

**NYC Board of Standards and Appeals**

**July 19, 2016**

**Special Order Calendar**

**10:00 A.M.**

<b><i>Continued Hearings</i></b>		
1.	<b>472-37-BZ</b> <u>11/17/2015</u> <u>2/23/2016 Adj.</u> <u>4/26/2016 Adj.</u>	Eric Palatnik, P.C. <b>2765 Cropsey Avenue, Brooklyn</b> Extension of Term (§11-411) for the continued operation of an automotive service station which expired on January 27, 2014; Amendment (§11-412) to permit the conversion of repair bays into convenient store, the addition of a new canopy and relocation of fuel storage tanks. R5 zoning district. <b>Community Board #13BK</b>  <i>Costanza</i>
2.	<b>196-49-BZ</b> <u>1/12/2016</u> <u>2/23/2016 Adj.</u> <u>4/12/2016 Adj.</u> <u>5/17/2016</u>	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>  <i>Costanza</i>
3.	<b>202-62-BZ</b> <u>10/16/2015</u> <u>12/1/2015 Adj.</u> <u>2/2/2016</u> <u>4/5/2016</u> <u>5/3/2016</u> <u>6/14/2016</u>	Warshaw Burstein, LLP <b>950 Allerton Avenue, Bronx</b> 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. <b>Community Board #11BX</b>  <i>Costanza</i>
4.	<b>528-64-BZ</b> <u>11/24/2015</u> <u>1/22/2016 Adj.</u> <u>2/23/2016 Adj.</u> <u>4/26/2016 Adj.</u> <u>5/24/2016 Adj.</u>	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>  <i>Costanza</i>
5.	<b>1207-66-BZ</b> <u>4/21/2015</u> <u>7/14/2015 Adj.</u> <u>8/25/2015</u> <u>9/18/2015</u> <u>11/24/2015</u> <u>1/12/2016</u> <u>3/22/2016</u>	Carl A. Sulfaro, Esq. <b>305 Washington Avenue Brooklyn</b> Extension of Term of a previously granted variance for the continued operation of a UG6 art supply and bookstore which expired July 5, 2012; Waiver of the Rules. R6 zoning district. <b>Community Board #3BK</b>  <i>Segovia</i>

<b>New Cases</b>		
6.	<b>413-50-BZ</b>	<p>Eric Palatnik, P.C.  <b>691 East 149<sup>th</sup> Street, Bronx</b>            Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expires on November 18, 2015. C2-4/R7-1 zoning district.  <b>Community Board #1BX</b></p> <p style="text-align: right;"><i>Costanza</i></p>
7.	<b>302-08-BZ</b>	<p>Rothkrug, Rothkrug &amp; Spector, LLP  <b>4368 Furman Avenue, Bronx</b>            Remanded by the Court back to the NYC Board of Standards and Appeals to consider whether petitioner satisfied the remaining elements required for a Variance (§72-21) to permit an existing semi-detached residential building, contrary to side yard regulations (§23-462). R5 zoning district.  <b>Community Board #12BX</b></p> <p style="text-align: right;"><i>Matias</i></p>

### Appeals Calendar

<b>Decisions</b>		
8.	<p><b>300-08-A</b>  <u>8/19/2014</u>  <u>9/23/2014</u>  <u>11/18/2014</u>  <u>12/16/2014</u>  <u>2/10/2015</u>  <u>3/24/2015</u>  <u>5/29/2015</u>  <u>8/25/2015</u>  <u>10/16/2015</u>  <u>12/15/2015</u>  <u>1/22/2016</u>  <u>3/22/2016 Closed</u>  <u>4/26/2016 Def. Dec.</u>  <u>5/17/2016 Def. Dec.</u>  <u>6/2/2016 Def. Dec.</u></p>	<p>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></p> <p style="text-align: right;"><i>Matias</i></p>

<b>New Cases</b>		
9.	<b>2016-4129-A &amp; 2016-4130-A</b>	<p>Eric Palatnik, P.C.  <b>72 &amp; 74 Harris Lane, Staten Island</b>            Proposed construction of family dwelling not fronting on a legally mapped street contrary to General City Law 36. R3-1 (SRD) zoning district.  <b>Community Board #3SI</b></p> <p style="text-align: right;"><i>Matias</i></p>

## Zoning Calendar

<b>Decisions</b>		
10.	<b>30-14-BZ</b> <u>4/21/2015</u> <u>7/28/2015 Adj.</u> <u>10/20/2015</u> <u>12/15/2015</u> <u>2/2/2016 Adj.</u> <u>3/22/2016</u> <u>5/17/2016 Closed</u>	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 & 43-43. M1-1 zoning district. <b>Community Board #11BK</b> <div style="text-align: right;">Levy</div>
11.	<b>269-14-BZ</b> <u>9/18/2015</u> <u>11/17/2015 Adj.</u> <u>1/22/2016 Adj.</u> <u>2/23/2016 Adj.</u> <u>4/26/2016 Closed</u>	Gerald J. Caliendo, RA, AIA <b>89-44 Metropolitan Avenue, Queens</b> Special Permit §73-36) to permit the physical culture establishment ( <i>Massage Envy Spa</i> ) on the first floor level of an existing commercial building. C2-2 in R4 zoning district. <b>Community Board #5Q</b> <div style="text-align: right;">Levy</div>
12.	<b>21-15-BZ</b> <u>3/22/2016</u> <u>5/3/2016</u> <u>6/21/2016 Closed</u>	Eric Palatnik, P.C. <b>112-35 69<sup>th</sup> Avenue, Queens</b> 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. <b>Community Board #6Q</b> <div style="text-align: right;">Segovia</div>
13.	<b>204-15-BZ</b> <u>6/14/2016 Closed</u>	Rothkrug Rothkrug & Spector, LLP <b>98-100 10<sup>th</sup> Avenue, aka 450 West 17<sup>th</sup> Street, Manhattan</b> Special Permit 73-36: to allow a ( <i>SoulCycle</i> ) physical culture establishment within portion of an existing twenty-four story mixed use building in a C6-3 (WCH) zoning district. <b>Community Board #4M</b> <div style="text-align: right;">Levy</div>

