

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 1, 2015
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	202-62-BZ	<p>Warshaw Burstein, LLP 950 Allerton Avenue, Bronx 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. Community Board #11BX</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Adjourned, Continued Hearing – 2/2/16</p>
2.	27-91-BZ	<p>Land Planning and Engineering Consultants, P.C. 1931 Richmond Avenue, Staten Island Extension of Term of a previously approved variance for a two-story commercial building which expired June 14, 2014; Amendment to eliminate the length of term of variance due to the recently zoning change. C1-2/R3 zoning district. Community Board #5SI</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 12/1/15</p>
3.	156-92-BZ	<p>Eric Palatnik, P.C. 1835 Bay Ridge Parkway, Brooklyn Extension of Term of the variance (§72-21) which permitted medical office use in an existing building contrary to side yard regulation at the basement and first floor levels, which expired March 1994; Waiver. R5 zoning district. Community Board #11BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 12/1/15</p>
4.	131-93-BZ	<p>Eric Palatnik, P.C. 3743-3761 Nostrand Avenue, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on November 22, 2014. C2-2/R5 zoning district. Community Board #15BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 12/1/15</p>

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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 Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 1/22/16</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 Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 12/1/15</p>
7.	318-06-BZ	<p>Eric Palatnik, P.C. 49-05 Astoria Boulevard aka 22-41 49th Street, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B), which expired on May 22, 2013; Extension of Time to Obtain a Certificate of Occupancy which expired on November 22, 2007; Waiver of the Rules. R4 zoning district. Community Board #1Q Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 2/23/16</p>
8.	97-08-BZ	<p>Eric Palatnik P.C. 84 Sanford Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a previously approved Special Permit (§73-19) permitting the legalization of an existing school (UG 3), which expired on March 16, 2012; Waiver of the Rules. M1-1 district. Community Board #3BK Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 2/2/16</p>

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9.	47-10-BZ	Eric Palatnik, P.C. 895 Zerega Avenue aka 2351 Story Avenue, Bronx Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting manufacturing use on a residential portion of a split zoning lot, which expired on April 12, 2011; Waiver of the Rules. M1-1/R3-2 zoning district. Community Board #9BX
		Examiner: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 1/12/16

SOC – NEW CASES

10.	98-06-BZ	Eric Palatnik, P.C. 1045 Beach 9th Street, Queens Amendment of a previously approved Variance (§72-21) which permitted school (<i>Yeshiva Siach Yitzchok</i>) contrary to bulk regulation and contrary to General City Law section 35. The Amendment seeks minor interior changes and an increase in height from fifty feet to a proposed fifty four feet. R4A zoning district. Community Board #14Q
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 2/2/16

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<i>APPEALS – DECISIONS</i>		
11.	135-15-A	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: Granted – 12/1/15

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	65-15-BZ & 66-15-A	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 – 1/12/16

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<i>APPEAL – NEW CASES</i>		
13.	114-15-A thru 125-15-A	<p>Rothkrug Rothkrug & Spector LLP 9, 11, 15, 17, 21, 23, 27, 29, 33, 35, 41 thru 43 Jade Court, Staten Island</p> <p>Proposed construction of a single family home that does not front on a legally mapped street, contrary to General City Law Section 36. R3-1 (SRD) zoning district. Community Board #3SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 1/22/16</p>
14.	198/199-15-A	<p>Gary R. Tarnoff, Kramer Levin Naftalis & Frankel, LLP 500-550 Oak Point Avenue, Bronx</p> <p>Proposed construction of a transportation and distribution services facility on a lot that does not front on a legally mapped street, contrary to Article 3 Section 36, of the General City Law. M3-1 zoning district. Community Board #2BX</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 1/12/16</p>

<i>BZ – DECISIONS</i>		
15.	219-14-BZ	<p>Slater & Beckerman, P.C. 64 DeGraw Street, of Brooklyn</p> <p>Variance (§72-21) to permit the construction of a three-story, single-family residence with one parking space. M1-1 zoning district. Community Board #6BK</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Deferred Decision – 1/12/16</p>
16.	220-14-BZ & 221-14-BZ	<p>Slater & Beckerman, P.C. 8 & 10 Underhill Avenue, Brooklyn</p> <p>Variance (§72-21) to permit the construction of two 3-story single family residences. M1-1 zoning district. Community Board #8K</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Deferred Decision – 1/12/16</p>

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<i>BZ – DECISIONS</i>		
17.	228-14-BZ	<p>Eric Palatnik, P.C. 149 Hasting Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two story single family home contrary to floor area, lot coverage and open space (ZR 23-141(b)). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 12/1/15</p>
18.	245-14-BZ	<p>Stroock & Stroock & Lavan, LLP 133-31 39th Avenue, Queens Special Permit (§73-66) to permit the penetration of the flight obstruction area of LaGuardia Airport contrary to §61-20. C4-2 zoning district. Community Board #7Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 12/1/15</p>
19.	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>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 12/1/15</p>
20.	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</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 12/1/15</p>

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21.	24-15-BZ	<p>Cozen O'Connor 71-17 Roosevelt Avenue, Queens Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C2-3/R6 zoning district. Community Board #3Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Decision – 12/8/15</p>

<i>BZ – CONTINUED HEARINGS</i>		
22.	153-11-BZ	<p>Eric Palatnik, P.C. 27-11 30th Avenue, Queens Re-instatement (§§11-411 & 11-412) to permit the continued operation of an automotive repair use (UG 16B); amendment to enlarge the existing one story building; Waiver of the Board's Rules. C1-3 zoning district. Community Board #4Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Withdrawn – 12/1/15</p>
23.	319-14-BZ	<p>Eric Palatnik, P.C. 1781 South Avenue, Staten Island Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>UFC Gym</i>). C43 zoning district. Community Board #2SI</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Adjourned, Continued Hearing – 2/9/16</p>

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