

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

FRIDAY MORNING, JANUARY 22, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	10-11-BZ 11-11-BZ	<p>Phillip L. Rampulla 115 & 121 Finley Avenue, Staten Island Extension of Time to Complete Construction and Amendment (72-21) Extension of time to complete construction for two one family detached residence in which the front and rear yards were modified Amendment to revise the first floor elevation, located within an R3-1 zoning district. Community Board #2SI Examiner: Henry Segovia (212) 386-0074 Status: Granted – 1/22/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	528-64-BZ	<p>Gerald Caliendo, RA, AIA 240-02 Northern Boulevard, Queens Amendment of a previously approved Variance (§72-21) which permitted the erection of a two story enlargement of an auto showroom (UG 16B). The amendment seeks to enlarge the existing automobile showroom and include an addition of a parking deck to the existing automobile dealership (<i>East Hills Chevrolet</i>). R1-2 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 2/23/16</p>
3.	173-92-BZ	<p>Simons & Wright LLC 220 East 86th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of martial arts studio which expires on January 24, 2014; Amendment to permit the relocation of the facility from the 2nd floor to the cellar. C2-8A zoning district. Community Board #8M Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 3/8/16</p>

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<i>SOC – CONTINUED HEARINGS</i>		
4.	182-95-BZ 183-95-BZ	Rothkrug & Spector LLP 2465 & 2473 Broadway, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a PCE (<i>Equinox Fitness Club</i>) which expires on November 1, 2015; Amendment to expand the PCE into the cellar and the full third floor; Waiver of the Rules. C4-6A/R8 zoning district. Community Board #7M Examiner: Henry Segovia (212) 386-0074 Status: Off-Calendar
5.	129-97-BZ	Gerald J. Caliendo, RA, AIA 150-65 Cross Island Parkway, Queens Amendment to permit the proposed conversion of an existing lubritorium to a commercial retail establishment (use group 6) and enlargement of the basement level. C1-2/R3-2 zoning district. Community Board #7Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 2/23/16

<i>SOC – NEW CASES</i>		
6.	382-80-BZ	Law Office of Fredrick A. Becker 316-318 East 91st Street, Manhattan Extension of Term of a previously approved variance permitting the operation of a theater (UG 8) on the mezzanine and second floor of an existing building which expired on July 1, 2015. R8B zoning district. Community Board #8M Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 3/8/16
7.	1255-80-BZ	Gerald J. Caliendo, RA, AIA 35-33 31st Street, Queens Extension of Term; Amendment and Waiver 72-01: request an extension of term for a previously expired variance that expired on 6/2/2011 and Amendment to change from the use (UG 17) to (UG6) and also require Waiver of the Rules. R5 zoning district. Community Board #1Q Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 3/22/16

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<i>APPEALS – DECISIONS</i>		
8.	114-15-A thru 125-15-A	Rothkrug Rothkrug & Spector LLP 9, 11, 15, 17, 21, 23, 27, 29, 33, 35, 41 thru 43 Jade Court, Staten Island Proposed construction of a single family home that does not front on a legally mapped street, contrary to General City Law Section 36. R3-1 (SRD) zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Deferred Decision – 2/9/16
9.	136-15-A	Rothkrug Rothkrug & Spector LLP 521 Durant Avenue, Staten Island Proposed construction of a building not fronting on a legally mapped street contrary to Section 36 Article 3 of the General City Law. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 1/22/16

<i>APPEAL – CONTINUED HEARINGS</i>		
10.	182-06-A thru 211-06-A	Law Office of Lyra J. Altman Beach 5th Street, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for a previously granted Common Law Vesting which expires on November 15, 2015. R4A zoning district. Community Board #14Q Examiner: Toni Matias (212) 386-0085 Status: Granted – 1/22/16
11.	300-08-A	Law office of Marvin B. Mitzner LLC 39-35 27th Street, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district. Community Board #1Q Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 3/22/16

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<i>APPEAL – NEW CASES</i>		
12.	220-15-A	<p>Rothkrug Rothkrug & Spector LLP 3858-60 Victory Boulevard, Staten Island Proposed construction of a mixed use building that does not front on a legally mapped street, contrary to Article 3, Section 36 of the General City Law. R3A zoning district. Community Board #2SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 1/22/16</p>
13.	2016-4-A thru 2016-1184-A	<p>Mayor’s Office of Housing Recovery Operations (“HRO”) Various Sites in Brooklyn, Queens and Staten Island Waiver of General City Law 36 for 1181 properties destroyed or substantially damaged by Hurricane Sandy filed by HRO on behalf of individual property owners enrolled in New York City’s Build-It-Back (“BIB”) program.</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 1/22/16</p>

