

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MARCH 4, 2014  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>13-78-BZ</b>	<p>Sheldon Lobel, P.C. <b>144-02 Liberty Avenue, Queens</b> Extension of Term of a previously granted Variance (§72-21) for the continued operation of a plumbing supply establishment (<i>Jamaica Plumbing and Heating Supply, Inc.</i>) which expired on June 27, 2013. R4-1 &amp; R6A/C2-4 zoning districts. <b>Community Board #12Q</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Granted – 3/4/14</b></p>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>2.</b>	<b>5-28-BZ</b>	<p>Eric Palatnik, P.C. <b>664 New York Avenue, Brooklyn</b> Amendment (§11-413) of a previously approved variance which permitted the operation of an automotive service station (UG 16B). The amendment seeks to change the use to a car rental establishment (UG 8). R6 zoning district. <b>Community Board #9BK</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Continued Hearing – 4/1/14</b></p>
<b>3.</b>	<b>923-77-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP <b>1905 McDonald Avenue, Brooklyn</b> Extension of Term of a previously approved Variance (§72-21) which permitted a one-story manufacturing building which expired on May 31, 2013. R5 (OP) zoning district. <b>Community Board #15BK</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Closed, Decision – 3/25/14</b></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, MARCH 4, 2014  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>1070-84-BZ</b>	<p>Law Office of Fredrick A. Becker <b>234 East 58th Street, Manhattan</b></p> <p>Extension of Term of a previously granted Variance (§72-21) for the continued operation of a UG6 Eating and Drinking establishment (<i>The Townhouse</i>) which expired on July 9, 2010; Extension of time to obtain a Certificate of Occupancy which expired on January 9, 2003; Waiver of the Rules. R8 zoning district.</p> <p><b>Community Board #6M</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Closed, Decision – 3/25/14</b></p>
<b>5.</b>	<b>799-89-BZ</b>	<p>Law Office of Jay Goldstein, PLLC <b>1460-1470 Bruckner Blvd. aka 970 Colgate Avenue, Bronx</b></p> <p>Extension of Term of a previously approved Variance (ZR 72-21) for the continued operation of a UG 17 Contractor's Establishment (<i>Colgate Scaffolding</i>) which expired on December 23, 2013. C8-1/R6 zoning district.</p> <p><b>Community Board #9BX</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Closed, Decision – 3/25/14</b></p>
<b>6.</b>	<b>201-02-BZ</b>	<p>Eric Palatnik, P.C. <b>6778 Hylan Boulevard, Staten Island</b></p> <p>Extension of Term of a previously approved Variance (§72-21) for the construction of an automotive service station (UG 16B) with accessory convenience store which expired on January 28, 2013; Waiver of the rules. C1-1/R3X (SRD) zoning district.</p> <p><b>Community Board #3SI</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Closed, Decision – 3/25/14</b></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, MARCH 4, 2014

10:00 A.M.

## *APPEALS – CONTINUED HEARINGS*

8.	98-13-A	Eric Palatnik, P.C. <b>107 Haven Avenue, Staten Island</b> Proposed two-story two family residential development which is within the unbuilt portion of the mapped street on the corner of Haven Avenue and Hull Street, contrary to General City Law 35 R3-1 zoning district. <b>Community Board #2SI</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 3/25/14</b>

## *APPEAL – NEW CASES*

9.	140-11-A & 141-11-A	Sheldon Lobel, P.C. <b>69-17 38th Avenue aka 69-19 38<sup>th</sup> Avenue, Queens</b> Extension of time and complete construction and secure Certificates of Occupancy. R5D zoning district. <b>Community Board #2Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 4/1/14</b>

