

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, MAY 24, 2016  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>732-41-BZ</b>	<p>Eric Palatnik, P.C. <b>100-17 Beach Channel Drive, Queens</b> Amendment (§11-411) seek to reopen and amend a previously granted variance for residence Use Group 16 gasoline service station with accessory uses, located within an R4 zoning district. <b>Community Board #14Q</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <hr/> <p><b>Status: Granted – 5/24/16</b></p>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>2.</b>	<b>528-64-BZ</b>	<p>Gerald Caliendo, RA, AIA <b>240-02 Northern Boulevard, Queens</b> Amendment of a previously approved Variance (§72-21) which permitted the erection of a two story enlargement of an auto showroom (UG 16B). The amendment seeks to enlarge the existing automobile showroom and include an addition of a parking deck to the existing automobile dealership (<i>East Hills Chevrolet</i>). R1-2 zoning district. <b>Community Board #11Q</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <hr/> <p><b>Status: Adjourned Hearing – 7/19/16</b></p>
<b>3.</b>	<b>173-92-BZ</b>	<p>Simons &amp; Wright LLC <b>220 East 86th Street, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of martial arts studio which expires on January 24, 2014; Amendment to permit the relocation of the facility from the 2nd floor to the cellar. C2-8A zoning district. <b>Community Board #8M</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <hr/> <p><b>Status: Continued Hearing – 8/2/16</b></p>
<b>4.</b>	<b>57-95-A thru 59-95-A</b>	<p>Alison Jacobs, Esq. <b>473, 474/475, 476 Central Park West, Manhattan</b> Amendment/Time to Complete construction filed under Certificate of Occupancy Modification. R7-2 zoning district. <b>Community Board #7M</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Adjourned Hearing – 8/23/16</b></p>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>5.</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 style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Closed, Decision – 6/2/16</b></p>
<b>6.</b>	<b>189-09-BZ</b>	<p>Eric Palatnik, P.C. <b>3067 Richmond Terrace, Staten Island</b> 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. <b>Community Board #1SI</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Closed, Decision – 6/21/16</b></p>

<b><i>SOC – NEW CASES</i></b>		
<b>7.</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 style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Closed, Decision – 6/2/16</b></p>

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<b><i>SOC – NEW CASES</i></b>		
<b>8.</b>	<b>698-59-BZ</b>	<p>Eric Palatnik, P.C. <b>2773 Nostrand Avenue, Brooklyn</b> Extension of Time to Complete Construction of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on December 9, 2015. C2-2/R4 zoning district. <b>Community Board #18BK</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 6/28/16</b></p>
<b>9.</b>	<b>30-00-BZ</b>	<p>Fried, Frank, Harris Shriver &amp; Jacobson LLP <b>465-469 West 165<sup>th</sup> Street and 458-464 West 166<sup>th</sup> Street, Manhattan</b> Extension of term of a previously granted variance granted pursuant to §72-21 of the zoning resolution which permitted an open parking lot (Use Group 8) which expired on February 6, 2016. R7-2 zoning district. <b>Community Board #12M</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 8/2/16</b></p>

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<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>10.</b>	<b>244-15-A</b>	<p>Greenberg Traurig <b>677 Fifth Avenue, Manhattan</b> Appeal challenging NYC Department of Building's determination that a video display wall with in a new store, is a sign as per the definition of sign as provided in ZR Section 12-10 of the Zoning Resolution. C5-3 (Midtown-5th Avenue Sub district). <b>Community Board #5M</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Adjourned Hearing – 6/14/16</b></p>

