin B. Mitzner LLC. <b>515 East 5th Street, Manhattan</b> Appeal pursuant to Section 310(2) of the Multiple Dwelling Law, requesting that the Board vary several requirements of the MDL. R7B Zoning District <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 5/12/15</b>
4.	95-14-A	Bernard Marson <b>237 East 72nd Street, Manhattan</b> 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. <b>Community Board #8M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Deferred Decision – 5/19/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MAY 12, 2015  
10:00 A.M.

## ***APPEALS – DECISIONS***

5.	128-14-A	Bryan Cave LLP <b>47 East 3rd Street, Manhattan</b> Appeal challenging DOB determination that the proposed off-street loading berth is not accessory to a medical office. C2-5/R7A zoning district. <b>Community Board #3M</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Denied – 5/12/15</b>
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## ***APPEAL – CONTINUED HEARINGS***

6.	167-14-A	Eric Palatnik, P.C. <b>250 Manhattan Avenue, Manhattan</b> Appeal seeking a determination that the owner has obtained a vested right to complete construction commenced under the prior C4-3(R6) zoning district. R6B zoning district. <b>Community Board #1BK</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Closed, Decision – 6/2/15</b>
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## ***APPEAL – NEW CASES***

7.	250-14-A thru 257-14-A	Sheldon Lobel, P.C. <b>Grosvenor Avenue, Goodridge Avenue, Bronx</b> Extension of time to complete construction of eight (8) homes and obtain a Certificate of Occupancy under the common law and Vested Rights. (R1-2) zoning district. <b>Community Board #8BX</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Closed, Decision – 6/2/15</b>
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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MAY 12, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
8.	248-13-BZ	Sheldon Lobel, P.C. <b>1179 East 28th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single-family home, contrary to floor area and open space (23-141a); side yards (23-461). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 5/12/15</b>
9.	266-13-BZ	Law Offices of Marvin B. Mitzner <b>515 East 5th Street, Manhattan</b> 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. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Deferred Decision – 8/18/15</b>
10.	284-14-BZ	Jay Goldstein, Esq. <b>267 Pacific Street, Brooklyn</b> Special Permit (§73-36) to allow for the operation of a physical culture establishment ( <i>The Bar Method</i> ) on the first floor of the existing building. R6-2 with a C2-4 Overlay zoning district. <b>Community Board #2BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 5/12/15</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
11.	264-13-BZ	Francis R. Angelino, Esq. <b>257 West 17th Street, Manhattan</b> 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. <b>Community Board #4M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Off-Calendar</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MAY 12, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
12.	51-14-BZ	Lewis E. Garfinkel <b>1369 East 28th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space ZR §23-141; side yards ZR §23-461 and rear yard ZR §23-47. R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Off-Calendar</b>
13.	124-14-BZ	Sheldon Lobel, P.C. <b>1112 Gilmore Court, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 5/12/15</b>
14.	204-14-BZ	Sheldon Lobel, P.C. <b>55 Wythe Avenue, Brooklyn</b> Special Permit (§73-44) for reduction of required off-street parking spaces for proposed ambulatory diagnostic or treatment health care facilities (UG 4A) and commercial office use (UG 6B listed in Use Group 4 and PRC-B1. M1-2 Zoning District. <b>Community Board #1BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Adjourned, Continued Hearing – 6/23/15</b>
15.	324-14-BZ	Gerald J. Caliendo, RA, AIA <b>198-30 Jamaica Avenue, Queens</b> Reinstatement (§11-411) for an automotive repair facility (UG 16B) granted under Cal. No. 909-52-BZ, expiring January 29, 2000; Amendment to permit the sale of used cars; Wavier of the Rules. C2-2/R5 zoning district. <b>Community Board #12Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Adjourned, Continued Hearing – 6/23/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, MAY 12, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	233-14-BZ	Law Office of Fredrick A. Becker <b>4545 Center Boulevard, Queens</b> Special Permit (§73-36) to allow for a physical culture establishment (“iLovekickboxing”) within a portion of an existing commercial building. M3-1 zoning district. <b>Community Board #2Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Postponed Hearing Without Date</b>
2.	260-14-BZ	Goldman Harris LLC <b>100 East End Avenue aka 106 East End Avenue, Manhattan</b> Variance (§72-21) to permit the construction of a three-story enlargement to the existing school, contrary to floor area, rear yard, height and setback requirements. (R8B/R10A) zoning districts. <b>Community Board #8M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 7/14/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MAY 19, 2015  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	172-79-BZ	<p>Alfonso Duarte <b>167-04 Northern Boulevard, Queens</b> Extension of Term of a previously approved variance permitting the operation of a Real Estate office and accessory parking which will expire on July 24, 2014. R2 zoning district. <b>Community Board #4Q</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <hr/> <p><b>Status: Granted – 5/19/15</b></p>

<b><i>SOC – NEW CASES</i></b>		
2.	174-04-BZ	<p>Kramer Levin Naftalis &amp; Frankel, LLP <b>254 West 24<sup>th</sup> Street, Manhattan</b> Amendment to approve conveyance of unused development rights appurtenant to the subject site previously granted by the Board. M1-5 zoning district. <b>Community Board #4M</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <hr/> <p><b>Status: Postponed Hearing – 6/23/15</b></p>

<b><i>APPEALS – DECISIONS</i></b>		
3.	95-14-A	<p>Bernard Marson <b>237 East 72nd Street, Manhattan</b> MDL 171 &amp; 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. <b>Community Board #8M</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <hr/> <p><b>Status: Granted – 5/19/15</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MAY 19, 2015  
10:00 A.M.

## APPEALS – CONTINUED HEARINGS

4.	300-08-A	Law office of Marvin B. Mitzner LLC <b>39-35 27th Street, Queens</b> Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district. <b>Community Board #1Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 8/25/15</b>
5.	278-13-A	Isaac Szpilzinger, Esq. <b>121 Varick Street, Manhattan</b> Appeal of Department of Buildings' determination that the advertising sign was not established as a lawful non- conforming use. M1-6 zoning district/SHSD. <b>Community Board #2M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 7/21/15</b>
6.	11-14-A thru 14-14-A	Sheldon Lobel, P.C. <b>47-04, 47-06, 47-08 198th Street, Queens</b> Appeal seeking a determination that the owner has acquired a common law vested right to continue development under the prior R3-2 zoning district. <b>Community Board #11Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Off-Calendar</b>

## APPEAL – NEW CASES

7.	230-14-A	Rothkrug Rothkrug & Spector LLP <b>20 Pelton Avenue, Staten Island</b> Proposed construction of a one-family residence located partially within the bed of a mapped street pursuant to Section 35 of the General City Law and waiver of bulk regulations under ZR Section 72-01(g). R3x zoning district. <b>Community Board #1SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 6/16/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MAY 19, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
8.	301-13-BZ	Eric Palatnik, P.C. <b>1502 Avenue N, Brooklyn</b> Variance (72-21) to add three floors to an existing one story and basement UG 4 synagogue for a religious-based college and post graduate (UG 3) with 10 dormitory rooms, contrary to sections 24-11, 24-521, 24-52,24-34(a),24-06. R5B zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 6/16/15</b>
9.	309-13-BZ	Law Office of Lyra J. Altman <b>965 East 24th Street, Brooklyn</b> Special Permit (73-622) for the enlargement of an existing single family home, contrary to floor area and open space (23-141); side yards (23-461) and less than the required rear yard (23-47). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 5/19/15</b>
10.	146-14-BZ	Sheldon Lobel, P.C. <b>285 Grand Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>Bowery CrossFit</i> ) in the cellar of an existing building. C6-1G zoning district. <b>Community Board #3M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 5/19/15</b>
11.	186-14-BZ	Law Office of Lyra J. Altman <b>51-63 Bond Street aka 252-270 Schermerhorn Street, Brooklyn</b> Variance (§72-21) to permit the construction of a new hotel building with ground floor retail contrary to allowable commercial floor area (ZR 33-122). C6-1/R6B zoning district in the Downtown Brooklyn Special District. <b>Community Board #2BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 5/19/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MAY 19, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
12.	289-14-BZ	Sheldon Lobel, P.C.
		<b>22-32/36 31st Street, Queens</b>
		Special Permit (§73-42) to extend the conforming Use Group 6 restaurant use located partially within a C4-2A zoning district into the adjacent R5B zoning district.
		<b>Community Board #1Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 5/19/15</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
13.	343-12-BZ	Akerman LLP.
		<b>570 East 21st Street, Brooklyn</b>
		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.
		<b>Community Board #14BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 6/23/15</b>
14.	350-12-BZ	Sheldon Lobel, P.C.
		<b>5 32nd Street, Brooklyn</b>
		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.
		<b>Community Board #7BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Off-Calendar</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MAY 19, 2015  
10:00 A.M.

<b>BZ – CONTINUED HEARINGS</b>		
15.	155-13-BZ	Law Office of Fredrick A. Becker <b>1782-1784 East 28th Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 6/23/15</b>
16.	44-14-BZ	Sheldon Lobel, P.C. <b>92 Laight Street aka 256 West Street, 416 Washington Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>Live Well</i> ) on the first floor of the existing building, located within C6-3A & C6-2A zoning districts in a historic district. <b>Community Board #1M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 5/19/15</b>
17.	60-14-BZ	Law Office of Jay Goldstein, PLLC <b>141-41 72nd Avenue, Queens</b> Variance (§72-21) to enlarge a community facility ( <i>Sephardic Congregation</i> ), contrary to floor lot coverage rear yard, height and setback (24-00). R4-1 zoning district. <b>Community Board #8Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 8/18/15</b>
18.	64-14-BZ	Law Office of Lyra J. Altman <b>1320 East 23rd Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 7/14/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, MAY 19, 2015

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>270-14-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>203 East 92nd Street, Manhattan</b> Special Permit (§73-36) to permit a physical culture establishment ( <i>Equinox</i> ) within portions of a new mixed use building. C4-6 zoning district. <b>Community Board #8M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 6/23/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, JUNE 2, 2015

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
1.	619-73-BZ	Sheldon Lobel, P.C. <b>2940 Cropsey Avenue, Brooklyn</b> Re-instatement of a variance (§72-21) which permitted the operation of an eating and drinking establishment (UG 6) with an accessory drive thru which expired on February 26, 2004; Amendment to permit the redevelopment of the site; Waiver of the Rules. R4 zoning district. <b>Community Board #13BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 6/16/15</b>
2.	51-06-BZ	Sheldon Lobel, P.C. <b>188-02 Union Turnpike, Queens</b> Amendment of a variance (§72-21) which permitted a physical culture Establishment and a dance studio (Use Group 9), contrary to use regulations. The amendment seeks to enlarge the floor area utilized by the dance studio on the first floor of the existing one-story and cellar building. C1-2/R2A zoning district. <b>Community Board #8Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 6/23/15</b>
3.	35-10-BZ	Sheldon Lobel, P.C. <b>144-11 77th Avenue, Queens</b> Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) which permitted the legalization of an existing synagogue ( <i>Congregation Torath Haim Ohel Sara</i> ), contrary to front yard (§24-34), side yard (§24-35) and rear yard (§24-36), which expired on March 8, 2012; Amendment to permit minor changes to the construction; Waiver of the rules. R4 zoning district. <b>Community Board #8Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 7/28/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JUNE 2, 2015  
10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
4.	173-92-BZ	<p>Simons &amp; Wright LLC <b>220 East 86th Street, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of martial arts studio which expires on January 24, 2014; Amendment to permit the relocation of the facility from the 2nd floor to the cellar. C2-8A zoning district. <b>Community Board #8M</b></p>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 7/14/15</b>
5.	268-03-BZ	<p>Eric Palatnik, P.C. <b>145-55 Guy Brewer Boulevard, Queens</b> Extension of Term (§11-411) for the continued operation of an automotive service station which expired on January 27, 2014; Waiver of the Rules. C1-3/R3-2 zoning district. <b>Community Board #13Q</b></p>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 7/14/15</b>

<b><i>APPEALS – DECISIONS</i></b>		
6.	167-14-A	<p>Eric Palatnik, P.C. <b>250 Manhattan Avenue, Brooklyn</b> Appeal seeking a determination that the owner has obtained a vested right to complete construction commenced under the prior C4-3(R6) zoning district. R6B zoning district. <b>Community Board #1BK</b></p>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 6/2/15</b>
7.	250-14-A thru 257-14-A	<p>Sheldon Lobel, P.C. <b>Grosvenor Avenue, Goodridge Avenue, Bronx</b> Extension of time to complete construction of eight (8) homes and obtain a Certificate of Occupancy under the common law and Vested Rights. (R1-2) zoning district. <b>Community Board #8BX</b></p>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 6/2/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JUNE 2, 2015  
10:00 A.M.

<b><i>APPEAL – NEW CASES</i></b>		
8.	3-15-A	Edward Lauria <b>47 Trioka Way, Staten Island</b> Proposed construction does not front on a legally mapped street contrary Section 36, of the General City Law. M1-1SRD zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 7/14/15</b>
9.	7-15-BZY & 8-15-A	Duval & Stackenfeld <b>180 Orchard Street, Manhattan</b> BZY Minor Development (§11-332) to extend the time of construction for a minor development for a period of six months; Determination of common law vested rights. Building permit was obtained in 2005 and development was vested at date of Lower East Side rezoning in 2008. C4-4A zoning district. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 6/16/15</b>
10.	26-15-A 27-15-A	Law Office of Steven Simicich <b>57 &amp; 61 Alberta Avenue, Staten Island</b> Proposed construction of buildings that do not front on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3A zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 6/2/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JUNE 2, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
11.	222-13-BZ	Eric Palatnik, P.C. <b>2472 Coney Island Avenue, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Adjourned, Continued Hearing – 7/14/15</b>
12.	303-13-BZ	Jeffrey A. Chester, Esq. <b>506-510 Brook Avenue, Bronx</b> Variance (§72-21) to allow a new mixed use building with 36 affordable residential units and community facility space. R6 & C1-4 zoning districts. <b>Community Board #1BX</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Adjourned, Continued Hearing – 7/21/15</b>
13.	29-14-BZ	Lewis Garfinkel <b>255 East 27th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-14a); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Adjourned, Continued Hearing – 7/28/15</b>
14.	37-14-BZ	Eric Palatnik, P.C. <b>86-10 Roosevelt Avenue, Queens</b> Special Permit (§73-36) to allow a physical culture establishment ( <i>Enterprise Fitness Gym</i> ), which will occupy a portion of the second floor of a two story building. C2-3/R6 zoning district. <b>Community Board #4Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 6/2/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JUNE 2, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
15.	94-14-BZ	Dennis D. Dell'Angelo <b>1150 East 22nd Street, Brooklyn</b> 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. <b>Community Board #3BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Adjourned, Continued Hearing – 7/21/15</b>
16.	98-14-BZ	Rothkrug Rothkrug & Spector LLP <b>404 Richmond Terrace, Staten Island</b> Variance (§72-21) to permit the reestablishment of a banquet facility (catering hall -UG 9) with accessory parking. Located in an R5 and R3A zoning districts within the St. George Historic District. <b>Community Board #1SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 7/21/15</b>
17.	127-14-BZ	Rothkrug Rothkrug & Spector LLP <b>32-41 101st Street, Queens</b> Variance (§72-21) to permit construction of a cellar and two-story, two-family dwelling on a vacant lot that does not provide two required side yards, and does not provide two off street parking spaces. R4 zoning district. <b>Community Board #3Q</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 6/23/15</b>
18.	169-14-BZ	Jay Goldstein, Esq. <b>325 Avenue Y, Brooklyn</b> Special Permit (§73-19) to allow a pre-school and child care services (Use Group 3) ( <i>Inner Force Y</i> ) within the existing building. M1-1 Ocean Parkway Special Zoning District. <b>Community Board #15BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Off-Calendar</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, JUNE 2, 2015

10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
19.	171-14-A 172-14-BZ	Law Office of Steven Simicich <b>235 Dixon Avenue, Staten Island</b> Proposed construction of a single family detached home on the site which a portion is located within the bed of a mapped street, pursuant to the General City Law 35 and requires a waiver under ZR Section 72-01(g). Variance (§72-21) to allow for the reduction in the required front yard fronting from 10' to 4'. R3A zoning district. <b>Community Board #1SI</b>
		<b>Examiner: Henry Segovia 212-386-0074/Toni Matias 212-386-0085</b>
		<b>Status: Closed, Decision – 7/14/15</b>
20.	1-15-BZ	Law Office of Fredrick A. Becker <b>150 West 85th Street, Manhattan</b> Variance (§72-21) proposed enlargement of an existing school structure to be used by the Manhattan Country School contrary to height and setback, floor area, and permitted obstruction in rear yard regulations. R8B zoning district. <b>Community Board #7M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 7/14/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, JUNE 2, 2015  
1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	264-14-BZ	Eric Palatnik, P.C. <b>436 East 149th Street, Bronx</b> Special Permit (§73-36) to permit a physical culture establishment ( <i>Crunch Fitness</i> ) within portions of the existing commercial building. C4-4 zoning district. <b>Community Board #1BX</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 6/23/15</b>
2.	319-14-BZ	Eric Palatnik, P.C. <b>1781 South Avenue, Staten Island</b> Special Permit (§73-36) to permit the legalization of a physical culture establishment ( <i>UFC Gym</i> ). C43 zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 7/21/15</b>
3.	335-14-BZ	Rothkrug Rothkrug & Spector, LLP <b>1065 Avenue of the Americas Manhattan</b> Special Permit (§73-36) to allow for a physical culture establishment ( <i>Soulcycle</i> ) within portions of an existing commercial building. C5-3(MID)(I) zoning district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 6/23/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, JUNE 16, 2015

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>619-73-BZ</b>	Sheldon Lobel, P.C. <b>2940 Cropsey Avenue, Brooklyn</b> Re-instatement of a variance (§72-21) which permitted the operation of an eating and drinking establishment (UG 6) with an accessory drive thru which expired on February 26, 2004; Amendment to permit the redevelopment of the site; Waiver of the Rules. R4 zoning district. <b>Community Board #13BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 6/16/15</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>2.</b>	<b>584-55-BZ</b>	Nasir J. Khanzada, PE <b>699 Morris Avenue, Bronx</b> Amendment (§11-412) of a previously approved variance which permitted the alteration of an existing Automotive Service Station (UG 16B). The amendment seeks to permit the conversion of the accessory auto repair shop to a convenience store and alter the existing building. C2-4/R7-2 zoning district. <b>Community Board #2BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 7/21/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JUNE 16, 2015  
10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
3.	705-81-BZ	Rothkrug Rothkrug & Spector LLP <b>1433 York Avenue, Manhattan</b> Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a physical culture establishment which expired on May 10, 2013; Extension of Time to obtain a Certificate of Occupancy; Waiver of the Rules. R10 zoning district. <b>Community Board #8M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 7/28/15</b>
4.	169-91-BZ	Kramer Levin Naftalis & Frankel LLP <b>404 Lafayette Street aka 708 Broadway, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a physical culture establishment which expired on May 18, 2013; Amendment to reflect a change in the operator and to permit a new interior layout; Waiver of the Rules. M1-5B zoning district. <b>Community Board #2M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 7/21/15</b>