\*\*\*\*\*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, MARCH 4, 2014  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>303-12-BZ</b>	<p>Eric Palatnik, P.C. <b>1106-1108 Utica Avenue, Brooklyn</b> Variance (§72-21) to permit the development of a sub-cellar, cellar and three story church, with accessory educational and social facilities (<i>Tabernacle of Praise</i>), contrary to rear yard setback (§33-292), sky exposure plane and wall height (§34-432), and parking (§36-21) regulations. C8-1 zoning district. <b>Community Board #17BK</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 386-0082</b></p> <p style="color: red;"><b>Status: Closed, Decision – 4/8/14</b></p>
<b>2.</b>	<b>6-13-BZ</b>	<p>Sheldon Lobel, P.C. <b>2899 Nostrand Avenue, Brooklyn</b> Variance (§72-21) to permit the construction of a synagogue and school (<i>Yeshiva Ohr Yisrael</i>), contrary to floor area and lot coverage (§24-11), side yard (§24-35), rear yard (§24-36), sky exposure plane (§24-521), and parking (§25-31) regulations. R3-2 zoning district. <b>Community Board #18BK</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 386-0082</b></p> <p style="color: red;"><b>Status: Granted – 3/4/14</b></p>
<b>3.</b>	<b>78-13-BZ</b>	<p>Sheldon Lobel, P.C. <b>876 Kent Avenue, Brooklyn</b> Variance (§72-21) to permit a new four-story, four-unit residential building (UG 2), contrary to use regulations, ZR §42-00. M1-1&amp; R7A/C2-4 zoning districts. <b>Community Board #3BK</b></p> <p style="color: green;"><b>Examiner: Josh Saal (212) 386-0081</b></p> <p style="color: red;"><b>Status: Granted – 3/4/14</b></p>
<b>4.</b>	<b>88-13-BZ</b>	<p>Lawrence M. Gerson, Esq. <b>69-40 Austin Street, Queens</b> Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>Title Boxing Club</i>) within an existing building. C2-3/R5D zoning district. <b>Community Board #6Q</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 386-0082</b></p> <p style="color: red;"><b>Status: Granted – 3/4/14</b></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, MARCH 4, 2014  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
<b>5.</b>	<b>234-13-BZ</b>	<p>Sheldon Lobel, P.C. <b>1651 &amp; 1653 Ryder Street, Brooklyn</b> Variance (§72-21) for the enlargement of an existing two-family detached residence to be converted to a single-family home, contrary to minimum front yard (§23-45(a)); and less than the required rear yard (ZR §23-47). Special Permit (§73-621) for an enlargement which is contrary to floor area (ZR 23-141). R3-2 zoning district. <b>Community Board #18BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Granted – 3/4/14</b></p>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>64-13-BZ</b>	<p>Law Office of Fredrick A. Becker <b>712 Avenue W, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141), side yards (§23-461) and less than the required rear yard (§23-47). R4 (OP) zoning district. <b>Community Board #15BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Closed, Decision – 3/25/14</b></p>
<b>7.</b>	<b>92-13-BZ &amp; 93-13-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP <b>22 and 26 Lewiston Street, Staten Island</b> Variance (§72-21) to permit the construction of two semi-detached one-family dwellings, contrary to required rear yard regulation (§23-47). R3-1(LDGMA) zoning district. <b>Community Board #2SI</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Closed, Decision – 3/25/14</b></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, MARCH 4, 2014  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>103-13-BZ</b>	Rothkrug, Rothkrug & Spector LLP <b>81 Jefferson Street, Brooklyn</b> Variance (§72-21) to permit the development of a cellar and four-story, eight-family residential building, contrary to §42-10 zoning resolution. M1-1 zoning district. <b>Community Board #4BK</b> <b>Examiner: Josh Saal (212) 386-0081</b> <b>Status: Closed, Decision – 4/1/14</b>
<b>9.</b>	<b>128-13-BZ</b>	Sheldon Lobel, P.C. <b>1668 East 28th 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(b)); side yards (§23-461(a)); less than the required rear yard (§23-47) and perimeter wall height (§23-631(b)) regulations. R3-2 zoning district. <b>Community Board #15BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Granted – 3/4/14</b>
<b>10.</b>	<b>130-13-BZ</b>	Rothkrug Rothdrug & Spector <b>1590 Nostrand Avenue, Brooklyn</b> Re-Instatement (§11-411) of a variance which permitted a one-story motor vehicle storage garage with repair (UG 16B), which expired on February 14, 1981; Amendment (§11-413) to change the use to retail (UG 6); Waiver of the Rules. R6 zoning district. <b>Community Board #17BK</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Continued Hearing – 4/1/14</b>
<b>11.</b>	<b>157-13-BZ</b>	Sheldon Lobel, P.C <b>1368 &amp; 1374 East 23rd Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single home, contrary to floor area and open space (§23-141(a)); side yard (§23-461) and less than the required rear yard (§23-47). R2 zoning district. <b>Community Board #14BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Closed, Decision – 3/25/14</b>

\*\*\*\*\*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, MARCH 4, 2014  
10:00 A.M.

<b><i>BZ – NEW CASES</i></b>		
12.	<b>163-13-BZ</b>	<p>Eric Palatnik, P.C. <b>133-10 39th Avenue, Queens</b> Special Permit (§73-44) to allow the reduction of parking spaces for the enlargement of a building containing Use Group 6 professional offices. C4-2 zoning district. <b>Community Board #7Q</b></p> <p><b>Examiner: Josh Saal (212) 386-0081</b></p> <p><b>Status: Continued Hearing – 4/8/14</b></p>
13.	<b>252-13-BZ</b>	<p>Law Office of Fredrick A. Becker <b>1221 East 22nd 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) and less than the required rear yard (§23-47). R-2 zoning district. <b>Community Board #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 4/1/14</b></p>
14.	<b>270-13-BZ</b>	<p>Eric Palatnik, P.C. <b>288 Dover Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141). R3-1 zoning district. <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 4/1/14</b></p>
15.	<b>273-13-BZ</b>	<p>Akerman Senterfitt, LLP <b>321 East 60th Street, Manhattan</b> Variance (§72-21) to permit the development of an eight-story residential building containing 28 dwelling units, contrary to use regulations (§32-10). C8-4 zoning district. <b>Community Board #8M</b></p> <p><b>Examiner: Josh Saal (212) 386-0081</b></p> <p><b>Status: Continued Hearing – 4/1/14</b></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, MARCH 4, 2014  
10:00 A.M.

<b><i>BZ – NEW CASES</i></b>		
<b>16.</b>	<b>281-13-BZ</b>	<p>Warshaw Burstein LLP <b>350-370 Canal Street, Manhattan</b> Special Permit (§73-36) to allow a physical culture establishment (<i>Planet Fitness</i>) on the cellar and first floor of the existing building. C6-2A zoning district. <b>Community Board #1M</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 4/1/14</b></p>
<b>17.</b>	<b>291-13-BZ</b>	<p>Eric Palatnik, P.C. <b>842 Lefferts Avenue, Brooklyn</b> Special Permit (§73-36) to allow a physical culture establishment (<i>Crunch LLC</i>) within a portion of an existing building. C8-2 zoning district. <b>Community Board #9BK</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 4/1/14</b></p>
<b>18.</b>	<b>297-13-BZ</b>	<p>Sheldon Lobel, P.C. <b>308 Cooper Street, Brooklyn</b> Variance (§72-21) to permit the development of a three-story, six-unit residential building, contrary to use regulations (§42-10). M1-1 zoning district. <b>Community Board #4BK</b></p> <p><b>Examiner: Josh Saal (212) 386-0081</b></p> <p><b>Status: Continued Hearing – 4/8/14</b></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.

\*\*\*\*\*