

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 9, 2016

10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|------------------|---|
| 1. | 585-91-BZ | Paul F. Bonfilio Architect, PC 222-44 Braddock Avenue, Queens Extension of Term (§11 411) a previously approved variance which permitted the operation of an automotive service station (UG 16B), which expired on March 30, 2013; Waiver of the Rules. C1-3/R4 zoning district. Community Board #13Q Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 2/9/16 |

| <i>SOC – CONTINUED HEARINGS</i> | | |
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| 2. | 132-92-BZ | Willy C. Yuin, RA 3948 Amboy Road, Staten Island Extension of Term of a previously approved variance (§72-21) which permitted day care use in the cellar of the subject premises in conjunction with a banquet hall use, which expired on July 19, 2014. R3X, CI-1 SRD zoning district. Community Board #3SI Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 2/9/16 |
| 3. | 226-09-BZ | Rothkrug Rothkrug & Spector LLP 24 East 13th Street, Manhattan Extension of Term of a special permit (73-11) for a physical culture establishment on the third floor of an existing mixed-use building and for extension of time to obtain a Certificate of Occupancy and Waiver. C6-1 zoning district. Community Board #2M Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 3/22/16 |

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| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|-----------------|--|
| 4. | 35-10-BZ | <p>Sheldon Lobel, P.C. 144-11 77th Avenue, Queens Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) which permitted the legalization of an existing synagogue (<i>Congregation Torath Haim Obel Sara</i>), contrary to front yard (§24-34), side yard (§24-35) and rear yard (§24-36), which expired on March 8, 2012; Amendment to permit minor changes to the construction; Waiver of the rules. R4 zoning district. Community Board #8Q</p> <p style="margin-left: 20px;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="margin-left: 20px;">Status: Continued Hearing – 4/5/16</p> |
| 5. | 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> <p style="margin-left: 20px;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="margin-left: 20px;">Status: Continued Hearing – 4/5/16</p> |

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|------------------|---|
| 6. | 227-10-BZ | <p>Eric Palatnik, P.C. 204-12 Northern Boulevard, Queens Amendment (§11-412) of a previously approved variance permitting the operation of an automotive service station (UG 16B). The amendment seeks to install a canopy, replace gasoline storage tanks, increase the number of parking spaces, add ADA accessible ramp and accessory parking spaces. R3-2/C2-2 zoning district. Community Board #11Q</p> <p style="margin-left: 20px;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="margin-left: 20px;">Status: Adjourned, Continued Hearing – 4/5/16</p> |

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REGULAR MEETING
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| <i>APPEALS – DECISIONS</i> | | |
|-----------------------------------|---------------------------|---|
| 7. | 65-15-BZ & 66-15-A | <p>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</p> <hr/> <p>Examiner: Joshua Saal (212) 386-0081</p> <hr/> <p>Status: Deferred Decision – 2/23/16</p> |
| 8. | 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 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> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Granted – 2/9/16</p> |
| 9. | 181-15-A thru 186-15-A | <p>Eric Palatnik, P.C. 7, 11, 15, 23, 27 Carriage Court, Staten Island Proposed construction of single family residences not fronting on a legally mapped street, contrary to General City Law Section 36. R1-1 zoning district. Community Board #2SI</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Granted – 2/9/16</p> |

| <i>APPEALS – CONTINUED HEARINGS</i> | | |
|--|----------|---|
| 10. | 234-14-A | <p>Law Offices of Marvin B. Mitzner 738 East 6th Street, Manhattan Appeal of the NYC Department of Buildings' determination to not revoke a Certificate of Occupancy issued in 1989 and reinstate the Certificate of Occupancy issued in 1985. Community Board #3M</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Adjourned, Continued Hearing – 4/5/16</p> |

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REGULAR MEETING
TUESDAY MORNING, FEBRUARY 9, 2016
10:00 A.M.

| <i>BZ – DECISIONS</i> | | |
|------------------------------|-----------------|---|
| 11. | 52-15-BZ | <p>Rothkrug Rothkrug & Spector LLP 102-16 Liberty Avenue, Queens Special Permit (§73-36) to permit a physical culture establishment (<i>Blink</i>) within a cellar and one-story commercial building. C2-3/R6B zoning district. Community Board #10Q Examiner: Rory Levy (212) 386-0082 Status: Granted – 2/9/16</p> |
| 12. | 63-15-BZ | <p>Sheldon Lobel, P.C. 35 Sutton Place, Manhattan Variance (§72-21) to legalize the three existing enclosures of portions of the terrace of Unit PHC located on the penthouse floor of the premises. R10 zoning district. Community Board #6M Examiner: Joshua Saal (212) 386-0081 Status: Off-Calendar</p> |
| 13. | 76-15-BZ | <p>Law Office of Lyra Altman 1825 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (ZR 23-141); perimeter wall height (ZR 23-631); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 2/9/16</p> |

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|------------------|--|
| 14. | 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 Examiner: Rory Levy (212) 386-0082 Status: Granted – 2/9/16</p> |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 9, 2016

1:00 P.M.

| <i>BZ – NEW CASES</i> | | |
|------------------------------|------------------|---|
| 1. | 252-15-BZ | Law Office of Jay Goldstein, PLLC 1120 East 24th Street, Brooklyn Special Permit (§73-622) to permit an enlargement of an existing two-family home to be converted to a single family home contrary to floor area and open space (ZR 23-141(b)); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #14BK |
| | | Examiner: Henry Segovia (212) 386-0074 |
| | | Status: Postponed Hearing – 3/22/16 |

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