

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 10, 2017

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	120-93-BZ	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 – 3/7/17
2.	74-07-BZ	Fried, Frank, Harris, Shriver & Jacobson LLP 6-10 West 70th Street, Manhattan Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting a nine (9) story residential/community facility building contrary to regulations for lot coverage (§24-11), rear yard (§24-36), base height, building height and setback (§23-633) and rear setback (§23-663) which expired on January 22, 2016; Amendment to the approved plans; Waiver of the Rules. R8B and R10A districts. Community Board #7M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 2/28/17

<i>SOC – NEW CASES</i>		
3.	80-54-BZ	Sheldon Lobel, P.C. 150 East 39th Street, Manhattan Extension of Term (§11-411) of a previously granted variance which permitting commercial uses on the first floor and cellar of an existing residential building, which expired on July 2, 2016. R8B zoning district. Community Board #6M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Closed, Decision – 1/24/17
4.	66-96-BZ	Francis R. Angelino, Esq. 510 East 74th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-19) permitting the operation of a day care center school (UG 3) which expires on August 6, 2016. M1-4 zoning district. Community Board #8M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/7/17

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SOC – NEW CASES		
5.	171-05-BZ	Rothkrug Rothkrug & Spector, LLP 568 Broadway, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (<i>Equinox</i>) which expires on February 7, 2016. M1-5B zoning district. Community Board #2M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 1/10/17

APPEALS – CONTINUED HEARINGS		
6.	2016-4129-A & 2016-4130-A	Eric Palatnik, P.C. 72 & 74 Harris Lane, Staten Island Proposed construction of family dwelling not fronting on a legally mapped street contrary to General City Law 36. R3-1 (SRD) zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/7/17

APPEAL – NEW CASES		
7.	2016-4186-A thru 2016-4207-A	Eric Palatnik, P.C. 150-11/15/19/23/27/31/35/37/43/49/53/12/18/22/26/32/ 36/42/50/56/60/66 Sullivan Drive, Queens Proposed construction for twenty-two single family residential homes not fronting on a legally mapped street, pursuant to Article 3 Section 36 of the General City Law. R2 zoning district. Community Board #7Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 2/28/17
8.	2016-4227-A	Cozen O'Connor 112 Fleet Place (aka 167 Willoughby Street), Brooklyn Proposed development which is within the bed of a mapped but unopened portion of Fleet Place, located on the north west corner of Willoughby Street and Fleet Place, contrary to General City Law 35 and related bulk waivers pursuant to ZR Section 72-01(g). C6-4 (Special Downtown Brooklyn District) zoning district. Community Board #2BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/24/17

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<i>BZ – DECISIONS</i>		
9.	322-13-BZ	Sheldon Lobel, P.C. 42-01 Main Street, Queens 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. Community Board #7Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 2/28/17
10.	22-15-BZ	Simons & Wright LLC 219 26th Street, Brooklyn Variance (72-21) to construct a residential building on a small lot at premises, located in an M1-1D zoning district, contrary to (Section 42-00) not permitted as of right. Community Board #7BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 3/28/17
11.	71-15-BZ	548 W 22 Holding LLC 548 West 22nd Street, Manhattan 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. Community Board #4M
		Project Manager: Ryan Singer
		Status: Continued Hearing – 2/14/17
12.	171-15-BZ	Seyfarth 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
		Project Manager: Rory Levy (212) 386-0082
		Status: Closed, Decision – 1/24/17
13.	2016-1221-BZ	Jay Goldstein, Esq. 269 West 23rd Street, Manhattan Special Permit (§73-36) to permit a physical culture establishment (<i>Row House</i>) on the second floor of an existing commercial building. C2-7A zoning district. Community Board #4M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 3/21/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 10, 2017

1:00 P.M.

BZ – NEW CASES		
1.	134-15-BZ	Sheldon Lobel, P.C. 248 Flatbush Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Orange theory Fitness</i>) in the existing building on the first floor and cellar of a one story commercial building, located within an R7A/C2-4 zoning district. Community Board #6BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 3/21/17
2.	201-15-BZ	Law Office of Steven Simicich 218 57th Street, Brooklyn Special Permit (§73-53) to permit the enlargement of a one-story non-conforming warehouse building into a five story building containing parking, office space and residential use which exceeds the allowable commercial floor area. R6B & M1-2 zoning districts. Community Board #7BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/28/17
3.	258-15-BZ	Eric Palatnik, P.C. 2619 East 16th Street, Brooklyn Special Permit (§73-44) to reduce the number of required accessory off street parking spaces from twenty nine (29) to fourteen (14) at the existing building. C4-2 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/28/17
4.	2016-1214-BZ	Rothkrug Rothkrug & Spector LLP 33 East 33rd Street, Manhattan Special Permit (§73-36) to permit a physical culture establishment to operate within an existing commercial building. C5-2 zoning district. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 1/10/17
5.	2016-4123-BZ	Eric Palatnik, P.C. 168 Havemeyer Street, Brooklyn Special Permit (§73-44) to allow the reduction of required parking for the use group 4 ambulatory diagnostic treatment healthcare facility. C1-3/R6 zoning district. Community Board #1BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 3/28/17

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REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 10, 2017

1:00 P.M.

