

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 18, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	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 Project Manager: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/13/16</p>
2.	202-62-BZ	<p>Akerman 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 Project Manager: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 12/13/16</p>
3.	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 Project Manager: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 1/24/17</p>

*****DISCLAIMER*****

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<i>SOC – NEW CASES</i>		
4.	608-70-BZ	<p>Walter T. Gorman, P.E., P.C. 351-361 Neptune Avenue, Brooklyn Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance which permitted an eating and drinking establishment (UG 6) (<i>Dunkin' Donuts</i>) which expired on August 20, 2015; Waiver of the Rules. R6 (Special Ocean Parkway District) zoning district. Community Board #13BK Project Manager: Jonathan Kirshenbaum (212) 386-0081 Status: Granted – 10/18/16</p>
5.	592-71-BZ	<p>Rampulla Associates Architects, LLP 1010 Forest Avenue, Staten Island Extension of Term of the previously approved Variance (§ 72-21) which permitted the operation of a Professional Office (Use Group 6) Building in an R3-2/R-2 Zoning District which will expire on February 15, 2017; Waiver of the Rules. R3-2 & R2 zoning district. Community Board #1SI Project Manager: Jonathan Kirshenbaum (212) 386-0081 Status: Granted – 10/18/16</p>
6.	120-93-BZ	<p>Sheldon Lobel, P.C. 222-19 Linden Boulevard, Queens Extension of Term (§11-411) of a previously approved variance which permitted an Automotive Repair Facility (UG 16B) with the sale of used automobiles which expired on May 10, 2014; Waiver of the Rules. C1-3/R3-2 zoning district. Community Board #13Q Project Manager: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 1/10/17</p>
7.	26-94-BZ	<p>Eric Palatnik, P.C. 141 Mansion Avenue, Staten Island Extension of Term of a Special Permit (§73-242) for a (UG6) eating and drinking establishment (<i>The Mansion Grand</i>) which expires on March 5, 2016; Amendment. C3A (SSRD) zoning district. Community Board #3SI Project Manager: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 1/31/17</p>

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<i>SOC – NEW CASES</i>		
8.	182-02-BZ	Eric Palatnik, P.C. 2990 Victory Boulevard, Staten Island Extension of Term of a previously approved (§72-21) permitting the operation of an Automotive Service Station (UG 16B) with an accessory convenience store which expired January 7, 2013; Waiver of the Rules. C2-2/R3-1 zoning district. Community Board #2SI
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 1/31/17

<i>BZ – DECISIONS</i>		
9.	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 Fi</i>) on portion of the ground floor. MX-2 within M1-4/R8A zoning district. Community Board #2BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 10/18/16

<i>BZ – CONTINUED HEARINGS</i>		
10.	100-15-BZ	Eric Palatnik, P.C. 24 East 39th Street, Manhattan Variance (§72-21) to propose a change of use in the existing building on the premises from a use group 2 apartment hotel to a use group 5 transient hotel. R8B zoning district. Community Board #6M
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Granted – 10/18/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 18, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	259-14-BZ	<p>Fried, Frank, Harris, Shriver & Jacobson LLP 68-74 Trinity Place aka 103-109 Greenwich Street, Manhattan Variance (§72-21) to permit the proposed structure in rear yard of the interior lot portion of the site contrary to (ZR 33-23 and ZR 33-26) of the zoning resolution. C5-5 (SLMD) zoning district. Community Board #1M</p> <p>Project Manager: Jonathan Kirshenbaum (212) 386-0081</p> <p>Status: Continued Hearing – 1/24/17</p>
2.	171-15-BZ	<p>Shefarth Shaw LLP 281 Broadway, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>CrossFit</i>) to be operated within an existing building. C6-4A zoning district. Community Board #1M</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 1/10/17</p>
3.	217-15-BZ	<p>Sheldon Lobel, P.C. 89-89 Union Turnpike, Queens Special Permit (§73-36) to permit the operation a PCE gym (<i>Retro Fitness</i>) on the first floor of the existing 2-story commercial retail shopping center, located within an M1-1 zoning district. Community Board #4Q</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Granted – 10/18/16</p>
4.	2016-4166-BZ	<p>Eric Palatnik, P.C. 2579 East 17th Street, Brooklyn Special Permit (§73-44) to reduce the required number of accessory parking spaces contrary to §36-21 for ambulatory diagnostic or treatment facility use and Use Group 6 uses with Parking Requirement Category B1. C8-1 zoning district. Community Board #15BK</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Continued Hearing – 1/31/17</p>

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