<i>BZ – DECISIONS</i>		
14.	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</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 1/22/16</p>
15.	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</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Deferred Decision – 2/23/16</p>

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<i>BZ – DECISIONS</i>		
16.	98-14-BZ	<p>Rothkrug Rothkrug & Spector LLP 404 Richmond Terrace, Staten Island Variance (§72-21) to permit the reestablishment of a banquet facility (catering hall -UG 9) with accessory parking. Located in an R5 and R3A zoning districts within the St. George Historic District. Community Board #1SI</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 1/22/16</p>
17.	283-14-BZ	<p>Dennis D. Dell'Angelo 3255 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family residence to be converted to a single family home contrary to floor area and open space (ZR 23-141) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #3BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 1/22/16</p>

<i>BZ – CONTINUED HEARINGS</i>		
18.	41-14-BZ	<p>Law Office of Jay Goldstein 21-37 Waverly Avenue aka 56-58 Washington Avenue, Brooklyn Special Permit (§73-19) to legalize an existing school/yeshiva (UG 3). M1-2 zoning district. Community Board #2BK</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Adjourned, Continued Hearing – 2/23/16</p>
19.	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>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 2/2/16</p>

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<i>BZ – CONTINUED HEARINGS</i>		
20.	229-14-BZ	<p>Jeffery A. Chester/GSHLLP 55-05 Myrtle Avenue, Queens Special Permit (§73-36) to seek the legalization of an existing physical culture establishment (<i>Lucille Roberts</i>). C4-3A zoning district. Community Board #5Q</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 3/22/16</p>
21.	269-14-BZ	<p>Gerald J. Caliendo, RA, AIA 89-44 Metropolitan Avenue, Queens Special Permit §73-36) to permit the physical culture establishment (<i>Massage Emy Spa</i>) on the first floor level of an existing commercial building. C2-2 in R4 zoning district. Community Board #5Q</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 2/23/16</p>
22.	318-14-BZ	<p>Walter T. Gorman, P.E., P.C. 1672-1680 86th Street aka 1-17 Bay 14th Street, Brooklyn Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on October 27, 1987; Waiver of the Rules. C1-2 in R5 zoning district. Community Board #11BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Continued Hearing – 3/8/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	24-14-BZ	<p>Gerald J. Caliendo, Architect, PC 106-02 Sutter Avenue, Queens Variance (§72-21) to legalize an enlargement of an existing one family residence and a conversion from one dwelling unit to two dwelling units, contrary to front and side yards (§23-45 and §23-46). R4 zoning district. Community Board #10Q Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 3/22/16</p>
2.	76-15-BZ	<p>Law Office of Lyra Altman 1825 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 (ZR 23-141); perimeter wall height (ZR 23-631); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 2/9/16</p>
3.	95-15-BZ	<p>Eric Palatnik, P.C. 1203 Jerome Avenue, Bronx Special Permit (§73-36) to a physical culture establishment (<i>Retro Fitness</i>), within two-story masonry building. C8-3 Div. by R7-1 W/C2-4 zoning district. Community Board #4BX Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 2/23/16</p>
4.	158-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 125 Park Avenue, Manhattan Special Permit (73-36) to allow a physical culture establishment ("PCE") to be operated as (Blink Fitness) within an existing twenty-four story commercial building. C5-3(MID) zoning district. Community Board #5M Examiner: Rory Levy (212) 386-0082 Status: Granted – 1/22/16</p>

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<i>BZ – NEW CASES</i>		
5.	203-15-BZ	<p>Kramer Levin Naftalis & Frankell LLP 44 Union Square East, Manhattan Variance (§72-21) to allow the restoration, reuse and enlargement of an existing commercial building located partly in a C6-4 district/Special Union Square District and an R8B district. The building is Tammany Hall and is a landmark. Community Board #5M</p> <hr/> <p>Examiner: Joshua Saal (212) 386-0081</p> <hr/> <p>Status: Continued Hearing – 2/23/16</p>

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