BZ – NEW CASES		
6.	2016-4141-BZ	Kramer Levin Naftalis & Frankel LLP 99 Church Street aka 27 Barclay Street, Manhattan Special Permit (§73-36) to permit a physical culture establishment (<i>Four Seasons Hotel New York Downtown</i>) on a portion of the third floor of a mixed-use hotel and residential building. C5-3 (LM) zoning district. Community Board #1M
		Project Manager: Rory Levy (212) 386-0082
		Status: Closed, Decision – 2/14/17
7.	2017-2-BZ	NYC Mayor's Office of Housing Recovery Operation ("HRO") 40 Seafoam Street Staten Island Special Permit (§64-92) to waive front yard (ZR 23-45) and rear yard (ZR 23-47) bulk regulations for the reconstruction of homes damaged/destroyed by Hurricane Sandy for properties registered in the NYC Build it Back Program. Community Board #2SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 1/10/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 24, 2017

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	80-54-BZ	Sheldon Lobel, P.C. 150 East 39th Street, Manhattan Extension of Term (§11-411) of a previously granted variance which permitting commercial uses on the first floor and cellar of an existing residential building, which expired on July 2, 2016. R8B zoning district. Community Board #6M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 1/24/17
2.	320-05-BZ	Rothkrug Rothkrug & Spector, LLP 113 4th Avenue, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a physical cultural establishment (Crunch) which expired on May 16, 2016. C6-2A zoning district. Community Board #3M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 1/24/17
3.	72-06-BZ	Rothkrug Rothkrug & Spector, LLP 1 Park Avenue, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>Equinox</i>) within an existing commercial building which expires on September 19, 2016. C5-3/C6-1 zoning district. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 1/24/17

<i>SOC – CONTINUED HEARINGS</i>		
4.	1129-64-BZ	Davidoff Hutter & Citron, LLP 147-36 Brookville Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) permitting the operation of an Auto Supplies Sales Establishment (UG 6) which expired on June 10, 2015; Amendment to legalize interior layout changes, permit general Use Group 6 Use and eliminate the term of the variance; Waiver of the Rules. R3-2 zoning district. Community Board #13Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 4/25/17

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<i>SOC – CONTINUED HEARINGS</i>		
5.	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
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 4/25/17
6.	1151-81-BZ	Greenberg Traurig, LLP 95 Vandam Street, Manhattan Amendment of a previously variance to facilitate the transfer of unused development rights from the variance site for incorporation into a new as-of-right development. M1-6 (IHDA) zoning district. Community Board #2M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 1/24/17
7.	716-82-BZ	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: Adjourned, Continued Hearing – 4/25/17
8.	109-93-BZ	Rothkrug Rothkrug & Spector, LLP 189-11 Northern Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) permitting an eating and drinking establishment (UG 6) which expired on May 24, 2014; Waiver of the Rules. R3-2 zoning district. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 3/21/17

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<i>SOC – CONTINUED HEARINGS</i>		
9.	65-94-BZ	Rothkrug Rothkrug & Spector, LLP 144-02 Jewel Avenue, Queens Extension of Term of a previously approved Variance (§72-21) which permitted an enlargement contrary to side yard regulations and community facility (UG 4) on the ground and cellar floors and commercial offices (UG 6) in the garage which expired on March 5, 2016. R4B zoning district. Community Board #8Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 3/21/17
10.	174-94-BZ	Gerald J. Caliendo, RA, AIA 99-07 Roosevelt Avenue, Queens Extension of the term of the variance, permitting an automotive sales establishment, which expired on May 6, 2012. Waiver of the Rules. R6 zoning district. Community Board #3Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 3/28/17
11.	201-97-BZ	Eric Palatnik, P.C. 119-02 Rockaway Boulevard, Queens Amendment of a previously approved Variance (§72-21) which permitted the erection and use of a one-story building as a non-conforming Use Group 6 drug store with accessory parking. The Amendment seeks to eliminate the term of the variance since the use is now permitted in the district. C2-3/R3-2 zoning district. Community Board #10Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 3/21/17
12.	4-98-BZ	Eric Palatnik, P.C. 127-04 Guy Brewer Boulevard, Queens Amendment of a previously approved variance (72-21) which permitted the operation of a drug store (UG 6) contrary to uses regulations. The amendment seeks to eliminate the term of the variance and reflect non-compliance with respect to bulk. C1-3/R3X zoning district. Community Board #12Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 3/21/17

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TUESDAY MORNING, JANUARY 24, 2017
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SOC – NEW CASES		
13.	19-94-BZ	Andrew Schwarsin, Esq. 37-18 75th Street, Queens Extension of Term of a previously approved Variance permitting a public parking lot (UG 8) of which a portion of the lot lies in a residential zoning district which expired on July 18, 2015; Waiver of the rules. C4-3/R-5 zoning district. Community Board #3Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/28/17
14.	180-05-BZ	Rothkrug Rothkrug & Spector, LLP 1511 Third Avenue aka 201 East 85th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (Equinox) which expires on February 28, 2016. C2-8A/R8B zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Postponed Hearing – 3/21/17

APPEALS - DECISIONS		
15.	2016-4227-A	Cozen O'Connor 112 Fleet Place (aka 167 Willoughby Street), Brooklyn Proposed development which is within the bed of a mapped but unopened portion of Fleet Place, located on the north west corner of Willoughby Street and Fleet Place, contrary to General City Law 35 and related bulk waivers pursuant to ZR Section 72-01(g). C6-4 (Special Downtown Brooklyn District) zoning district. Community Board #2BK
		Project Manager – Toni Matias (212) 386-0085
		Status: Granted – 1/24/17

APPEAL – NEW CASES		
16.	2016-4245-A thru 2016-4248-A	Law Office of Steven Simicich 4004, 4006, 4008, 4010 Manhattan Avenue, Brooklyn Proposed construction of four single family residential buildings not fronting on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3-1 zoning district COMMUNITY BOARD #13BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/21/17