<b>Continued Hearings</b>		
14.	<b>330-13-BZ</b> <u>10/16/2015</u> <u>12/15/2015 Adj.</u> <u>2/23/2016 Adj.</u> <u>4/12/2016</u> <u>6/2/2016</u>	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> <div style="text-align: right;">Segovia</div>
15.	<b>152-14-BZ</b> <u>4/26/2016</u>	Sheldon Lobel, P.C. <b>673 Driggs Avenue, Brooklyn</b> Variance (§72-21) to permit the construction of a new community facility building at the premises which would contain a for-profit school, the school at Fillmore Place for children ages two through six. R6B zoning district in a historic district. <b>Community Board #1BK</b> <div style="text-align: right;">Behnke</div>
16.	<b>331-14-BZ</b> <u>4/12/2016</u> <u>6/2/2016</u>	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> <div style="text-align: right;">Segovia</div>

**Continued Hearings**

<p>17.</p>	<p><b>71-15-BZ</b>  <u>9/1/2015</u>  <u>10/27/2015</u>  <u>1/12/2016</u>  <u>3/8/2016 Closed</u>  <u>5/17/2016</u></p>	<p>548 W 22 Holding LLC  <b>548 West 22nd Street, Manhattan</b>  Variance (§72-21) the conversion and enlargement of the existing 4-story building, build around 1920 on a fragile foundation system for manufacturing use and later converted to an art Museum to a 20-story mixed-use building with commercial uses on the ground floor and residential use. M1-5/C6-3/SWCD zoning district.  <b>Community Board #4M</b></p> <p align="right"><i>Singer</i></p>
<p>18.</p>	<p><b>93-15-BZ</b>  <u>5/24/2016</u></p>	<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></p> <p align="right"><i>Kirschenbaum</i></p>
<p>19.</p>	<p><b>278-15-BZ</b>  <u>5/24/2016</u></p>	<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 align="right"><i>Segovia</i></p>

**July 19, 2016  
Zoning Calendar  
1:00 P.M.**

<b>New Cases</b>		
1.	<b>6-14-BZ</b>	Eric Palatnik, P.C. <b>2525 Victory Boulevard, Staten Island</b> Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store. C2-1/R3-2 zoning district. <b>Community Board #1SI</b> <span style="float: right;"><i>Costanza</i></span>
2.	<b>137-15-BZ</b>	Law Office of Jay Goldstein <b>74-10 88<sup>th</sup> Street, Queens</b> Variance (72-21) change of use and enlargement from existing Use Group 9 trade school to use Group 3 religious school ( <i>Yeshiva Godolah Seminary</i> ) with additional classrooms and dormitories. M1-1 zoning district. <b>Community Board #5Q</b> <span style="float: right;"><i>Levy</i></span>
3.	<b>236-15-BZ</b>	Sheldon Lobel, P.C. <b>1677 George Street, Queens</b> Variance (§72-21) to permit the development of a two-story and cellar commercial building contrary to minimum front yard requirements. M1-4D zoning district. <b>Community Board #5Q</b> <span style="float: right;"><i>Prenga</i></span>
4.	<b>247-15-BZ</b>	Law Office of Fredrick A. Becker <b>135 Plymouth Street, Brooklyn</b> Special Permit (73-36) to allow the operation of a physical culture establishment ( <i>IMAX Fit</i> ) on portion of the ground floor. MX-2 within MI-4/R8A zoning district. <b>Community Board #2BK</b> <span style="float: right;"><i>Levy</i></span>
5.	<b>256-15-BZ</b>	Rothkrug Rothkrug & Spector, LLP <b>56-02 Roosevelt Avenue, Queens</b> Special Permit (§73-36) to allow for a physical culture establishment ( <i>Blink Fitness</i> ) to operate within an existing commercial building. C2-3/R6 zoning district. <b>Community Board #2Q</b> <span style="float: right;"><i>Levy</i></span>
6.	<b>2016-4132-BZ</b>	Howard A. Zipser, Esq. <b>513 &amp; 515-519 West 26<sup>th</sup> Street, Manhattan</b> Special Permit (§73-19) to allow for a school ( <i>Avenues: The World School</i> ) to be located on the fourth (4th) floor of an existing building contrary to use regulations (§§42-12 & 42-14). M1-5 (Special West Chelsea) zoning district. <b>Community Board #4M</b> <span style="float: right;"><i>Levy</i></span>
7.	<b>2016-4154-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>342 Flatbush Avenue, Brooklyn</b> Special Permit (§73-36) to operate a physical culture establishment ( <i>SoulCycle</i> ) within an existing building. C2-4/R7-A & R7B zoning district. <b>Community Board #6BK</b> <span style="float: right;"><i>Prenga</i></span>