

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, JUNE 14, 2016  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>173-04-BZ</b>	<p>Eric Palatnik, P.C. <b>5 West 37<sup>th</sup> Street, aka 5-9 West 37<sup>th</sup> Street, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>NY Health Spa</i>) use in the cellar of an existing twelve-story building which expired on November 23, 2014; Waiver of the Rules. M1-6 zoning district. <b>Community Board #5M</b> <b>Examiner: Rory Levy (212) 386-0082</b> <b>Status: Granted – 6/14/16</b></p>
<b>2.</b>	<b>202-05-BZ</b>	<p>Eric Palatnik, P.C. <b>11-11 131<sup>st</sup> Street, Queens</b> Amendment to reflect the conditions approved pursuant to BSA Cal 298-13-BZ; to legalize modifications to interior spaces; and to extend the term of a special permit granted pursuant to ZR 73-36. M1-1 zoning district. <b>Community Board #1Q</b> <b>Examiner: Rory Levy (212) 386-0082</b> <b>Status: Granted – 6/14/16</b></p>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>3.</b>	<b>636-54-BZ</b>	<p>Akerman, LLP <b>9612 Seaview Avenue, Brooklyn</b> Extension of Term and Waiver (11-411) to extend the term of the previously granted variance allowing the operation an automotive service station expiring October 16, 2011. C1-3 zoning district. <b>Community Board #18BK</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Adjourned, Continued Hearing – 6/28/16</b></p>

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

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
4.	<b>202-62-BZ</b>	<p>Warshaw Burstein, LLP  <b>950 Allerton Avenue, Bronx</b>                      Extension of Term and Waiver (§11-411) to extend the term and a Waiver of a previously granted variance for an automotive service station, which expired on April 3, 2011; Waiver of the Rules. C2-2/R4-1 zoning district.  <b>Community Board #11BX</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Continued Hearing – 7/19/16</b></p>
5.	<b>327-88-BZ</b>	<p>Eric Palatnik, P.C.  <b>136-28 39<sup>th</sup> Avenue, aka 136-27-136-35 Roosevelt Avenue, Queens</b>                      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.  <b>Community Board #7Q</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Adjourned, Continued Hearing – 8/16/16</b></p>
6.	<b>4-98-BZ</b>	<p>Eric Palatnik, P.C.  <b>127-04 Guy Brewer Boulevard, Queens</b>                      Amendment of a previously approved variance (72-21) which permitted the operation of a drug store (UG 6) contrary to uses regulations. The amendment seeks to eliminate the term of the variance and reflect non-compliance with respect to bulk. C1-3/R3X zoning district.  <b>Community Board #12Q</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Continued Hearing – 8/16/16</b></p>

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<b><i>SOC – NEW CASES</i></b>		
<b>7.</b>	<b>114-02-BZ</b>	<p>David L. Businelli, R.A. <b>2493 Richmond Road, Staten Island</b> Extension of Term of a previously approved Variance (72-21) which permitted the development of two-story building with retail on the first floor and offices on the second floor with accessory parking which expired on May 20, 2013; Waiver of the Rules. R2 zoning district. <b>Community Board #1SI</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 9/13/16</b></p>
<b>8.</b>	<b>220-04-BZ</b>	<p>Sheldon Lobel, P.C. <b>500 Driggs Avenue, Brooklyn</b> Extension of Term of a previously approved Special Permit (§73-36) which permitted a physical culture establishment, to occupy a portion of the second floor, of an existing six story building, which expired on January 1, 2015; Waiver of the Rules. M1-2/R6A zoning district <b>Community Board #1BK</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Closed, Decision – 8/2/16</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>244-15-A</b>	<p>Greenberg Traurig <b>677 Fifth Avenue, Manhattan</b> Appeal challenging NYC Department of Building's determination that a video display wall with in a new store, is a sign as per the definition of sign as provided in ZR Section 12-10 of the Zoning Resolution. C5-3 (Midtown-5th Avenue Sub district). <b>Community Board #5M</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Closed, Decision – 8/2/16</b></p>