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<i>BZ – DECISIONS</i>		
17.	101-15-BZ	Law Office of Jay Goldstein 830 Hicksville Road, Queens Variance (§72-21) to permit construction of a two-story use group 4 synagogue contrary to underlying bulk requirements. R2X zoning district. Community Board #14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 1/24/17
18.	160-15-BZ	Sheldon Lobel, P.C. 186 Montague Street, Brooklyn Special Permit (§73-36) to permit the operation of a Physical Culture Establishment (<i>Orangetheory Fitness</i>). C5-2A zoning district. Community Board #2BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 1/24/17
19.	171-15-BZ	Seyfarth 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
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 1/24/17
20.	277-15-BZ	Law Office of Jay Goldstein 2621-2623 Avenue R, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to (ZR 23-141B). R2 zoning district. Community Board #15BK
		Project Manager: Ryan Singer
		Status: Granted – 1/24/17
21.	2016-1212-BZ	Rothkrug Rothkrug & Spector LLP 932 Southern Boulevard, Bronx Special Permit (§73-36) to operate a physical culture establishment (<i>Blink</i>) within an existing building. C2-4/R7-1 zoning district. Community Board #2BX
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 1/24/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 24, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
22.	259-14-BZ	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
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Closed, Decision – 2/14/17
23.	331-14-BZ	Law Office of Lyra J. Altman 2171 Ocean Parkway, Brooklyn 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. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 1/24/17
24.	2016-4164-BZ	Law Office of Lyra J. Altman 1744 East 29th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); side yard requirements (§§23-461 & 23-48) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Ryan Singer
		Status: Continued Hearing – 3/7/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 24, 2017

1:00 P.M.

BZ – NEW CASES		
1.	128-15-BZ thru 130-15-BZ	Law Office of Steven Simicich 680, 682 and 684 Van Duzer Street, Staten Island Variance (§72-21) to allow for the construction on a three family attached residential building (Use Group 2). R2/SHPD zoning district. Community Board #1SI
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 4/4/17
2.	2016-3-BZ	Rothkrug Rothkrug & Spector LLP 1212 Victory Boulevard, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store (UG 16B). C2-1/R2 zoning district. Community Board #1SI
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Postponed Hearing – 3/28/17
3.	2016-4136-BZ & 2016-4137-BZ	Sheldon Lobel, P.C. 19-59/19-61, 19-55/19-57 49th Street, Queens Special Permit (§73-44) to allow the reduction of required parking for the use group 4 ambulatory diagnostic treatment healthcare facility. M1-1 zoning district. Community Board #1Q
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 4/4/17
4.	2016-4183-BZ	Stroock & Stroock & Lavan LLP 432-438 East 14th Street a/k/a 435-445 East 13th Street, Manhattan Variance (§72-21) to permit the construction of a mixed residential and commercial building contrary to ZR §§23-163 (floor area and 35-65 (Height and setback). C1-6A zoning district. Community Board #3M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/28/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 31, 2017

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	94-58-BZ	Walter T. Gorman, P.E., P.C.
		25-65 Brooklyn Queens Expressway, Queens
		Extension of Term (11-411) to permit the continued use of a previously approved Automotive Service Station (UG 16B) which expired on September 30, 2013; Waiver of the Rules. R4 zoning district.
		Community Board #3Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 1/31/17

<i>SOC – CONTINUED HEARINGS</i>		
2.	240-55-BZ	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 expire 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 – 3/21/17
3.	949-57-BZ	Akerman, LLP
		2100 Williamsbridge Avenue, Bronx
		Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 29, 2014; Waiver of the Rules. R5D zoning district.
		Community Board #11BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 3/7/17
4.	202-62-BZ	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: Continued Hearing – 3/28/17

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 31, 2017
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	26-94-BZ	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 – 3/7/17
6.	57-95-A thru 59-95-A	Herrick, Feinstein LLP 473, 474/475, 476 Central Park West, Manhattan Amendment/Time to Complete construction filed under Certificate of Occupancy Modification. R7-2 zoning district. Community Board #7M
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/21/17
7.	168-98-BZ	Robert J. Stahl 3050 Bailey Avenue, Bronx 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. Community Board #8BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 3/28/17
8.	214-00-BZ	Sheldon Lobel, P.C. 2761 Plumb 2nd Street, Brooklyn Extension of Term of a previously approved Special Permit (73-242) which permitted the operation of an eating and drinking establishment (UG 6) which expired on November 16, 2015; Extension of Time to Obtain a Certificate of Occupancy which expired on March 20, 2013; Waiver of the Rules. C3 zoning district. Community Board #15BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 4/4/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 31, 2017

10:00 A.M.

SOC – CONTINUED HEARINGS

9.	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: Adjourned, Continued Hearing – 3/21/17

SOC – NEW CASES

10.	619-73-BZ	Sheldon Lobel, P.C. 2940 Cropsey Avenue, Brooklyn Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance (§72-21) which permitted an eating and drinking establishment (UG 6) with an accessory drive thru which expired on June 15, 2016. R4 zoning district. Community Board #13BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 1/31/17
11.	234-84-BZ	Robert E. Schuster, AIA 1076/82 Forest Avenue, Staten Island Extension of Term (§11-411) of a previously approved Variance which permitted the operation of an Eating and Drinking Establishment (UG 6) which expired on February 12, 2015; Waiver of the Board's Rules. C81-/R3-1 zoning district. Community Board #1SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/7/17
12.	67-91-BZ	Eric Palatnik, P.C. 54-55 Little Neck Parkway Queens Amendment (§11-412) to a previously-granted Automotive Service Station (Gulf) (UG 16B), with accessory uses, to permit the enlargement of an existing 1 story building and convert service bays to an accessory convenience store and install 6 new multiple product dispensers. C2-2/R3-2 zoning district. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 3/21/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 31, 2017
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	166-12-A	NYC Department of Buildings 638 East 11th Street, Manhattan Application to revoke the Certificate of Occupancy. R8B zoning district. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/2/17
14.	107-13-A	Law Office of Marvin B. Mitzner, LLC. 638 East 11th Street, Manhattan An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R7- 2 zoning district. R7B zoning district. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/2/17

