

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 28, 2015  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>1203-65-BZ</b>	<p>Warshaw Burstein, LLP <b>1929 Bruckner Boulevard, Bronx</b> Amendment of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B) with accessory used. The amendment seeks to permit the conversion of existing services bays to an accessory convenient store. C2-2/R5 zoning district. <b>Community Board #9BX</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <hr/> <p><b>Status: Granted – 4/28/15</b></p>

<b><i>SOC – NEW CASES</i></b>		
<b>2.</b>	<b>584-55-BZ</b>	<p>Nasir J. Khanzada, PE <b>699 Morris Avenue, Bronx</b> Amendment (§11-412) of a previously approved variance which permitted the alteration of an existing Automotive Service Station (UG 16B). The amendment seeks to permit the conversion of the accessory auto repair shop to a convenience store and alter the existing building. C2-4/R7-2 zoning district. <b>Community Board #2BX</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <hr/> <p><b>Status: Continued Hearing – 6/16/15</b></p>
<b>3.</b>	<b>619-73-BZ</b>	<p>Sheldon Lobel, P.C. <b>2940 Cropsy Avenue, Brooklyn</b> Re-instatement of a variance (§72-21) which permitted the operation of an eating and drinking establishment (UG 6) with an accessory drive thru which expired on February 26, 2004; Amendment to permit the redevelopment of the site; Waiver of the Rules. R4 zoning district. <b>Community Board #13BK</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <hr/> <p><b>Status: Continued Hearing – 6/2/15</b></p>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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<b><i>APPEALS – DECISIONS</i></b>		
<b>4.</b>	<b>218-14-A</b>	<p>Paul F. Bonfilio, R.A. <b>46-03 88th Street, 45th Avenue Queens</b> Proposed construction of a four-story residential building for eleven units within the bed of 45th Avenue at its intersection within a bed of unmapped street, contrary to GCL 35. R5 zoning district. <b>Community Board #4Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Granted – 4/28/15</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>128-14-A</b>	<p>Bryan Cave LLP <b>47 East 3rd Street, Manhattan</b> Appeal challenging DOB determination that the proposed off-street loading berth is not accessory to a medical office. C2-5/R7A zoning district. <b>Community Board #3M</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Closed, Decision – 5/12/15</b></p>
<b>6.</b>	<b>180-14-A</b>	<p>Fried Frank Harris Shriver and Jacobson LLP <b>332 West 44th Street, Manhattan</b> Appeal challenging the Department of Building's determination that the subject façade treatment located on the north wall is an impermissible accessory sign as defined under the ZR Section 12-10. C6-2SCD zoning district. <b>Community Board #4M</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Closed, Decision – 6/16/15</b></p>
<b>7.</b>	<b>315-14-A</b>	<p>Mitchel A. Korbey, Esq. <b>485 Seventh Avenue, Manhattan</b> MDL (Multiple Dwelling Law (section 310(2)(a) for waivers to permit the conversion of and small addition to the building. M1-6 Special Garment Center District. <b>Community Board #5M</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Granted – 4/28/15</b></p>

