

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 16, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	189-09-BZ	<p>Eric Palatnik, P.C. 3067 Richmond Terrace, Staten Island Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the legalization of an existing mosque and Sunday school (Nor Al-Islam Society), contrary to use and maximum floor area ratio (§§42-00 and 43-12) and construction with the bed of a mapped street, which expired on May 10, 2015; Amendment to permit minor changes to the interior layout. M3-1 zoning district. Community Board #1SI</p> <hr/> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Deferred Decision – 8/23/16</p>
2.	16-12-BZ	<p>Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn 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. Community Board #3BK</p> <hr/> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Deferred Decision – 10/14/16</p>

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<i>SOC – CONTINUED HEARINGS</i>		
3.	327-88-BZ	<p>Eric Palatnik, P.C. 136-28 39th Avenue a/k/a 136-27-136-35 Roosevelt Avenue, Queens 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. Community Board #7Q Project Manager: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 9/27/16</p>
4.	201-97-BZ	<p>Eric Palatnik, P.C. 119-02 Rockaway Boulevard, Queens Amendment of a previously approved Variance (§72-21) which permitted the erection and use of a one-story building as a non-conforming Use Group 6 drug store with accessory parking. The Amendment seeks to eliminate the term of the variance since the use is now permitted in the district. C2-3/R3-2 zoning district. Community Board #10Q Project Manager: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 11/1/16</p>
5.	4-98-BZ	<p>Eric Palatnik, P.C. 127-04 Guy Brewer Boulevard, Queens 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. Community Board #12Q Project Manager: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 11/1/16</p>

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<i>SOC – NEW CASES</i>		
6.	1129-64-BZ	<p>Davidoff Hutcher & Citron, LLP 147-36 Brookville Boulevard, Queens Extension of Term of a previously approved Variance (72-21) permitting the operation of an Auto Supplies Sales Establishment (UG 6) which expired on June 10, 2015; Amendment to legalize interior layout changes, permit general Use Group 6 Use and eliminate the term of the variance; Waiver of the Rules. R3-2 zoning district. Community Board #13Q</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 11/1/16</p>
7.	104-05-BZ	<p>Davidoff Hutcher & Citron, LLP 255-275 Park Avenue, Brooklyn Extension of Term of a previously approved Special Permit (73-36) permitting the operation of a physical culture establishment which expired on October 25, 2015. M1-2 zoning district. Community Board #2BK</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 8/16/16</p>
8.	4-11-BZ	<p>Law Office of Lyra J. Altman 1747-1751 East 2nd Street (aka 389 Quentin Road), Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the construction of a three-story synagogue, contrary to bulk regulations which expired on September 13, 2015; Waiver of the Rules. R5 (OP) zoning district. Community Board #15BK</p> <p>Project Manager: Jonathan Kirschenbaum (212) 386-0081</p> <p>Status: Granted – 8/16/16</p>

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<i>APPEALS – CONTINUED HEARINGS</i>		
9.	108-15-A thru 110-15-A	Rothkrug Rothkrug & Spector, LLP 2317, 2319, 2321 Glebe Avenue, Bronx Appeal seeking determination that property owner has acquired common law vested right to complete construction of three, three-family residential buildings commenced under prior zoning district regulations. R6A zoning district. Community Board #10BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 9/20/16
10.	260-261-15-A	Eric Palatnik, P.C. 122 & 130 Bard Avenue, Staten Island 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. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 9/13/16

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<i>APPEAL – NEW CASES</i>		
11.	264-15-A thru 268-15-A	Diffendale & Kubec 5, 11, 17, 23 Herbert Street and 14 Holten Avenue Staten Island Proposed construction of two family detached residence not fronting on a legally mapped street, contrary to General City Law 36. R3X (SSRD) zoning district. Community Board #3SI Project Manager: Toni Matias (212) 386-0085 Status: Postponed Hearing – 9/27/16
12.	272-15-A	Eric Palatnik, P.C. 35 Derick Court, Staten Island Proposed construction of a commercial building, not fronting a legally mapped street, contrary to General City Law 36. M3-1 zoning district. Community Board #3SI Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 9/27/16
13.	2016-4174-A	NYC Fire Department 711 Seagirt Avenue, Queens Modification of Certificate of Occupancy. R6 zoning district. Community Board #14Q Project Manager: Toni Matias (212) 386-0085 Status: Granted – 8/16/16