<i>APPEAL – NEW CASES</i>		
15.	2016-2-A	Rothkrug Rothkrug & Spector LLP 74 Buttonwood Road, Staten Island Appeal seeking determination that the Department of Buildings improperly denied an application for a permit for construction of cabana based on erroneous determination that the cabana should be considered a dwelling unit and not an accessory structure, requiring compliance with minimum required distance between buildings (ZR 23-711(f)) and minimum distance between lot lines and building walls (ZR 23-881) in the lower density growth management area. R1-1(NA-1). Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 4/25/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 31, 2017

10:00 A.M.

<i>BZ – DECISIONS</i>		
16.	6-14-BZ	Eric Palatnik, P.C. 2525 Victory Boulevard, Staten Island 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. Community Board #1SI
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Deferred Decision – 2/28/17
17.	30-14-BZ	Jay Goldstein, Esq. 6101 16th Avenue aka 1602 61st Street, aka 1601 62nd Street, Brooklyn 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. Community Board #11BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Deferred Decision – 4/25/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 31, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	54-14-BZ	<p>Moshe M. Friedman, P.E. 1506 Decatur Street Queens Variance (§72-21) to permit development of a three story and penthouse residential building, contrary to use regulations (§42-00). M1-4 zoning district. Community Board #5Q Project Manager: Tracie Behnke (212) 386-0086 Status: Closed, Decision – 2/14/17</p>
19.	126-15-BZ	<p>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 Project Manager: Henry Segovia (212) 386-0074 Status: Granted – 1/31/17</p>
20.	137-15-BZ	<p>Law Office of Jay Goldstein 74-10 88th Street, Queens 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. Community Board #5Q Project Manager: Rory Levy (212) 386-0082 Status: Granted – 1/31/17</p>
21.	248-15-BZ	<p>Eric Palatnik, P.C. 150-15 Barclay Avenue, Queens 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. Community Board #7Q Project Manager: Tracie Behnke (212) 386-0086 Status: Granted – 1/31/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 31, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
22.	2016-1209-BZ	Law Office of Jay Goldstein 2701 Avenue K, Brooklyn Special Permit (§73-622) & Variance (§72-21) for the enlargement of an existing single family home. R2 zoning district. Community Board #14BK
		Project Manager: Ryan Singer
		Status: Granted §73-622 / Withdrawn §72-21 – 1/31/17
23.	2016-1216-BZ	Sheldon Lobel, P.C. 1128 36th Street, Brooklyn Special Permit (§73-19) to allow for a Use Group 3 school (<i>Yeshiva Ohr Yoseph</i>) on the basement to third floors of a new six-story building and Special Permit (§73-44) to permit a reduction in the number of accessory off-street parking spaces required pursuant to ZR 44-21 for commercial office use (UG 6B) on the fourth to sixth floors. M1-2 zoning district. Community Board #12BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Granted – 1/31/17
24.	2016-4152-BZ	Law Office of Jay Goldstein 325 Avenue Y, Brooklyn 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. Community Board #15BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Closed, Decision – 3/7/17
25.	2016-4165-BZ	Glen V. Cutrona, AIA 5801 Amboy Road, Staten Island Variance (§72-21) to permit the construction of an eating and drinking establishment (UG 6) (<i>Tim Horton's</i>) with an accessory drive thru contrary to ZR §22-10. R3X (SRD) zoning district. Community Board #3SI
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 4/25/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 31, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
26.	2016-4166-BZ	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
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 4/25/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 31, 2017

1:00 P.M.

BZ – NEW CASES		
1.	263-14-BZ	Eric Palatnik, P.C. 1601 Oriental Boulevard, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (ZR 23-141(b); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R3-1 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/21/17
2.	2016-4126-BZ	Rothkrug Rothkrug & Spector LLP 670 Broadway, Manhattan Special Permit (§73-36) to operate a physical culture establishment (<i>Equinox</i>) within an existing building. M1-5B zoning district. Community Board #2M
		Project Manager: Rory Levy (212) 386-0082
		Status: Closed, Decision – 2/28/17
3.	2016-4249-BZ	Kramer Levin Naftalis & Frankel LLP 2420 Amsterdam Avenue, Manhattan Variance (§72-21) to allow the development of a commercial building contrary to ZR §22-10 (to allow commercial use (UG 5 & 6) within a R7-2 zoning district, ZR §33-122 (exceed the maximum permitted commercial floor area within a C8-3 zoning district, ZR §§33-432 & 33-442 (C8-3 sky exposure plane regulations) and ZR §36-683 (Location of the entry/exit of an accessory loading berth with a C8-3 zoning district). C8-3 & R7-2 zoning district. Community Board #12M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 4/4/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 14, 2017
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	528-64-BZ	Gerald Caliendo, RA, AIA 240-02 Northern Boulevard, Queens 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. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 4/25/17
2.	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
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Closed, Decision - 2/28/17
3.	30-00-BZ	Fried, Frank, Harris Shriver & Jacobson LLP 465-469 West 165th Street and 458-464 West 166th Street, Manhattan 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. Community Board #12M
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 3/28/17
4.	227-02-BZ	Stanley K. Schlein, Esq. 527 East 233rd Street, Bronx Extension of Term (§§72-01 and 72-22) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) with an accessory convenience store which expired on December 12, 2013; Amendment to the condition of term since the term expired in excess of 2 years but less than ten years; Extension of Time to Obtain a Certificate of Occupancy which expired on December 10, 2006; Waiver of the Board's Rules. R7-A zoning district. Community Board #12BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 4/25/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 14, 2017
10:00 A.M.

