

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<i>SOC – DECISIONS</i>		
1.	150-04-BZ	<p>Sheldon Lobel, P.C. 129 Elizabeth Street, Manhattan 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. Community Board #2M</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 6/23/15</p>
2.	51-06-BZ	<p>Sheldon Lobel, P.C. 188-02 Union Turnpike, Queens 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. Community Board #8Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 6/23/15</p>

<i>SOC – CONTINUED HEARINGS</i>		
3.	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</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Closed Decision – 7/28/15</p>
4.	131-93-BZ	<p>Eric Palatnik, P.C. 3743-3761 Nostrand Avenue, Brooklyn 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. Community Board #15BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 9/22/15</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, JUNE 23, 2015
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	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 style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Continued Hearing – 9/22/15</p>
6.	42-08-BZ	<p>Eric Palatnik, P.C. 182 Girard Street, Brooklyn 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. Community Board #15BK</p> <p style="color: green;">Examiner: Henry Segovia (212) 386-0074</p> <p style="color: red;">Status: Continued Hearing – 8/18/15</p>

<i>SOC – NEW CASES</i>		
7.	174-04-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 124 West 24th Street, Manhattan Amendment to approve conveyance of unused development rights appurtenant to the subject site previously granted by the Board. M1-5 zoning district. Community Board #4M</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Closed, Decision – 7/28/15</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, JUNE 23, 2015
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	163-14-A thru 165-14-A	Ponte Equities 502, 504, 506 Canal Street, Manhattan 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. Community Board #1M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 8/25/15
9.	320-14-A	Dean Heitner, Esq. 125 West 97th Street, Manhattan 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. Community Board #7M Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 8/18/15

*****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, JUNE 23, 2015
10:00 A.M.

<i>BZ – DECISIONS</i>		
10.	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: Granted – 6/23/15</p>
11.	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 Examiner: Rory Levy (212) 386-0082 Status: Granted – 6/23/15</p>
12.	127-14-BZ	<p>Rothkrug Rothkrug & Spector LLP 32-41 101st Street, Queens 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. Community Board #3Q Examiner: Henry Segovia (212) 386-0074 Status: Granted – 6/23/15</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, JUNE 23, 2015
10:00 A.M.

<i>BZ – DECISIONS</i>		
13.	238-14-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 98-100 Franklin Street, Manhattan 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. Community Board #1M</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 6/23/15</p>
14.	264-14-BZ	<p>Eric Palatnik, P.C. 436 East 149th Street, Bronx 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. Community Board #1BX</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 6/23/15</p>
15.	270-14-BZ	<p>Rothkrug Rothkrug & Spector LLP 203 East 92nd Street, Manhattan 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. Community Board #8M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 7/14/15</p>
16.	335-14-BZ	<p>Rothkrug Rothkrug & Spector, LLP 1065 Avenue of the Americas Manhattan 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. Community Board #5M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 6/23/15</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, JUNE 23, 2015
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	153-11-BZ	<p>Eric Palatnik, P.C. 27-11 30th Avenue, Queens 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. Community Board #4Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 9/22/15</p>
18.	5-14-BZ	<p>Law Office of Lyra J. Altman 1807 East 22nd Street, 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 rear yard (§23-47) regulations. R3-2 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 7/28/15</p>
19.	182-14-BZ	<p>Eric Palatnik, P.C. 1977 Homecrest Avenue, Brooklyn 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. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Adjourned, Continued Hearing – 7/21/15</p>
20.	204-14-BZ	<p>Sheldon Lobel, P.C. 55 Wythe Avenue, Brooklyn 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. Community Board #1BK Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 8/25/15</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, JUNE 23, 2015
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
21.	237-14-BZ	<p>Jeffrey A. Chester/GSHLLP 162-01 Jamaica Avenue, Queens Special Permit (§73-36) to allow for the operation of a physical culture establishment (<i>Lucille Roberts</i>). C6-3 zoning district. Community Board #12Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Off-Calendar</p>
22.	258-14-BZ	<p>Sheldon Lobel, P.C. 112 Atlantic Avenue, Brooklyn 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. Community Board #6BK</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Continued Hearing – 8/18/15</p>
23.	324-14-BZ	<p>Gerald J. Caliendo, RA, AIA 198-30 Jamaica Avenue, Queens 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. Community Board #12Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 8/18/15</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 AFTERNOON, JUNE 23, 2015

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	101-14-BZ	<p>Moshe M. Friedman P.E. 1975 51st Street, Brooklyn Variance (§72-21) to permit the vertical extension of an existing not for profit religious school. R5 zoning district. Community Board #12BK</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Continued Hearing – 10/20/15</p>
2.	316-14-BZ	<p>Law Office of Jay Goldstein, PLLC 115 Heyward Street, Brooklyn 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. Community Board #1BK</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Continued Hearing – 9/1/15</p>
3.	9-15-BZ	<p>Francis R. Angelino, Esq. 55 Amsterdam Avenue, Manhattan 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. Community Board #7M</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Continued Hearing – 7/28/15</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.
