

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

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

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

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

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

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

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

*******DISCLAIMER*******

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

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

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

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

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

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

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

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

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 13, 2014

10:00 A.M.

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

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

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

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

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

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.
