

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

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

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

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

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

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

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

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

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

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<i>BZ – CONTINUED HEARINGS</i>		
19.	343-12-BZ	<p>Akerman LLP. 570 East 21st Street, Brooklyn Variance (§72-21) to permit the construction of a Use Group 3 school (<i>Brooklyn School for Medically Frail Children</i>) with dormitory facilities in a split zoning lot, contrary to lot coverage(§24-11), yard requirements (§24-382, §24-393, §24-33) and use regulations (§22-13). R1-2/R7A zoning district. Community Board #14BK Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 12/16/14</p>
20.	176-13-BZ	<p>Sheldon Lobel, P.C. 31 Bond Street, Manhattan Variance (§72-21) to permit Use Group 2 residential in an existing 6-story building with a new penthouse addition, contrary to Section 42-10 of the zoning resolution. M1-5B zoning district. Community Board #2M Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 12/9/14</p>
21.	8-14-BZ	<p>Law Office of Lyra J. Altman 1824 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (23-141); side yards requirements (§23-461) and less than the rear yard requirement (23-47). R3-2 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 12/9/14</p>
22.	17-14-BZ	<p>Moshe M. Friedman, PE 600 McDonald Avenue, Brooklyn Variance (§72-21) to add a third and fourth floor to an existing school building (<i>Congregation Chasidei Belz Beth Malka</i>), contrary to floor area (§24-11) lot coverage, maximum wall height (§24-521), side yard (§24-35), front yard (§24-34) and rear yard (§24-361) regulations. R5 zoning district. Community Board #12BK Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 1/27/15</p>

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23.	42-14-BZ	<p>Eric Palatnik, P.C. 783 Lexington Avenue, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Lush Cosmetics</i>) located on the cellar, first and second floor of a five story building. C1-8 zoning district. Community Board #8M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 11/25/14</p>
24.	64-14-BZ	<p>Law Office of Lyra J. Altman 1320 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 12/9/14</p>
25.	91-14-BZ	<p>Law Office of Lyra J. Altman 3420 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 12/9/14</p>
26.	93-14-BZ	<p>Eric Palatnik, P.C. 455 West 37th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Title Boxing Club</i>). R8A/C2-5 zoning district. Community Board #4M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 11/18/14</p>

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

<i>BZ – NEW CASES</i>		
28.	186-13-BZ	<p>Harold Weinberg, P.E. 117 Gelston Avenue, Brooklyn Special Permit (§73-622) for an enlargement to an existing single family home, contrary to side yard regulations (ZR 23-461) of the zoning resolution. R5 (BR) zoning district. Community Board #10BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 12/9/14</p>
29.	26-14-BZ	<p>Francis R. Angelino, Esq. 45 East 75th Street aka 42-76 East 76th Street, Manhattan Variance (§72-21) to permit the enlargement of an existing community facility (<i>Hewitt School</i>), contrary to maximum building height (24-591); street wall height (§24-592); and rear yard requirements (§24-36). R8B zoning district. Community Board #8M Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 12/9/14</p>
30.	31-14-BZ	<p>Moshe M. Friedman, P.E. 165 Spencer Street, Brooklyn Special Permit (§73-19) to allow a conversion of an existing Synagogue (<i>Bnos Square of Williamsburg</i>) building (Use Group 4 to (Use Group 3). M1-2 zoning district. Community Board #3BK Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 1/6/15</p>

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

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