<b><i>APPEALS – DECISIONS</i></b>		
5.	180-14-A	Fried Frank Harris Shriver and Jacobson LLP <b>332 West 44th Street, Manhattan</b> 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. <b>Community Board #4M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Denied – 6/16/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JUNE 16, 2015  
10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
6.	230-14-A	Rothkrug Rothkrug & Spector LLP <b>20 Pelton Avenue, Staten Island</b> Proposed construction of a one-family residence located partially within the bed of a mapped street pursuant to Section 35 of the General City Law and waiver of bulk regulations under ZR Section 72-01(g). R3x zoning district. <b>Community Board #1SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 6/16/15</b>
7.	7-15-BZY & 8-15-A	Duval & Stackenfeld <b>180 Orchard Street, Manhattan</b> BZY Minor Development (§11-332) to extend the time of construction for a minor development for a period of six months; Determination of common law vested rights. Building permit was obtained in 2005 and development was vested at date of Lower East Side rezoning in 2008. C4-4A zoning district. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 6/16/15</b>

<b><i>APPEAL – NEW CASES</i></b>		
8.	37-15-A	Jeffrey Geary <b>2020 Demerest Road, Queens</b> Proposed construction of building within the bed of a mapped street contrary to Section 35 Article 3 of the General City Law. R3-2 zoning district. <b>Community Board #14Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 7/21/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JUNE 16, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
9.	301-13-BZ	Eric Palatnik, P.C. <b>1502 Avenue N, Brooklyn</b> Variance (72-21) to add three floors to an existing one story and basement UG 4 synagogue for a religious-based college and post graduate (UG 3) with 10 dormitory rooms, contrary to sections 24-11, 24-521, 24-52, 24-34(a), 24-06. R5B zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 6/16/15</b>
10.	248-14-BZ	Slater & Beckerman, P.C. <b>1565 Forest Avenue, Staten Island</b> Special Permit (§73-36) to allow the operation of a new physical culture establishment ( <i>LA Fitness</i> ) in the existing building. C4-1 zoning district. <b>Community Board #1SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 6/16/15</b>
11.	30-12-BZ	Board of Standards and Appeals <b>142-41 Roosevelt Avenue, Queens</b> 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. <b>Community Board #7Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Adjourned, Continued Hearing – 9/22/15</b>
12.	31-14-BZ	Moshe M. Friedman, P.E. <b>165 Spencer Street, Brooklyn</b> 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. <b>Community Board #3BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Adjourned, Continued Hearing – 7/28/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JUNE 16, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
13.	41-14-BZ	Law Office of Jay Goldstein <b>21-37 Waverly Avenue aka 56-58 Washington Avenue, Brooklyn</b> Special Permit (§73-19) to legalize an existing school/yeshiva (UG 3). M1-2 zoning district. <b>Community Board #2BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 9/22/15</b>
14.	148-14-BZ	Sheldon Lobel, P.C. <b>11 Avenue A, Manhattan</b> Variance (§72-21) to permit multi-family residential use at the premises. R8A/C2-5 zoning districts. <b>Community Board #3M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Adjourned, Continued Hearing – 7/14/15</b>
15.	173-14-BZ	Sheldon Lobel, P.C. <b>20 East 38th Street aka 244 Madison Avenue, Manhattan</b> Special Permit (§73-36) to allow the operation of a physical culture establishment ( <i>Evolution Muay Thai Camp</i> ) in the cellar of an existing 16-story mixed-used residential and commercial building, located within an C5-2 zoning district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Adjourned, Continued Hearing – 8/18/15</b>
16.	238-14-BZ	Kramer Levin Naftalis & Frankel, LLP <b>98-100 Franklin Street, Manhattan</b> Variance (§72-21) to permit the construction of two mixed residential and commercial buildings on a single zoning lot contrary to §§35-21 & 23-145 (Lot Coverage), 35-24c (Height and setback), 35-52 and 33-23 (minimum width of open area along a side lot line and permitted obstruction regulations), 35-24b (Street wall location). C6-2A zoning district, Historic District. <b>Community Board #1M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 6/23/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, JUNE 16, 2015  
1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	243-14-BZ	Eric Palatnik, PC <b>1660 Richmond Avenue, Staten Island</b> Special Permit (§73-243) to permit the legalization and continued use of an existing eating and drinking establishment (UG 6) with an accessory drive-through. C1-2/R3X zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 8/18/15</b>
2.	244-14-BZ	Eric Palatnik, PC <b>22 West 32nd Street, Manhattan</b> Special Permit (§73-36) to operate a physical culture establishment ( <i>K-Town Sauna</i> ) within an existing building. C6-4 zoning district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 6/23/15</b>
3.	314-14-BZ	Sheldon Lobel, P.C. <b>1604 Williamsbridge Road, Bronx</b> Special Permit (§73-125) to permit construction of an UG4 health care facility that exceed the maximum permitted floor area of 1,500 sf. R4A zoning district. <b>Community Board #11BX</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 8/18/15</b>
4.	2-15-BZ	Jay Goldstein, Esq. <b>31 West 19th Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>The Fhitting Room</i> ) in the portions of the cellar and first floor of the premises. C6-4A zoning district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 8/18/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JUNE 23, 2015  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	150-04-BZ	Sheldon Lobel, P.C. <b>129 Elizabeth Street, Manhattan</b> Amendment of a previously approved variance to permit the construction of a four-story building with retail space and one-car garage. C6-2G zoning district. <b>Community Board #2M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 6/23/15</b>
2.	51-06-BZ	Sheldon Lobel, P.C. <b>188-02 Union Turnpike, Queens</b> Amendment of a variance (§72-21) which permitted a physical culture Establishment and a dance studio (Use Group 9), contrary to use regulations. The amendment seeks to enlarge the floor area utilized by the dance studio on the first floor of the existing one-story and cellar building. C1-2/R2A zoning district. <b>Community Board #8Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 6/23/15</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
3.	545-56-BZ	Eric Palatnik, P.C. <b>2001-2007 Williamsbridge Road aka 1131 Neil Avenue, Bronx</b> 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. <b>Community Board #11BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed Decision – 7/28/15</b>
4.	131-93-BZ	Eric Palatnik, P.C. <b>3743-3761 Nostrand Avenue, Brooklyn</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on November 22, 2014. C2-2/R5 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 9/22/15</b>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JUNE 23, 2015  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
5.	318-06-BZ	Eric Palatnik, P.C. <b>49-05 Astoria Boulevard aka 22-41 49<sup>th</sup> Street, Queens</b> 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. <b>Community Board #1Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 9/22/15</b>
6.	42-08-BZ	Eric Palatnik, P.C. <b>182 Girard Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 8/18/15</b>

<b><i>SOC – NEW CASES</i></b>		
7.	174-04-BZ	Kramer Levin Naftalis & Frankel, LLP <b>124 West 24<sup>th</sup> Street, Manhattan</b> Amendment to approve conveyance of unused development rights appurtenant to the subject site previously granted by the Board. M1-5 zoning district. <b>Community Board #4M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 7/28/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, JUNE 23, 2015

10:00 A.M.

### ***APPEALS – CONTINUED HEARINGS***

8.	163-14-A thru 165-14-A	Ponte Equities <b>502, 504, 506 Canal Street, Manhattan</b> 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. <b>Community Board #1M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 8/25/15</b>
9.	320-14-A	Dean Heitner, Esq. <b>125 West 97th Street, Manhattan</b> Interpretative Appeals for an open space requirements on a zoning lot for a proposed nursing facility to be constructed by Jewish Home Life Care on West 97th Street. R7-2/C1-8 zoning district. <b>Community Board #7M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 8/18/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JUNE 23, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
10.	343-12-BZ	Akerman LLP. <b>570 East 21st Street, Brooklyn</b> 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. <b>Community Board #14BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 6/23/15</b>
11.	155-13-BZ	Law Office of Fredrick A. Becker <b>1782-1784 East 28th Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 6/23/15</b>
12.	127-14-BZ	Rothkrug Rothkrug & Spector LLP <b>32-41 101st Street, Queens</b> Variance (§72-21) to permit construction of a cellar and two-story, two-family dwelling on a vacant lot that does not provide two required side yards, and does not provide two off street parking spaces. R4 zoning district. <b>Community Board #3Q</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 6/23/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, JUNE 23, 2015

10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
13.	238-14-BZ	Kramer Levin Naftalis & Frankel, LLP <b>98-100 Franklin Street, Manhattan</b> Variance (§72-21) to permit the construction of two mixed residential and commercial buildings on a single zoning lot contrary to §§35-21 & 23-145 (Lot Coverage), 35-24c (Height and setback), 35-52 and 33-23 (minimum width of open area along a side lot line and permitted obstruction regulations), 35-24b (Street wall location). C6-2A zoning district, Historic District. <b>Community Board #1M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 6/23/15</b>
14.	264-14-BZ	Eric Palatnik, P.C. <b>436 East 149th Street, Bronx</b> Special Permit (§73-36) to permit a physical culture establishment ( <i>Crunch Fitness</i> ) within portions of the existing commercial building. C4-4 zoning district. <b>Community Board #1BX</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 6/23/15</b>
15.	270-14-BZ	Rothkrug Rothkrug & Spector LLP <b>203 East 92nd Street, Manhattan</b> Special Permit (§73-36) to permit a physical culture establishment ( <i>Equinox</i> ) within portions of a new mixed use building. C4-6 zoning district. <b>Community Board #8M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 7/14/15</b>
16.	335-14-BZ	Rothkrug Rothkrug & Spector, LLP <b>1065 Avenue of the Americas Manhattan</b> Special Permit (§73-36) to allow for a physical culture establishment ( <i>Soulcycle</i> ) within portions of an existing commercial building. C5-3(MID)(I) zoning district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 6/23/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JUNE 23, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
17.	153-11-BZ	Eric Palatnik, P.C. <b>27-11 30th Avenue, Queens</b> 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. <b>Community Board #4Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 9/22/15</b>
18.	5-14-BZ	Law Office of Lyra J. Altman <b>1807 East 22nd Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 7/28/15</b>
19.	182-14-BZ	Eric Palatnik, P.C. <b>1977 Homecrest Avenue, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family, two story dwelling contrary to floor area (ZR 23-141(b); side yards (ZR 23-461) and less than the minimum rear yard (ZR 23-47). R5 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Adjourned, Continued Hearing – 7/21/15</b>
20.	204-14-BZ	Sheldon Lobel, P.C. <b>55 Wythe Avenue, Brooklyn</b> Special Permit (§73-44) for reduction of required off-street parking spaces for proposed ambulatory diagnostic or treatment health care facilities (UG 4A) and commercial office use (UG 6B listed in Use Group 4 and PRC-B1. M1-2 Zoning District. <b>Community Board #1BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Adjourned, Continued Hearing – 8/25/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JUNE 23, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
21.	237-14-BZ	Jeffrey A. Chester/GSHLLP <b>162-01 Jamaica Avenue, Queens</b> Special Permit (§73-36) to allow for the operation of a physical culture establishment ( <i>Lucille Roberts</i> ). C6-3 zoning district. <b>Community Board #12Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Off-Calendar</b>
22.	258-14-BZ	Sheldon Lobel, P.C. <b>112 Atlantic Avenue, Brooklyn</b> Variance (§72-21) to permit the construction of a 4-story mixed-use building of an existing with commercial use on the first floor in a (R6) zoning district located in Cobble Hill Historic District. <b>Community Board #6BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 8/18/15</b>
23.	324-14-BZ	Gerald J. Caliendo, RA, AIA <b>198-30 Jamaica Avenue, Queens</b> Reinstatement (§11-411) for an automotive repair facility (UG 16B) granted under Cal. No. 909-52-BZ, expiring January 29, 2000; Amendment to permit the sale of used cars; Wavier of the Rules. C2-2/R5 zoning district. <b>Community Board #12Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 8/18/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, JUNE 23, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	101-14-BZ	Moshe M. Friedman P.E. <b>1975 51st Street, Brooklyn</b> Variance (§72-21) to permit the vertical extension of an existing not for profit religious school. R5 zoning district. <b>Community Board #12BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 10/20/15</b>
2.	316-14-BZ	Law Office of Jay Goldstein, PLLC <b>115 Heyward Street, Brooklyn</b> Variance (§72-21) to permit the enlargement of an existing Yeshiva building ( <i>Talmudical Academy</i> ) for lot coverage (§24-11) and rear yard (§24-36. R6 zoning district. <b>Community Board #1BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 9/1/15</b>
3.	9-15-BZ	Francis R. Angelino, Esq. <b>55 Amsterdam Avenue, Manhattan</b> Special Permit (§73-36) to allow for a physical culture establishment ( <i>Bod Fitness</i> ) at the building on a portion of the ground floor and cellar of a new 54-story mixed use residential building. C4-7 Special Lincoln Square District. <b>Community Board #7M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 7/28/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 14, 2015  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>268-03-BZ</b>	Eric Palatnik, P.C. <b>145-55 Guy Brewer Boulevard, Queens</b> Extension of Term (§11-411) for the continued operation of an automotive service station which expired on January 27, 2014; Waiver of the Rules. C1-3/R3-2 zoning district. <b>Community Board #13Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 7/14/15</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>2.</b>	<b>1207-66-BZ</b>	Carl A. Sulfaro, Esq. <b>305 Washington Avenue Brooklyn</b> Extension of Term of a previously granted variance for the continued operation of a UG6 art supply and bookstore which expired July 5, 2012; Waiver of the Rules. R6 zoning district. <b>Community Board #3BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Adjourned, Continued Hearing – 8/25/15</b>
<b>3.</b>	<b>173-92-BZ</b>	Simons & Wright LLC <b>220 East 86th Street, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of martial arts studio which expires on January 24, 2014; Amendment to permit the relocation of the facility from the 2nd floor to the cellar. C2-8A zoning district. <b>Community Board #8M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 9/22/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 14, 2015  
10:00 A.M.

<b>SOC – NEW CASES</b>		
4.	17-93-BZ	<p>Fox Rothschild, LLC. <b>160 Columbus Avenue aka 1992 Broadway, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment which expired June 7, 2014; Amendment to reflect a change in ownership; Waiver of the Rules. C4-7 zoning district. <b>Community Board #7M</b></p>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 9/1/15</b>
5.	84-93-BZ	<p>Sheldon Lobel, P.C. <b>671-677 Timpson Place, Bronx</b> Extension of Term of a previously Variance (§72-21) permitting the operation of a Use Group 18B scrap, metal, junk, paper or rags, storage sorting, and bailing facility, which expired on November 15, 2015. C8-3 zoning district. <b>Community Board #2BX</b></p>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 8/25/15</b>
6.	122-93-BZ	<p>Rothkrug Rothkrug &amp; Spector LLP <b>895 Broadway, Manhattan</b> Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (<i>Equinox</i>) which expired on September 20, 2014; Amendment to permit the expansion of the use into the second floor. M1-5M zoning district. <b>Community Board #5M</b></p>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 8/25/15</b>
7.	146-96-BZ	<p>Stroock &amp; Stroock &amp; Lavan, LLP. <b>557 Broadway aka 128-130 Mercer Street, Manhattan</b> Amendment of a previously approved Variance (§72-21) to permit the relocation of the building lobby from Broadway to Mercer Street and the conversion of an existing office lobby to retail space. M1-5B zoning district. <b>Community Board #2M</b></p>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 9/1/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, JULY 14, 2015

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>8.</b>	<b>156-03-BZ</b>	Goldman Harris LLC. <b>135-35 Northern Boulevard, Queens</b> Extension of Time to Complete Construction of a previously granted Variance (72-21) for the construction of a seventeen story mixed-use commercial/community facility/residential condominium building which expires on January 31, 2016; Amendment. R6/C2-2 zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 8/25/15</b>
<b>9.</b>	<b>127-15-BZ</b>	Goldman Harris LLC. <b>135-35 Northern Boulevard, Queens</b> Special Permit (§73-66) to permit the construction of building in excess of the height limits established pursuant Z.R. §§61-211 & 61-22. The proposed building was approved by the Board pursuant to BSA Calendar Number 156-03-BZ. C2-2/R6 zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 8/25/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 14, 2015  
10:00 A.M.

<b>APPEAL – DECISIONS</b>		
10.	3-15-A	Edward Lauria <b>47 Trioka Way, Staten Island</b> Proposed construction does not front on a legally mapped street contrary Section 36, of the General City Law. M1-1SRD zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 7/14/15</b>

