

**NYC Board of Standards and Appeals**

**December 15, 2015**

**Special Order Calendar**

**10:00 A.M.**

<b><i>Decisions</i></b>		
1.	<b>1059-84-BZ</b> <u>11/17/2015 closed</u>	Troutman Sanders, LLP <b>943/61 Kings Highway aka 2032 Coney Island Avenue, Brooklyn</b> Extension of term of a Special Permit for the operation of a physical culture establishment (24 Hour Fitness) which expired on May 7, 2015; Amendment to reflect a change in ownership. C4-2 & C8-2 (OP) zoning district. <b>Community Board #15BK</b>  <i>Costanza</i>
2.	<b>427-05-BZ</b> <u>10/16/2015 closed</u>	Eric Palatnik, P.C. <b>133-47 39th Avenue, Queens</b> Extension of Time to Complete Construction (§73-11) to seek an extension of time to complete construction which expired May 10, 2015. C4-2 zoning district. <b>Community Board #7Q</b>  <i>Costanza</i>

<b><i>Continued Hearings</i></b>		
3.	<b>364-87-BZ</b> <u>11/17/2015</u>	Sheldon Lobel, P.C. <b>1710-1720 Flatbush Avenue, Brooklyn</b> Extension of Term (§11-411) of a previously granted variance permitting an automotive repair facility which expired on March 22, 2013; Waiver of the Rules. C2-2/R5 zoning district. <b>Community Board #18BK</b>  <i>Costanza</i>
4.	<b>585-91-BZ</b> <u>10/20/2015</u>	Paul F. Bonfilio Architect, PC <b>222-44 Braddock Avenue, Queens</b> 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. <b>Community Board #13Q</b>  <i>Costanza</i>
5.	<b>301-03-BZ</b> <u>7/28/2015</u> <u>8/25/2015</u> <u>10/20/2015</u> <u>11/24/2015</u>	Law Office of Lyra J. Altman <b>1103 East 22nd Street, Brooklyn</b> 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. <b>Community Board #14BK</b>  <i>Segovia</i>
6.	<b>16-12-BZ</b> <u>10/27/2015</u>	Eric Palatnik, P.C. <b>184 Nostrand Avenue, Brooklyn</b> Amendment of a previously approved Special Permit (§73-19) permitting a school ( <i>Congregation Adas Yereim</i> ) contrary to use regulations (§42-00). The amendment seeks changes to the interior, an increase in the height of the building. M1-2 zoning district. <b>Community Board #3BK</b>  <i>Costanza</i>

**New Cases**

7.	<b>10/11-11-BZ</b>	<p>Phillip L. Rampulla  <b>115 &amp; 121 Finley Avenue, Staten Island</b>            Extension of Time to Complete Construction and Amendment (72-21)            Extension of time to complete construction for two one family detached residence in which the front and rear yards were modified Amendment to revise the first floor elevation, located within an R3-1 zoning district.  <b>Community Board #2SI</b></p> <p align="right"><i>Segovia</i></p>
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**Appeals Calendar**

**Continued Hearings**

8.	<b>300-08-A</b> <u>8/19/2014</u> <u>9/23/2014</u> <u>11/18/2014</u> <u>12/16/2014</u> <u>2/10/2015</u> <u>3/24/2015</u> <u>5/29/2015</u> <u>8/25/2015</u> <u>10/16/2015</u>	<p>Law office of Marvin B. Mitzner LLC  <b>39-35 27th Street, Queens</b>            Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district.  <b>Community Board #1Q</b></p> <p align="right"><i>Matias</i></p>
9.	<b>163-14-A</b> <b>thru</b> <b>165-14-A</b> <u>10/21/2014</u> <u>11/25/2014</u> <u>1/30/2015</u> <u>3/10/2015</u> <u>4/14/2015</u> <u>6/23/2015</u> <u>8/25/2015</u> <u>10/27/2015</u>	<p>Ponte Equities  <b>502, 504, 506 Canal Street, Manhattan</b>            Appeal seeking waiver of Section G304.1.2 of the NYC Building Code to permit a conversion of a historic structure from commercial to residential in a flood hazard area. C6-2A zoning district.  <b>Community Board #1M</b></p> <p align="right"><i>Matias</i></p>
10.	<b>12-15-A/13-15-A</b> <u>10/27/2015</u>	<p>Prospect Place Development, LLC  <b>53 &amp; 57 Prospect Place, Staten Island</b>            Proposed construction of one family detached dwelling does not front on a legally mapped street contrary to Section 36, of the General City Law. R3X zoning district.  <b>Community Board #3SI</b></p> <p align="right"><i>Matias</i></p>