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<i>BZ – DECISIONS</i>		
14.	156-15-BZ	Rothkrug Rothkrug & Spector, LLP 18/20 East 50th Street, Manhattan Special Permit (73-36) to reestablish a special permit to allow an existing physical culture establishment ("NYHRC") within a portion of an existing eleven story commercial building located in a C5-2(MID) and C5-2(MID) zoning district. Community Board #5M Project Manager: Rory Levy (212) 386-0082 Status: Deferred Decision – 9/23/16
15.	225-15-BZ	Friedman & Gotbaum LLP 126-134 East 78th Street Manhattan Variance (§72-21), with respect to height and setback regulations, to permit the enlargement of The Allen-Stevenson School, a nonprofit private kindergarten through Grade 9 school for boys. C1-8X, R8-B/LH-1A zoning district. Community Board #8M Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Granted – 8/16/16
16.	256-15-BZ	Rothkrug Rothkrug & Spector, LLP 56-02 Roosevelt Avenue, Queens Special Permit (§73-36) to allow for a physical culture establishment (<i>Blink Fitness</i>) to operate within an existing commercial building. C2-3/R6 zoning district. Community Board #2Q Project Manager: Rory Levy (212) 386-0082 Status: Granted – 8/16/16

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<i>BZ – CONTINUED HEARINGS</i>		
17.	240-14-BZ	<p>Gregory J. Tarone, Esq. 1620 Shore Boulevard, Brooklyn 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. Community Board #15BK</p> <hr/> <p>Project Manager: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Off Calendar</p>
18.	92-15-BZ	<p>Eric Palatnik, P.C. 170 Buffalo Avenue, Brooklyn Variance (§72-21) proposed redevelopment of existing Use group hospital with the use of USG3 nursing home and sky exposure plain. R6 zoning district. Community Board #1BK</p> <hr/> <p>Project Manager: Tracie Behnke (212) 386-0086</p> <hr/> <p>Status: Closed, Decision – 8/23/16</p>
19.	100-15-BZ	<p>Eric Palatnik, P.C. 24 East 39th Street, Manhattan Variance (§72-21) to propose a change of use in the existing building on the premises from a use group 2 apartment hotel to a use group 5 transient hotel. R8B zoning district. Community Board #6M</p> <hr/> <p>Project Manager:</p> <hr/> <p>Status: Continued Hearing – 10/18/16</p>
20.	126-15-BZ	<p>Sheldon Lobel, P.C. 1782 East 27th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single family home. R3-2 zoning district. Community Board #15BK</p> <hr/> <p>Project Manager: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Continued Hearing – 9/27/16</p>

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TUESDAY AFTERNOON, AUGUST 16, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	54-14-BZ	<p>Moshe M. Friedman, P.E. 1506 Decatur Street Queens Variance (§72-21) to permit development of a three story and penthouse residential building, contrary to use regulations (§42-00). M1-4 zoning district. Community Board #5Q Project Manager: Tracie Behnke (212) 386-0086 Status: Continued Hearing – 11/15/16</p>
2.	28-15-BZ	<p>Law Offices of Marvin B. Mitzner LLC 88 Fulton Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Spa 88</i>) on the first, cellar and sub-cellar floors of the existing building. C6-4 zoning district. Community Board #1M Project Manager: Rory Levy (212) 386-0082 Status: Continued Hearing – 9/27/16</p>
3.	131-15-BZ	<p>Eric Palatnik, P.C. 650 Broadway, Manhattan Special Permit (73-36) to allow the legalization of physical culture establishment (<i>Clockwork Jiu Jitsu</i>) on the second floor of a five-story plus cellar building. M1-5B zoning district. Community Board #2M Project Manager: Rory Levy (212) 386-0082 Status: Granted – 8/16/16</p>
4.	277-15-BZ	<p>Law Office of Jay Goldstein 2621-2623 Avenue R, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to (ZR 23-141B). R2 zoning district. Community Board #15BK Project Manager: Ryan Singer Status: Continued Hearing – 9/27/16</p>

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<i>BZ – NEW CASES</i>		
5.	2016-1209-BZ	<p>Law Office of Jay Goldstein 2701 Avenue K, Brooklyn Special Permit (§73-622) & Variance (§72-21) for the enlargement of an existing single family home. R2 zoning district. Community Board #14BK</p> <hr/> <p>Project Manager: Ryan Singer</p> <hr/> <p>Status: Continued Hearing – 11/1/16</p>
6.	2016-1216-BZ	<p>Sheldon Lobel, P.C. 1128 36th Street, Brooklyn Special Permit (§73-19) to allow for a Use Group 3 school (<i>Yeshiva Ohr Yoseph</i>) on the basement to third floors of a new six-story building and Special Permit (§73-44) to permit a reduction in the number of accessory off-street parking spaces required pursuant to ZR 44-21 for commercial office use (UG 6B) on the fourth to sixth floors. M1-2 zoning district. Community Board #12BK</p> <hr/> <p>Project Manager: Tracie Behnke (212) 386-0086</p> <hr/> <p>Status: Continued Hearing – 9/27/16</p>

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