

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 27, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	327-88-BZ	<p>Eric Palatnik, P.C. 136-28 39th Avenue a/k/a 136-27-136-35 Roosevelt Avenue, Queens Extension of Time to obtain a Certificate of Occupancy of a previously granted variance (§72-21) to legalize the addition of a 2,317 square foot mezzanine in a UG 6 eating and drinking establishment (<i>Jade Asian Restaurant</i>) which expired on February 11, 2015; Waiver of the Rules. C4-3 zoning district. Community Board #7Q Project Manager: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 11/1/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	413-50-BZ	<p>Eric Palatnik, P.C. 691 East 149th Street, Bronx Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expires on November 18, 2015. C2-4/R7-1 zoning district. Community Board #1BX Project Manager: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/13/16</p>
3.	57-95-A thru 59-95-A	<p>Herrick, Feinstein LLP 473, 474/475, 476 Central Park West, Manhattan Amendment/Time to Complete construction filed under Certificate of Occupancy Modification. R7-2 zoning district. Community Board #7M Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 12/13/16</p>

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<i>SOC – NEW CASES</i>		
4.	1151-81-BZ	<p>Greenberg Traurig, LLP 95 Vandam Street, Manhattan Amendment of a previously variance to facilitate the transfer of unused development rights from the variance site for incorporation into a new as-of-right development. M1-6 (IHDA) zoning district. Community Board #2M Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Continued Hearing – 1/24/17</p>
5.	174-94-BZ	<p>Gerald J. Caliendo, RA, AIA 99-07 Roosevelt Avenue, Queens Extension of the term of the variance, permitting an automotive sales establishment, which expired on May 6, 2012. Waiver of the Rules. R6 zoning district. Community Board #3Q Project Manager: Henry Segovia (212) 386-0074 Status: Continued Hearing – 1/24/17</p>
6.	371-01-BZ	<p>Greenberg Traurig LLP 104 Charlton Street, Manhattan Amendment of a previously variance to facilitate the transfer of unused development rights from the variance site for incorporation into a new as-of-right development. M1-6 (IHDA) zoning district. Community Board #2M Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Continued Hearing – 12/6/16</p>
7.	172-05-BZ	<p>Rothkrug Rothkrug & Spector, LLP 50 Court Street, Brooklyn Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (<i>Equinox</i>) which expires on February 7, 2016. C5-2A (DB) zoning district. Community Board #2BK Project Manager: Rory Levy (212) 386-0082 Status: Granted – 9/27/16</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
8.	272-15-A	<p>Eric Palatnik, P.C. 35 Derick Court, Staten Island Proposed construction of a commercial building, not fronting a legally mapped street, contrary to General City Law 36. M3-1 zoning district. Community Board #3SI</p> <hr/> <p>Project Manager: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 12/13/16</p>

<i>APPEALS – NEW CASES</i>		
9.	264-15-A thru 268-15-A	<p>Diffendale & Kubec 5, 11, 17, 23 Herbert Street and 14 Holtein Avenue, Staten Island Proposed construction of two family detached residence not fronting on a legally mapped street, contrary to General City Law 36. R3X (SSRD) zoning district Community Board #3SI</p> <hr/> <p>Project Manager: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 12/13/16</p>
10.	2016-4212-A thru 2016-4214-A	<p>Law Office of Steven Simicich 4069, 4073, 4077 Victory Boulevard, Staten Island Proposed construction of a mixed use commercial and residential building not fronting on a legally mapped street, contrary to General City Law 36. C1-2/R3A zoning district. Community Board #2SI</p> <hr/> <p>Project Manager: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 12/6/16</p>

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<i>BZ – DECISIONS</i>		
11.	176-14-BZ	<p>Harold Weinberg 1981 East 9th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a single family home contrary to floor area, open space and lot coverage (ZR 23-141); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R5-OP zoning district. Community Board #15BK</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 9/27/16</p>

<i>BZ – CONTINUED HEARINGS</i>		
12.	4-15-BZ	<p>Sheldon Lobel, P.C. 119 Webster Avenue, Brooklyn Variance (§72-21) to permit the conversion of the existing building at the premises from residential to community facility use. Community Board #14BK</p> <p>Project Manager: Jonathan Kirschenbaum (212) 386-0081</p> <p>Status: Continued Hearing – 12/6/16</p>
13.	28-15-BZ	<p>Law Offices of Marvin B. Mitzner LLC 88 Fulton Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Spa 88</i>) on the first, cellar and sub-cellar floors of the existing building. C6-4 zoning district. Community Board #1M</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 10/14/16</p>
14.	71-15-BZ	<p>548 W 22 Holding LLC 548 West 22nd Street, Manhattan Variance (§72-21) the conversion and enlargement of the existing 4-story building, build around 1920 on a fragile foundation system for manufacturing use and later converted to an art Museum to a 20-story mixed-use building with commercial uses on the ground floor and residential use. M1-5/C6-3/SWCD zoning district. Community Board #4M</p> <p>Project Manager: Ryan Singer</p> <p>Status: Adjourned Hearing – 1/10/17</p>

