

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
THURSDAY MORNING, JUNE 2, 2016  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>853-53-BZ</b>	<p>Eric Palatnik, P.C. <b>2402/16 Knapp Street, Brooklyn</b> Extension of Time to Complete Construction of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) (Mobil) which expired on June 18, 2015; Waiver of the Rules. C-2/R3-2 zoning district. <b>Community Board #15BK</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Granted – 6/2/16</b></p>
<b>2.</b>	<b>229-84-BZ</b>	<p>Troutman Sanders LLP <b>75-28 Queens Boulevard, Queens</b> Extension of Time to obtain a Certificate of Occupancy and Amendment (§73-11) of a previously granted special permit (§73-36) to reflect a change in ownership from Bally Total Fitness to 24 Hour Fitness, Inc., Also to include the replacement of accessory business signs to reflect the 24 Hour Fitness logo, located. M1-1 zoning district. <b>Community Board #4Q</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Granted – 6/2/16</b></p>
<b>3.</b>	<b>318-06-BZ</b>	<p>Eric Palatnik, P.C. <b>49-05 Astoria Boulevard aka 22-41 49<sup>th</sup> Street, Queens</b> 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. <b>Community Board #1Q</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Granted – 6/2/16</b></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

THURSDAY MORNING, JUNE 2, 2016

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>4.</b>	<b>47-10-BZ</b>	Eric Palatnik, P.C. <b>895 Zerega Avenue aka 2351 Story Avenue, Bronx</b> 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. <b>Community Board #9BX</b>
		<b>Examiner: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 6/2/16</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>1255-80-BZ</b>	Gerald J. Caliendo, RA. AIA <b>35-33 31<sup>st</sup> Street, Queens</b> Extension of Term; Amendment and Waiver 72-01: request an extension of term for a previously expired variance that expired on 6/2/2011 and Amendment to change from the use (UG 17) to (UG6) and also require Waiver of the Rules. R5 zoning district. <b>Community Board #1Q</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Adjourned, Continued Hearing – 7/12/16</b>

\*\*\*\*\*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  
THURSDAY MORNING, JUNE 2, 2016  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>6.</b>	<b>173-04-BZ</b>	<p>Eric Palatnik, P.C. <b>5 West 37<sup>th</sup> Street aka 5-9 West 37<sup>th</sup> Street, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>NY Health Spa</i>) use in the cellar of an existing twelve-story building which expired on November 23, 2014; Waiver of the Rules. M1-6 zoning district. <b>Community Board #5M</b></p> <p style="color: green;"><b>Examiner: Rory Levy (212) 386-0082</b></p> <p style="color: red;"><b>Status: Closed, Decision – 6/14/16</b></p>
<b>7.</b>	<b>80-05-BZ</b>	<p>Klein Stuart <b>49 West 33<sup>rd</sup> Street, Manhattan</b> Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (<i>Aura Wellness Spa Corp.</i>) which expired on November 15, 2015. C6-6 and C6-4.5 zoning district. <b>Community Board #5M</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Continued Hearing – 7/12/16</b></p>
<b>8.</b>	<b>238-07-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel, LLP <b>5-17 47<sup>th</sup> Avenue, Queens</b> Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the construction of a 12 story mixed use residential/commercial building and a 6 story graduate student and faculty housing building, contrary to use and bulk set to expire on September 23, 2016. M1-4 and M1-4/R6A (LIC). <b>Community Board #2Q</b></p> <p style="color: green;"><b>Examiner: Tracie Behnke (212) 386-0086</b></p> <p style="color: red;"><b>Status: Granted – 6/2/16</b></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

THURSDAY MORNING, JUNE 2, 2016

10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
9.	300-08-A	Law office of Marvin B. Mitzner LLC <b>39-35 27th Street, Queens</b> Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district. <b>Community Board #1Q</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Deferred Decision – 7/19/16</b>

<b><i>APPEAL – CONTINUED HEARINGS</i></b>		
10.	65-15-BZ & 66-15-A	Akerman, LLP <b>361 Central Park West, Manhattan</b> 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. <b>Community Board #7M</b>
		<b>Examiner: Toni Matias (212) 386-0085</b>
		<b>Status: Denied – 6/2/16</b>

\*\*\*\*\*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  
THURSDAY MORNING, JUNE 2, 2016  
10:00 A.M.

<b><i>BZ – DECISIONS</i></b>		
<b>11.</b>	<b>318-14-BZ</b>	<p>Walter T. Gorman, P.E., P.C. <b>1672-1680 86th Street aka 1-17 Bay 14th Street, Brooklyn</b> Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on October 27, 1987; Waiver of the Rules. C1-2 in R5 zoning district. <b>Community Board #11BK</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Deferred Decision – 11/15/16</b></p>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>12.</b>	<b>330-13-BZ</b>	<p>Alexander Levkovich <b>2801 Brown Street, Brooklyn</b> Special Permit (§73-622) for the legalization of an enlargement to an existing single family home contrary to floor area (ZR 23-141). R4-1 zoning district. <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 7/19/16</b></p>
<b>13.</b>	<b>331-14-BZ</b>	<p>Law Office of Lyra J. Altman <b>2171 Ocean Parkway, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family contrary to side yards (ZR 23-461) and less than the minimum rear yard (ZR 23-47). R5 (OP) zoning district. <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 7/19/16</b></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.

\*\*\*\*\*