<b>APPEAL – NEW CASES</b>		
11.	199-14-A	Alfonso Duarte <b>102-11 Roosevelt Avenue, Queens</b> Proposed legalization of an accessory parking in open portion of site that lies within a bed of mapped street pursuant to Section 35 , Article 3 of the General City Law. <b>Community Board #4Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 9/22/15</b>
12.	271-14-A thru 282-14-A	Eric Palatnik, P.C. <b>Patricia Court, Herbert Court, Staten Island</b> To permit the proposed development consisting of seven one family homes and one-two family home, contrary Article 3 Section 36 of the General City Law. R3X zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 8/25/15</b>
13.	325-14-A	Eric Palatnik, P.C. <b>631 Bay Street, Staten Island</b> Proposed construction of a mixed use building located partly within the bed of a mapped street contrary to article 3, Section 35 of the General City Law. C4-2/R6 zoning district. <b>Community Board #1SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 9/1/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 14, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
14.	171-14-A	Law Office of Steven Simicich <b>235 Dixon Avenue, Staten Island</b> Proposed construction of a single family detached home on the site which a portion is located within the bed of a mapped street, pursuant to the General City Law 35 and requires a waiver under ZR Section 72-01(g). <b>Community Board #1SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Withdrawn – 7/14/15</b>
	172-14-BZ	Law Office of Steven Simicich <b>235 Dixon Avenue, Staten Island</b> Variance (§72-21) to allow for the reduction in the required front yard fronting from 10' to 4'. R3A zoning district. <b>Community Board #1SI</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Deferred Decision – 7/28/15</b>
15.	270-14-BZ	Rothkrug Rothkrug & Spector LLP <b>203 East 92nd Street, Manhattan</b> Special Permit (§73-36) to permit a physical culture establishment ( <i>Equinox</i> ) within portions of a new mixed use building. C4-6 zoning district. <b>Community Board #8M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 8/25/15</b>
16.	1-15-BZ	Law Office of Fredrick A. Becker <b>150 West 85th Street, Manhattan</b> Variance (§72-21) proposed enlargement of an existing school structure to be used by the Manhattan Country School contrary to height and setback, floor area, and permitted obstruction in rear yard regulations. R8B zoning district. <b>Community Board #7M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 7/14/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 14, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
17.	222-13-BZ	Eric Palatnik, P.C. <b>2472 Coney Island Avenue, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 8/25/15</b>
18.	322-13-BZ	Sheldon Lobel, P.C. <b>42-01 Main Street, Queens</b> Re-instatement (§11-411) of a previously approved variance which permitted accessory parking on the zoning lot for the use Group 6 commercial building, which expired on September 23, 1990; Waiver of the Rules. R6/C1-2 and R6 zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 10/20/15</b>
19.	64-14-BZ	Law Office of Lyra J. Altman <b>1320 East 23rd Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 8/25/15</b>
20.	148-14-BZ	Sheldon Lobel, P.C. <b>11 Avenue A, Manhattan</b> Variance (§72-21) to permit multi-family residential use at the premises. R8A/C2-5 zoning districts. <b>Community Board #3M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 8/25/15</b>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 14, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
21.	260-14-BZ	Goldman Harris LLC <b>100 East End Avenue aka 106 East End Avenue, Manhattan</b> Variance (§72-21) to permit the construction of a three-story enlargement to the existing school, contrary to floor area, rear yard, height and setback requirements. (R8B/R10A) zoning districts. <b>Community Board #8M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 9/1/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, JULY 14, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	108-14-BZ	<p>Sheldon Lobel, P.C. <b>736 Broadway, Manhattan</b> Variance (§72-21) to permit Use Group 6 commercial uses on the first floor and cellar of the existing building in a historic district. M1-5B zoning district. <b>Community Board #2M</b> <b>Examiner: Joshua Saal (212) 386-0081</b> <b>Status: Closed, Decision – 9/1/15</b></p>
2.	14-15-BZ	<p>Warshaw Burstein, LLP <b>1560 Westchester Avenue, Bronx</b> Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) within an existing building to be enlarged. C4-2 zoning district. <b>Community Board #9BX</b> <b>Examiner: Rory Levy (212) 386-0082</b> <b>Status: Withdrawn – 7/14/15</b></p>
3.	15-15-BZ	<p>Warshaw Burstein, LLP <b>1160 Ward Avenue, Bronx</b> Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) within an existing building to be enlarged. C4-2 zoning district. <b>Community Board #9BX</b> <b>Examiner: Rory Levy (212) 386-0082</b> <b>Status: Withdrawn – 7/14/15</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 21, 2015  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>1.</b>	<b>584-55-BZ</b>	Nasir J. Khanzada, PE <b>699 Morris Avenue, Bronx</b> Amendment (§11-412) of a previously approved variance which permitted the alteration of an existing Automotive Service Station (UG 16B). The amendment seeks to permit the conversion of the accessory auto repair shop to a convenience store and alter the existing building. C2-4/R7-2 zoning district. <b>Community Board #2BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 9/1/15</b>
<b>2.</b>	<b>169-91-BZ</b>	Kramer Levin Naftalis & Frankel LLP <b>404 Lafayette Street, aka 708 Broadway, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a physical culture establishment which expired on May 18, 2013; Amendment to reflect a change in the operator and to permit a new interior layout; Waiver of the Rules. M1-5B zoning district. <b>Community Board #2M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 7/21/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 21, 2015  
10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>3.</b>	<b>340-41-BZ</b>	Nasir J. Khanzada, PE <b>72-09 Main Street, Queens</b> Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B), with accessory uses, which expired on May 1, 2012; Amendment to permit the enlargement of an existing canopy, the addition of a fuel dispenser and small convenience sales area; Waiver of the Rules. C1-2/R4 zoning district. <b>Community Board #4Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 9/1/15</b>
<b>4.</b>	<b>110-99-BZ</b>	Law Office of Jay Goldstein <b>56-58 Kosciusko Street, Brooklyn</b> Extension of Term of a previously approved Variance (§72-21) to permitted the legalization of an existing garage and automotive repair shop (Use Group l6B), which expired on June 27, 2010; Amendment to permit minor modifications to the interior layout; Waiver of the Rules. R6B zoning district. <b>Community Board #3BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 9/1/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 21, 2015  
10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
5.	278-13-A	Isaac Szpilzinger, Esq. <b>121 Varick Street, Manhattan</b> Appeal of Department of Buildings' determination that the advertising sign was not established as a lawful non- conforming use. M1-6 zoning district/SHSD. <b>Community Board #2M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Denied – 7/21/15</b>
6.	37-15-A	Jeffrey Geary <b>2020 Demerest Road, Queens</b> Proposed construction of building within the bed of a mapped street contrary to Section 35 Article 3 of the General City Law. R3-2 zoning district. <b>Community Board #14Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Deferred Decision – 8/25/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 21, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
7.	193-13-BZ	Eric Palatnik, P.C. <b>4770 White Plains Road, Bronx</b> 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. <b>Community Board #12BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 9/22/15</b>
8.	303-13-BZ	Jeffrey A. Chester, Esq. <b>506-510 Brook Avenue, Bronx</b> Variance (§72-21) to allow a new mixed use building with 36 affordable residential units and community facility space. R6 & C1-4 zoning districts. <b>Community Board #1BX</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Adjourned, Continued Hearing – 9/22/15</b>
9.	94-14-BZ	Dennis D. Dell'Angelo <b>1150 East 22nd Street, Brooklyn</b> 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. <b>Community Board #3BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 7/21/15</b>
10.	98-14-BZ	Rothkrug Rothkrug & Spector LLP <b>404 Richmond Terrace, Staten Island</b> Variance (§72-21) to permit the reestablishment of a banquet facility (catering hall -UG 9) with accessory parking. Located in an R5 and R3A zoning districts within the St. George Historic District. <b>Community Board #1SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Adjourned, Continued Hearing – 9/1/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 21, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
11.	182-14-BZ	Eric Palatnik, P.C. <b>1977 Homecrest Avenue, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family, two story dwelling contrary to floor area (ZR 23-141(b); side yards (ZR 23-461) and less than the minimum rear yard (ZR 23-47). R5 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 9/22/15</b>
12.	231-14-BZ	Sheldon Lobel, P.C. <b>124 West 23rd Street, Manhattan</b> Special Permit (§73-36) to legalize the operation of a physical culture establishment ( <i>Orangetheory Fitness</i> ) within a portion of an existing commercial building. C6-3X zoning district. <b>Community Board #4M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 9/1/15</b>
13.	264-14-BZ	Eric Palatnik, P.C. <b>436 East 149th Street, Bronx</b> Special Permit (§73-36) to permit a physical culture establishment ( <i>Crunch Fitness</i> ) within portions of the existing commercial building. C4-4 zoning district. <b>Community Board #1BX</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 7/21/15</b>
14.	319-14-BZ	Eric Palatnik, P.C. <b>1781 South Avenue, Staten Island</b> Special Permit (§73-36) to permit the legalization of a physical culture establishment ( <i>UFC Gym</i> ). C43 zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 7/28/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, JULY 21, 2015  
1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	213-14-BZ	Law Office of Steven Simicich <b>165 Wooley Avenue, Staten Island</b> Variance (§72-21) for the construction of a single family detached home contrary to ZR 23-32 for minimum lot area. R2 zoning district. <b>Community Board #1SI</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Postponed Hearing – 9/1/15</b>
2.	219-14-BZ	Slater & Beckerman, P.C. <b>64 DeGraw Street, of Brooklyn</b> Variance (§72-21) to permit the construction of a three-story, single-family residence with one parking space. M1-1 zoning district. <b>Community Board #6BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 9/22/15</b>
3.	220-14-BZ thru 221-14-BZ	Slater & Beckerman, P.C. <b>8 &amp; 10 Underhill Avenue, Brooklyn</b> Variance (§72-21) to permit the construction of two 3-story single family residences. M1-1 zoning district. <b>Community Board #8K</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 9/22/15</b>
4.	236-14-BZ	Law Office of Stuart Klein <b>106 East 57th Street aka 104-114 East 57<sup>th</sup> Street Manhattan</b> Special Permit (§73-241) to legalize the operation of an eating and drinking establishment (UG 6C) with entertainment, but not dancing, with a capacity of 200 persons or fewer. C5-3 (MID) zoning district. <b>Community Board #5M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 8/18/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, JULY 21, 2015

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>5.</b>	<b>18-15-BZ</b>	Frances R. Angelino, Esq. <b>90 5th Avenue, Manhattan</b> Special Permit (§73-36) to permit a physical culture establishment ( <i>Peak Performance</i> ) on 10th & 11th floors of an 11- story commercial building. C6-4M zoning district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 8/25/15</b>
<b>6.</b>	<b>61-15-BZ</b>	Deirdre A. Carson, Esq. <b>540 West 26th Street, Manhattan</b> Special Permit (§73-19) to permit the operation of a portion of a school known as Avenues ( <i>The School</i> ) Use Group 3A, located in a M1-5 zoning district. <b>Community Board #4M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 8/25/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 28, 2015  
10:00 A.M.

<i><b>SOC – DECISIONS</b></i>		
1.	545-56-BZ	<p>Eric Palatnik, P.C. <b>2001-2007 Williamsbridge Road aka 1131 Neil Avenue, Bronx</b> 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. <b>Community Board #11BX</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Granted – 7/28/15</b></p>
2.	174-04-BZ	<p>Kramer Levin Naftalis &amp; Frankel, LLP <b>124 West 24<sup>th</sup> Street, Manhattan</b> Amendment to approve conveyance of unused development rights appurtenant to the subject site previously granted by the Board. M1-5 zoning district. <b>Community Board #4M</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Granted – 7/28/15</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 28, 2015  
10:00 A.M.

## ***SOC – CONTINUED HEARINGS***

3.	705-81-BZ	<p>Rothkrug Rothkrug &amp; Spector LLP <b>1433 York Avenue, Manhattan</b> Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a physical culture establishment which expired on May 10, 2013; Extension of Time to obtain a Certificate of Occupancy; Waiver of the Rules. R10 zoning district. <b>Community Board #8M</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Continued Hearing – 9/22/15</b></p>
4.	35-10-BZ	<p>Sheldon Lobel, P.C. <b>144-11 77th Avenue, Queens</b> Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) which permitted the legalization of an existing synagogue (<i>Congregation Torath Haim Obel Sara</i>), contrary to front yard (§24-34), side yard (§24-35) and rear yard (§24-36), which expired on March 8, 2012; Amendment to permit minor changes to the construction; Waiver of the rules. R4 zoning district. <b>Community Board #8Q</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Off-Calendar</b></p>

## ***SOC – NEW CASES***

5.	301-03-BZ	<p>Law Office of Lyra J. Altman <b>1103 East 22nd Street, Brooklyn</b> Extension of Time to Complete Construction and Waiver of the rules for a single family home enlargement under 73-622 approved on January 13, 2004. R2 Zoning district. <b>Community Board #14BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Continued Hearing – 8/25/15</b></p>
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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 28, 2015  
10:00 A.M.

<b><i>APPEAL – NEW CASES</i></b>		
6.	90-15-A	Rothkrug Rothkrug & Spector LLP <b>54 Industrial Loop, Staten Island</b> Proposed construction of a building located partially within the bed of mapped unbuilt street, pursuant Article 3 Section 36 of the General City Law. M3-1 (SRD) zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 7/28/15</b>

<b><i>BZ – DECISIONS</i></b>		
7.	172-14-BZ	Law Office of Steven Simicich <b>235 Dixon Avenue, Staten Island</b> Variance (§72-21) to allow for the reduction in the required front yard fronting from 10' to 4'. R3A zoning district. <b>Community Board #1SI</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 7/28/15</b>
8.	244-14-BZ	Eric Palatnik, PC <b>22 West 32nd Street, Manhattan</b> Special Permit (§73-36) to operate a physical culture establishment ( <i>K-Town Sauna</i> ) within an existing building. C6-4 zoning district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 8/25/15</b>
9.	319-14-BZ	Eric Palatnik, P.C. <b>1781 South Avenue, Staten Island</b> Special Permit (§73-36) to permit the legalization of a physical culture establishment ( <i>UFC Gym</i> ). C43 zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 9/22/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 28, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
10.	343-12-BZ	Akerman LLP. <b>570 East 21st Street, Brooklyn</b> 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. <b>Community Board #14BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 7/28/15</b>
11.	5-14-BZ	Law Office of Lyra J. Altman <b>1807 East 22nd Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 9/22/15</b>
12.	29-14-BZ	Lewis Garfinkel <b>255 East 27th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-14a); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 9/22/15</b>
13.	30-14-BZ	Jay Goldstein, Esq. <b>6101 16th Avenue aka 1602 61st Street aka 1601 62nd Street, Brooklyn</b> Variance (§72-21) proposed enlargement to an existing school ( <i>Yeshiva Bais Sorah</i> ) (Use Group 3) is contrary to §§42-00 & 43-43. M1-1 zoning district. <b>Community Board #11BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Adjourned, Continued Hearing – 10/20/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JULY 28, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
14.	31-14-BZ	Moshe M. Friedman, P.E. <b>165 Spencer Street, Brooklyn</b> 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. <b>Community Board #3BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 10/20/15</b>
15.	59-14-BZ	Caroline G. Harris <b>114-122 Jackson Street, Brooklyn</b> Variance (§72-21) to permit the construction of a four-story plus penthouse community facility (UG 4), contrary to height and setback, lot coverage, floor area, and street wall location requirements. R6B zoning district <b>Community Board #1BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Adjourned, Continued Hearing – 9/22/15</b>
16.	9-15-BZ	Francis R. Angelino, Esq. <b>55 Amsterdam Avenue, Manhattan</b> Special Permit (§73-36) to allow for a physical culture establishment ( <i>Bod Fitness</i> ) at the building on a portion of the ground floor and cellar of a new 54-story mixed use residential building. C4-7 Special Lincoln Square District. <b>Community Board #7M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 8/18/15</b>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, JULY 28, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	102-14-BZ	Moshe M Friedman, P.E. <b>4017 Avenue P, Brooklyn</b> Variance (§72-21) to permit the extension of house of worship (UG4) ( <i>Congregation Tiferes Avraham D’Zidichov</i> ) in an existing building lot of a three story brick building. R3-2 zoning district. <b>Community Board #3BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 11/17/15</b>
2.	202-14-BZ	Law Office of Lyra J. Altman <b>2268 West 1st Street, Brooklyn</b> Special Permit (§73-622) for the enlargement and existing two family home to be converted to a single 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 (OP) zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 10/20/15</b>
3.	55-15-BZ	Kramer Levin Naftalis & Frankel LLP <b>405 West 55th Street, Manhattan</b> Variance (§72-21) to permit the enlargement of an Alvin Alley Dance foundations in an existing building to provide additional dance studios, classrooms, and offices. R8/C1-5, C6-2 Clinton Preservation Area zoning districts. <b>Community Board #4M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 8/25/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, AUGUST 18, 2015  
10:00 A.M.

## ***SOC – CONTINUED HEARINGS***

1.	42-08-BZ	Eric Palatnik, P.C. <b>182 Girard Street, Brooklyn</b> 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. <b>Community Board #15BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Closed, Decision – 9/18/15</b>
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## ***SOC – NEW CASES***

2.	826-86-BZ thru 828-86-BZ	Eric Palatnik, P.C. <b>269-10 &amp; 270-10 Grand Central Parkway, Queens</b> Extension of Term of Special Permit (§73-11) permitting non-accessory radio towers and transmitting equipment on the roof of an existing thirty-three story building which expired on January 26, 2015. R3-2 zoning district. <b>Community Board #13Q</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Continued Hearing – 10/20/15</b>
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## ***APPEAL – DECISIONS***

3.	320-14-A	Dean Heitner, Esq. <b>125 West 97th Street, Manhattan</b> Interpretative Appeals for an open space requirements on a zoning lot for a proposed nursing facility to be constructed by Jewish Home Life Care on West 97th Street. R7-2/C1-8 zoning district. <b>Community Board #7M</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Denied – 8/18/15</b>
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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, AUGUST 18, 2015

10:00 A.M.

### ***APPEALS – CONTINUED HEARINGS***

4.	245-12-A	Law Offices of Marvin B. Mitzner LLC. <b>515 East 5th Street, Manhattan</b> Appeal pursuant to Section 310(2) of the Multiple Dwelling Law, requesting that the Board vary several requirements of the MDL. R7B Zoning District <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 9/18/15</b>

### ***APPEAL – NEW CASES***

5.	89-14-A	Kramer Levin Naftalis & Frankel LLP <b>215 East 64th Street, Manhattan</b> Extension of Time to obtain a Class B Certificate of Occupancy to legalize a Gardens Hotel under MDL Section 120(b) (3), as provided under recent amendments under Chapters 225 and 566 of the Laws of New York 2010. R8B zoning district. <b>Community Board #8M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 8/18/15</b>
6.	234-14-A	Law Offices of Marvin B. Mitzner <b>738 East 6th Street, Manhattan</b> Appeal of the NYC Department of Buildings' determination to not revoke a Certificate of Occupancy issued in 1989 and reinstate the Certificate of Occupancy issued in 1985. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 11/24/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, AUGUST 18, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
7.	266-13-BZ	Law Offices of Marvin B. Mitzner <b>515 East 5th Street, Manhattan</b> 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. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Deferred Decision – 9/18/15</b>
8.	236-14-BZ	Law Office of Stuart Klein <b>106 East 57th Street aka 104-114 East 57<sup>th</sup> Street Manhattan</b> Special Permit (§73-241) to legalize the operation of an eating and drinking establishment (UG 6C) with entertainment, but not dancing, with a capacity of 200 persons or fewer. C5-3 (MID) zoning district. <b>Community Board #5M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Dismissed – 8/18/15</b>
9.	9-15-BZ	Francis R. Angelino, Esq. <b>55 Amsterdam Avenue, Manhattan</b> Special Permit (§73-36) to allow for a physical culture establishment ( <i>Bod Fitness</i> ) at the building on a portion of the ground floor and cellar of a new 54-story mixed use residential building. C4-7 Special Lincoln Square District. <b>Community Board #7M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 8/18/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, AUGUST 18, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
10.	60-14-BZ	Law Office of Jay Goldstein, PLLC <b>141-41 72nd Avenue, Queens</b> Variance (§72-21) to enlarge a community facility ( <i>Sephardic Congregation</i> ), contrary to floor lot coverage rear yard, height and setback (24-00). R4-1 zoning district. <b>Community Board #8Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Adjourned, Continued Hearing – 9/18/15</b>
11.	173-14-BZ	Sheldon Lobel, P.C. <b>20 East 38th Street aka 244 Madison Avenue, Manhattan</b> Special Permit (§73-36) to allow the operation of a physical culture establishment ( <i>Evolution Muay Thai Camp</i> ) in the cellar of an existing 16-story mixed-used residential and commercial building, located within an C5-2 zoning district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Adjourned, Continued Hearing – 9/22/15</b>
12.	243-14-BZ	Eric Palatnik, PC <b>1660 Richmond Avenue, Staten Island</b> Special Permit (§73-243) to permit the legalization and continued use of an existing eating and drinking establishment (UG 6) with an accessory drive-through. C1-2/R3X zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 9/18/15</b>
13.	258-14-BZ	Sheldon Lobel, P.C. <b>112 Atlantic Avenue, Brooklyn</b> Variance (§72-21) to permit the construction of a 4-story mixed-use building of an existing with commercial use on the first floor in a (R6) zoning district located in Cobble Hill Historic District. <b>Community Board #6BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Adjourned, Continued Hearing – 9/1/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, AUGUST 18, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
14.	314-14-BZ	Sheldon Lobel, P.C. <b>1604 Williamsbridge Road, Bronx</b> Special Permit (§73-125) to permit construction of an UG4 health care facility that exceed the maximum permitted floor area of 1,500 sf. R4A zoning district. <b>Community Board #11BX</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 10/20/15</b>
15.	324-14-BZ	Gerald J. Caliendo, RA, AIA <b>198-30 Jamaica Avenue, Queens</b> Reinstatement (§11-411) for an automotive repair facility (UG 16B) granted under Cal. No. 909-52-BZ, expiring January 29, 2000; Amendment to permit the sale of used cars; Wavier of the Rules. C2-2/R5 zoning district. <b>Community Board #12Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 8/18/15</b>
16.	2-15-BZ	Jay Goldstein, Esq. <b>31 West 19th Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>The Fhitting Room</i> ) in the portions of the cellar and first floor of the premises. C6-4A zoning district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Adjourned, Continued Hearing – 10/20/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY AFTERNOON, AUGUST 18, 2015  
1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	156-14-BZ	Lewis E. Garfinkel <b>1245 East 32nd Street, Brooklyn</b> Special Permit (§73-621) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-141(b)). R4 zoning district. <b>Community Board #18BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 9/18/15</b>
2.	179-14-BZ	Law Office of Lyra J. Altman <b>1937 East 14th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement and conversion of an existing two family residence to single family residence contrary to the rear yard requirement (ZR 23-47). R5 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 9/18/15</b>
3.	229-14-BZ	Jeffery A. Chester/GSHLLP <b>55-05 Myrtle Avenue, Queens</b> Special Permit (§73-36) to seek the legalization of an existing physical culture establishment ( <i>Lucille Roberts</i> ). C4-3A zoning district. <b>Community Board #5Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 11/17/15</b>
4.	239-14-BZ	Eric Palatnik, P.C. <b>8008 Harber View Terrace, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area (ZR 23-141) and side yards (ZR 23-461). R-2 Special Bay Ridge zoning district. <b>Community Board #10BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 10/20/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 18, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
5.	318-14-BZ	Walter T. Gorman, P.E., P.C. <b>1672-1680 86th Street aka 1-17 Bay 14th Street, Brooklyn</b> Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on October 27, 1987; Waiver of the Rules. C1-2 in R5 zoning district. <b>Community Board #11BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 11/17/15</b>
6.	31-15-BZ	Snyder & Snyder, LLP <b>2800 Victory Boulevard, Staten Island</b> Special Permit (§73-30) to permit the modification of an existing wireless facility. R3-2 zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 8/18/15</b>
7.	75-15-BZ	Sheldon Lobel, PC <b>153-157 Sherman Avenue, Manhattan</b> Variance (§72-21) to permit the construction of a school (UG 3) ( <i>TEP Charter School</i> ) contrary to front setback requirements (§24-522). C1-4/R7-2 zoning district. <b>Community Board #12M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 9/18/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, AUGUST 25, 2015