SOC – CONTINUED HEARINGS		
5.	80-05-BZ	Klein Stuart 49 West 33rd Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (<i>Aura Wellness Spa Corp.</i>) which expired on November 15, 2015. C6-6 and C6-4.5 zoning district. Community Board #5M
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 3/28/17

SOC – NEW CASES		
6.	704-59-BZ	Carl A. Sulfaro, Esq 53 East 177th Street, Bronx Extension of Term (§11-411) of a previously approved variance which permitted a parking lot (UG 8) which expired on June 3, 2010; Waiver of the Rules. R8 zoning district. Community Board #5BX
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 6/6/17
7.	7-95-BZ	Law Office of Fredrick A. Becker 153-37 Cross Island Parkway, Queens Extension of Term of a previously approved variance (§72-21) which permitted the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on August 8, 2016; Amendment to permit a change in hours of operation. C1-2/R3-2 zoning district. Community Board #7Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 2/14/17
8.	163-04-BZ	Rothkrug Rothkrug & Spector LLP 671/99 Fulton Street, Brooklyn Extension of time to obtain a certificate of occupancy for a previously granted physical culture establishment (Crunch Fitness) which expired on October 29, 2014; Waiver of the Rules. C2-4/R7A zoning district. Community Board #2BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 3/21/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 14, 2017
10:00 A.M.

SOC – NEW CASES		
9.	133-06-BZ	<p>Law Office of Fredrick A. Becker 225 Varick Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>New York Sports Club</i>) located on the second floor of an existing 12 story commercial building which expired on July 1, 2006. M1-5 Zoning District. Community Board #2M Project Manager: Rory Levy (212) 386-0082 Status: Granted – 2/14/17</p>

APPEALS – CONTINUED HEARINGS		
10.	108-15-A thru 110-15-A	<p>Rothkrug Rothkrug & Spector, LLP 2317, 2319, 2321 Glebe Avenue, Bronx Appeal seeking determination that property owner has acquired common law vested right to complete construction of three, three-family residential buildings commenced under prior zoning district regulations. R6A zoning district. Community Board #10BX Project Manager: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 4/25/17</p>
11.	238-15-A thru 243-15-A	<p>Jeffrey Geary 102-04, 08, 12, 16, 20, 24 Dunton Court, Queens Proposed construction of buildings that do not front on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3-1 zoning district. Community Board #14Q Project Manager: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 4/25/17</p>
12.	264-15-A thru 268-15-A	<p>Diffendale & Kubec 5, 11, 17, 23 Herbert Street and 14 Holtein Avenue, Staten Island Proposed construction of two family detached residence not fronting on a legally mapped street, contrary to General City Law 36. R3X (SSRD) zoning district Community Board #3SI Project Manager: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 4/25/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 14, 2017
10:00 A.M.

APPEAL – NEW CASES		
13.	2016-4232-A thru 2016-4235-A	Eric Palatnik, P.C. 139-12, 139-16, 139-19 and 139-22 Atlantic Avenue, Queens Proposed three-story two and cellar residential development which is within the unbuilt portion of the mapped street, contrary to General City Law 35. R5 zoning district. Community Board #12Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/28/17

BZ – DECISIONS		
14.	54-14-BZ	Moshe M. Friedman, P.E. 1506 Decatur Street Queens Variance (§72-21) to permit development of a three story and penthouse residential building, contrary to use regulations (§42-00). M1-4 zoning district. Community Board #5Q
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Granted – 2/14/17
15.	259-14-BZ	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
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 2/14/17
16.	92-15-BZ	Eric Palatnik, P.C. 170 Buffalo Avenue, Brooklyn Reopen to accept a revised DOB Objection. Variance (§72-21) proposed redevelopment of existing Use group hospital with the use of USG3 nursing home and sky exposure plain. R6 zoning district. Community Board #1BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Granted – 2/14/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 14, 2017
10:00 A.M.

<i>BZ – DECISIONS</i>		
17.	2016-4141-BZ	Kramer Levin Naftalis & Frankel LLP 99 Church Street aka 27 Barclay Street, Manhattan Special Permit (§73-36) to permit a physical culture establishment (<i>Four Seasons Hotel New York Downtown</i>) on a portion of the third floor of a mixed-use hotel and residential building. C5-3 (LM) zoning district. Community Board #1M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 2/14/17

<i>BZ – CONTINUED HEARINGS</i>		
18.	56-02-BZ	New York City Board of Standards and Appeals 317 Dahill Road, Brooklyn Compliance Hearing of a previously approved Variance (§72-21) which permitted the construction of a four-story plus cellar school, which created non-compliances with respect to floor area ratio, lot coverage, side, front and rear yards, and which is contrary to ZR §24-11, §24-34, §24-35, §24-36 and §24-521. R5 zoning district. Community Board #12BK
		Project Manager: Loreal Monroe
		Status: Continued Hearing – 4/25/17
19.	1-96-BZ	New York City Board of Standards and Appeals 600 McDonald Avenue, Brooklyn Amendment for an extension of an existing school building to add 3 rd and 4 th floors. R5 zoning district. Community Board #12BK
		Project Manager: Loreal Monroe
		Status: Continued Hearing – 4/25/17
20.	91-14-BZ	Jesse Masyr 3420 Bedford Avenue, 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 required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/4/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 14, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
21.	174-14-BZ	<p>Jim Kusi 820 East 182nd Street aka 2165-75 Southern Boulevard, Bronx Re-instatement (§11-411) of a previously approved variance permitting the operation an Automotive Service Station (UG 16B) with accessory uses which expired November 6, 1994; Waiver of the Rules. C1-4/R7-1 zoning district. Community Board #2BX</p>
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 4/25/17
22.	181-14-BZ	<p>Sheldon Lobel, P.C. 670 92nd Street Brooklyn Variance (§72-21) to permit the construction of an educational and cultural facility be located on the premises. R4B zoning district. Community Board #10BK</p>
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 2/14/17
23.	71-15-BZ	<p>548 W 22 Holding LLC 548 West 22nd Street, Manhattan 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. Community Board #4M</p>
		Project Manager: Ryan Singer
		Status: Withdrawn – 2/14/17
24.	168-15-BZ	<p>Sheldon Lobel, P.C. 58 Grattan Street, Brooklyn Variance (§72-21) to permit the development of a four-story commercial building contrary to height, setback and parking requirements. M1-1 zoning district. Community Board #1BK</p>
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 4/4/17

