

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 7, 2014

10:00 A.M.

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

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

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

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

<i>APPEALS – DECISIONS</i>		
8.	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 Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 10/28/14</p>
9.	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 Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 10/28/14</p>

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

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

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

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

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

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