

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 20, 2015
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	826-86-BZ thru 828-86-BZ	<p>Eric Palatnik, P.C. 269-10 & 270-10 Grand Central Parkway, Queens Extension of Term of Special Permit (§73-11) permitting non-accessory radio towers and transmitting equipment on the roof of an existing thirty-three story building which expired on January 26, 2015. R3-2 zoning district. Community Board #13Q Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 12/8/15</p>
2.	301-03-BZ	<p>Law Office of Lyra J. Altman 1103 East 22nd Street, Brooklyn Extension of Time to Complete Construction and Waiver of the rules for a single family home enlargement under 73-622 approved on January 13, 2004. R2 Zoning district. Community Board #14BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 11/24/15</p>

<i>SOC – NEW CASES</i>		
3.	333-78-BZ	<p>Greenberg Traurig, LLP 136-138 West 24th Street, Manhattan Amendment (72-21) to reopen and amend the captioned variance to permit the transfer of unused development rights for the premises for use in a commercial development, located within an M1-6 zoning district. Community Board #4M Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/8/15</p>
4.	585-91-BZ	<p>Paul F. Bonfilio Architect, PC 222-44 Braddock Avenue, Queens Extension of Term (§11 411) a previously approved variance which permitted the operation of an automotive service station (UG 16B), which expired on March 30, 2013; Waiver of the Rules. C1-3/R4 zoning district. Community Board #13Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/15/15</p>

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<i>SOC – NEW CASES</i>		
5.	129-97-BZ	<p>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</p> <p>Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/1/15</p>
6.	369-03-BZ	<p>Law Office of Fredrick A. Becker, Esq. 99-01 Queens Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) allowing the operation of a physical culture establishment/ health club which expires April 19, 2015. C1-2/R7-1 zoning district. Community Board #6Q</p> <p>Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/1/15</p>
7.	186-08-BZ	<p>Petrus fortune, P.E. 3065 Atlantic Avenue, Brooklyn Extension of Time to Complete Construction of a previously approved Special Permit (§73-19) permitting the legalization and enlargement of a school (<i>Followers of Jesus Mennonite Church & School</i>) in a former manufacturing building, contrary to ZR §42-10, which expired on June 8, 2014; Waiver of the Rules. M1-1 zoning district. Community Board #5BK</p> <p>Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 11/17/15</p>
8.	88-10-BZ	<p>Dennis D. Dell Angelo 1327 East 21st Street, Brooklyn Amendment of a previously approved Special Permit (§73-622) permitting the enlargement of an existing single family residence. The amendment seeks to reduce the floor area and coverage while adding a roof deck and the exterior design; Extension of Time to complete construction which expired on August 24, 2014. R-2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 386-0074 Status: Granted – 10/21/15</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
9.	65-15-BZ & 66-15-A	<p>Akerman, LLP 361 Central Park West, Manhattan Variance (§72-21) to permit the conversion of an existing landmarked vacant church building into a 39 unit residential building. Companion case: 66-15-A for an Appeal pursuant to MDL 310 of MDL 30.2. R10A zoning district. Community Board #7M Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 12/1/15</p>

<i>APPEAL – NEW CASES</i>		
10.	35-15-A	<p>Herrick Feinstein, LLP 2001 Bartow Avenue, Bronx An administrative appeal challenging the Department of Buildings' final determination dated January 26, 2015, to permit the installation of 54 individual signs at the subject property. C7 zoning district. Community Board #10BX Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 12/8/15</p>
11.	135-15-A	<p>Rothkrug Rothkrug & Spector LLP 50 Oak Point Avenue, Bronx Proposed construction of a building not fronting on a legally mapped street contrary to Section 36 Article 3 of the General City Law. M3-1 zoning district. Community Board #2BX Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 12/1/15</p>

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<i>BZ – DECISIONS</i>		
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 style="margin-left: 20px;">Examiner: Rory Levy (212) 386-0082</p> <p style="margin-left: 20px;">Status: Deferred Decision – 12/15/15</p>

<i>BZ – CONTINUED HEARINGS</i>		
13.	322-13-BZ	<p>Sheldon Lobel, P.C. 42-01 Main Street, Queens Re-instatement (§11-411) of a previously approved variance which permitted accessory parking on the zoning lot for the use Group 6 commercial building, which expired on September 23, 1990; Waiver of the Rules. R6/C1-2 and R6 zoning district. Community Board #7Q</p> <p style="margin-left: 20px;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="margin-left: 20px;">Status: Continued Hearing – 12/15/15</p>
14.	30-14-BZ	<p>Jay Goldstein, Esq. 6101 16th Avenue aka 1602 61st Street aka 1601 62nd Street, Brooklyn Variance (§72-21) proposed enlargement to an existing school (<i>Yeshiva Bais Sorah</i>) (Use Group 3) is contrary to §§42-00 & 43-43. M1-1 zoning district. Community Board #11BK</p> <p style="margin-left: 20px;">Examiner: Rory Levy (212) 386-0082</p> <p style="margin-left: 20px;">Status: Continued Hearing – 12/15/15</p>
15.	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="margin-left: 20px;">Examiner: Rory Levy (212) 386-0082</p> <p style="margin-left: 20px;">Status: Adjourned, Continued Hearing – 1/21/16</p>

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<i>BZ – CONTINUED HEARINGS</i>		
16.	148-14-BZ	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 Examiner: Joshua Saal (212) 386-0081 Status: Closed, Decision – 11/24/15
17.	202-14-BZ	Law Office of Lyra J. Altman 2268 West 1st Street, Brooklyn Special Permit (§73-622) for the enlargement and existing two family home to be converted to a single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R4 (OP) zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 10/20/15
18.	239-14-BZ	Eric Palatnik, P.C. 8008 Harber View Terrace, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area (ZR 23-141) and side yards (ZR 23-461). R- 2 Special Bay Ridge zoning district. Community Board #10BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 10/20/15
19.	314-14-BZ	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 Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 12/1/15

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<i>BZ – CONTINUED HEARINGS</i>		
20.	2-15-BZ	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
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 10/20/15

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 20, 2015

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	129-14-BZ	<p>Sheldon Lobel, P.C. 2137 East 12th Street, Brooklyn Special Permit (§73-622) as amended, to permit the enlargement of a single-family detached residence, contrary to floor area, side yard, and rear yard regulations. R5 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 11/24/15</p>
2.	261-14-BZ	<p>Law Office of Lyra J. Altman 944 East 23rd Street Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space ZR 23-141 and less than the required rear yard ZR 23-47. R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 11/24/15</p>
3.	322-14-BZ	<p>Eric Palatnik, P.C. 82 Coleridge Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-141); R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 12/1/15</p>
4.	44-15-BZ	<p>Akerman, LLP 145 Central Park North, Manhattan Variance (§72-21) to permit the construction of a conforming fourteen-story, (UG 2) residential building containing 24 dwelling units contrary to the maximum building height and front setback requirements (§23-633 and rear setback requirements (§23-633(b)). R8 zoning district. Community Board #10M Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 12/8/15</p>

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