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 14, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
25.	2016-1217-BZ	Law Office of Jay Goldstein 45 Southgate Court (2344-2354 West 1st Street), Brooklyn Variance (§72-21) to allow for the enlargement of an existing two-family home contrary to ZR Sections 23-141(c) (Open Space (“OS”)/Open Space Ratio (“OSR”)/Lot Coverage (“LC”)), 23-45(a) (Front Yard), 23-461(b) (Side Yard), 23-841(Narrow Outer Court) and 25-621(b) (parking). R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 4/4/17
26.	2016-4210-BZ	Law Office of Steven Simicich 19 Robinson Avenue, Staten Island Variance (§72-21) to permit the construction of a single family detached home contrary to ZR §107-42 (Lot Area) and ZR §23-47 (Rear Yard) regulations. R3-1 (SRD) zoning district. Community Board #3SI
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 4/4/17
27.	2016-4219-BZ	Eric Palatnik, P.C. 239 Beaumont Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family residence, contrary to floor area requirements (ZR §23-142). R3-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 2/14/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 14, 2017

1:00 P.M.

BZ – NEW CASES		
1.	252-12-BZ	Akerman Senterfitt, LLP 39-39 223rd Street & 223-01/15/19 Mia Drive, Queens Variance (§72-21) to legalize four single family homes which do not comply with the rear yard requirements, ZR §23-47. R1-2 zoning district. Community Board #11Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/21/17
2.	273-15-BZ	Michio Sanga 110-43 160th Street, Queens Variance (§72-21) to permit the construction of a 2-story two-family residence contrary to ZR §23-461c (open area between buildings containing residences). R3A zoning district. Community Board #12Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/16/17
3.	274-15-BZ	Michio Sanga 144-29 South Road, Queens Variance (§72-21) to permit the construction of a 2-story two-family residence contrary to ZR §23-461c (open area between buildings containing residences) and ZR §23-141 (Lot Coverage) R4-1 zoning district. Community Board #12Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/25/17
4.	2016-4178-BZ	Kramer Levin Naftalis & Frankel LLP 11-13 Bond Street, Manhattan Variance (§72-21) to allow retail (Use Groups 6 and 10) below the floor level of the second story contrary to ZR §42-14(D)(2)(b), and Use Group 10 retail use, contrary to ZR §42-12. M1-5B zoning district. Community Board #2M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 4/25/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 14, 2017

1:00 P.M.

BZ – NEW CASES		
5.	2017-32-BZ	NYC Mayor's Office of Housing Recovery Operations 62 Milbank Road, Staten Island Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. C1-1/R3X zoning district. Community Board #2SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 2/14/17
6.	2017-41-BZ	NYC Mayor's Office of Housing Recovery Operations 67 Mapleton Avenue, Staten Island Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3-1 zoning district. Community Board #2SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 2/14/17
7.	2017-42-BZ	NYC Mayor's Office of Housing Recovery Operations 15 Hett Avenue, Staten Island Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. C1-1/R3-1 zoning district. Community Board #2SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 2/14/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 28, 2017
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	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
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 2/28/17
2.	74-07-BZ	Fried, Frank, Harris, Shriver & Jacobson LLP 6-10 West 70th Street, Manhattan Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting a nine (9) story residential/community facility building contrary to regulations for lot coverage (§24-11), rear yard (§24-36), base height, building height and setback (§23-633) and rear setback (§23-663) which expired on January 22, 2016; Amendment to the approved plans; Waiver of the Rules. R8B and R10A districts. Community Board #7M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 2/28/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 28, 2017

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	1255-80-BZ	Gerald J. Caliendo, RA. AIA 35-33 31st Street, Queens Extension of Term; Amendment and Waiver 72-01: request an extension of term for a previously expired variance that expired on 6/2/2011 and Amendment to change from the use (UG 17) to (UG6) and also require Waiver of the Rules. R5 zoning district. Community Board #1Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned – Continued Hearing – 5/2/17
4.	129-97-BZ	Gerald J. Caliendo, RA, AIA 150-65 Cross Island Parkway, Queens Amendment to permit the proposed conversion of an existing lubritorium to a commercial retail establishment (use group 6) and enlargement of the basement level. C1-2/R3-2 zoning district. Community Board #7Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned – Continued Hearing – 5/16/17
5.	169-98-BZ	Robert J. Stahl 3141 Bailey Avenue, Bronx 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. Community Board #8BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned – Continued Hearing – 5/16/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 28, 2017
10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	418-50-BZ	Law Office of Stuart Klein 73-69 217 th Street, 73-36 Springfield Boulevard, 219-02 74 th Avenue, 73-10 220 th Street, Queens Amendment seek to modify the grant to allow for the addition of 98 parking spaces and the development of a clubhouses which will provide additional amenities and recreation space for the sole use and enjoyment of the residents at the premises, located in an R3-2 zoning district. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Postponed Hearing – 5/2/17
7.	66-12-BZ	Rosenberg & Estis, P.C. 223-237 St. Nicholas Avenue, 305 W. 121 st Street, 300 W. 122 nd Street, Manhattan Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the construction of a new mixed-use building containing a FRESH Program food store, a preschool and 164 residential units, contrary to use (§22-10), lot coverage (§24-11) and parking (§25-23) regulations which is set to expire October 23, 2016 . R7A, R8A/C2-4 zoning districts. Community Board #10M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 2/28/17

