

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 23, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	189-09-BZ	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
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 8/23/16

*****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, AUGUST 23, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
2.	636-54-BZ	<p>Akerman, LLP 9612 Seaview Avenue, Brooklyn Extension of Term and Waiver (11-411) to extend the term of the previously granted variance allowing the operation an automotive service station expiring October 16, 2011. C1-3 zoning district. Community Board #18BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 8/23/16</p>
3.	374-71-BZ	<p>Rothkrug Rothkrug & Spector LLP 205-11 Northern Boulevard, Queens Extension of Term of a previously granted Variance (72-21) for the continued operation of an automobile showroom with open display of new and used cars (UG16) with accessory customer and employee parking in a previously unused vacant portion of the premises which expired on July 18, 2011. C2-2 (R3-2) zoning district. Community Board #11Q</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 11/1/16</p>
4.	302-08-BZ	<p>NYC Board of Standards and Appeals 4368 Furman Avenue, Bronx Remanded by the Court back to the NYC Board of Standards and Appeals to consider whether petitioner satisfied the remaining elements required for a Variance (§72-21) to permit an existing semi-detached residential building, contrary to side yard regulations (§23-462). R5 zoning district. Community Board #12BX</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 8/23/16</p>
5.	57-95-A thru 59-95-A	<p>Herrick, Feinstein LLP 473, 474/475, 476 Central Park West, Manhattan Amendment/Time to Complete construction filed under Certificate of Occupancy Modification. R7-2 zoning district. Community Board #7M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 9/27/16</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, AUGUST 23, 2016

10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	240-55-BZ	<p>Rothkrug Rothkrug & Spector LLP 207-22 Northern Boulevard, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive repair facility (UG 16B) which is set to expired on November 3, 2018; Amendment (§11-413) to permit a change in use from automotive repair facility (UG 16B) to automotive sales (UG 9A); Extension of Time to Obtain a Certificate of Occupancy which expired on April 1, 2015; Waiver of the Rules to permit the filing for an Extension of Term in excess of 1 year prior to the expiration and for filing in excess of 30 day but less than 1 year of the expiration of the time to obtain a Certificate of Occupancy. C2-2/R6B & R4 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 10/18/16</p>
7.	716-82-BZ	<p>Rothkrug Rothkrug & Spector LLP 209-30 Northern Boulevard, Queens Extension of term of variance (72-21) which permitted retail stores, offices and accessory parking at the rear of the building which expired on June 13, 2013; Extension of Time to Obtain a Certificate of Occupancy which expired on June 13, 2003; Waiver of the Rules. C2-2/R6 & R4 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 10/18/16</p>
8.	818-85-BZ	<p>Herrick, Feinstein LLP 119 Christopher Street, Manhattan Amendment to modify a condition to a previously approved Variance (§72-21) which permitted a retail (UG 6) on a portion of the ground floor of a 6-story multiple dwelling. The amendment seeks to re-instate the term of the variance which expired on August 12, 1996. Waiver of the Rules. R6 zoning district. Community Board #2M Examiner: Gjela Prenga (212) 386-0067 Status: Closed, Decision – 9/13/16</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, AUGUST 23, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
9.	109-03-BZ	Rothkrug Rothkrug & Spector, LLP 189-11 Northern Boulevard, Queens Extension of Term of a previously approved Variance (72-21) permitting an eating and drinking establishment (UG 6) which expired on May 24, 2014; Waiver of the Rules. R3-2 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 11/1/16
10.	65-94-BZ	Rothkrug Rothkrug & Spector, LLP 144-02 Jewel Avenue, Queens Extension of Term of a previously approved Variance (§72-21) which permitted an enlargement contrary to side yard regulations and community facility (UG 4) on the ground and cellar floors and commercial offices (UG 6) in the garage which expired on March 5, 2016. R4B zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 11/1/16

*****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, AUGUST 23, 2016

10:00 A.M.

