

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 13, 2016

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>818-85-BZ</b>	<p>Herrick, Feinstein LLP  <b>119 Christopher Street, Manhattan</b>                      Amendment to modify a condition to a previously approved Variance (§72-21) which permitted a retail (UG 6) on a portion of the ground floor of a 6-story multiple dwelling. The amendment seeks to re-instate the term of the variance which expired on August 12, 1996. Waiver of the Rules. R6 zoning district.  <b>Community Board #2M</b>  <b>Examiner: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 9/13/16</b></p>
<b>2.</b>	<b>826-86-BZ thru 828-86-BZ</b>	<p>Eric Palatnik, P.C.  <b>269-10 &amp; 270-10 Grand Central Parkway, Queens</b>                      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.  <b>Community Board #13Q</b>  <b>Examiner: Carlo Costanza (212) 386-0068</b>  <b>Status: Granted – 9/13/16</b></p>

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>3.</b>	<b>196-49-BZ</b>	<p>Vassalotti Associates Architects, LLP.  <b>1280 Allerton Avenue, Bronx</b>                      Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on September 30, 2015; Amendment to permit the conversion of the accessory building to an accessory convenience store; Extension of Time to obtain a Certificate of Occupancy which expired on June 12, 2013; Waiver of the Rules. R4 zoning district.  <b>Community Board #11BX</b></p> <p style="margin-left: 20px;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="margin-left: 20px;"><b>Status: Closed, Decision – 9/20/16</b></p>
<b>4.</b>	<b>114-02-BZ</b>	<p>David L. Businelli, R.A.  <b>2493 Richmond Road, Staten Island</b>                      Extension of Term of a previously approved Variance (72-21) which permitted the development of two-story building with retail on the first floor and offices on the second floor with accessory parking which expired on May 20, 2013; Waiver of the Rules. R2 zoning district.  <b>Community Board #1SI</b></p> <p style="margin-left: 20px;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="margin-left: 20px;"><b>Status: Closed, Decision – 11/15/16</b></p>

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<b><i>SOC – NEW CASES</i></b>		
<b>5.</b>	<b>17-92-BZ</b>	<p>Eric Palatnik, P.C.  <b>60-06/12 Northern Boulevard, Queens</b>                      Extension of Term of a previously approved variance which expired on July 19, 2014; Amendment to permit renovations to the interior and exterior of the building; Waiver of the Rules. R5 zoning district  <b>Community Board #2Q</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 11/15/16</b></p>
<b>6.</b>	<b>168-98-BZ</b>	<p>Robert J. Stahl  <b>3050 Bailey Avenue, Bronx</b>                      Extension of Term (§ 11-411) of a previously approved variance which permitted a parking lot for more than five motor vehicles (Use Group 8) which expired on March 23, 2009; Waiver of the Rules. R6/R4A zoning district.  <b>Community Board #8BX</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 11/15/16</b></p>
<b>7.</b>	<b>169-98-BZ</b>	<p>Robert J. Stahl  <b>3141 Bailey Avenue, Bronx</b>                      Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on July 20, 2009; Amendment (§11-413) to permit a change of use to Automotive Repair Facility (UG 16B); Waiver of the Rules. C2-3/R6 zoning district.  <b>Community Board #8BX</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 12/6/16</b></p>

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<b><i>APPEALS – DECISIONS</i></b>		
<b>8.</b>	<b>260-15-A</b>	<p>Eric Palatnik, P.C.  <b>122 &amp; 130 Bard Avenue, Staten Island</b>                      GCL36 to permit two, two family homes that do not have frontage on a legally mapped street, contrary to Article 3, Section 36 of the NYS General City Law. RA3X zoning district.  <b>Community Board #1SI</b></p> <p style="color: green;"><b>Examiner: Toni Matias (212) 386-0085</b></p> <p style="color: red;"><b>Status: Granted – 9/13/16</b></p>
	<b>261-15-A</b>	<p>Eric Palatnik, P.C.  <b>122 &amp; 130 Bard Avenue, Staten Island</b>                      GCL36 to permit two, two family homes that do not have frontage on a legally mapped street, contrary to Article 3, Section 36 of the NYS General City Law. RA3X zoning district.  <b>Community Board #1SI</b></p> <p style="color: green;"><b>Examiner: Toni Matias (212) 386-0085</b></p> <p style="color: red;"><b>Status: Withdrawn – 9/13/16</b></p>

<b><i>APPEAL – NEW CASES</i></b>		
<b>9.</b>	<b>17-05-A</b>	<p>Sheldon Lobel, P.C.  <b>3329/3333 Giles Place, Bronx</b>                      Extension of Time to Complete Construction under the prior R6 zoning district. R4A zoning district.  <b>Community Board #8BX</b></p> <p style="color: green;"><b>Examiner: Toni Matias (212) 386-0085</b></p> <p style="color: red;"><b>Status: Closed, Decision – 11/1/16</b></p>
<b>10.</b>	<b>2016-1185-A</b>	<p>Pryor Cashman LLP  <b>45-14 and 45-50 51<sup>st</sup> Street, Queens</b>                      Proposed construction of a four story with cellar Use Group 16 self-storage facility located within the bed of a mapped street, contrary to General City Law Section 35 and waiver of street wall and sky exposure plane under 72-01-(g). M1-1 zoning district.  <b>Community Board #2Q</b></p> <p style="color: green;"><b>Examiner: Toni Matias (212) 386-0085</b></p> <p style="color: red;"><b>Status: Closed, Decision – 11/1/16</b></p>