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	2016-4186-A thru 2016-4207-A	Eric Palatnik, P.C. 150-11/15/19/23/27/31/35/37/43/49/53/12/18/22/26/32/ 36/42/50/56/60/66 Sullivan Drive, Queens Proposed construction for twenty-two single family residential homes not fronting on a legally mapped street, pursuant to Article 3 Section 36 of the General City Law. R2 zoning district. Community Board #7Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/7/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 28, 2017
10:00 A.M.

APPEALS – NEW CASES		
9.	2016-4139-A	Alexander Levkovich 3737 Cypress Avenue, Brooklyn Proposed construction of 2-story, 2-family semi-detached home not fronting on a legally mapped street contrary to General City Law 36, R3-1 zoning district. Community Board #13BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 4/4/17
10.	2016-4253-A	Eric Palatnik, P.C. 565 St. John's Place, Brooklyn Appeal seeking a determination that the owner has acquired common law vested rights for a development commenced under the prior R7-1 district regulations. R3 Zoning district. Community Board #8BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/16/17
11.	2016-4256-A	Rothkrug Rothkrug & Spector LLP 147 Stecher Street, Staten Island Proposed construction of a one family, two-story dwelling not fronting on a legally mapped street, pursuant to Article 3 Section 36 of the General City Law. R1-2 (SRD) zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 4/4/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 28, 2017

10:00 A.M.

<i>BZ – DECISIONS</i>		
12.	6-14-BZ	Eric Palatnik, P.C. 2525 Victory Boulevard, Staten Island 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. Community Board #1SI
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 2/28/17
13.	2016-4126-BZ	Rothkrug Rothkrug & Spector LLP 670 Broadway, Manhattan Special Permit (§73-36) to operate a physical culture establishment (<i>Equinox</i>) within an existing building. M1-5B zoning district. Community Board #2M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 2/28/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 28, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
14.	322-13-BZ	Sheldon Lobel, P.C. 42-01 Main Street, Queens 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. Community Board #7Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 4/4/17
15.	302-14-BZ	Rothkrug Rothkrug & Spector, LLP 45-04 Francis Lewis Boulevard, Queens 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. Community Board #11Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 5/16/17
16.	104-15-BZ	Rosenberg & Estis, P.C. 4452 Broadway aka 44-90 Fairview Avenue, Manhattan Variance (§72-21) to permit the development of a mixed-use residential building with retail contrary to underlying bulk and use regulations. R7-2 zoning district with C2-4 overlay. Community Board #12M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Off-Calendar
17.	172-15-BZ	Eric Palatnik, P.C. 146-45 22nd Avenue, Queens Variance (§72-21) to permit the development of a 1,796 square foot two-story with cellar two (2) family dwelling contrary to underlying bulk regulations. R3A zoning district. Community Board #7Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Adjourned, Continued Hearing – 5/16/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 28, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	216-15-BZ	Eric Palatnik, P.C. 205 West Fordham Road, Bronx Special Permit (§73-211) to permit the construction of an Automotive Service Station (UG 16B) with accessory convenience store. C2-4 zoning district. Community Board #7BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 5/2/17
19.	2016-1211-BZ	Eric Palatnik, P.C. 920 Shore Boulevard, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)). R3-1 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 2/28/17
20.	2016-4138-BZ	Kramer Levin Naftalis & Frankel LLP 323-27 Avenue of the Americas, Manhattan Variance (§72-21) for an enlargement of an existing motion picture theater (<i>IFC Center</i>) contrary to both use and bulk requirements. C1-5/R7-2 & R6 zoning district. Community Board #2M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 6/20/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 28, 2017

1:00 P.M.

BZ – NEW CASES		
1.	178-14-BZ	Sheldon Lobel, P.C. 263 McGuinness Boulevard, Brooklyn Variance (§72-21) seek a waiver of Section 22-10 ZR to permit a Use Group 6 retail use on the ground floor with accessory cellar storage a proposed four-story, two unit building located with an R6A zoning district. Community Board #1BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 4/4/17
2.	226-14-BZ	Gerald J. Caliendo, RA, AIA 147-02 76th Road, Queens Variance (§72-21) to permit the proposed three (3) story use group 4 Synagogue, school and Rabbi's office. R4 zoning district. Community Board #8Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 5/23/17
3.	317-14-BZ	Brian Cave LLP 3780-3860 Nostrand Avenue, Brooklyn Special Permit (§73-44) to allow the reduction in the number of off-street parking spaces for ambulatory diagnostic treatment facilities listed in use group 4 and Uses in Parking Requirement Category Br. C2-2/R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 4/4/17
4.	25-15-BZ	Slater & Beckerman, P.C. 71 Lewis Avenue, Brooklyn Special Permit (73-46) to allow a waiver of all required accessory off-street parking spaces required for dwelling units created by a conversion a five-story community facility. R6B zoning district. Community Board #3BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 5/16/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 28, 2017

1:00 P.M.