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	122-93-BZ	Rothkrug Rothkrug & Spector LLP <b>895 Broadway, Manhattan</b> Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment ( <i>Equinox</i> ) which expired on September 20, 2014; Amendment to permit the expansion of the use into the second floor. M1-5M zoning district. <b>Community Board #5M</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 8/25/15</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
2.	1207-66-BZ	Carl A. Sulfaro, Esq. <b>305 Washington Avenue Brooklyn</b> Extension of Term of a previously granted variance for the continued operation of a UG6 art supply and bookstore which expired July 5, 2012; Waiver of the Rules. R6 zoning district. <b>Community Board #3BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 9/18/15</b>
3.	84-93-BZ	Sheldon Lobel, P.C. <b>671-677 Timpson Place, Bronx</b> Extension of Term of a previously Variance (§72-21) permitting the operation of a Use Group 18B scrap, metal, junk, paper or rags, storage sorting, and bailing facility, which expired on November 15, 2015. C8-3 zoning district. <b>Community Board #2BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 9/18/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, AUGUST 25, 2015

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
4.	156-03-BZ	Goldman Harris LLC. <b>135-35 Northern Boulevard, Queens</b> Extension of Time to Complete Construction of a previously granted Variance (72-21) for the construction of a seventeen story mixed-use commercial/community facility/residential condominium building which expires on January 31, 2016; Amendment. R6/C2-2 zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 9/18/15</b>
5.	127-15-BZ	Goldman Harris LLC. <b>135-35 Northern Boulevard, Queens</b> Special Permit (§73-66) to permit the construction of building in excess of the height limits established pursuant Z.R. §§61-211 & 61-22. The proposed building was approved by the Board pursuant to BSA Calendar Number 156-03-BZ. C2-2/R6 zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 9/18/15</b>
6.	301-03-BZ	Law Office of Lyra J. Altman <b>1103 East 22nd Street, Brooklyn</b> Extension of Time to Complete Construction and Waiver of the rules for a single family home enlargement under 73-622 approved on January 13, 2004. R2 Zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 10/20/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, AUGUST 25, 2015  
10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
7.	182-95-BZ 183-95-BZ	<p>Rothkrug &amp; Spector LLP <b>2465 &amp; 2473 Broadway, Manhattan</b></p> <p>Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a PCE (<i>Equinox Fitness Club</i>) which expires on November 1, 2015; Amendment to expand the PCE into the cellar and the full third floor; Waiver of the Rules. C4-6A/R8 zoning district. <b>Community Board #7M</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 10/16/15</b></p>

<b><i>APPEALS – DECISIONS</i></b>		
8.	271-14-A thru 282-14-A	<p>Eric Palatnik, P.C. <b>Patricia Court, Herbert Court, Staten Island</b></p> <p>To permit the proposed development consisting of seven one family homes and one-two family home, contrary Article 3 Section 36 of the General City Law. R3X zoning district. <b>Community Board #3SI</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Granted – 8/25/15</b></p>
9.	37-15-A	<p>Jeffrey Geary <b>2020 Demerest Road, Queens</b></p> <p>Proposed construction of building within the bed of a mapped street contrary to Section 35 Article 3 of the General City Law. R3-2 zoning district. <b>Community Board #14Q</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Granted – 8/25/15</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, AUGUST 25, 2015  
10:00 A.M.

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
10.	300-08-A	Law office of Marvin B. Mitzner LLC <b>39-35 27th Street, Queens</b> Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district. <b>Community Board #1Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 10/16/15</b>
11.	163-14-A thru 165-14-A	Ponte Equities <b>502, 504, 506 Canal Street, Manhattan</b> 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. <b>Community Board #1M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 10/27/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, AUGUST 25, 2015  
10:00 A.M.

<b><i>APPEAL – NEW CASES</i></b>		
12.	297-12-A	Law Office of Fredrick A. Becker <b>28-18/20 Astoria Boulevard, Queens</b> Extension of Time to complete construction in connection with a previously approved common law vested rights application. R6-A (C1-1) zoning district. <b>Community Board #1Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 8/25/15</b>
13.	91-15-A	Edward Lauria <b>55 Englewood Avenue, Staten Island</b> Proposed construction of building that does not front on a legally mapped street, pursuant Article 3 Section 36 of the General city Law. M1-1 zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 9/18/15</b>

<b><i>BZ – DECISIONS</i></b>		
14.	222-13-BZ	Eric Palatnik, P.C. <b>2472 Coney Island Avenue, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 8/25/15</b>
15.	64-14-BZ	Law Office of Lyra J. Altman <b>1320 East 23rd Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 8/25/15</b>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, AUGUST 25, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
16.	244-14-BZ	Eric Palatnik, PC <b>22 West 32nd Street, Manhattan</b> Special Permit (§73-36) to operate a physical culture establishment ( <i>K-Town Sauna</i> ) within an existing building. C6-4 zoning district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 8/25/15</b>
17.	18-15-BZ	Frances R. Angelino, Esq. <b>90 5th Avenue, Manhattan</b> Special Permit (§73-36) to permit a physical culture establishment ( <i>Peak Performance</i> ) on 10th & 11th floors of an 11- story commercial building. C6-4M zoning district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 8/25/15</b>
18.	55-15-BZ	Kramer Levin Naftalis & Frankel LLP <b>405 West 55th Street, Manhattan</b> Variance (§72-21) to permit the enlargement of an Alvin Alley Dance foundations in an existing building to provide additional dance studios, classrooms, and offices. R8/C1-5, C6-2 Clinton Preservation Area zoning districts. <b>Community Board #4M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 8/25/15</b>
19.	61-15-BZ	Greenberg & Traurig, LLP <b>540 West 26th Street, Manhattan</b> Special Permit (§73-19) to permit the operation of a portion of a school known as Avenues ( <i>The School</i> ) Use Group 3A, located in a M1-5 zoning district. <b>Community Board #4M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Deferred Decision – 9/18/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, AUGUST 25, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
20.	148-14-BZ	Sheldon Lobel, P.C. <b>11 Avenue A, Manhattan</b> Variance (§72-21) to permit multi-family residential use at the premises. R8A/C2-5 zoning districts. <b>Community Board #3M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Adjourned, Continued Hearing – 10/20/15</b>
21.	204-14-BZ	Sheldon Lobel, P.C. <b>55 Wythe Avenue, Brooklyn</b> Special Permit (§73-44) for reduction of required off-street parking spaces for proposed ambulatory diagnostic or treatment health care facilities (UG 4A) and commercial office use (UG 6B listed in Use Group 4 and PRC-B1. M1-2 Zoning District. <b>Community Board #1BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Adjourned, Continued Hearing – 10/27/15</b>
22.	270-14-BZ	Rothkrug Rothkrug & Spector LLP <b>203 East 92nd Street, Manhattan</b> Special Permit (§73-36) to permit a physical culture establishment ( <i>Equinox</i> ) within portions of a new mixed use building. C4-6 zoning district. <b>Community Board #8M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Adjourned, Continued Hearing – 9/18/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 25, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	19-15-BZ	Herrick, Feinstein LLP <b>92-77 Queens Boulevard, Queens</b> Special Permit (73-36) to permit a physical culture establishment ( <i>Retro Fitness</i> ) to be located at second-story level (plus entrance at ground-floor level) of a new two-story building. R7-1/C2-2 zoning district. <b>Community Board #6Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 9/18/15</b>
2.	29-15-BZ	Law Office of Stuart Klein <b>200-204 East 61st Street aka 1011-102 3<sup>rd</sup> Avenue, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>Flywheel Sports</i> ) at the cellar level of an existing building. C6-4 zoning district. <b>Community Board #8M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 9/18/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 1, 2015

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	584-55-BZ	Nasir J. Khanzada, PE <b>699 Morris Avenue, Bronx</b> Amendment (§11-412) of a previously approved variance which permitted the alteration of an existing Automotive Service Station (UG 16B). The amendment seeks to permit the conversion of the accessory auto repair shop to a convenience store and alter the existing building. C2-4/R7-2 zoning district. <b>Community Board #2BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 9/1/15</b>
2.	17-93-BZ	Fox Rothschild, LLC <b>160 Columbus Avenue aka 1992 Broadway, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment which expired June 7, 2014; Amendment to reflect a change in ownership; Waiver of the Rules. C4-7 zoning district. <b>Community Board #7M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 9/1/15</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
3.	340-41-BZ	Nasir J. Khanzada, PE <b>72-09 Main Street, Queens</b> Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B), with accessory uses, which expired on May 1, 2012; Amendment to permit the enlargement of an existing canopy, the addition of a fuel dispenser and small convenience sales area; Waiver of the Rules. C1-2/R4 zoning district. <b>Community Board #4Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 10/16/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 1, 2015

10:00 A.M.

### ***SOC – CONTINUED HEARINGS***

4.	146-96-BZ	Stroock & Stroock & Lavan, LLP <b>557 Broadway aka 128-130 Mercer Street, Manhattan</b> Amendment of a previously approved Variance (§72-21) to permit the relocation of the building lobby from Broadway to Mercer Street and the conversion of an existing office lobby to retail space. M1-5B zoning district. <b>Community Board #2M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 10/16/15</b>
5.	110-99-BZ	Law Office of Jay Goldstein <b>56-58 Kosciusko Street, Brooklyn</b> Extension of Term of a previously approved Variance (§72-21) to permitted the legalization of an existing garage and automotive repair shop (Use Group I6B), which expired on June 27, 2010; Amendment to permit minor modifications to the interior layout; Waiver of the Rules. R6B zoning district. <b>Community Board #3BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 9/18/15</b>

### ***SOC – NEW CASES***

6.	69-95-BZ	Fox Rothschild, LLP. <b>111B Eleventh Avenue, Manhattan</b> Extension of Term of a previously approved Special Permit (73-36) permitting the operation of a physical culture establishment ( <i>The Sports Center at Chelsea Piers</i> ) which expires on August 6, 2015. M2-3 zoning district. <b>Community Board #4M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 10/16/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 1, 2015

10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
7.	325-14-A	Eric Palatnik, P.C.
		<b>631 Bay Street, Staten Island</b>
		Proposed construction of a mixed use building located partly within the bed of a mapped street contrary to article 3, Section 35 of the General City Law. C4-2/R6 zoning district.
		<b>Community Board #1SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 9/1/15</b>

<b><i>APPEAL – NEW CASES</i></b>		
8.	35-15-A	Herrick Feinstein, LLP
		<b>2001 Bartow Avenue, Bronx</b>
		An administrative appeal challenging the Department of Buildings' final determination dated January 26, 2015, to permit the installation of 54 individual signs at the subject property. C7 zoning district.
		<b>Community Board #10BX</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Postponed Hearing – 10/20/15</b>
9.	65-15-BZ/66-15-A	Akerman, LLP
		<b>361 Central Park West, Manhattan</b>
		Variance (§72-21) to permit the conversion of an existing landmarked vacant church building into a 39 unit residential building. Companion case: 66-15-A for an Appeal pursuant to MDL 310 of MDL 30.2. R10A zoning district.
		<b>Community Board #7M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 10/20/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 1, 2015

10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
10.	108-14-BZ	Sheldon Lobel, P.C. <b>736 Broadway, Manhattan</b> Variance (§72-21) to permit Use Group 6 commercial uses on the first floor and cellar of the existing building in a historic district. M1-5B zoning district. <b>Community Board #2M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 9/1/15</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
11.	8-14-BZ	Law Office of Lyra J. Altman <b>1824 East 22nd Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Off-Calendar</b>
12.	98-14-BZ	Rothkrug Rothkrug & Spector LLP <b>404 Richmond Terrace, Staten Island</b> Variance (§72-21) to permit the reestablishment of a banquet facility (catering hall -UG 9) with accessory parking. Located in an R5 and R3A zoning districts within the St. George Historic District. <b>Community Board #1SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 10/16/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, SEPTEMBER 1, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
13.	231-14-BZ	Sheldon Lobel, P.C. <b>124 West 23rd Street, Manhattan</b> Special Permit (§73-36) to legalize the operation of a physical culture establishment ( <i>Orangetheory Fitness</i> ) within a portion of an existing commercial building. C6-3X zoning district. <b>Community Board #4M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 11/17/15</b>
14.	258-14-BZ	Sheldon Lobel, P.C. <b>112 Atlantic Avenue, Brooklyn</b> Variance (§72-21) to permit the construction of a 4-story mixed-use building of an existing with commercial use on the first floor in a (R6) zoning district located in Cobble Hill Historic District. <b>Community Board #6BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 9/18/15</b>
15.	260-14-BZ	Goldman Harris LLC <b>100 East End Avenue, aka 106 East End Avenue, Manhattan</b> Variance (§72-21) to permit the construction of a three-story enlargement to the existing school, contrary to floor area, rear yard, height and setback requirements. (R8B/R10A) zoning districts. <b>Community Board #8M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 10/16/15</b>
16.	316-14-BZ	Law Office of Jay Goldstein, PLLC <b>115 Heyward Street, Brooklyn</b> Variance (§72-21) to permit the enlargement of an existing Yeshiva building ( <i>Talmudical Academy</i> ) for lot coverage (§24-11) and rear yard (§24-36. R6 zoning district. <b>Community Board #1BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 10/27/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 1, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	213-14-BZ	Law Office of Steven Simicich <b>165 Wooley Avenue, Staten Island</b> Variance (§72-21) for the construction of a single family detached home contrary to ZR 23-32 for minimum lot area. R2 zoning district. <b>Community Board #1SI</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 10/27/15</b>
2.	32-15-BZ	Rothkrug Rothkrug & Spector, LLP <b>2847 West 8th Street, Brooklyn</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>Blink Fitness</i> ) within portions of an existing building. C8-2 (OP) zoning district. <b>Community Board #13BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 10/16/15</b>
3.	33-15-BZ	Rothkrug Rothkrug & Spector, LLP <b>5510 Broadway, Bronx</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>Blink Fitness</i> ) within a new commercial building. C8-2 (OP) zoning district. <b>Community Board #8BX</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 10/16/15</b>
4.	40-15-BZ	Francis R. Angelino, Esq. <b>465 Lexington Avenue, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment (“ <i>B Fit</i> ”) within portions of an existing building. C5-3 zoning district. Companion case 41-15-BZ <b>Community Board #6M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 9/18/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 1, 2015

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
5.	41-15-BZ	Francis R. Angelino, Esq. <b>140 East 46th Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment (“ <i>B Fit</i> ”) within portions of an existing building. C5-3 & C5-2.5 zoning district. Companion case 40-15-BZ <b>Community Board #6M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 9/18/15</b>
6.	71-15-BZ	548 W 22 Holding LLC <b>548 West 22nd Street, Manhattan</b> Variance (§72-21) the conversion and enlargement of the existing 4-story building, build around 1920 on a fragile foundation system for manufacturing use and later converted to an art Museum to a 20-story mixed-use building with commercial uses on the ground floor and residential use. M1-5/SWCD zoning district. <b>Community Board #4M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 10/27/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
FRIDAY MORNING, SEPTEMBER 18, 2015  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	84-93-BZ	Sheldon Lobel, P.C. <b>671-677 Timpson Place, Bronx</b> Extension of Term of a previously Variance (§72-21) permitting the operation of a Use Group 18B scrap, metal, junk, paper or rags, storage sorting, and bailing facility, which expired on November 15, 2015. C8-3 zoning district. <b>Community Board #2BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 9/18/15</b>
2.	110-99-BZ	Law Office of Jay Goldstein <b>56-58 Kosciusko Street, Brooklyn</b> Extension of Term of a previously approved Variance (§72-21) to permitted the legalization of an existing garage and automotive repair shop (Use Group 16B), which expired on June 27, 2010; Amendment to permit minor modifications to the interior layout; Waiver of the Rules. R6B zoning district. <b>Community Board #3BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 9/18/15</b>
3.	156-03-BZ	Goldman Harris LLC. <b>135-35 Northern Boulevard, Queens</b> Extension of Time to Complete Construction of a previously granted Variance (72-21) for the construction of a seventeen story mixed-use commercial/community facility/residential condominium building which expires on January 31, 2016; Amendment. R6/C2-2 zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 9/18/15</b>
4.	127-15-BZ	Goldman Harris LLC. <b>135-35 Northern Boulevard, Queens</b> Special Permit (§73-66) to permit the construction of building in excess of the height limits established pursuant Z.R. §§61-211 & 61-22. The proposed building was approved by the Board pursuant to BSA Calendar Number 156-03-BZ. C2-2/R6 zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 9/18/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

FRIDAY MORNING, SEPTEMBER 18, 2015

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>42-08-BZ</b>	Eric Palatnik, P.C. <b>182 Girard Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 9/18/15</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>1207-66-BZ</b>	Carl A. Sulfaro, Esq. <b>305 Washington Avenue Brooklyn</b> Extension of Term of a previously granted variance for the continued operation of a UG6 art supply and bookstore which expired July 5, 2012; Waiver of the Rules. R6 zoning district. <b>Community Board #3BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 11/24/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
FRIDAY MORNING, SEPTEMBER 18, 2015  
10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
7.	245-12-A	Law Offices of Marvin B. Mitzner LLC. <b>515 East 5th Street, Manhattan</b> Appeal pursuant to Section 310(2) of the Multiple Dwelling Law, requesting that the Board vary several requirements of the MDL. R7B Zoning District <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 9/18/15</b>
8.	91-15-A	Edward Lauria <b>55 Englewood Avenue, Staten Island</b> Proposed construction of building that does not front on a legally mapped street, pursuant Article 3 Section 36 of the General city Law. M1-1 zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 9/18/15</b>