<b><i>APPEAL – NEW CASES</i></b>		
<b>11.</b>	<b>191-15-A thru 195-15-A</b>	<p>Sheldon Lobel, P.C. <b>51-99, 51-101, 51-105, 51-107, 51-111 Manilla Street, Queens</b> Proposed development of a five two-story two-family attached residential buildings partially within the bed of an unmapped street, contrary to Article 3, Section 35 of the General City Law. <b>Community Board #4Q</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Granted – 5/24/16</b></p>
<b>12.</b>	<b>232-15-A</b>	<p>Sheldon Lobel, P.C. <b>840 West End Avenue aka 259 West 101 Street, Manhattan</b> Proposed vertical enlargement of an existing six story building to allow for a new penthouse floor and roof above the sixth floor which requires a waiver of the Multiple Dwelling Law and Building Code. R8 zoning district. <b>Community Board #7M</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Continued Hearing – 8/2/16</b></p>

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<b><i>BZ – DECISIONS</i></b>		
<b>13.</b>	<b>102-14-BZ</b>	<p>Moshe M Friedman, P.E. <b>4017 Avenue P, Brooklyn</b> Variance (§72-21) to permit the extension of house of worship (UG4) (<i>Congregation Tifreves Avahom D'Zidichov</i>) in an existing building lot of a three story brick building. R3-2 zoning district. <b>Community Board #3BK</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Granted – 5/24/16</b></p>
<b>14.</b>	<b>253-15-BZ</b>	<p>Law Office of Jay Goldstein <b>997 East 22<sup>nd</sup> Street, Brooklyn</b> Special Permit (73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141); and less than the minimum rear yard (ZR 23-47). R2 zoning district. <b>Community Board #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Granted – 5/24/16</b></p>

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<b><i>BZ – DECISIONS</i></b>		
15.	41-14-BZ	<p>Law Office of Jay Goldstein <b>21-37 Waverly Avenue aka 56-58 Washington Avenue, Brooklyn</b> Special Permit (§73-19) to legalize an existing school/yeshiva (UG 3). M1-2 zoning district. <b>Community Board #2BK</b></p> <p><b>Examiner:</b></p> <p><b>Status: Continued Hearing – 9/13/16</b></p>
16.	158-14-BZ	<p>Law Office of Lyra J. Altman <b>1179 East 27<sup>th</sup> Street, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141(a)); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R-2 zoning district. <b>Community Board #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Adjourned Hearing – 6/21/16</b></p>
17.	11-15-BZ	<p>Eric Palatnik, P.C. <b>155 Dover Street, Brooklyn</b> 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. <b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 7/12/16</b></p>
18.	39-15-BZ	<p>Bryan Cave, LLP <b>74-76 Eighth Avenue, Manhattan</b> Variance (§72-21) to permit the construction of a new 12 story, 37,166 sq. ft. office building (UG 6) with ground floor retail (UG 6) contrary to floor area (§33-122) and setback requirements (§32-24). C6-2A zoning district. <b>Community Board #2M</b></p> <p><b>Examiner:</b></p> <p><b>Status: Continued Hearing – 7/12/16</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

**REGULAR MEETING**

**TUESDAY AFTERNOON, MAY 24, 2016**

**1:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>93-15-BZ</b>	Sheldon Lobel, P.C. <b>1011 Reads Lane, Queens</b> Variance (§72-21) to construct a new UG4 Synagogue at the premises to certain bulk and parking regulations and waiver of the floor area side yard , located within an R2X zoning district. <b>Community Board #14Q</b>
		<b>Examiner: Rory Levy (212) 386-0082</b>
		<b>Status: Continued Hearing – 7/19/16</b>
<b>2.</b>	<b>271-15-BZ</b>	Philip L. Rampulla <b>1842 Victory Boulevard, Staten Island</b> Special Permit (§73-211) to allow an automotive service station with an accessory convenience store (UG 16). C2-1/R3-2 zoning district. <b>Community Board #1SI</b>
		<b>Examiner: Tracie Behnke (212) 386-0086</b>
		<b>Status: Continued Hearing – 7/12/16</b>
<b>3.</b>	<b>278-15-BZ</b>	Law Office of Jay Goldstein <b>3556 Bedford Avenue, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461). R2 zoning district. <b>Community Board #14BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Continued Hearing – 7/19/16</b>

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