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<i>BZ – CONTINUED HEARINGS</i>		
15.	94-15-BZ	Issa Khorasanchi 16 Brighton 11th Street, Brooklyn Special Permit (§73-36) to allow the construction of LA Fitness (<i>UFC Gym</i>) on the first floor of this commercial building. C8-1 zoning district. Community Board #13BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 12/6/16
16.	126-15-BZ	Sheldon Lobel, P.C. 1782 East 27th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single family home. R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 12/13/16
17.	137-15-BZ	Law Office of Jay Goldstein 74-10 88th Street, Queens Variance (72-21) change of use and enlargement from existing Use Group 9 trade school to use Group 3 religious school (<i>Yeshiva Godolah Seminary</i>) with additional classrooms and dormitories. M1-1 zoning district. Community Board #5Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 12/13/16
18.	236-15-BZ	Sheldon Lobel, P.C. 1677 George Street, Queens Variance (§72-21) to permit the development of a two-story and cellar commercial building contrary to minimum front yard requirements. M1-4D zoning district. Community Board #5Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 9/27/16

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<i>BZ – CONTINUED HEARINGS</i>		
19.	269-15-BZ	<p>Law Office of Lyra J. Altman 2076 Ocean Parkway, Brooklyn Special Permit (§73-622) for the conversion and enlargement of an existing two-family home to a single family residence. R5 (OP) zoning district. Community Board #15BK Project Manager: Henry Segovia (212) 386-0074 Status: Continued Hearing – 12/6/16</p>
20.	277-15-BZ	<p>Law Office of Jay Goldstein 2621-2623 Avenue R, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to (ZR 23-141B). R2 zoning district. Community Board #15BK Project Manager: Ryan Singer Status: Continued Hearing – 12/13/16</p>
21.	2016-1216-BZ	<p>Sheldon Lobel, P.C. 1128 36th Street, Brooklyn Special Permit (§73-19) to allow for a Use Group 3 school (<i>Yeshiva Ohr Yoseph</i>) on the basement to third floors of a new six-story building and Special Permit (§73-44) to permit a reduction in the number of accessory off-street parking spaces required pursuant to ZR 44-21 for commercial office use (UG 6B) on the fourth to sixth floors. M1-2 zoning district. Community Board #12BK Project Manager: Tracie Behnke (212) 386-0086 Status: Continued Hearing – 12/13/16</p>

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1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	22-15-BZ	<p>Simons & Wright LLC 219 26th Street, Brooklyn Variance (72-21) to proposed to construct a residential building on a small lot at premises, located in an M1-1D zoning district, contrary to (Section 42-00) not permitted as of right. Community Board #7BK Project Manager: Tracie Behnke (212) 386-0086 Status: Continued Hearing – 1/10/17</p>
2.	2016-1221-BZ	<p>Jay Goldstein, Esq. 269 West 23rd Street, Manhattan Special Permit (§73-36) to permit a physical culture establishment (<i>Row House</i>) on the second floor of an existing commercial building. C2-7A zoning district. Community Board #4M Project Manager: Rory Levy (212) 386-0082 Status: Continued Hearing – 1/10/17</p>
3.	2016-4151-BZ	<p>Eric Palatnik, P.C. 1814 East 28th 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). R3-2 zoning district. Community Board #15BK Project Manager: Henry Segovia (212) 386-0074 Status: Continued Hearing – 11/1/16</p>
4.	2016-4172-BZ	<p>Jay Goldstein, Esq. 555 West 59th Street (543-555 & 559 W 59th Street; 236-254 W 60th Street), Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>EVF Performance</i>) on a portion of the cellar and first floor. C6-2/C4-7 zoning district. Community Board #7M Project Manager: Rory Levy (212) 386-0082 Status: Granted – 9/27/16</p>

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<i>BZ – NEW CASES</i>		
5.	2016-4225-BZ	William J. Friedman, Esq. 511 Beach 133rd Street, Queens Special Permit (§64-A71) to permit the vertical elevation or reconstruction of up to two dwelling units on such zoning lot that contained two or more dwelling units on October 28, 2012, and does not have a certificate of occupancy, or other lawful documentation. R2 zoning district. Community Board #14Q
		Project Manager: Ryan Singer
		Status: Granted – 9/27/16

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