<b><i>APPEAL – NEW CASES</i></b>		
9.	113-15-A	Goldman Harris, LLC <b>90 &amp; 94 Fulton Street, New York</b> Proposed construction of a building located partially within the bed of mapped unbuilt street, pursuant Article 3 Section 35 of the General City Law. C6-4 zoning district. <b>Community Board #1M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 9/18/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
FRIDAY MORNING, SEPTEMBER 18, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
10.	266-13-BZ	Law Offices of Marvin B. Mitzner <b>515 East 5th Street, Manhattan</b> 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. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 9/18/15</b>
11.	156-14-BZ	Lewis E. Garfinkel <b>1245 East 32nd Street, Brooklyn</b> Special Permit (§73-621) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-141(b)). R4 zoning district. <b>Community Board #18BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 9/18/15</b>
12.	243-14-BZ	Eric Palatnik, PC <b>1660 Richmond Avenue, Staten Island</b> Special Permit (§73-243) to permit the legalization and continued use of an existing eating and drinking establishment (UG 6) with an accessory drive-through. C1-2/R3X zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 9/18/15</b>
12.	258-14-BZ	Sheldon Lobel, P.C. <b>112 Atlantic Avenue, Brooklyn</b> Variance (§72-21) to permit the construction of a 4-story mixed-use building of an existing with commercial use on the first floor in a (R6) zoning district located in Cobble Hill Historic District. <b>Community Board #6BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 9/18/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
FRIDAY MORNING, SEPTEMBER 18, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
13.	19-15-BZ	Herrick, Feinstein LLP <b>92-77 Queens Boulevard, Queens</b> Special Permit (73-36) to permit a physical culture establishment ( <i>Retro Fitness</i> ) to be located at second-story level (plus entrance at ground-floor level) of a new two-story building. R7-1/C2-2 zoning district. <b>Community Board #6Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 9/18/15</b>
14.	29-15-BZ	Law Office of Stuart Klein <b>200-204 East 61st Street aka 1011-102 3<sup>rd</sup> Avenue, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>Flywheel Sports</i> ) at the cellar level of an existing building. C6-4 zoning district. <b>Community Board #8M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 9/18/15</b>
15.	40-15-BZ	Francis R. Angelino, Esq. <b>465 Lexington Avenue, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment (“ <i>B Fit</i> ”) within portions of an existing building. C5-3 zoning district. Companion case 41-15-BZ <b>Community Board #6M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 9/18/15</b>
16.	41-15-BZ	Francis R. Angelino, Esq. <b>140 East 46th Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment (“ <i>B Fit</i> ”) within portions of an existing building. C5-3 & C5-2.5 zoning district. Companion case 40-15-BZ <b>Community Board #6M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 9/18/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
FRIDAY MORNING, SEPTEMBER 18, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
17.	61-15-BZ	Greenberg & Traurig, LLP <b>540 West 26th Street, Manhattan</b> Special Permit (§73-19) to permit the operation of a portion of a school known as Avenues ( <i>The School</i> ) Use Group 3A. M1-5 zoning district. <b>Community Board #4M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Deferred Decision – 9/22/15</b>
18.	75-15-BZ	Sheldon Lobel, PC <b>153-157 Sherman Avenue, Manhattan</b> Variance (§72-21) to permit the construction of a school (UG 3) ( <i>TEP Charter School</i> ) contrary to front setback requirements (§24-522). C1-4/R7-2 zoning district. <b>Community Board #12M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 9/18/15</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
19.	60-14-BZ	Law Office of Jay Goldstein, PLLC <b>141-41 72nd Avenue, Queens</b> Variance (§72-21) to enlarge a community facility ( <i>Sephardic Congregation</i> ), contrary to floor lot coverage rear yard, height and setback (24-00). R4-1 zoning district. <b>Community Board #8Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 10/27/15</b>
20.	179-14-BZ	Law Office of Lyra J. Altman <b>1937 East 14th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement and conversion of an existing two family residence to single family residence contrary to the rear yard requirement (ZR 23-47). R5 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 10/27/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

FRIDAY MORNING, SEPTEMBER 18, 2015

10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
21.	270-14-BZ	Rothkrug Rothkrug & Spector LLP <b>203 East 92nd Street, Manhattan</b> Special Permit (§73-36) to permit a physical culture establishment ( <i>Equinox</i> ) within portions of a new mixed use building. C4-6 zoning district. <b>Community Board #8M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 10/16/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

FRIDAY AFTERNOON, SEPTEMBER 18, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	269-14-BZ	Gerald J. Caliendo, RA, AIA <b>89-44 Metropolitan Avenue, Queens</b> Special Permit (§73-36) to permit the physical culture establishment ( <i>Massage Envy Spa</i> ) on the first floor level of an existing commercial building. C2-2 in R4 zoning district. <b>Community Board #5Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 11/17/15</b>
2.	36-15-BZ	Warshaw Burstein, LLP <b>66 Boerum Place aka 239 Atlantic Avenue, Brooklyn</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>Planet Fitness</i> ) on portions of the cellar, first and second floors of a new building. C6-2A (SDBD) zoning district. <b>Community Board #2BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 9/18/15</b>
3.	72-15-BZ	Rothkrug Rothkrug & Spector, LLP <b>9029 Flatlands Avenue, Brooklyn</b> Special Permit (§73-36) to permit a physical culture establishment ( <i>Blink Fitness</i> ) within an existing commercial building under alteration. C2-3(R5D+R4-1) zoning district. <b>Community Board #18BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 9/22/15</b>
4.	78-15-BZ	Eric Palatnik, P.C. <b>201 East 66<sup>th</sup> Street, New York</b> Special Permit (§73-36) to allow the operation of a Physical Culture Establishment (PCE) (Boom Fitness) on the first floor and sub- cellar of a twenty one (21) story mixed-use building located within an C1-9 zoning district. <b>Community Board #8M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 10/27/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 22, 2015

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>61-15-BZ</b>	Greenberg & Traurig, LLP <b>540 West 26th Street, Manhattan</b> Special Permit (§73-19) to permit the operation of a portion of a school known as Avenues ( <i>The School</i> ) Use Group 3A, located in a M1-5 zoning district. <b>Community Board #4M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 9/22/15</b>
<b>2.</b>	<b>72-15-BZ</b>	Rothkrug Rothkrug & Spector, LLP <b>9029 Flatlands Avenue, Brooklyn</b> Special Permit (§73-36) to permit a physical culture establishment ( <i>Blink Fitness</i> ) within an existing commercial building under alteration. C2-3(R5D+R4-1) zoning district. <b>Community Board #18BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 9/22/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 22, 2015

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
3.	705-81-BZ	Rothkrug Rothkrug & Spector LLP <b>1433 York Avenue, Manhattan</b> Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a physical culture establishment which expired on May 10, 2013; Extension of Time to obtain a Certificate of Occupancy; Waiver of the Rules. R10 zoning district. <b>Community Board #8M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 10/27/15</b>
4.	173-92-BZ	Simons & Wright LLC <b>220 East 86th Street, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of martial arts studio which expires on January 24, 2014; Amendment to permit the relocation of the facility from the 2nd floor to the cellar. C2-8A zoning district. <b>Community Board #8M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 11/24/15</b>
5.	131-93-BZ	Eric Palatnik, P.C. <b>3743-3761 Nostrand Avenue, Brooklyn</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on November 22, 2014. C2-2/R5 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 12/1/15</b>
6.	318-06-BZ	Eric Palatnik, P.C. <b>49-05 Astoria Boulevard aka 22-41 49<sup>th</sup> Street, Queens</b> 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. <b>Community Board #1Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 12/1/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 22, 2015

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
7.	526-76-BZ	Vito J Fossella, P.E. <b>1492 Victory Boulevard, Staten Island</b> Amendment of a previously approved variance which permitted the conversion of a three story building consisting of two family residence and a store into a three story office building which expired on December 21, 1981. The Amendment seeks to eliminate the term. R2 zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Postponed Hearing – 11/17/15</b>
8.	27-91-BZ	Land Planning and Engineering Consultants, P.C. <b>1931 Richmond Avenue, Staten Island</b> Extension of Term of a previously approved variance for a two-story commercial building which expired June 14, 2014; Amendment to eliminate the length of term of variance due to the recently zoning change. C1-2/R3 zoning district. <b>Community Board #5SI</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 12/1/15</b>
9.	156-92-BZ	Eric Palatnik, P.C. <b>1835 Bay Ridge Parkway, Brooklyn</b> Extension of Term of the variance (§72-21) which permitted medical office use in an existing building contrary to side yard regulation at the basement and first floor levels, which expired March 1994; Waiver. R5 zoning district. <b>Community Board #11BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 12/1/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 22, 2015

10:00 A.M.

### ***APPEALS – CONTINUED HEARINGS***

10.	199-14-A	Alfonso Duarte
		<b>102-11 Roosevelt Avenue, Queens</b>
		Proposed legalization of an accessory parking in open portion of site that lies within a bed of mapped street pursuant to Section 35, Article 3 of the General City Law.
		<b>Community Board #4Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 11/17/15</b>

### ***APPEAL – NEW CASES***

11.	67-13-A	Board of Standards and Appeals
		<b>945 Zerega Avenue, Bronx</b>
		Reopening by court remand back to the Board of Standards and Appeals for supplemental review of whether there was continuous use when the sign became non –conforming. M1-1 zoning district.
		<b>Community Board #9BX</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 10/27/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, SEPTEMBER 22, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
12.	153-11-BZ	Eric Palatnik, P.C. <b>27-11 30th Avenue, Queens</b> 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. <b>Community Board #4Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 12/1/15</b>
13.	30-12-BZ	Board of Standards and Appeals <b>142-41 Roosevelt Avenue, Queens</b> Remanded 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. <b>Community Board #7Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 12/8/15</b>
14.	193-13-BZ	Eric Palatnik, P.C. <b>4770 White Plains Road, Bronx</b> 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. <b>Community Board #12BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 12/8/15</b>
15.	264-13-BZ	Francis R. Angelino, Esq. <b>257 West 17th Street, Manhattan</b> 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. <b>Community Board #4M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 10/27/15</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, SEPTEMBER 22, 2015**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
16.	303-13-BZ	Jeffrey A. Chester, Esq. <b>506-510 Brook Avenue, Bronx</b> Variance (§72-21) to allow a new mixed use building with 36 affordable residential units and community facility space. R6 & C1-4 zoning districts. <b>Community Board #1BX</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 11/17/15</b>
17.	5-14-BZ	Law Office of Lyra J. Altman <b>1807 East 22nd Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 10/27/15</b>
18.	29-14-BZ	Lewis Garfinkel <b>255 East 27th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-14a); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 11/17/15</b>
19.	41-14-BZ	Law Office of Jay Goldstein <b>21-37 Waverly Avenue aka 56-58 Washington Avenue, Brooklyn</b> Special Permit (§73-19) to legalize an existing school/yeshiva (UG 3). M1-2 zoning district. <b>Community Board #2BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 11/17/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 22, 2015

10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
20.	59-14-BZ	<p>Caroline G. Harris  <b>114-122 Jackson Street, Brooklyn</b>  Variance (§72-21) to permit the construction of a four-story plus penthouse community facility (UG 4), contrary to height and setback, lot coverage, floor area, and street wall location requirements. R6B zoning district  <b>Community Board #1BK</b></p>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 11/17/15</b>
21.	173-14-BZ	<p>Sheldon Lobel, P.C.  <b>20 East 38th Street aka 244 Madison Avenue, Manhattan</b>  Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Evolution Muay Thai Camp</i>) in the cellar of an existing 16-story mixed-used residential and commercial building. C5-2 zoning district.  <b>Community Board #5M</b></p>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 10/16/15</b>
22.	182-14-BZ	<p>Eric Palatnik, P.C.  <b>1977 Homecrest Avenue, Brooklyn</b>  Special Permit (§73-622) for the enlargement of an existing single family, two story dwelling contrary to floor area (ZR 23-141(b); side yards (ZR 23-461) and less than the minimum rear yard (ZR 23-47). R5 zoning district.  <b>Community Board #15BK</b></p>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 9/22/15</b>
23.	219-14-BZ	<p>Slater &amp; Beckerman, P.C.  <b>64 DeGraw Street, of Brooklyn</b>  Variance (§72-21) to permit the construction of a three-story, single-family residence with one parking space. M1-1 zoning district.  <b>Community Board #6BK</b></p>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 12/1/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 22, 2015

10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
24.	220-14-BZ & 221-14-BZ	Slater & Beckerman, P.C. <b>8 &amp; 10 Underhill Avenue, Brooklyn</b> Variance (§72-21) to permit the construction of two 3-story single family residences. M1-1 zoning district. <b>Community Board #8K</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 12/1/15</b>
25.	319-14-BZ	Eric Palatnik, P.C. <b>1781 South Avenue, Staten Island</b> Special Permit (§73-36) to permit the legalization of a physical culture establishment ( <i>UFC Gym</i> ). C43 zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 12/1/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 22, 2015

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>69-15-BZ</b>	Glenn V. Cutrona, AIA
		<b>245 Page Avenue, Staten Island</b>
		Variance (§72-21) a proposed eating and drinking establishment with accessory drive through facility, located within an R3X/C1-1/SRD zoning district.
		<b>Community Board #3SI</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 10/16/15</b>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL PUBLIC HEARING  
FRIDAY MORNING, OCTOBER 16, 2015  
11:30 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	340-41-BZ	Nasir J. Khanzada, PE <b>72-09 Main Street, Queens</b> Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B), with accessory uses, which expired on May 1, 2012; Amendment to permit the enlargement of an existing canopy, the addition of a fuel dispenser and small convenience sales area; Waiver of the Rules. C1-2/R4 zoning district. <b>Community Board #4Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 10/16/15</b>
2.	69-95-BZ	Fox Rothschild, LLP. <b>111B Eleventh Avenue, Manhattan</b> Extension of Term of a previously approved Special Permit (73-36) permitting the operation of a physical culture establishment ( <i>The Sports Center at Chelsea Piers</i> ) which expires on August 6, 2015. M2-3 zoning district. <b>Community Board #4M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 10/16/15</b>
3.	146-96-BZ	Stroock & Stroock & Lavan, LLP. <b>557 Broadway aka 128-130 Mercer Street, Manhattan</b> Amendment of a previously approved Variance (§72-21) to permit the relocation of the building lobby from Broadway to Mercer Street and the conversion of an existing office lobby to retail space. M1-5B zoning district. <b>Community Board #2M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 10/16/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL PUBLIC HEARING  
FRIDAY MORNING, OCTOBER 16, 2015  
11:30 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
4.	182-95-BZ 183-95-BZ	Rothkrug & Spector LLP <b>2465 &amp; 2473 Broadway, Manhattan</b> Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a PCE ( <i>Equinox Fitness Club</i> ) which expires on November 1, 2015; Amendment to expand the PCE into the cellar and the full third floor; Waiver of the Rules. C4-6A/R8 zoning district. <b>Community Board #7M</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 11/24/15</b>

<b><i>SOC – NEW CASES</i></b>		
5.	699-46-BZ	Eric Palatnik, P.C. <b>224-01 North Conduit Avenue, Queens</b> Extension of Time to Complete Construction of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B), which expired on May 19, 2015. R3X zoning district. <b>Community Board #13Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 11/24/15</b>
6.	202-62-BZ	Warshaw Burstein, LLP <b>950 Allerton Avenue, Bronx</b> Extension of Term and Waiver (§11-411) to extend the term and a Waiver of a previously granted variance for an automotive service station, which expired on April 3, 2011; Waiver of the Rules. C2-2/R4-1 zoning district. <b>Community Board #11BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 12/1/15</b>
7.	132-92-BZ	Willy C. Yuin, RA <b>3948 Amboy Road, Staten Island</b> Extension of Term of a previously approved variance (§72-21) which permitted day care use in the cellar of the subject premises in conjunction with a banquet hall use, which expired on July 19, 2014. R3X, CI-1 SRD zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 1/12/16</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL PUBLIC HEARING  
FRIDAY MORNING, OCTOBER 16, 2015  
11:30 A.M.

<b><i>SOC – NEW CASES</i></b>		
8.	427-05-BZ	Eric Palatnik, P.C. <b>133-47 39th Avenue, Queens</b> Extension of Time to Complete Construction (§73-11) to seek an extension of time to complete construction which expired May 10, 2015. C4-2 zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 12/15/15</b>
9.	97-08-BZ	Eric Palatnik P.C. <b>84 Sanford Street, Brooklyn</b> Extension of Time to obtain a Certificate of Occupancy of a previously approved Special Permit (§73-19) permitting the legalization of an existing school (UG 3), which expired on March 16, 2012; Waiver of the Rules. M1-1 district. <b>Community Board #3BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 12/1/15</b>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
10.	300-08-A	Law office of Marvin B. Mitzner LLC <b>39-35 27th Street, Queens</b> Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district. <b>Community Board #1Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 12/15/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL PUBLIC HEARING  
FRIDAY MORNING, OCTOBER 16, 2015  
11:30 A.M.

<b><i>APPEAL – NEW CASES</i></b>		
11.	317-12-A	Eric Palatnik, P.C. <b>40-36 27th Street aka 4040 27<sup>th</sup> St, Queens</b> Extension of Time to complete construction in connection with a previously approved common law vested rights application. M1-3D zoning district. <b>Community Board #1Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 11/17/15</b>

<b><i>BZ – DECISIONS</i></b>		
12.	173-14-BZ	Sheldon Lobel, P.C. <b>20 East 38th Street aka 244 Madison Avenue, Manhattan</b> Special Permit (§73-36) to allow the operation of a physical culture establishment ( <i>Evolution Muay Thai Camp</i> ) in the cellar of an existing 16-story mixed-used residential and commercial building, located within an C5-2 zoning district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 10/16/15</b>
13.	260-14-BZ	Goldman Harris LLC <b>100 East End Avenue aka 106 East End Avenue, Manhattan</b> Variance (§72-21) to permit the construction of a three-story enlargement to the existing school, contrary to floor area, rear yard, height and setback requirements. (R8B/R10A) zoning districts. <b>Community Board #8M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 10/16/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL PUBLIC HEARING  
FRIDAY MORNING, OCTOBER 16, 2015  
11:30 A.M.

