

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 3, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	47-10-BZ	Eric Palatnik, P.C. 895 Zerega Avenue aka 2351 Story Avenue, Bronx 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. Community Board #9BX
		Examiner: Carlo Costanza (212) 386-0068
		Status: Deferred Decision – 6/2/16

<i>SOC – CONTINUED HEARINGS</i>		
2.	202-62-BZ	Warshaw Burstein, LLP 950 Allerton Avenue, Bronx Extension of Term and Waiver (§11-411) to extend the term and a Waiver of a previously granted variance for an automotive service station, which expired on April 3, 2011; Waiver of the Rules. C2-2/R4-1 zoning district. Community Board #11BX
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 6/14/16
3.	1122-81-BZ	Eric Palatnik, P.C. 105-14 Astoria Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted a one-story enlargement of a then existing metal supply establishment (UG 17) increasing the degree of non-conformity, which expired on November 9, 2012; Waiver of the Rules. R3-2 zoning district. Community Board #4Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 7/12/16

*****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, MAY 3, 2016
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	826-86-BZ thru 828-86-BZ	<p>Eric Palatnik, P.C. 269-10 & 270-10 Grand Central Parkway, Queens Extension of Term of Special Permit (§73-11) permitting non-accessory radio towers and transmitting equipment on the roof of an existing thirty-three story building which expired on January 26, 2015. R3-2 zoning district. Community Board #13Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 7/12/16</p>
5.	238-04-BZ	<p>Rothkrug Rothkrug & Spector LLP 62 Cooper Square, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment located in the cellar, first and mezzanine floors, of an existing twelve story mixed-use building, which expired on January 25, 2015; Waiver of the Rules. M1-5B zoning district. Community Board #2M Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 5/3/16</p>
6.	98-06-BZ	<p>Eric Palatnik, P.C. 1045 Beach 9th Street, Queens Amendment of a previously approved Variance (§72-21) which permitted school (<i>Yeshiva Siach Yitzchok</i>) contrary to bulk regulation and contrary to General City Law section 35. The Amendment seeks minor interior changes and an increase in height from fifty feet to a proposed fifty four feet. R4A zoning district. Community Board #14Q Examiner: Rory Levy (212) 386-0082 Status: Granted – 5/3/16</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, MAY 3, 2016

10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	374-71-BZ	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
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 7/12/16
8.	77-99-BZ	Alfonse Duarte, P.E. 255-39 Jericho Turnpike, Queens Extension of Term of previously approved variance which permitted the operation of an existing auto laundry which expired on February 8, 2015. C8-1 & R2A zoning districts. Community Board #13Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 7/12/16

*****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, MAY 3, 2016
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	35-15-A	<p>Herrick Feinstein, LLP 2001 Bartow Avenue, Bronx An administrative appeal challenging the Department of Buildings' final determination dated January 26, 2015, to permit the installation of 54 individual signs at the subject property. C7 zoning district. Community Board #10BX</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Denied – 5/3/16</p>
10.	106-15-A & 107-15-A	<p>Eric Palatnik, P.C. 42-29 & 42-31 149th Street, Queens Proposed construction of a building located partially within the bed of mapped unbuilt street, pursuant Article 3 Sections 35/36 of the General City Law. R4-1 zoning district. Community Board #7Q</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Deferred Decision – 6/21/16</p>
11.	218-15-A	<p>Eric Palatnik, P.C. 428 St. Marks Place, Staten Island Proposed construction of a four story, five dwelling unit, mixed use building (office and residential) on a lot that is partially located within the bed of a mapped street, contrary to Article 3 Section 35 of the General City Law. C4-2 Zoning District. Community Board #1SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 5/3/16</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, MAY 3, 2016
10:00 A.M.

<i>BZ – DECISIONS</i>		
12.	30-12-BZ	<p>Board of Standards and Appeals 142-41 Roosevelt Avenue, Queens Remanded back to Board of Standards and Appeals; seeks a judgment vacating the resolution issued on January 15, 2013 and filed on January 17, 2013. R6-/C2-2 zoning district. Community Board #7Q</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 6/14/16</p>
13.	297-13-BZ	<p>Sheldon Lobel, P.C. 308 Cooper Street, Brooklyn Variance (§72-21) to permit the development of a three-story, six-unit residential building, contrary to use regulations (§42-10). M1-1 zoning district. Community Board #4BK</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 5/3/16</p>
14.	329-14-BZ	<p>Law Office of Lyra J. Altman 1316 Avenue S, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family semi-detached residence contrary to floor area, lot coverage and open space (ZR 23-141); side yard (ZR 23-461) and less than the minimum required rear yard (ZR 23-47). R4-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 5/3/16</p>
15.	57-15-BZ	<p>Eric Palatnik, P.C. 482 Logan Street, Brooklyn Variance (§72-21) to permit the development of a three-story, three family residential and to waive the side yard open space of the existing premises. R5/C1-3 zoning district. Community Board #5BK</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 5/3/16</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, MAY 3, 2016
10:00 A.M.

<i>BZ – DECISIONS</i>		
16.	188-15-BZ	<p>Sheldon Lobel, P.C. 100 West 72nd Street, Manhattan Special Permit (§73-36) to permit a Physical Culture Establishment (<i>Micass/Momentum Fitness</i>) in the cellar level of the premises. C4-6A zoning district. Community Board #7M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 5/3/16</p>

<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> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 6/14/16</p>
18.	333-14-BZ	<p>Law Office of Lyra J. Altman 2323 East 5th Street, Brooklyn Special Permit (73-622) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yard requirements (ZR 23-461 & ZR 23-48) and less than the minimum rear yard (ZR 23-47). R4 (OP) zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Adjourned, Continued Hearing – 6/14/16</p>
19.	21-15-BZ	<p>Eric Palatnik, P.C. 112-35 69th Avenue, Queens Special Permit (73-621) for the enlargement of an existing one-family dwelling which will not provide the required open space ratio. R1-2A zoning district. Community Board #6Q</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 6/21/16</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, MAY 3, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	126-15-BZ	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
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/28/16
21.	253-15-BZ	Law Office of Jay Goldstein 997 East 22nd Street, Brooklyn 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. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 5/17/16

*****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.