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<b><i>BZ – DECISIONS</i></b>		
11.	30-14-BZ	<p>Jay Goldstein, Esq.  <b>6101 16th Avenue aka 1602 61st Street aka 1601 62nd Street, Brooklyn</b>                      Variance (§72-21) proposed enlargement to an existing school (<i>Yeshiva Bais Sorah</i>) (Use Group 3) is contrary to §§42-00 &amp; 43-43. M1-1 zoning district.  <b>Community Board #11BK</b>  <b>Examiner: Rory Levy (212) 386-0082</b>  <b>Status: Deferred Decision – 11/15/16</b></p>
12.	31-14-BZ	<p>Moshe M. Friedman, P.E.  <b>165 Spencer Street, Brooklyn</b>                      Special Permit (§73-19) to allow a conversion of an existing Synagogue (<i>Bnos Square of Williamsburg</i>) building (Use Group 4 to Use Group 3). M1-2 zoning district.  <b>Community Board #3BK</b>  <b>Examiner: Rory Levy (212) 386-0082</b>  <b>Status: Deferred Decision – 12/6/16</b></p>
13.	333-14-BZ	<p>Law Office of Lyra J. Altman  <b>2323 East 5<sup>th</sup> Street, Brooklyn</b>                      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 &amp; ZR 23-48) and less than the minimum rear yard (ZR 23-47). R4 (OP) zoning district.  <b>Community Board #15BK</b>  <b>Examiner: Henry Segovia (212) 386-0074</b>  <b>Status: Granted – 9/13/16</b></p>
14.	44-15-BZ	<p>Akerman, LLP  <b>145 Central Park North, Manhattan</b>                      Variance (§72-21) to permit the construction of a conforming fourteen-story, (UG 2) residential building containing 24 dwelling units contrary to the maximum building height and front setback requirements (§23-633 and rear setback requirements (§23-633(b)). R8 zoning district.  <b>Community Board #10M</b>  <b>Examiner: Tracie Behnke (212) 386-0086</b>  <b>Status: Deferred Decision – 11/15/16</b></p>

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<b><i>BZ – DECISIONS</i></b>		
<b>15.</b>	<b>278-15-BZ</b>	<p>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></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p style="color: red;"><b>Status: Granted – 9/13/16</b></p>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>16.</b>	<b>322-13-BZ</b>	<p>Sheldon Lobel, P.C.  <b>42-01 Main Street, Queens</b>                      Re-instatement (§11-411) of a previously approved variance which permitted accessory parking on the zoning lot for the use Group 6 commercial building, which expired on September 23, 1990; Waiver of the Rules. R6/C1-2 and R6 zoning district.  <b>Community Board #7Q</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Continued Hearing – 1/10/17</b></p>
<b>17.</b>	<b>41-14-BZ</b>	<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 style="color: green;"><b>Examiner: Gjela Prenga (212) 386-0067</b></p> <p style="color: red;"><b>Status: Adjourned Hearing – 12/6/16</b></p>
<b>18.</b>	<b>302-14-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>45-04 Francis Lewis Boulevard, Queens</b>                      Special Permit (§73-125) to allow proposed ambulatory diagnostic or treatment health care facility in excess of 1500 sq. ft. in a two-story mixed use building. R3X zoning district.  <b>Community Board #11Q</b></p> <p style="color: green;"><b>Examiner: Gjela Prenga (212) 386-0067</b></p> <p style="color: red;"><b>Status: Adjourned Hearing – 11/1/16</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>19.</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>  <b>Examiner: Henry Segovia (212) 386-0074</b>  <b>Status: Adjourned Hearing – 11/1/16</b></p>
<b>20.</b>	<b>93-15-BZ</b>	<p>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. R2X zoning district.  <b>Community Board #14Q</b>  <b>Examiner: Jonathan Kirschenbaum (212) 386-0081</b>  <b>Status: Continued Hearing – 11/1/16</b></p>
<b>21.</b>	<b>101-15-BZ</b>	<p>Law Office of Jay Goldstein  <b>830 Hicksville Road, Queens</b>                      Variance (§72-21) to permit construction of a two-story use group 4 synagogue contrary to underlying bulk requirements. R2X zoning district.  <b>Community Board #14Q</b>  <b>Examiner: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 12/6/16</b></p>
<b>22.</b>	<b>271-15-BZ</b>	<p>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: Closed, Decision – 10/14/16</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 13, 2016

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>248-15-BZ</b>	<p>Eric Palatnik, P.C.  <b>150-15 Barclay Avenue, Queens</b>                      Special Permit (73-44) to reduce the 49 required parking spaces to twenty-five (25) for a proposed new five story and cellar new UG4 ambulatory diagnostic treatment health facility building. R5/C1-2 zoning district.  <b>Community Board #7Q</b>  <b>Examiner: Tracie Behnke (212) 386-0086</b>  <b>Status: Continued Hearing – 11/15/16</b></p>
<b>2.</b>	<b>254-15-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>98 Avenue A, Manhattan</b>                      Special Permit (§73-36) to allow for a physical culture establishment (<i>Blink</i>) within a new cellar and eight-story mixed-use building. C2-5/R7A zoning district.  <b>Community Board #3M</b>  <b>Examiner: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 11/15/16</b></p>
<b>3.</b>	<b>2016-4152-BZ</b>	<p>Law Office of Jay Goldstein  <b>325 Avenue Y, Brooklyn</b>                      Special Permit (§73-19) to allow a school (UG 3) (<i>Yeshiva Darche Eres</i>) to occupy a portion of the first floor and the entirety of the second, third and fourth floors of the Premises, contrary to use regulation (§42-10). M1-1 (OP) zoning district.  <b>Community Board #15BK</b>  <b>Examiner: Tracie Behnke (212) 386-0086</b>  <b>Status: Continued Hearing – 11/15/16</b></p>

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