<b><i>BZ – DECISIONS</i></b>		
14.	270-14-BZ	Rothkrug Rothkrug & Spector LLP <b>203 East 92nd Street, Manhattan</b> Special Permit (§73-36) to permit a physical culture establishment ( <i>Equinox</i> ) within portions of a new mixed use building. C4-6 zoning district. <b>Community Board #8M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 10/16/15</b>
15.	33-15-BZ	Rothkrug Rothkrug & Spector, LLP <b>5510 Broadway, Bronx</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>Blink Fitness</i> ) within a new commercial building. C8-2 (OP) zoning district. <b>Community Board #8BX</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 10/16/15</b>
16.	69-15-BZ	Glenn V. Cutrona, AIA <b>245 Page Avenue, Staten Island</b> Variance (§72-21) a proposed eating and drinking establishment with accessory drive through facility, located within an R3X/C1-1/SRD zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Deferred Decision – 10/27/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL PUBLIC HEARING  
FRIDAY MORNING, OCTOBER 16, 2015  
11:30 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
17.	98-14-BZ	Rothkrug Rothkrug & Spector LLP <b>404 Richmond Terrace, Staten Island</b> Variance (§72-21) to permit the reestablishment of a banquet facility (catering hall -UG 9) with accessory parking. Located in an R5 and R3A zoning districts within the St. George Historic District. <b>Community Board #1SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 11/24/15</b>
18.	32-15-BZ	Rothkrug Rothkrug & Spector, LLP <b>2847 West 8th Street, Brooklyn</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>Blink Fitness</i> ) within portions of an existing building. C8-2 (OP) zoning district. <b>Community Board #13BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 10/16/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL PUBLIC HEARING  
FRIDAY AFTERNOON, OCTOBER 16, 2015  
1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	330-13-BZ	Alexander Levkovich <b>2801 Brown Street, Brooklyn</b> Special Permit (§73-622) for the legalization of an enlargement to an existing single family home contrary to floor area (ZR 23-141). R4-1 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 12/15/15</b>
2.	149-14-BZ	Lewis E. Garfinkel <b>3173 Bedford Avenue, Brooklyn</b> Special Permit (§73-622) to for the enlargement of an existing single family residence contrary to floor area and open space (ZR 23-141(a)); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R-2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 12/15/15</b>
3.	323-14-BZ	Eric Palatnik, P.C. <b>282 Corbin Place, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area (ZR 23-141(b)). R3-1 zoning district. <b>Community Board #3BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 11/24/15</b>
4.	43-15-BZ	Eric Palatnik, PC. <b>2617 Avenue R, Brooklyn</b> Special Permit (§73-622) to permit an enlargement of one family home, seeking to waive the floor area, lot coverage, rear yard, perimeter wall height and open space requirements. R3-2 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 11/24/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, OCTOBER 20, 2015  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
1.	826-86-BZ thru 828-86-BZ	Eric Palatnik, P.C. <b>269-10 &amp; 270-10 Grand Central Parkway, Queens</b> Extension of Term of Special Permit (§73-11) permitting non-accessory radio towers and transmitting equipment on the roof of an existing thirty-three story building which expired on January 26, 2015. R3-2 zoning district. <b>Community Board #13Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Adjourned, Continued Hearing – 12/8/15</b>
2.	301-03-BZ	Law Office of Lyra J. Altman <b>1103 East 22nd Street, Brooklyn</b> Extension of Time to Complete Construction and Waiver of the rules for a single family home enlargement under 73-622 approved on January 13, 2004. R2 Zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 11/24/15</b>

<b><i>SOC – NEW CASES</i></b>		
3.	333-78-BZ	Greenberg Traurig, LLP <b>136-138 West 24th Street, Manhattan</b> Amendment (72-21) to reopen and amend the captioned variance to permit the transfer of unused development rights for the premises for use in a commercial development, located within an M1-6 zoning district. <b>Community Board #4M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 12/8/15</b>
4.	585-91-BZ	Paul F. Bonfilio Architect, PC <b>222-44 Braddock Avenue, Queens</b> Extension of Term (§11 411) a previously approved variance which permitted the operation of an automotive service station (UG 16B), which expired on March 30, 2013; Waiver of the Rules. C1-3/R4 zoning district. <b>Community Board #13Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 12/15/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, OCTOBER 20, 2015  
10:00 A.M.

<b>SOC – NEW CASES</b>		
5.	129-97-BZ	Gerald J. Caliendo, RA, AIA <b>150-65 Cross Island Parkway, Queens</b> Amendment to permit the proposed conversion of an existing lubritorium to a commercial retail establishment (use group 6) and enlargement of the basement level. C1-2/R3-2 zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 12/1/15</b>
6.	369-03-BZ	Law Office of Fredrick A. Becker, Esq. <b>99-01 Queens Boulevard, Queens</b> Extension of Term of a previously approved Variance (§72-21) allowing the operation of a physical culture establishment/ health club which expires April 19, 2015. C1-2/R7-1 zoning district. <b>Community Board #6Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 12/1/15</b>
7.	186-08-BZ	Petrus fortune, P.E. <b>3065 Atlantic Avenue, Brooklyn</b> Extension of Time to Complete Construction of a previously approved Special Permit (§73-19) permitting the legalization and enlargement of a school ( <i>Followers of Jesus Mennonite Church &amp; School</i> ) in a former manufacturing building, contrary to ZR §42-10, which expired on June 8, 2014; Waiver of the Rules. M1-1 zoning district. <b>Community Board #5BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 11/17/15</b>
8.	88-10-BZ	Dennis D. Dell Angelo <b>1327 East 21st Street, Brooklyn</b> Amendment of a previously approved Special Permit (§73-622) permitting the enlargement of an existing single family residence. The amendment seeks to reduce the floor area and coverage while adding a roof deck and the exterior design; Extension of Time to complete construction which expired on August 24, 2014. R-2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 10/21/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, OCTOBER 20, 2015

10:00 A.M.

### ***APPEALS – CONTINUED HEARINGS***

9.	65-15-BZ & 66-15-A	Akerman, LLP <b>361 Central Park West, Manhattan</b> Variance (§72-21) to permit the conversion of an existing landmarked vacant church building into a 39 unit residential building. Companion case: 66-15-A for an Appeal pursuant to MDL 310 of MDL 30.2. R10A zoning district. <b>Community Board #7M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 12/1/15</b>

### ***APPEAL – NEW CASES***

10.	35-15-A	Herrick Feinstein, LLP <b>2001 Bartow Avenue, Bronx</b> An administrative appeal challenging the Department of Buildings' final determination dated January 26, 2015, to permit the installation of 54 individual signs at the subject property. C7 zoning district. <b>Community Board #10BX</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 12/8/15</b>
11.	135-15-A	Rothkrug Rothkrug & Spector LLP <b>50 Oak Point Avenue, Bronx</b> Proposed construction of a building not fronting on a legally mapped street contrary to Section 36 Article 3 of the General City Law. M3-1 zoning district. <b>Community Board #2BX</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 12/1/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, OCTOBER 20, 2015

10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
12.	31-14-BZ	Moshe M. Friedman, P.E. <b>165 Spencer Street, Brooklyn</b> 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. <b>Community Board #3BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Deferred Decision – 12/15/15</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
13.	322-13-BZ	Sheldon Lobel, P.C. <b>42-01 Main Street, Queens</b> Re-instatement (§11-411) of a previously approved variance which permitted accessory parking on the zoning lot for the use Group 6 commercial building, which expired on September 23, 1990; Waiver of the Rules. R6/C1-2 and R6 zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 12/15/15</b>
14.	30-14-BZ	Jay Goldstein, Esq. <b>6101 16th Avenue aka 1602 61st Street aka 1601 62nd Street, Brooklyn</b> Variance (§72-21) proposed enlargement to an existing school ( <i>Yeshiva Bais Sorah</i> ) (Use Group 3) is contrary to §§42-00 & 43-43. M1-1 zoning district. <b>Community Board #11BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 12/15/15</b>
15.	101-14-BZ	Moshe M. Friedman P.E. <b>1975 51st Street, Brooklyn</b> Variance (§72-21) to permit the vertical extension of an existing not for profit religious school. R5 zoning district. <b>Community Board #12BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Adjourned, Continued Hearing – 1/21/16</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, OCTOBER 20, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
16.	148-14-BZ	Sheldon Lobel, P.C. <b>11 Avenue A, Manhattan</b> Variance (§72-21) to permit multi-family residential use at the premises. R8A/C2-5 zoning districts. <b>Community Board #3M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 11/24/15</b>
17.	202-14-BZ	Law Office of Lyra J. Altman <b>2268 West 1st Street, Brooklyn</b> Special Permit (§73-622) for the enlargement and existing two family home to be converted to a single 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 (OP) zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 10/20/15</b>
18.	239-14-BZ	Eric Palatnik, P.C. <b>8008 Harber View Terrace, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area (ZR 23-141) and side yards (ZR 23-461). R-2 Special Bay Ridge zoning district. <b>Community Board #10BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 10/20/15</b>
19.	314-14-BZ	Sheldon Lobel, P.C. <b>1604 Williamsbridge Road, Bronx</b> Special Permit (§73-125) to permit construction of an UG4 health care facility that exceed the maximum permitted floor area of 1,500 sf. R4A zoning district. <b>Community Board #11BX</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 12/1/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, OCTOBER 20, 2015

10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>20.</b>	<b>2-15-BZ</b>	Jay Goldstein, Esq. <b>31 West 19th Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>The Fhitting Room</i> ) in the portions of the cellar and first floor of the premises. C6-4A zoning district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 10/20/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 20, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	129-14-BZ	Sheldon Lobel, P.C. <b>2137 East 12th Street, Brooklyn</b> Special Permit (§73-622) as amended, to permit the enlargement of a single-family detached residence, contrary to floor area, side yard, and rear yard regulations. R5 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 11/24/15</b>
2.	261-14-BZ	Law Office of Lyra J. Altman <b>944 East 23rd Street Brooklyn</b> 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. R-2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 11/24/15</b>
3.	322-14-BZ	Eric Palatnik, P.C. <b>82 Coleridge Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-141); R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 12/1/15</b>
4.	44-15-BZ	Akerman, LLP <b>145 Central Park North, Manhattan</b> Variance (§72-21) to permit the construction of a conforming fourteen-story, (UG 2) residential building containing 24 dwelling units contrary to the maximum building height and front setback requirements (§23-633 and rear setback requirements (§23-633(b). R8 zoning district. <b>Community Board #10M</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 12/8/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, OCTOBER 27, 2015

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>705-81-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>1433 York Avenue, Manhattan</b> Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a physical culture establishment which expired on May 10, 2013; Extension of Time to obtain a Certificate of Occupancy; Waiver of the Rules. R10 zoning district. <b>Community Board #8M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 10/27/15</b>
<b>2.</b>	<b>156-03-BZ</b>	Goldman Harris LLC. <b>135-35 Northern Boulevard, Queens</b> Extension of Time to Complete Construction of a previously granted Variance (72-21) for the construction of a seventeen story mixed-use commercial/community facility/residential condominium building which expires on January 31, 2016; Amendment. R6/C2-2 zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 10/27/15</b>
<b>3.</b>	<b>127-15-BZ</b>	Goldman Harris LLC. <b>135-35 Northern Boulevard, Queens</b> Special Permit (§73-66) to permit the construction of building in excess of the height limits established pursuant Z.R. §§61-211 & 61-22. The proposed building was approved by the Board pursuant to BSA Calendar Number 156-03-BZ. C2-2/R6 zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 10/27/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, OCTOBER 27, 2015

10:00 A.M.

<b>SOC – NEW CASES</b>		
4.	183-04-BZ	Sheldon Lobel, P.C. <b>206 West 23rd Street, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of physical culture establishment on the second floor of a five story commercial building, which expired on October 26, 2014; Amendment to permit the change in operation as well as minor deviations from the previously approved plans; Waiver of the Rules. C6-3X zoning district. <b>Community Board #4M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 11/17/15</b>
5.	266-04-BZ	Law Office of Fredrick A. Becker <b>96 Boreum Place, Brooklyn</b> Extension of the Term and Amendment (73-11) to request an extension of the term of a previously granted special permit to allow the operation of a physical culture establishment at the premises and also request an Amendment to change the hours of operation. C2-3 zoning district. <b>Community Board #2M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 11/17/15</b>
6.	340-05-BZ	The Law Office Fredrick A. Becker <b>270 West 17th Street aka 124-128 Eight Avenue, Manhattan</b> Extension of Term of a previously approved Variance (§72-21) which permitted the legalization of a physical culture establishment (PCE), located in the portions of the cellar and first floor of an existing 22-story mixed-use building, which expired on October 25, 2014. C1-6A, C6-2A, R8B zoning districts. <b>Community Board #4M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 11/17/15</b>
7.	47-10-BZ	Eric Palatnik, P.C. <b>895 Zerega Avenue aka 2351 Story Avenue, Bronx</b> Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting manufacturing use on a residential portion of a split zoning lot, which expired on April 12, 2011; Waiver of the Rules. M1-1/R3-2 zoning district. <b>Community Board #9BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 12/1/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, OCTOBER 27, 2015  
10:00 A.M.

<b>SOC – NEW CASES</b>		
8.	89-10-BZ	Kramer Levin Naftalis & Frankel LLP <b>53 Mercer Street, Manhattan</b> Extension of Time to Complete Construction of a previously approved variance allowing the conversion of the first floor and cellar level of an existing three-story building to a commercial retail use (UG6); Waiver of the Rules. M1-5B zoning district. <b>Community Board #2M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 10/27/15</b>
9.	16-12-BZ	Eric Palatnik, P.C. <b>184 Nostrand Avenue, Brooklyn</b> Amendment of a previously approved Special Permit (§73-19) permitting a school ( <i>Congregation Adas Yereim</i> ) contrary to use regulations (§42-00). The amendment seeks changes to the interior, an increase in the height of the building. M1-2 zoning district. <b>Community Board #3BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 12/15/15</b>

<b>APPEALS – CONTINUED HEARINGS</b>		
10.	67-13-A	Board of Standards and Appeals <b>945 Zerega Avenue, Bronx</b> Reopening by court remand back to the Board of Standards and Appeals for supplemental review of whether there was continuous use when the sign became non –conforming. M1-1 zoning district. <b>Community Board #9BX</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 1/12/16</b>
11.	163-14-A thru 165-14-A	Ponte Equities <b>502, 504, 506 Canal Street, Manhattan</b> 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. <b>Community Board #1M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 12/15/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, OCTOBER 27, 2015  
10:00 A.M.

<b>APPEAL – NEW CASES</b>		
12.	12-15-A & 13-15-A	Prospect Place Development, LLC <b>53 &amp; 57 Prospect Place, Staten Island</b> Proposed construction of one family detached dwelling does not front on a legally mapped street contrary to Section 36, of the General City Law. R3X zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 12/15/15</b>
13.	73-15-A & 74-15-A	Rothkrug Rothkrug & Spector, LLP <b>170 &amp; 176 Arbutus Avenue, Staten Island</b> Proposed construction of buildings that do not front on a legally mapped street, pursuant to Section 36 Article 3 of the General City Law. R3X (SRD) zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 11/24/15</b>
14.	97-15-A	Rothkrug Rothkrug & Spector LLP <b>221 Douglas Road, Staten Island</b> Proposed construction of residential building that does not front on a legally mapped street, pursuant to Article 3, Section 36 of the General city Law. R1-1 NA LDGMA zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 10/27/15</b>
15.	132-15-A & 133-15-A	Joseph Loccisano & Sanna Loccisano Architects, PC <b>147 &amp; 163 Benedict Road, Staten Island</b> Proposed construction of a single family home not fronting on a legally mapped street contrary to Section 36 Article 3 of the General City Law. R1-1 zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 10/27/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, OCTOBER 27, 2015

10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
16.	264-13-BZ	Francis R. Angelino, Esq. <b>257 West 17th Street, Manhattan</b> 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. <b>Community Board #4M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 10/27/15</b>
17.	78-15-BZ	Eric Palatnik, P.C. <b>201 East 66th Street aka 1131 Third Avenue, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>Crunch Fitness</i> ) on the first floor and sub- cellar of a twenty one (21) story mixed-use building. C1-9 zoning district. <b>Community Board #8M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 10/27/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, OCTOBER 27, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
18.	5-14-BZ	Law Office of Lyra J. Altman <b>1807 East 22nd Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 11/24/15</b>
19.	60-14-BZ	Law Office of Jay Goldstein, PLLC <b>141-41 72nd Avenue, Queens</b> Variance (§72-21) to enlarge a community facility ( <i>Sephardic Congregation</i> ), contrary to floor lot coverage rear yard, height and setback (24-00). R4-1 zoning district. <b>Community Board #8Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 1/12/16</b>
20.	179-14-BZ	Law Office of Lyra J. Altman <b>1937 East 14th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement and conversion of an existing two family residence to single family residence contrary to the rear yard requirement (ZR 23-47). R5 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 11/24/15</b>
21.	204-14-BZ	Sheldon Lobel, P.C. <b>55 Wythe Avenue, Brooklyn</b> Special Permit (§73-44) for reduction of required off-street parking spaces for proposed ambulatory diagnostic or treatment health care facilities (UG 4A) and commercial office use (UG 6B listed in Use Group 4 and PRC-B1. M1-2 Zoning District. <b>Community Board #1BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Off-Calendar</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, OCTOBER 27, 2015

10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
22.	213-14-BZ	Law Office of Steven Simicich <b>165 Wooley Avenue, Staten Island</b> Variance (§72-21) for the construction of a single family detached home contrary to ZR 23-32 for minimum lot area. R2 zoning district. <b>Community Board #1SI</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 10/27/15</b>
23.	316-14-BZ	Law Office of Jay Goldstein, PLLC <b>115 Heyward Street, Brooklyn</b> Variance (§72-21) to permit the enlargement of an existing Yeshiva building ( <i>Talmudical Academy</i> ) for lot coverage (§24-11) and rear yard (§24-36. R6 zoning district. <b>Community Board #1BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 12/8/15</b>
24.	71-15-BZ	548 W 22 Holding LLC <b>548 West 22nd Street, Manhattan</b> Variance (§72-21) the conversion and enlargement of the existing 4-story building, build around 1920 on a fragile foundation system for manufacturing use and later converted to an art Museum to a 20-story mixed-use building with commercial uses on the ground floor and residential use. M1-5/C6-3/SWCD zoning district. <b>Community Board #4M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Adjourned, Continued Hearing – 1/12/16</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 27, 2015

1:00 P.M.

<b><i>BZ – DECISIONS</i></b>		
1.	69-15-BZ	<p>Glenn V. Cutrona, AIA <b>245 Page Avenue, Staten Island</b> Variance (§72-21) a proposed eating and drinking establishment with accessory drive through facility, located within an R3X/C1-1/SRD zoning district. <b>Community Board #3SI</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Granted – 10/27/15</b></p>

<b><i>BZ – NEW CASES</i></b>		
2.	228-14-BZ	<p>Eric Palatnik, P.C. <b>149 Hasting Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing two story single family home contrary to floor area, lot coverage and open space (ZR 23-141(b)). R3-1 zoning district. <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Closed, Decision – 12/1/15</b></p>
3.	245-14-BZ	<p>Stroock &amp; Stroock &amp; Lavan, LLP <b>133-31 39th Avenue, Queens</b> Special Permit (§73-66) to permit the penetration of the flight obstruction area of LaGuardia Airport contrary to §61-20. C4-2 zoning district. <b>Community Board #7Q</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Closed, Decision – 12/1/15</b></p>
4.	24-15-BZ	<p>Cozen O'Connor <b>71-17 Roosevelt Avenue, Queens</b> Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C2-3/R6 zoning district. <b>Community Board #3Q</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Closed, Decision – 12/1/15</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 27, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
5.	62-15-BZ	Glen V. Cutrona, AIA <b>139 Bay Street, Bay Street Staten Island</b> Variance (§72-21) enlargement of a mixed use building contrary floor area regulations, lot coverage, balconies below third story, distance from legally required windows, lot line and side yard regulation, located within an C4-2/SG zoning district. <b>Community Board #1SI</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 12/8/15</b>
6.	226-15-BZ & 227-15-A	Department of Housing Preservation & Development, for Build it Back Program. <b>61 Neutral Avenue, Staten Island</b> 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. Building does not front on a legally mapped street contrary to Section, 36, of the General City Law. R3X zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 10/27/15</b>
7.	228-15-BZ	Department of Housing Preservation & Development, for Build it Back Program. <b>48 Hamden Avenue, Staten Island</b> 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. R3X zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 10/27/15</b>
8.	229-15-BZ	Department of Housing Preservation & Development, for Build it Back Program. <b>214 Harding Park, Bronx</b> 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. R3X zoning district. <b>Community Board #9BX</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 10/27/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, NOVEMBER 17, 2015  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	183-04-BZ	Sheldon Lobel, P.C. <b>206 West 23rd Street, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of physical culture establishment on the second floor of a five story commercial building, which expired on October 26, 2014; Amendment to permit the change in operation as well as minor deviations from the previously approved plans; Waiver of the Rules. C6-3X zoning district. <b>Community Board #4M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 11/17/15</b>
2.	266-04-BZ	Law Office of Fredrick A. Becker <b>96 Boreum Place, Brooklyn</b> Extension of the Term and Amendment (73-11) to request an extension of the term of a previously granted special permit to allow the operation of a physical culture establishment at the premises and also request an Amendment to change the hours of operation. C2-3 zoning district. <b>Community Board #2M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 11/17/15</b>
3.	340-05-BZ	The Law Office Fredrick A. Becker <b>270 West 17th Street aka 124-128 Eight Avenue, Manhattan</b> Extension of Term of a previously approved Variance (§72-21) which permitted the legalization of a physical culture establishment (PCE), located in the portions of the cellar and first floor of an existing 22-story mixed-use building, which expired on October 25, 2014. C1-6A, C6-2A, R8B zoning districts. <b>Community Board #4M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 11/17/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, NOVEMBER 17, 2015

10:00 A.M.

