

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 4, 2014

10:00 A.M.

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

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

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

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

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

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

<i>BZ – CONTINUED HEARINGS</i>		
7.	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 Examiner: Status: Adjourned Hearing – 2/25/14</p>
8.	311-12-BZ	<p>Eric Palatnik, P.C. 964 Dean Street, Brooklyn Variance (§72-21) to permit the residential conversion of an existing factory building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #8BK Examiner: Status: Adjourned Hearing – 4/8/14</p>

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

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<i>BZ – NEW CASES</i>		
14.	211-12-BZ	Rothkrug, Rothkrug & Spector LLP 164 Coffey Street, Brooklyn Variance (§72-21) to permit the proposed re-establishment of a residential building, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #6BK
		Examiner:
		Status: Closed, Decision – 3/11/14
15.	64-13-BZ	Law Office of Fredrick A. Becker 712 Avenue W, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141), side yards (§23-461) and less than the required rear yard (§23-47). R4 (OP) zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/4/14
16.	179-13-BZ	Law Office of Fredrick A. Becker 933-939 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of a single-family home contrary to floor area, open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/11/14
17.	234-13-BZ	Sheldon Lobel, P.C. 1651 & 1653 Ryder Street, Brooklyn Variance (§72-21) for the enlargement of an existing two-family detached residence to be converted to a single-family home, contrary to minimum front yard (§23-45(a)); and less than the required rear yard (ZR §23-47). Special Permit (§73-621) for an enlargement which is contrary to floor area (ZR 23-141). R3-2 zoning district. Community Board #18BK
		Examiner: Henry Segovia (212) 386-0074
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18.	272-13-BZ	Rothkrug, Rothkrug & Spector, LLP 78-02/14 Roosevelt Avenue aka 40-41 78th Street and 40-02 79th Street, Queens Special Permit (§73-36) to permit a physical culture establishment (<i>Blink Fitness</i>) within a portions of an existing commercial building. C2-3/R6 & R5 zoning district. Community Board #4Q
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 2/25/14

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