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<b><i>APPEAL – NEW CASES</i></b>		
<b>10.</b>	<b>260-15-A &amp; 261-15-A</b>	<p>Eric Palatnik, P.C. <b>122 &amp; 130 Bard Avenue, Staten Island</b> GCL36 to permit two, two family homes that do not have frontage on a legally mapped street, contrary to Article 3, Section 36 of the NYS General City Law. RA3X zoning district. <b>Community Board #1SI</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Continued Hearing – 8/16/16</b></p>

<b><i>BZ – DECISIONS</i></b>		
<b>11.</b>	<b>30-12-BZ</b>	<p>Board of Standards and Appeals <b>142-41 Roosevelt Avenue, Queens</b> Remanded 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. <b>Community Board #7Q</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Granted – 6/14/16</b></p>
<b>12.</b>	<b>44-15-BZ</b>	<p>Akerman, LLP <b>145 Central Park North, Manhattan</b> 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. <b>Community Board #10M</b></p> <p><b>Examiner: Tracie Behnke (212) 386-0086</b></p> <p><b>Status: Closed, Decision – 9/13/16</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
13.	188-13-BZ	Rothkrug Rothkrug & Spector <b>20 Dea Court, Staten Island</b> Special Permit (§73-125) to permit an ambulatory diagnostic or treatment health care facility. R3-1 zoning district. <b>Community Board #2SI</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Withdrawn – 6/14/16</b>
14.	322-13-BZ	Sheldon Lobel, P.C. <b>42-01 Main Street, Queens</b> 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. <b>Community Board #7Q</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Continued Hearing – 9/13/16</b>
15.	24-14-BZ	Gerald J. Caliendo, Architect, PC <b>106-02 Sutter Avenue, Queens</b> 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. <b>Community Board #10Q</b> <b>Examiner: Henry Segovia (212) 386-0081</b> <b>Status: Granted – 6/14/16</b>
16.	181-14-BZ	Sheldon Lobel, P.C. <b>670 92<sup>nd</sup> Street Brooklyn</b> Variance (§72-21) to permit the construction of an educational and cultural facility be located on the premises. R4B zoning district. <b>Community Board #10BK</b> <b>Examiner: Jonathan Kirschenbaum (212) 386-0081</b> <b>Status: Continued Hearing – 9/20/16</b>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
17.	<b>240-14-BZ</b>	<p>Gregory J. Tarone, Esq. <b>1620 Shore Boulevard, Brooklyn</b> Special Permit (§73-622) for the enlargement of a single family home contrary to floor area, open space and lot coverage (ZR 23-141(b)); side yard requirement (ZR 23-461); and perimeter wall height (ZR 23-361(b)). R3-1 zoning district. <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0081</b></p> <p><b>Status: Adjourned, Continued Hearing – 6/28/16</b></p>
18.	<b>333-14-BZ</b>	<p>Law Office of Lyra J. Altman <b>2323 East 5<sup>th</sup> Street, Brooklyn</b> 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); side yard requirements (ZR 23-461 &amp; ZR 23-48) and less than the minimum rear yard (ZR 23-47). R4 (OP) zoning district. <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0081</b></p> <p><b>Status: Adjourned, Continued Hearing – 6/21/16</b></p>
19.	<b>34-15-BZ</b>	<p>Eric Palatnik, P.C. <b>2316 Ocean Parkway, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing two story single family residence contrary to floor area (ZR 23-141); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R4 zoning district. <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0081</b></p> <p><b>Status: Adjourned, Continued Hearing – 6/28/16</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 14, 2016

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>139-15-BZ</b>	<p>Eric Palatnik, P.C.  <b>10-24 154<sup>th</sup> Street, Queens</b>                      Special Permit (73-36) to allow the operation of a physical culture establishment (<i>Life Health Fitness</i>) in the cellar within a two-story building with a C2-2 commercial overlay. R3-1/C2-2 zoning district.  <b>Community Board #7Q</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 6/28/16</b></p>
<b>2.</b>	<b>204-15-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>98-100 10<sup>th</sup> Avenue, aka 450 West 17<sup>th</sup> Street, Manhattan</b>                      Special Permit 73-36: to allow a (<i>SoulCycle</i>) physical culture establishment within portion of an existing twenty-four story mixed use building in a C6-3 (WCH) zoning district.  <b>Community Board #4M</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 7/19/16</b></p>

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