### ***SOC – CONTINUED HEARINGS***

4.	186-08-BZ	<p>Petrus fortune, P.E.  <b>3065 Atlantic Avenue, Brooklyn</b>            Extension of Time to Complete Construction of a previously approved Special Permit (§73-19) permitting the legalization and enlargement of a school (<i>Followers of Jesus Mennonite Church &amp; School</i>) in a former manufacturing building, contrary to ZR §42-10, which expired on June 8, 2014; Waiver of the Rules. M1-1 zoning district.  <b>Community Board #5BK</b>  <b>Examiner: Henry Segovia (212) 386-0074</b>  <b>Status: Continued Hearing – 1/12/16</b></p>
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### ***SOC – NEW CASES***

5.	472-37-BZ	<p>Eric Palatnik, P.C.  <b>2765 Cropsey Avenue, Brooklyn</b>            Extension of Term (§11-411) for the continued operation of an automotive service station which expired on January 27, 2014; Amendment (§11-412) to permit the conversion of repair bays into convenient store, the addition of a new canopy and relocation of fuel storage tanks. R5 zoning district.  <b>Community Board #13BK</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Continued Hearing – 2/23/16</b></p>
6.	241-47-BZ	<p>Sheldon Lobel, P.C.  <b>16-23/25 Hancock Street, Queens</b>            Amendment (§11-413) of a previously approved variance which permitted the operation of Contractor's Establishment (Use Group 16A). The Amendment seeks to change the use to permit Custom Woodworking and furniture shop (Use Group 16A) and Art Studio (Use Group 9A); Extension of Term of the variance which expired on January 29, 2014 for an additional 10 years; Waiver of the Rules of Practice and Procedure. R5B zoning district.  <b>Community Board #5Q</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Granted – 11/17/15</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, NOVEMBER 17, 2015

10:00 A.M.

<b>SOC – NEW CASES</b>		
7.	526-76-BZ	Vito J Fossella, P.E. <b>1492 Victory Boulevard, Staten Island</b> Amendment of a previously approved variance which permitted the conversion of a three story building consisting of two family residence and a store into a three story office building which expired on December 21, 1981. The Amendment seeks to eliminate the term. R2 zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 2/2/16</b>
8.	1059-84-BZ	Troutman Sanders, LLP <b>943/61 Kings Highway aka 2032 Coney Island Avenue, Brooklyn</b> Extension of term of a Special Permit for the operation of a physical culture establishment (24 Hour Fitness) which expired on May 7, 2015; Amendment to reflect a change in ownership. C4-2 & C8-2 (OP) zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 12/15/15</b>
9.	364-87-BZ	Sheldon Lobel, P.C. <b>1710-1720 Flatbush Avenue, Brooklyn</b> Extension of Term (§11-411) of a previously granted variance permitting an automotive repair facility which expired on March 22, 2013; Waiver of the Rules. C2-2/R5 zoning district. <b>Community Board #18BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 12/15/15</b>
10.	248-03-BZ	Troutman Sanders LLP <b>1915 Third Avenue, Manhattan</b> Extension of time to Obtain a Certificate of Occupancy of a previously approved Variance (72-21) which permitted the operation of a physical cultural establishment ( <i>Bally's Total Fitness</i> ) which expired on January 22, 2015; Amendment to reflect a change in ownership. C1-5/R8A & R7A zoning district. <b>Community Board #11M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 11/17/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, NOVEMBER 17, 2015

10:00 A.M.

### ***APPEALS – DECISIONS***

11.	317-12-A	Eric Palatnik, P.C. <b>40-36 27th Street aka 4040 27<sup>th</sup> St, Queens</b> Extension of Time to complete construction in connection with a previously approved common law vested rights application. M1-3D zoning district. <b>Community Board #1Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 11/17/15</b>

### ***APPEALS – CONTINUED HEARINGS***

12.	199-14-A	Alfonso Duarte <b>102-11 Roosevelt Avenue, Queens</b> Proposed legalization of an accessory parking in open portion of site that lies within a bed of mapped street pursuant to Section 35, Article 3 of the General City Law. <b>Community Board #4Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 11/17/15</b>

### ***APPEAL – NEW CASES***

13.	58-15-A	Goldman Harris LLC <b>139-141 Orchard aka 77,79,81 Rivington Street, Manhattan</b> Appeal seeking a determination that the owner has obtained a vested right to complete construction commenced under the prior zoning district. C4-4 zoning district. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 1/12/16</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, NOVEMBER 17, 2015

10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
14.	59-14-BZ	Caroline G. Harris <b>114-122 Jackson Street, Brooklyn</b> Variance (§72-21) to permit the construction of a four-story plus penthouse community facility (UG 4), contrary to height and setback, lot coverage, floor area, and street wall location requirements. R6B zoning district <b>Community Board #1BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 11/17/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, NOVEMBER 17, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
15.	303-13-BZ	Jeffrey A. Chester, Esq. <b>506-510 Brook Avenue, Bronx</b> Variance (§72-21) to allow a new mixed use building with 36 affordable residential units and community facility space. R6 & C1-4 zoning districts. <b>Community Board #1BX</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Adjourned, Continued Hearing – 12/15/15</b>
16.	29-14-BZ	Lewis Garfinkel <b>255 East 27th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-14a); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 11/17/15</b>
17.	41-14-BZ	Law Office of Jay Goldstein <b>21-37 Waverly Avenue aka 56-58 Washington Avenue, Brooklyn</b> Special Permit (§73-19) to legalize an existing school/yeshiva (UG 3). M1-2 zoning district. <b>Community Board #2BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 1/22/16</b>
18.	102-14-BZ	Moshe M Friedman, P.E. <b>4017 Avenue P, Brooklyn</b> Variance (§72-21) to permit the extension of house of worship (UG4) ( <i>Congregation Tifreles Avabom D'Zidichov</i> ) in an existing building lot of a three story brick building. R3-2 zoning district. <b>Community Board #3BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 2/2/16</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, NOVEMBER 17, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
19.	229-14-BZ	Jeffery A. Chester/GSHLLP <b>55-05 Myrtle Avenue, Queens</b> Special Permit (§73-36) to seek the legalization of an existing physical culture establishment ( <i>Lucille Roberts</i> ). C4-3A zoning district. <b>Community Board #5Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Adjourned, Continued Hearing – 1/22/16</b>
20.	231-14-BZ	Sheldon Lobel, P.C. <b>124 West 23rd Street, Manhattan</b> Special Permit (§73-36) to legalize the operation of a physical culture establishment ( <i>Orangetheory Fitness</i> ) within a portion of an existing commercial building. C6-3X zoning district. <b>Community Board #4M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Adjourned, Continued Hearing – 1/12/16</b>
21.	269-14-BZ	Gerald J. Caliendo, RA, AIA <b>89-44 Metropolitan Avenue, Queens</b> Special Permit §73-36) to permit the physical culture establishment ( <i>Massage Envy Spa</i> ) on the first floor level of an existing commercial building. C2-2 in R4 zoning district. <b>Community Board #5Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Adjourned, Continued Hearing – 1/22/16</b>
22.	318-14-BZ	Walter T. Gorman, P.E., P.C. <b>1672-1680 86th Street aka 1-17 Bay 14th Street, Brooklyn</b> Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on October 27, 1987; Waiver of the Rules. C1-2 in R5 zoning district. <b>Community Board #11BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Adjourned, Continued Hearing – 1/22/16</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 17, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	35-14-BZ	Gerald J. Caliendo, RA, AIA. <b>40-06 Astoria Boulevard, Queens</b> Special Permit (§73-36) to permit the operation a physical culture ( <i>CKO Kickboxing</i> ) within the existing building. C4-2A zoning district. <b>Community Board #1Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 12/15/15</b>
2.	240-14-BZ	Gregory J. Tarone, Esq. <b>1620 Shore Boulevard, Brooklyn</b> Special Permit (§73-622) for the enlargement of a single family home contrary to floor area, open space and lot coverage (ZR 23-141(b); side yard requirement (ZR 23-461); and perimeter wall height (ZR 23-361(b). R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 2/2/16</b>
3.	60-15-BZ	Eric Palatnik, P.C. <b>111 Fulton Street, Manhattan</b> Special Permit (§73-36) to allow for a physical culture establishment ( <i>Cross Fit</i> ) within the cellar of a ten story mixed use building. C6-4/LM zoning district. <b>Community Board #1M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 11/17/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, NOVEMBER 24, 2015

10:00 A.M.

### ***SOC – DECISIONS***

1.	173-92-BZ	Simons & Wright LLC <b>220 East 86th Street, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of martial arts studio which expires on January 24, 2014; Amendment to permit the relocation of the facility from the 2nd floor to the cellar. C2-8A zoning district. <b>Community Board #8M</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Continued Hearing – 1/12/16</b>
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### ***SOC – CONTINUED HEARINGS***

2.	699-46-BZ	Eric Palatnik, P.C. <b>224-01 North Conduit Avenue, Queens</b> Extension of Time to Complete Construction of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B), which expired on May 19, 2015. R3X zoning district. <b>Community Board #13Q</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Closed, Decision – 12/8/15</b>
3.	1207-66-BZ	Carl A. Sulfaro, Esq. <b>305 Washington Avenue Brooklyn</b> Extension of Term of a previously granted variance for the continued operation of a UG6 art supply and bookstore which expired July 5, 2012; Waiver of the Rules. R6 zoning district. <b>Community Board #3BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Continued Hearing – 1/12/16</b>
4.	301-03-BZ	Law Office of Lyra J. Altman <b>1103 East 22nd Street, Brooklyn</b> Extension of Time to Complete Construction and Waiver of the rules for a single family home enlargement under 73-622 approved on January 13, 2004. R2 Zoning district. <b>Community Board #14BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Closed, Decision – 12/15/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, NOVEMBER 24, 2015  
10:00 A.M.

## ***SOC – CONTINUED HEARINGS***

5.	182-95-BZ 183-95-BZ	Rothkrug & Spector LLP <b>2465 &amp; 2473 Broadway, Manhattan</b> Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a PCE ( <i>Equinox Fitness Club</i> ) which expires on November 1, 2015; Amendment to expand the PCE into the cellar and the full third floor; Waiver of the Rules. C4-6A/R8 zoning district. <b>Community Board #7M</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 1/22/16</b>

## ***SOC – NEW CASES***

6.	528-64-BZ	Gerald Caliendo, RA, AIA <b>240-02 Northern Boulevard, Queens</b> Amendment of a previously approved Variance (§72-21) which permitted the erection of a two story enlargement of an auto showroom (UG 16B). The amendment seeks to enlarge the existing automobile showroom and include an addition of a parking deck to the existing automobile dealership ( <i>East Hills Chevrolet</i> ). R1-2 zoning district. <b>Community Board #11Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 1/22/16</b>
7.	57-95-A thru 59-95-A	Mitchell S. Ross, Esq. <b>473 Central Park West, Manhattan</b> Amendment/Time to Complete construction filed under Certificate of Occupancy Modification. R7-2 zoning district. <b>Community Board #7M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 2/2/16</b>
8.	105-10-BZ	Eric Palatnik, P.C. <b>269 77th Street, Brooklyn</b> Amendment of a previously approved Special Permit (§73-622) permitting the enlargement of an existing single family home. The amendment seek a second story enlargement. R4A (BRSD) zoning district. <b>Community Board #10BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 1/12/16</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, NOVEMBER 24, 2015

10:00 A.M.

### ***SOC – NEW CASES***

9.	128-10-BZ	Eric Palatnik, P.C. <b>147-58 77th Road, Queens</b> Extension of time to complete Construction and obtain a Certificate of Occupancy for a Use Group 4 three-story synagogue ( <i>Jewish Center of Kew Gardens</i> ) religious school, and Rabbi's apartment, which expired on August 23, 2015. R4 zoning district. <b>Community Board #8Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 11/24/15</b>

### ***APPEALS – DECISIONS***

10.	73-15-A & 74-15-A	Rothkrug Rothkrug & Spector, LLP <b>170 &amp; 176 Arbutus Avenue, Staten Island</b> Proposed construction of buildings that do not front on a legally mapped street, pursuant to Section 36 Article 3 of the General City Law. R3X (SRD) zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 11/24/15</b>

### ***APPEAL – CONTINUED HEARINGS***

11.	234-14-A	Law Offices of Marvin B. Mitzner <b>738 East 6th Street, Manhattan</b> Appeal of the NYC Department of Buildings' determination to not revoke a Certificate of Occupancy issued in 1989 and reinstate the Certificate of Occupancy issued in 1985. <b>Community Board #3M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 2/9/16</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, NOVEMBER 24, 2015

10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
12.	5-14-BZ	Law Office of Lyra J. Altman <b>1807 East 22nd Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 11/24/15</b>
13.	148-14-BZ	Sheldon Lobel, P.C. <b>11 Avenue A, Manhattan</b> Variance (§72-21) to permit multi-family residential use at the premises. R8A/C2-5 zoning districts. <b>Community Board #3M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Deferred Decision – 12/15/15</b>
14.	261-14-BZ	Law Office of Lyra J. Altman <b>944 East 23rd Street Brooklyn</b> 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. R-2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 11/24/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, NOVEMBER 24, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
15.	51-14-BZ	Lewis E. Garfinkel <b>1369 East 28th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space ZR §23-141; side yards ZR §23-461 and rear yard ZR §23-47. R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 12/15/15</b>
16.	98-14-BZ	Rothkrug Rothkrug & Spector LLP <b>404 Richmond Terrace, Staten Island</b> Variance (§72-21) to permit the reestablishment of a banquet facility (catering hall -UG 9) with accessory parking. Located in an R5 and R3A zoning districts within the St. George Historic District. <b>Community Board #1SI</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 1/12/16</b>
17.	129-14-BZ	Sheldon Lobel, P.C. <b>2137 East 12th Street, Brooklyn</b> Special Permit (§73-622) as amended, to permit the enlargement of a single-family detached residence, contrary to floor area, side yard, and rear yard regulations. R5 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 1/12/16</b>
18.	179-14-BZ	Law Office of Lyra J. Altman <b>1937 East 14th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement and conversion of an existing two family residence to single family residence contrary to the rear yard requirement (ZR 23-47). R5 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 11/24/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, NOVEMBER 24, 2015

10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
19.	323-14-BZ	Eric Palatnik, P.C. <b>282 Corbin Place, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area (ZR 23-141(b)). R3-1 zoning district. <b>Community Board #3BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 1/12/16</b>
20.	43-15-BZ	Eric Palatnik, PC. <b>2617 Avenue R, Brooklyn</b> Special Permit (§73-622) to permit an enlargement of one family home, seeking to waive the floor area, lot coverage, rear yard, perimeter wall height and open space requirements. R3-2 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 11/24/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 24, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	45-15-BZ	Simons & Wright LLC <b>23-10 41st Avenue, Queens</b> Special Permit (§73-36) to allow the operation of a physical culture establishment ( <i>Rock Climbing Facility</i> ) C5-3 zoning district. M1-5/R7-3 (LIC) zoning district. <b>Community Board #1Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 12/15/15</b>
2.	53-15-BZ	Rothkrug Rothkrug & Spector LLP <b>10 East 53rd Street, Manhattan</b> Special Permit (§73-36) to permit a physical culture establishment ( <i>Equinox</i> ) within an existing building. C5-2.5(MID) + C.3MID) (F) zoning district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 12/15/15</b>
3.	63-15-BZ	Sheldon Lobel, P.C. <b>35 Sutton Place, Manhattan</b> Variance (§72-21) to legalize the three existing enclosures of portions of the terrace of Unit PHC located on the penthouse floor of the premises. R10 zoning district. <b>Community Board #6M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Postponed Hearing – 12/15/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, DECEMBER 1, 2015  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
1.	202-62-BZ	<p>Warshaw Burstein, LLP <b>950 Allerton Avenue, Bronx</b> Extension of Term and Waiver (§11-411) to extend the term and a Waiver of a previously granted variance for an automotive service station, which expired on April 3, 2011; Waiver of the Rules. C2-2/R4-1 zoning district. <b>Community Board #11BX</b></p>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Adjourned, Continued Hearing – 2/2/16</b>
2.	27-91-BZ	<p>Land Planning and Engineering Consultants, P.C. <b>1931 Richmond Avenue, Staten Island</b> Extension of Term of a previously approved variance for a two-story commercial building which expired June 14, 2014; Amendment to eliminate the length of term of variance due to the recently zoning change. C1-2/R3 zoning district. <b>Community Board #5SI</b></p>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 12/1/15</b>
3.	156-92-BZ	<p>Eric Palatnik, P.C. <b>1835 Bay Ridge Parkway, Brooklyn</b> Extension of Term of the variance (§72-21) which permitted medical office use in an existing building contrary to side yard regulation at the basement and first floor levels, which expired March 1994; Waiver. R5 zoning district. <b>Community Board #11BK</b></p>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 12/1/15</b>
4.	131-93-BZ	<p>Eric Palatnik, P.C. <b>3743-3761 Nostrand Avenue, Brooklyn</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on November 22, 2014. C2-2/R5 zoning district. <b>Community Board #15BK</b></p>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 12/1/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, DECEMBER 1, 2015  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
5.	129-97-BZ	Gerald J. Caliendo, RA, AIA <b>150-65 Cross Island Parkway, Queens</b> Amendment to permit the proposed conversion of an existing lubritorium to a commercial retail establishment (use group 6) and enlargement of the basement level. C1-2/R3-2 zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Adjourned, Continued Hearing – 1/22/16</b>
6.	369-03-BZ	Law Office of Fredrick A. Becker, Esq. <b>99-01 Queens Boulevard, Queens</b> Extension of Term of a previously approved Variance (§72-21) allowing the operation of a physical culture establishment/ health club which expires April 19, 2015. C1-2/R7-1 zoning district. <b>Community Board #6Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 12/1/15</b>
7.	318-06-BZ	Eric Palatnik, P.C. <b>49-05 Astoria Boulevard aka 22-41 49<sup>th</sup> Street, Queens</b> 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. <b>Community Board #1Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Adjourned, Continued Hearing – 2/23/16</b>
8.	97-08-BZ	Eric Palatnik P.C. <b>84 Sanford Street, Brooklyn</b> Extension of Time to obtain a Certificate of Occupancy of a previously approved Special Permit (§73-19) permitting the legalization of an existing school (UG 3), which expired on March 16, 2012; Waiver of the Rules. M1-1 district. <b>Community Board #3BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 2/2/16</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, DECEMBER 1, 2015

10:00 A.M.

