

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 8, 2015
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	699-46-BZ	<p>Eric Palatnik, P.C. 224-01 North Conduit Avenue, Queens Extension of Time to Complete Construction of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B), which expired on May 19, 2015. R3X zoning district. Community Board #13Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Granted – 12/8/15</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	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</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Granted – 12/8/15</p>
3.	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</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Continued Hearing – 3/8/15</p>

*****DISCLAIMER*****

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<i>SOC – NEW CASES</i>		
4.	14-10-BZ & 70-15-BZ	Friedman & Gotbaum LLP 38-50 Cooper Square, Manhattan Variance (§72-21) with an SOC companion(14-10-BZII) to construct a multifunctional Gymnasium with appropriate floor-to-ceiling heights on the fourth floor of an existing school building presently housing Grace Church School high school division. Extension of Time to Complete Construction (§73-01) for a previously granted Special Permit (§73-19). M1-5B zoning district. Community Board #2M
		Examiner: Joshua Saal (212) 386-0081
		Status: Granted – 12/8/15

<i>APPEALS – CONTINUED HEARINGS</i>		
5.	35-15-A	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: Closed, Decision – 2/23/16

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<i>APPEAL – NEW CASES</i>		
6.	83-15-A thru 86-15-A	<p>Fox Rothschild, LLP 67, 87, 34th Street, 33, 67, 87, 35th Street and 219/220 36th Street, Brooklyn</p> <p>Proposed construction to build in the bed of a privately owned mapped street and to build an elevated pedestrian walkway and loading docks to improve pedestrian and vehicle safety and the flow of traffic. M3-1 zoning district.</p> <p>Community Board #7BK</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 1/12/16</p>
7.	181-15-A thru 186-15-A	<p>Eric Palatnik, P.C. 7, 11, 15, 23, 27 Carriage Court, Staten Island</p> <p>Proposed construction of single family residences not fronting on a legally mapped street, contrary to General City Law Section 36. R1-1 zoning district.</p> <p>Community Board #2SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 2/9/16</p>

<i>BZ – DECISIONS</i>		
8.	24-15-BZ	<p>Cozen O'Connor 71-17 Roosevelt Avenue, Queens</p> <p>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.</p> <p>Community Board #3Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 12/8/15</p>

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<i>BZ – CONTINUED HEARINGS</i>		
9.	30-12-BZ	<p>Board of Standards and Appeals 142-41 Roosevelt Avenue, Queens 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. Community Board #7Q Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 3/8/16</p>
10.	193-13-BZ	<p>Eric Palatnik, P.C. 4770 White Plains Road, Bronx Special Permit (§73-44) for the reduction in parking from 190 to 95 spaces to facilitate the conversion of an existing building to UG 6 office and retail use. C2-2/R6A & R-5 zoning districts. Community Board #12BX Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 1/22/16</p>
11.	316-14-BZ	<p>Law Office of Jay Goldstein, PLLC 115 Heyward Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing Yeshiva building (<i>Talmudical Academy</i>) for lot coverage (§24-11) and rear yard (§24-36. R6 zoning district. Community Board #1BK Examiner: Rory Levy (212) 386-0082 Status: Granted – 12/8/15</p>

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12.	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: Joshua Saal (212) 386-0081 Status: Continued Hearing – 2/2/16</p>
13.	62-15-BZ	<p>Glen V. Cutrona, AIA 139 Bay Street, Bay Street Staten Island Variance (§72-21) enlargement of a mixed use building contrary floor area regulations, lot coverage, balconies below third story, distance from legally required windows, lot line and side yard regulation, located within an C4-2/SG zoning district. Community Board #1SI Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 1/12/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 8, 2015

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	57-15-BZ	Eric Palatnik, P.C. 482 Logan Street, Queens Variance (§72-21) to permit the development of a three-story, three family residential and to waive the side yard open space of the existing premises. R5/C1-3 zoning district. Community Board #5Q
		Examiner: Joshua Saal (212) 386-0081
		Status: Postponed Hearing – 2/2/16

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