**New Cases**

11.	<b>182-06-A</b> <b>thru</b> <b>211-06-A</b>	<p>Law Office of Lyra J. Altman  <b>Beach 5th Street, Queens</b>            Extension of time to complete construction and obtain a Certificate of Occupancy for a previously granted Common Law Vesting which expires on November 15, 2015. R4A zoning district.  <b>Community Board #14Q</b></p> <p align="right"><i>Matias</i></p>
12.	<b>136-15-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>521 Durant Avenue, Staten Island</b>            Proposed construction of a building not fronting on a legally mapped street contrary to Section 36 Article 3 of the General City Law.  <b>Community Board #3SI</b></p> <p align="right"><i>Matias</i></p>

## Zoning Calendar

<b>Decisions</b>		
13.	<p><b>31-14-BZ</b>  <u>10/28/2014</u>  <u>1/6/2015</u>  <u>3/3/2015 Adj.</u>  <u>4/14/2015</u>  <u>6/16/2015 Adj.</u>  <u>7/28/2015 Closed</u>  <u>10/20/2015 def.dec.</u></p>	<p>Moshe M. Friedman, P.E.  <b>165 Spencer Street, Brooklyn</b>  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.  <b>Community Board #3BK</b></p> <p style="text-align: right;"><i>Levy</i></p>
14.	<p><b>35-14-BZ</b>  <u>11/17/2015</u></p>	<p>Gerald J. Caliendo, RA, AIA.  <b>40-06 Astoria Boulevard, Queens</b>  Special Permit (§73-36) to permit the operation a physical culture (<i>CKO Kickboxing</i>) within the existing building. C4-2A zoning district.  <b>Community Board #1Q</b></p> <p style="text-align: right;"><i>Levy</i></p>
15.	<p><b>51-14-BZ</b>  <u>3/24/2015</u>  <u>5/12/2015 Off Cal</u>  <u>11/24/2015 Closed</u></p>	<p>Lewis E. Garfinkel  <b>1369 East 28th Street, Brooklyn</b>  Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space ZR §23-141; side yards ZR §23-461 and rear yard ZR §23-47. R2 zoning district.  <b>Community Board #14BK</b></p> <p style="text-align: right;"><i>Segovia</i></p>
16.	<p><b>148-14-BZ</b>  <u>1/30/2015</u>  <u>3/24/2015 Adj.</u>  <u>4/28/2015</u>  <u>6/16/2015 Adj.</u>  <u>7/14/2015</u>  <u>8/25/2015 Adj.</u>  <u>10/20/2015 Closed</u>  <u>11/24/2015 def.dec.</u></p>	<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 style="text-align: right;"><i>Saal</i></p>
17.	<p><b>45-15-BZ</b>  <u>11/24/2015 Closed</u></p>	<p>Simons &amp; Wright LLC  <b>23-10 41st Avenue, Queens</b>  Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Rock Climbing Facility</i>) C5-3 zoning district. M1-5/R7-3 (LIC) zoning district.  <b>Community Board #1Q</b></p> <p style="text-align: right;"><i>Levy</i></p>
18.	<p><b>53-15-BZ</b>  <u>11/24/2015 Closed</u></p>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>10 East 53rd Street, Manhattan</b>  Special Permit (§73-36) to permit a physical culture establishment (<i>Equinox</i>) within an existing building. C5-2.5(MID) + C.3MID) (F) zoning district.  <b>Community Board #5M</b></p> <p style="text-align: right;"><i>Levy</i></p>