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<b><i>BZ – DECISIONS</i></b>		
<b>8.</b>	<b>147-14-BZ</b>	<p>Law Office of Lyra J. Altman <b>4167 Ocean Avenue, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area ZR 23-141; and less than the required rear yard ZR 23-47. R3-1 zoning district. <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Granted – 4/28/15</b></p>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>153-11-BZ</b>	<p>Eric Palatnik, P.C. <b>27-11 30th Avenue, Queens</b> Re-instatement (§§11-411 &amp; 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. <b>Community Board #4Q</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Adjourned, Continued Hearing – 6/23/15</b></p>
<b>10.</b>	<b>309-13-BZ</b>	<p>Law Office of Lyra J. Altman <b>965 East 24th Street, Brooklyn</b> Special Permit (73-622) for the enlargement of an existing single family home, contrary to floor area and open space (23-141); side yards (23-461) and less than the required rear yard (23-47). R2 zoning district. <b>Community Board #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Closed, Decision – 5/19/15</b></p>
<b>11.</b>	<b>8-14-BZ</b>	<p>Law Office of Lyra J. Altman <b>1824 East 22nd Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (23-141); side yards requirements (§23-461) and less than the rear yard requirement (23-47). R3-2 zoning district. <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Off-Calendar</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>12.</b>	<b>41-14-BZ</b>	<p>Law Office of Jay Goldstein <b>21-37 Waverly Avenue aka 56-58 Washington Avenue, Brooklyn</b> Special Permit (§73-19) to legalize an existing school/yeshiva (UG 3). M1-2 zoning district. <b>Community Board #2BK</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Continued Hearing – 6/16/15</b></p>
<b>13.</b>	<b>59-14-BZ</b>	<p>Caroline G. Harris <b>114-122 Jackson Street, Brooklyn</b> Variance (§72-21) to permit the construction of a four-story plus penthouse community facility (UG 4), contrary to height and setback, lot coverage, floor area, and street wall location requirements. R6B zoning district <b>Community Board #1BK</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Continued Hearing – 7/28/15</b></p>
<b>14.</b>	<b>64-14-BZ</b>	<p>Law Office of Lyra J. Altman <b>1320 East 23rd Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. <b>Community Board #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 5/19/15</b></p>
<b>15.</b>	<b>148-14-BZ</b>	<p>Sheldon Lobel, P.C. <b>11 Avenue A, Manhattan</b> Variance (§72-21) to permit multi-family residential use at the premises. R8A/C2-5 zoning districts. <b>Community Board #3M</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Continued Hearing – 6/16/15</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

REGULAR MEETING

TUESDAY MORNING, APRIL 28, 2015

10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
16.	186-14-BZ	Law Office of Lyra J. Altman <b>51-63 Bond Street aka 252-270 Schermerhorn Street, Brooklyn</b> Variance (§72-21) to permit the construction of a new hotel building with ground floor retail contrary to allowable commercial floor area (ZR 33-122). C6-1/R6B zoning district in the Downtown Brooklyn Special District. <b>Community Board #2BK</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Closed, Decision – 5/19/15</b>
17.	238-14-BZ	Kramer Levin Naftalis & Frankel, LLP <b>98-100 Franklin Street, Manhattan</b> 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. <b>Community Board #1M</b>
		<b>Examiner: Joshua Saal (212) 386-0081</b>
		<b>Status: Continued Hearing – 6/16/15</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 28, 2015

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>237-14-BZ</b>	Jeffrey A. Chester/GSHLLP <b>162-01 Jamaica Avenue, Queens</b> Special Permit (§73-36) to allow for the operation of a physical culture establishment ( <i>Lucille Roberts</i> ). C6-3 zoning district. <b>Community Board #12Q</b> <b>Examiner: Rory Levy (212) 386-0082</b> <b>Status: Continued Hearing – 6/23/15</b>
<b>2.</b>	<b>284-14-BZ</b>	Jay Goldstein, Esq. <b>267 Pacific Street, Brooklyn</b> Special Permit (§73-36) to allow for the operation of a physical culture establishment ( <i>The Bar Method</i> ) on the first floor of the existing building. R6-2 with a C2-4 Overlay zoning district. <b>Community Board #2BK</b> <b>Examiner: Rory Levy (212) 386-0082</b> <b>Status: Closed, Decision – 5/12/15</b>
<b>3.</b>	<b>1-15-BZ</b>	Law Office of Fredrick A. Becker <b>150 West 85th Street, Manhattan</b> Variance (§72-21) proposed enlargement of an existing school structure to be used by the Manhattan Country School contrary to height and setback, floor area, and permitted obstruction in rear yard regulations. R8B zoning district. <b>Community Board #7M</b> <b>Examiner: Joshua Saal (212) 386-0081</b> <b>Status: Continued Hearing – 6/2/15</b>

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