

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 16, 2015

10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|------------------|---|
| 1. | 619-73-BZ | Sheldon Lobel, P.C. 2940 CROPSY AVENUE, BROOKLYN 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. Community Board #13BK |
| | | Examiner: Carlo Costanza (212) 386-0068 |
| | | Status: Granted – 6/16/15 |

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|------------------|---|
| 2. | 584-55-BZ | Nasir J. Khanzada, PE 699 MORRIS AVENUE, BRONX 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. Community Board #2BX |
| | | Examiner: Carlo Costanza (212) 386-0068 |
| | | Status: Continued Hearing – 7/21/15 |

*****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 16, 2015
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|------------------|---|
| 3. | 705-81-BZ | Rothkrug Rothkrug & Spector LLP 1433 York Avenue, Manhattan Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a physical culture establishment which expired on May 10, 2013; Extension of Time to obtain a Certificate of Occupancy; Waiver of the Rules. R10 zoning district. Community Board #8M Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 7/28/15 |
| 4. | 169-91-BZ | Kramer Levin Naftalis & Frankel LLP 404 Lafayette Street aka 708 Broadway, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a physical culture establishment which expired on May 18, 2013; Amendment to reflect a change in the operator and to permit a new interior layout; Waiver of the Rules. M1-5B zoning district. Community Board #2M Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 7/21/15 |

| <i>APPEALS – DECISIONS</i> | | |
|-----------------------------------|-----------------|---|
| 5. | 180-14-A | Fried Frank Harris Shriver and Jacobson LLP 332 West 44th Street, Manhattan 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. Community Board #4M Examiner: Toni Matias (212) 386-0085 Status: Denied – 6/16/15 |

*****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 16, 2015
10:00 A.M.

| <i>APPEALS – DECISIONS</i> | | |
|-----------------------------------|------------------------------|---|
| 6. | 230-14-A | <p>Rothkrug Rothkrug & Spector LLP 20 Pelton Avenue, Staten Island Proposed construction of a one-family residence located partially within the bed of a mapped street pursuant to Section 35 of the General City Law and waiver of bulk regulations under ZR Section 72-01(g). R3x zoning district. Community Board #1SI</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Granted – 6/16/15</p> |
| 7. | 7-15-BZY & 8-15-A | <p>Duval & Stackenfeld 180 Orchard Street, Manhattan BZY Minor Development (§11-332) to extend the time of construction for a minor development for a period of six months; Determination of common law vested rights. Building permit was obtained in 2005 and development was vested at date of Lower East Side rezoning in 2008. C4-4A zoning district. Community Board #3M</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Granted – 6/16/15</p> |

| <i>APPEAL – NEW CASES</i> | | |
|----------------------------------|----------------|--|
| 8. | 37-15-A | <p>Jeffrey Geary 2020 Demerest Road, Queens Proposed construction of building within the bed of a mapped street contrary to Section 35 Article 3 of the General City Law. R3-2 zoning district. Community Board #14Q</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Closed, Decision – 7/21/15</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 16, 2015
10:00 A.M.

| <i>BZ – DECISIONS</i> | | |
|------------------------------|------------------|---|
| 9. | 301-13-BZ | <p>Eric Palatnik, P.C. 1502 Avenue N, Brooklyn Variance (72-21) to add three floors to an existing one story and basement UG 4 synagogue for a religious-based college and post graduate (UG 3) with 10 dormitory rooms, contrary to sections 24-11, 24-521, 24-52, 24-34(a),24-06. R5B zoning district. Community Board #14BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 6/16/15</p> |
| 10. | 248-14-BZ | <p>Slater & Beckerman, P.C. 1565 Forest Avenue, Staten Island Special Permit (§73-36) to allow the operation of a new physical culture establishment (<i>LA Fitness</i>) in the existing building. C4-1 zoning district. Community Board #1SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 6/16/15</p> |
| 11. | 30-12-BZ | <p>Board of Standards and Appeals 142-41 Roosevelt Avenue, Queens Remand Back to Board of Standards and Appeals; seeks a judgment vacating the resolution issued on January 15, 2013 and filed on January 17, 2013. R6-/C2-2 zoning district. Community Board #7Q</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Adjourned, Continued Hearing – 9/22/15</p> |
| 12. | 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: Adjourned, 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.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 16, 2015
10:00 A.M.

| <i>BZ – DECISIONS</i> | | |
|------------------------------|-----------|---|
| 13. | 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: Continued Hearing – 9/22/15</p> |
| 14. | 148-14-BZ | <p>Sheldon Lobel, P.C. 11 Avenue A, Manhattan Variance (§72-21) to permit multi-family residential use at the premises. R8A/C2-5 zoning districts. Community Board #3M</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Adjourned, Continued Hearing – 7/14/15</p> |
| 15. | 173-14-BZ | <p>Sheldon Lobel, P.C. 20 East 38th Street aka 244 Madison Avenue, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Evolution Muay Thai Camp</i>) in the cellar of an existing 16- story mixed-used residential and commercial building, located within an C5-2 zoning district. Community Board #5M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Adjourned, Continued Hearing – 8/18/15</p> |
| 16. | 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: Closed, Decision – 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 AFTERNOON, JUNE 16, 2015

1:00 P.M.

| <i>BZ – NEW CASES</i> | | |
|------------------------------|------------------|--|
| 1. | 243-14-BZ | <p>Eric Palatnik, PC 1660 Richmond Avenue, Staten Island Special Permit (§73-243) to permit the legalization and continued use of an existing eating and drinking establishment (UG 6) with an accessory drive-through. C1-2/R3X zoning district. Community Board #2SI</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Continued Hearing – 8/18/15</p> |
| 2. | 244-14-BZ | <p>Eric Palatnik, PC 22 West 32nd Street, Manhattan Special Permit (§73-36) to operate a physical culture establishment (<i>K-Town Sauna</i>) within an existing building. C6-4 zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Closed, Decision – 6/23/15</p> |
| 3. | 314-14-BZ | <p>Sheldon Lobel, P.C. 1604 Williamsbridge Road, Bronx Special Permit (§73-125) to permit construction of an UG4 health care facility that exceed the maximum permitted floor area of 1,500 sf. R4A zoning district. Community Board #11BX</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Continued Hearing – 8/18/15</p> |
| 4. | 2-15-BZ | <p>Jay Goldstein, Esq. 31 West 19th Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>The Fhitting Room</i>) in the portions of the cellar and first floor of the premises. C6-4A zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">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.