### ***SOC – CONTINUED HEARINGS***

9.	47-10-BZ	Eric Palatnik, P.C. <b>895 Zerega Avenue aka 2351 Story Avenue, Bronx</b> Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting manufacturing use on a residential portion of a split zoning lot, which expired on April 12, 2011; Waiver of the Rules. M1-1/R3-2 zoning district. <b>Community Board #9BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Adjourned, Continued Hearing – 1/12/16</b>

### ***SOC – NEW CASES***

10.	98-06-BZ	Eric Palatnik, P.C. <b>1045 Beach 9<sup>th</sup> Street, Queens</b> Amendment of a previously approved Variance (§72-21) which permitted school ( <i>Yeshiva Siach Yitzchok</i> ) contrary to bulk regulation and contrary to General City Law section 35. The Amendment seeks minor interior changes and an increase in height from fifty feet to a proposed fifty four feet. R4A zoning district. <b>Community Board #14Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 2/2/16</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, DECEMBER 1, 2015

10:00 A.M.

### ***APPEALS – DECISIONS***

11.	135-15-A	Rothkrug Rothkrug & Spector LLP <b>50 Oak Point Avenue, Bronx</b> Proposed construction of a building not fronting on a legally mapped street contrary to Section 36 Article 3 of the General City Law. M3-1 zoning district. <b>Community Board #2BX</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Granted – 12/1/15</b>
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### ***APPEALS – CONTINUED HEARINGS***

12.	65-15-BZ & 66-15-A	Akerman, LLP <b>361 Central Park West, Manhattan</b> Variance (§72-21) to permit the conversion of an existing landmarked vacant church building into a 39 unit residential building. Companion case: 66-15-A for an Appeal pursuant to MDL 310 of MDL 30.2. R10A zoning district. <b>Community Board #7M</b> <b>Examiner: Joshua Saal (212) 386-0081</b> <b>Status: Continued Hearing – 1/12/16</b>
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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, DECEMBER 1, 2015  
10:00 A.M.

<b>APPEAL – NEW CASES</b>		
13.	114-15-A thru 125-15-A	Rothkrug Rothkrug & Spector LLP <b>9, 11, 15, 17, 21, 23, 27, 29, 33, 35, 41 thru 43 Jade Court, Staten Island</b> Proposed construction of a single family home that does not front on a legally mapped street, contrary to General City Law Section 36. R3-1 (SRD) zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 1/22/16</b>
14.	198/199-15-A	Gary R. Tarnoff, Kramer Levin Naftalis & Frankel, LLP <b>500-550 Oak Point Avenue, Bronx</b> Proposed construction of a transportation and distribution services facility on a lot that does not front on a legally mapped street, contrary to Article 3 Section 36, of the General City Law. M3-1 zoning district. <b>Community Board #2BX</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 1/12/16</b>

<b>BZ – DECISIONS</b>		
15.	219-14-BZ	Slater & Beckerman, P.C. <b>64 DeGraw Street, of Brooklyn</b> Variance (§72-21) to permit the construction of a three-story, single-family residence with one parking space. M1-1 zoning district. <b>Community Board #6BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Deferred Decision – 1/12/16</b>
16.	220-14-BZ & 221-14-BZ	Slater & Beckerman, P.C. <b>8 &amp; 10 Underhill Avenue, Brooklyn</b> Variance (§72-21) to permit the construction of two 3-story single family residences. M1-1 zoning district. <b>Community Board #8K</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Deferred Decision – 1/12/16</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, DECEMBER 1, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
17.	228-14-BZ	Eric Palatnik, P.C. <b>149 Hasting Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing two story single family home contrary to floor area, lot coverage and open space (ZR 23-141(b). R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 12/1/15</b>
18.	245-14-BZ	Stroock & Stroock & Lavan, LLP <b>133-31 39th Avenue, Queens</b> Special Permit (§73-66) to permit the penetration of the flight obstruction area of LaGuardia Airport contrary to §61-20. C4-2 zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 12/1/15</b>
19.	314-14-BZ	Sheldon Lobel, P.C. <b>1604 Williamsbridge Road, Bronx</b> Special Permit (§73-125) to permit construction of an UG4 health care facility that exceed the maximum permitted floor area of 1,500 sf. R4A zoning district. <b>Community Board #11BX</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 12/1/15</b>
20.	322-14-BZ	Eric Palatnik, P.C. <b>82 Coleridge Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-141); R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 12/1/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, DECEMBER 1, 2015

10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
21.	24-15-BZ	Cozen O'Connor <b>71-17 Roosevelt Avenue, Queens</b> Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C2-3/R6 zoning district. <b>Community Board #3Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Decision – 12/8/15</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
22.	153-11-BZ	Eric Palatnik, P.C. <b>27-11 30th Avenue, Queens</b> 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. <b>Community Board #4Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Withdrawn – 12/1/15</b>
23.	319-14-BZ	Eric Palatnik, P.C. <b>1781 South Avenue, Staten Island</b> Special Permit (§73-36) to permit the legalization of a physical culture establishment (UFC Gym). C43 zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Adjourned, Continued Hearing – 2/9/16</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, DECEMBER 8, 2015

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	699-46-BZ	Eric Palatnik, P.C. <b>224-01 North Conduit Avenue, Queens</b> Extension of Time to Complete Construction of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B), which expired on May 19, 2015. R3X zoning district. <b>Community Board #13Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 12/8/15</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
2.	333-78-BZ	Greenberg Traurig, LLP <b>136-138 West 24th Street, Manhattan</b> Amendment (72-21) to reopen and amend the captioned variance to permit the transfer of unused development rights for the premises for use in a commercial development, located within an M1-6 zoning district. <b>Community Board #4M</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 12/8/15</b>
3.	826-86-BZ thru 828-86-BZ	Eric Palatnik, P.C. <b>269-10 &amp; 270-10 Grand Central Parkway, Queens</b> Extension of Term of Special Permit (§73-11) permitting non-accessory radio towers and transmitting equipment on the roof of an existing thirty-three story building which expired on January 26, 2015. R3-2 zoning district. <b>Community Board #13Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 3/8/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, DECEMBER 8, 2015

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
4.	14-10-BZ & 70-15-BZ	Friedman & Gotbaum LLP <b>38-50 Cooper Square, Manhattan</b> Variance (§72-21) with an SOC companion(14-10-BZII) to construct a multifunctional Gymnasium with appropriate floor-to-ceiling heights on the fourth floor of an existing school building presently housing Grace Church School high school division. Extension of Time to Complete Construction (§73-01) for a previously granted Special Permit (§73-19). M1-5B zoning district. <b>Community Board #2M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 12/8/15</b>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
5.	35-15-A	Herrick Feinstein, LLP <b>2001 Bartow Avenue, Bronx</b> An administrative appeal challenging the Department of Buildings' final determination dated January 26, 2015, to permit the installation of 54 individual signs at the subject property. C7 zoning district. <b>Community Board #10BX</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 2/23/16</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, DECEMBER 8, 2015  
10:00 A.M.

<b>APPEAL – NEW CASES</b>		
6.	83-15-A thru 86-15-A	Fox Rothschild, LLP <b>67, 87, 34<sup>th</sup> Street, 33, 67, 87, 35<sup>th</sup> Street and 219/220 36<sup>th</sup> Street, Brooklyn</b> Proposed construction to build in the bed of a privately owned mapped street and to build an elevated pedestrian walkway and loading docks to improve pedestrian and vehicle safety and the flow of traffic. M3-1 zoning district. <b>Community Board #7BK</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 1/12/16</b>
7.	181-15-A thru 186-15-A	Eric Palatnik, P.C. <b>7, 11, 15, 23, 27 Carriage Court, Staten Island</b> Proposed construction of single family residences not fronting on a legally mapped street, contrary to General City Law Section 36. R1-1 zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 2/9/16</b>

<b>BZ – DECISIONS</b>		
8.	24-15-BZ	Cozen O'Connor <b>71-17 Roosevelt Avenue, Queens</b> Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C2-3/R6 zoning district. <b>Community Board #3Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 12/8/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, DECEMBER 8, 2015

10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
9.	30-12-BZ	Board of Standards and Appeals <b>142-41 Roosevelt Avenue, Queens</b> Remanded 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. <b>Community Board #7Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 3/8/16</b>
10.	193-13-BZ	Eric Palatnik, P.C. <b>4770 White Plains Road, Bronx</b> 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. <b>Community Board #12BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 1/22/16</b>
11.	316-14-BZ	Law Office of Jay Goldstein, PLLC <b>115 Heyward Street, Brooklyn</b> Variance (§72-21) to permit the enlargement of an existing Yeshiva building ( <i>Talmudical Academy</i> ) for lot coverage (§24-11) and rear yard (§24-36. R6 zoning district. <b>Community Board #1BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 12/8/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, DECEMBER 8, 2015

10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
12.	44-15-BZ	Akerman, LLP <b>145 Central Park North, Manhattan</b> Variance (§72-21) to permit the construction of a conforming fourteen-story, (UG 2) residential building containing 24 dwelling units contrary to the maximum building height and front setback requirements (§23-633 and rear setback requirements (§23-633(b). R8 zoning district. <b>Community Board #10M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 2/2/16</b>
13.	62-15-BZ	Glen V. Cutrona, AIA <b>139 Bay Street, Bay Street Staten Island</b> Variance (§72-21) enlargement of a mixed use building contrary floor area regulations, lot coverage, balconies below third story, distance from legally required windows, lot line and side yard regulation, located within an C4-2/SG zoning district. <b>Community Board #1SI</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 1/12/16</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 8, 2015

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>57-15-BZ</b>	Eric Palatnik, P.C.
		<b>482 Logan Street, Queens</b>
		Variance (§72-21) to permit the development of a three-story, three family residential and to waive the side yard open space of the existing premises. R5/C1-3 zoning district.
		<b>Community Board #5Q</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Postponed Hearing – 2/2/16</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, DECEMBER 15, 2015

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	1059-84-BZ	<p>Troutman Sanders, LLP <b>943/61 Kings Highway aka 2032 Coney Island Avenue, Brooklyn</b> Extension of term of a Special Permit for the operation of a physical culture establishment (24 Hour Fitness) which expired on May 7, 2015; Amendment to reflect a change in ownership. C4-2 &amp; C8-2 (OP) zoning district. <b>Community Board #15BK</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Granted – 12/15/15</b></p>
2.	427-05-BZ	<p>Eric Palatnik, P.C. <b>133-47 39th Avenue, Queens</b> Extension of Time to Complete Construction (§73-11) to seek an extension of time to complete construction which expired May 10, 2015. C4-2 zoning district. <b>Community Board #7Q</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Granted – 12/15/15</b></p>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
3.	364-87-BZ	<p>Sheldon Lobel, P.C. <b>1710-1720 Flatbush Avenue, Brooklyn</b> Extension of Term (§11-411) of a previously granted variance permitting an automotive repair facility which expired on March 22, 2013; Waiver of the Rules. C2-2/R5 zoning district. <b>Community Board #18BK</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Granted – 12/15/15</b></p>
4.	585-91-BZ	<p>Paul F. Bonfilio Architect, PC <b>222-44 Braddock Avenue, Queens</b> Extension of Term (§11 411) a previously approved variance which permitted the operation of an automotive service station (UG 16B), which expired on March 30, 2013; Waiver of the Rules. C1-3/R4 zoning district. <b>Community Board #13Q</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Closed, Decision – 2/9/16</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, DECEMBER 15, 2015  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
5.	301-03-BZ	Law Office of Lyra J. Altman <b>1103 East 22nd Street, Brooklyn</b> Extension of Time to Complete Construction and Waiver of the rules for a single family home enlargement under 73-622 approved on January 13, 2004. R2 Zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 12/15/15</b>
6.	16-12-BZ	Eric Palatnik, P.C. <b>184 Nostrand Avenue, Brooklyn</b> Amendment of a previously approved Special Permit (§73-19) permitting a school ( <i>Congregation Adas Yereim</i> ) contrary to use regulations (§42-00). The amendment seeks changes to the interior, an increase in the height of the building. M1-2 zoning district. <b>Community Board #3BK</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 2/9/16</b>

<b><i>SOC – NEW CASES</i></b>		
7.	10-11-BZ & 11-11-BZ	Phillip L. Rampulla <b>115 &amp; 121 Finley Avenue, Staten Island</b> Extension of Time to Complete Construction and Amendment (72-21) Extension of time to complete construction for two one family detached residence in which the front and rear yards were modified Amendment to revise the first floor elevation, located within an R3-1 zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 1/22/16</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, DECEMBER 15, 2015

10:00 A.M.

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
8.	300-08-A	Law office of Marvin B. Mitzner LLC <b>39-35 27th Street, Queens</b> Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district. <b>Community Board #1Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 1/22/16</b>
9.	163-14-A thru 165-14-A	Ponte Equities <b>502, 504, 506 Canal Street, Manhattan</b> 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. <b>Community Board #1M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 2/23/16</b>
10.	12-15-A 13-15-A	Prospect Place Development, LLC <b>53 &amp; 57 Prospect Place, Staten Island</b> Proposed construction of one family detached dwelling does not front on a legally mapped street contrary to Section 36, of the General City Law. R3X zoning district. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 12/15/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, DECEMBER 15, 2015  
10:00 A.M.

<b><i>APPEAL – NEW CASES</i></b>		
11.	182-06-A thru 211-06-A	Law Office of Lyra J. Altman <b>Beach 5th Street, Queens</b> Extension of time to complete construction and obtain a Certificate of Occupancy for a previously granted Common Law Vesting which expires on November 15, 2015. R4A zoning district. <b>Community Board #14Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 1/22/16</b>
12.	136-15-A	Rothkrug Rothkrug & Spector LLP <b>521 Durant Avenue, Staten Island</b> Proposed construction of a building not fronting on a legally mapped street contrary to Section 36 Article 3 of the General City Law. <b>Community Board #3SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 1/22/16</b>

<b><i>BZ – DECISIONS</i></b>		
13.	31-14-BZ	Moshe M. Friedman, P.E. <b>165 Spencer Street, Brooklyn</b> 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. <b>Community Board #3BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Deferred Decision – 1/22/16</b>
14.	35-14-BZ	Gerald J. Caliendo, RA, AIA. <b>40-06 Astoria Boulevard, Queens</b> Special Permit (§73-36) to permit the operation a physical culture ( <i>CKO Kickboxing</i> ) within the existing building. C4-2A zoning district. <b>Community Board #1Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 12/15/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, DECEMBER 15, 2015  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
15.	51-14-BZ	Lewis E. Garfinkel <b>1369 East 28th Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space ZR §23-141; side yards ZR §23-461 and rear yard ZR §23-47. R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 12/15/15</b>
16.	148-14-BZ	Sheldon Lobel, P.C. <b>11 Avenue A, Manhattan</b> Variance (§72-21) to permit multi-family residential use at the premises. R8A/C2-5 zoning districts. <b>Community Board #3M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 12/15/15</b>
17.	45-15-BZ	Simons & Wright LLC <b>23-10 41st Avenue, Queens</b> Special Permit (§73-36) to allow the operation of a physical culture establishment ( <i>Rock Climbing Facility</i> ) C5-3 zoning district. M1-5/R7-3 (LIC) zoning district. <b>Community Board #1Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 12/15/15</b>
18.	53-15-BZ	Rothkrug Rothkrug & Spector LLP <b>10 East 53rd Street, Manhattan</b> Special Permit (§73-36) to permit a physical culture establishment ( <i>Equinox</i> ) within an existing building. C5-2.5(MID) + C.3MID) (F) zoning district. <b>Community Board #5M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Granted – 12/15/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, DECEMBER 15, 2015  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
19.	303-13-BZ	Jeffrey A. Chester, Esq. <b>506-510 Brook Avenue, Bronx</b> Variance (§72-21) to allow a new mixed use building with 36 affordable residential units and community facility space. R6 & C1-4 zoning districts. <b>Community Board #1BX</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Granted – 12/15/15</b>
20.	322-13-BZ	Sheldon Lobel, P.C. <b>42-01 Main Street, Queens</b> Re-instatement (§11-411) of a previously approved variance which permitted accessory parking on the zoning lot for the use Group 6 commercial building, which expired on September 23, 1990; Waiver of the Rules. R6/C1-2 and R6 zoning district. <b>Community Board #7Q</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 2/23/16</b>
21.	330-13-BZ	Alexander Levkovich <b>2801 Brown Street, Brooklyn</b> Special Permit (§73-622) for the legalization of an enlargement to an existing single family home contrary to floor area (ZR 23-141). R4-1 zoning district. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Adjourned, Continued Hearing – 2/23/16</b>
22.	30-14-BZ	Jay Goldstein, Esq. <b>6101 16th Avenue aka 1602 61st Street aka 1601 62nd Street, Brooklyn</b> Variance (§72-21) proposed enlargement to an existing school ( <i>Yeshiva Bais Sorah</i> ) (Use Group 3) is contrary to §§42-00 & 43-43. M1-1 zoning district. <b>Community Board #11BK</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 2/2/16</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, DECEMBER 15, 2015

10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>23.</b>	<b>149-14-BZ</b>	Lewis E. Garfinkel <b>3173 Bedford Avenue, Brooklyn</b> Special Permit (§73-622) to for the enlargement of an existing single family residence contrary to floor area and open space (ZR 23-141(a)); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R-2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Granted – 12/15/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 15, 2015

1:00 P.M.

<b>BZ – NEW CASES</b>		
1.	283-14-BZ	Dennis D. Dell'Angelo <b>3255 Bedford Avenue, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing two family residence to be converted to a 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. <b>Community Board #3BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 1/22/16</b>
2.	63-15-BZ	Sheldon Lobel, P.C. <b>35 Sutton Place, Manhattan</b> Variance (§72-21) to legalize the three existing enclosures of portions of the terrace of Unit PHC located on the penthouse floor of the premises. R10 zoning district. <b>Community Board #6M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 2/9/16</b>
3.	98-15-BZ	Rothkrug Rothkrug & Spector LLP <b>240 East 54th Street, Manhattan</b> Special Permit (§73-36) to allow a physical culture establishment ( <i>SoulCycle</i> ) within the existing building for a one family, three-story residence for accessory parking spaces. C1-9 zoning district. <b>Community Board #6M</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 2/2/16</b>
4.	99-15-BZ	Rothkrug Rothkrug & Spector LLP <b>240 East 54th Street, Manhattan</b> Special Permit (§73-36) to allow for a physical culture establishment ( <i>Blink</i> ) in an existing commercial building. C1-9 zoning district. <b>Community Board #6M<sub>Levy</sub></b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Closed, Decision – 2/2/16</b>

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