<i>APPEALS - DECISIONS</i>		
11.	163-14-A thru 165-14-A	<p>Troutman Sanders LLP 502, 504, 506 Canal Street, Manhattan 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. Community Board #1M Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 11/1/16</p>
12.	167-15-A	<p>Law Offices of Marvin B. Mitzner, LLC 137 West 86th Street, Manhattan Application filed pursuant to Section 310 of the Multiple Dwelling Law ("MDL") requesting to vary MDL 171(2)(a) to permit a partial one story vertical enlargement of an existing building. R10A zoning district. Community Board #7M Examiner: Toni Matias (212) 386-0085 Status: Granted – 8/23/16</p>
13.	2016-1218-A	<p>Rothkrug Rothkrug & Spector LLP 97 Storer Avenue, Staten Island To permit the proposed development consisting of a two-story building with warehouse use (UG 16) on the ground floor and office use (UG 6) on the upper floor contrary Article 3 Section 36 of the General City Law. M1-1 (SRD) zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 8/23/16</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, AUGUST 23, 2016

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
14.	238-15-A thru 243-15-A	Jeffrey Geary 102-04, 08, 12, 16, 20, 24 Dunton Court, Queens Proposed construction of buildings that do not front on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3-1 zoning district. Community Board #14Q Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 11/1/16

<i>APPEAL – NEW CASES</i>		
15.	2016-4155-A thru 2016-4162-A	Rothkrug Rothkrug & Spector LLP 1, 5, 9, 15, 19, 23, 27, 31 Montana Court, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3A zoning district. Community Board #1SI Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 9/20/16

*****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, AUGUST 23, 2016

10:00 A.M.

<i>BZ – DECISIONS</i>		
16.	269-14-BZ	Gerald J. Caliendo, RA, AIA 89-44 Metropolitan Avenue, Queens Special Permit §73-36) to permit the physical culture establishment (<i>Massage Envy Spa</i>) on the first floor level of an existing commercial building. C2-2 in R4 zoning district. Community Board #5Q
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 8/23/16
17.	92-15-BZ	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
		Examiner: Tracie Behnke (212) 386-0086
		Status: Granted – 8/23/16
18.	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
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 8/23/16
19.	247-15-BZ	Law Office of Fredrick A. Becker 135 Plymouth Street, Brooklyn Special Permit (73-36) to allow the operation of a physical culture establishment (<i>IMAX Fit</i>) on portion of the ground floor. MX-2 within M1-4/R8A zoning district. Community Board #2BK
		Examiner: Rory Levy (212) 386-0082
		Status: Deferred Decision – 10/18/16

*****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, AUGUST 23, 2016

10:00 A.M.

<i>BZ – DECISIONS</i>		
20.	2016-1210-BZ	<p>Philip L. Rampulla 2590 Hylan Boulevard, Staten Island Special Permit (§73-36) to permit a physical culture establishment (<i>Retro Fitness</i>) on the second floor of an existing commercial building. C4-1 zoning district. Community Board #2SI</p> <hr/> <p>Examiner: Ryan Singer</p> <hr/> <p>Status: Granted – 8/23/16</p>
21.	2016-4135-BZ	<p>Bryan Cave, LLP 70 Pine Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>La Palestra</i>) in portions of the basement and sub-cellar levels of an existing building. C5-5 (LM) zoning district. Community Board #1M</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 8/23/16</p>

<i>BZ – CONTINUED HEARINGS</i>		
22.	11-15-BZ	<p>Eric Palatnik, P.C. 155 Dover Street, Brooklyn Special Permit (§73-622) to permit an enlargement of one family home, seek to waive the floor area, lot coverage, rear yard and open space requirements. R3-1 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Continued Hearing – 11/15/16</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, AUGUST 23, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
23.	236-15-BZ	Sheldon Lobel, P.C. 1677 George Street, Queens Variance (§72-21) to permit the development of a two-story and cellar commercial building contrary to minimum front yard requirements. M1-4D zoning district. Community Board #5Q
		Examiner: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing 9/27/16
24.	2016-4132-BZ	Howard A. Zipser, Esq. 513 & 515-519 West 26th Street, Manhattan Special Permit (§73-19) to allow for a school (<i>Avenues: The World School</i>) to be located on the fourth (4th) floor of an existing building contrary to use regulations (§§42-12 & 42-14). M1-5 (Special West Chelsea) zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 8/23/16

*****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 AFTERNOON, AUGUST 23, 2016
1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	2016-4164-BZ	<p>Law Office of Lyra J. Altman 1744 East 29th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); side yard requirements (§§23-461 & 23-48) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Ryan Singer</p> <hr/> <p>Status: Continued Hearing – 11/1/16</p>
2.	2016-4180-BZ	<p>Law Office of Fredrick A. Becker 87-25 252nd Street, Queens Special Permit (§73-621) for the enlargement of an existing single family home contrary to floor area and lot coverage (ZR 23-141). R2A zoning district. Community Board #13Q</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Closed, Decision – 9/20/16</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.