**Continued Hearings**

19.	<p><b>303-13-BZ</b>  <u>2/3/2015 PH</u>  <u>3/3/2015 PH</u>  <u>3/31/2015</u>  <u>6/2/2015 Adj</u>  <u>7/21/2015 Adj</u>  <u>9/22/2015</u>  <u>11/17/2015 Adj</u></p>	<p>Jeffrey A. Chester, Esq.  <b>506-510 Brook Avenue, Bronx</b>  Variance (§72-21) to allow a new mixed use building with 36 affordable residential units and community facility space. R6 &amp; C1-4 zoning districts.  <b>Community Board #1BX</b></p> <p align="right"><i>Saal</i></p>
20.	<p><b>322-13-BZ</b>  <u>3/24/2015</u>  <u>7/14/2015</u>  <u>10/20/2015</u></p>	<p>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></p> <p align="right"><i>Costanza</i></p>
21.	<p><b>330-13-BZ</b>  <u>10/16/2015</u></p>	<p>Alexander Levkovich  <b>2801 Brown Street, Brooklyn</b>  Special Permit (§73-622) for the legalization of an enlargement to an existing single family home contrary to floor area (ZR 23-141). R4-1 zoning district.  <b>Community Board #15BK</b></p> <p align="right"><i>Segovia</i></p>
22.	<p><b>30-14-BZ</b>  <u>4/21/2015</u>  <u>7/28/2015 Adj.</u>  <u>10/20/2015</u></p>	<p>Jay Goldstein, Esq.  <b>6101 16th Avenue aka 1602 61st Street aka 1601 62nd Street, Brooklyn</b>  Variance (§72-21) proposed enlargement to an existing school (<i>Yeshiva Bais Sorah</i>) (Use Group 3) is contrary to §§42-00 &amp; 43-43. M1-1 zoning district.  <b>Community Board #11BK</b></p> <p align="right"><i>Levy</i></p>
23.	<p><b>149-14-BZ</b>  <u>10/16/2015</u></p>	<p>Lewis E. Garfinkel  <b>3173 Bedford Avenue, Brooklyn</b>  Special Permit (§73-622) to for the enlargement of an existing single family residence contrary to floor area and open space (ZR 23-141(a)); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R-2 zoning district.  <b>Community Board #14BK</b></p> <p align="right"><i>Segovia</i></p>

**December 15, 2015  
Zoning Calendar  
1:00 P.M.**

<b>New Cases</b>		
1.	<b>283-14-BZ</b>	<p>Dennis D. Dell'Angelo  <b>3255 Bedford Avenue, Brooklyn</b>            Special Permit (§73-622) for the enlargement of an existing two family residence to be converted to a single family home contrary to floor area and open space (ZR 23-141) and less than the required rear yard (ZR 23-47). R2 zoning district.  <b>Community Board #3BK</b></p> <p style="text-align: right;"><i>Segovia</i></p>
2.	<b>63-15-BZ</b> <i>11/24/2015 PH</i>	<p>Sheldon Lobel, P.C.  <b>35 Sutton Place, Manhattan</b>            Variance (§72-21) to legalize the three existing enclosures of portions of the terrace of Unit PHC located on the penthouse floor of the premises. R10 zoning district.  <b>Community Board #6M</b></p> <p style="text-align: right;"><i>Saal</i></p>
3.	<b>98-15-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>240 East 54th Street, Manhattan</b>            Special Permit (§73-36) to allow a physical culture establishment (<i>SoulCycle</i>) within the existing building for a one family, three-story residence for accessory parking spaces. C1-9 zoning district.  <b>Community Board #6M</b></p> <p style="text-align: right;"><i>Levy</i></p>
4.	<b>99-15-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>240 East 54th Street, Manhattan</b>            Special Permit (§73-36) to allow for a physical culture establishment (<i>Blink</i>) in an existing commercial building. C1-9 zoning district.  <b>Community Board #6M</b></p> <p style="text-align: right;"><i>Levy</i></p>