BZ – NEW CASES		
5.	200-15-BZ	Dennis D. Dell’Angelo 1364 East 23rd Street, Brooklyn Special Permit (§ZR 73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/4/17
6.	2016-4237-BZ	Eric Palatnik, P.C. 240 Smith Street, Brooklyn Special Permit (§73-36) to operate a physical culture establishment (<i>Crunch</i>) within a new commercial building. C2-4/R6B zoning district. Community Board #6BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Closed, Decision – 3/7/17
7.	2017-46-BZ	NYC Mayor’s Office of Housing Recovery Operations 35 Nova Court, Brooklyn Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Postponed Hearing – 3/7/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 7, 2017
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	413-50-BZ	Eric Palatnik, P.C. 691 East 149th Street, Bronx 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. Community Board #1BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 6/6/17
2.	949-57-BZ	Akerman, LLP 2100 Williamsbridge Avenue, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 29, 2014; Waiver of the Rules. R5D zoning district. Community Board #11BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 5/2/17
3.	234-84-BZ	Robert E. Schuster, AIA 1076/82 Forest Avenue, Staten Island Extension of Term (§11-411) of a previously approved Variance which permitted the operation of an Eating and Drinking Establishment (UG 6) which expired on February 12, 2015; Waiver of the Board's Rules. C81-/R3-1 zoning district. Community Board #1SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 4/4/17
4.	120-93-BZ	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 – 5/16/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 7, 2017
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	26-94-BZ	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: Granted – 3/7/17
6.	66-96-BZ	Francis R. Angelino, Esq. 510 East 74th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-19) permitting the operation of a day care center school (UG 3) which expires on August 6, 2016. M1-4 zoning district. Community Board #8M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 3/7/17
7.	235-01-BZ	Rothkrug Rothkrug & Spector LLP 2009 Mermaid Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-27) permitting the operation of funeral establishment (UG 7) which expired on May 12, 2014; Waiver of the Rules. C1-2/R5 zoning district. Community Board #13BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 5/2/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 7, 2017
10:00 A.M.

SOC – NEW CASES		
8.	395-60-BZ	Eric Palatnik, P.C. 2557 Linden Boulevard, Brooklyn Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Repair Facility (UG 16) which expired on December 9, 2015; Waiver of the Rules. R5 zoning district. Community Board #5BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 5/2/17
9.	149-95-BZ	Law Office of Fredrick A. Becker 75 West End Avenue, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>New York Sports Club</i>) which expires on July 30, 2016. C4-7 zoning district. Community Board #7M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 3/7/17
10.	48-12-BZ	Meister Seelig & Fein LLP 336 West 37th Street, Manhattan Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the legalization of an existing 14-story commercial building for use as offices, contrary to Special Garment Center District regulations (ZR §121-11) which expires on September 11, 2016. C6-4M (Special Garment Center District) zoning district. Community Board #4M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 3/7/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 7, 2017
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
11.	272-15-A	<p>Eric Palatnik, P.C. 35 Derick Court, Staten Island Proposed construction of a commercial building, not fronting a legally mapped street, contrary to General City Law 36. M3-1 zoning district. Community Board #3SI Project Manager: Toni Matias (212) 386-0085 Status: Granted – 3/7/17</p>
12.	2016-4129-A & 2016-4130-A	<p>Eric Palatnik, P.C. 72 & 74 Harris Lane, Staten Island Proposed construction of family dwelling not fronting on a legally mapped street contrary to General City Law 36. R3-1 (SRD) zoning district. Community Board #3SI Project Manager: Toni Matias (212) 386-0085 Status: Granted – 3/7/17</p>
13.	2016-4186-A thru 2016-4195-A	<p>Eric Palatnik, P.C. 150-11/15/19/23/27/31/35/37/43/49 Sullivan Drive, Queens Proposed construction for twenty-two single family residential homes not fronting on a legally mapped street, pursuant to Article 3 Section 36 of the General City Law. R2 zoning district. Community Board #7Q Project Manager: Toni Matias (212) 386-0085 Status: Granted – 3/7/17</p>
13.	2016-4196-A	<p>Eric Palatnik, P.C. 150-53 Sullivan Drive, Staten Island Proposed construction of family dwelling not fronting on a legally mapped street contrary to General City Law 36. R3-1 (SRD) zoning district. Community Board #3SI Project Manager: Toni Matias (212) 386-0085 Status: Withdrawn – 3/7/17</p>
13.	2016-4197-A thru 2016-4207-A	<p>Eric Palatnik, P.C. 150-12/18/22/26/32/ 36/42/50/56/60/66 Sullivan Drive, Queens Proposed construction for twenty-two single family residential homes not fronting on a legally mapped street, pursuant to Article 3 Section 36 of the General City Law. R2 zoning district. Community Board #7Q Project Manager: Toni Matias (212) 386-0085 Status: Granted – 3/7/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 7, 2017
10:00 A.M.

APPEAL – NEW CASES		
14.	235-15-A & 259-15-A	<p>Sheldon Lobel, P.C. 8 Cornell Lane, Queens Proposed construction of building that does not provide adequate frontage on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R2A zoning district. Community Board #11Q Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 7/18/17</p>

BZ – DECISIONS		
15.	44-15-BZ	<p>Akerman, LLP 145 Central Park North, Manhattan 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. Community Board #10M Project Manager: Tracie Behnke (212) 386-0086 Status: Deferred Decision – 5/16/17</p>
16.	2016-4152-BZ	<p>Law Office of Jay Goldstein 325 Avenue Y, Brooklyn Special Permit (§73-19) to allow a school (UG 3) (<i>Yeshiva Darche Erez</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. Community Board #15BK Project Manager: Tracie Behnke (212) 386-0086 Status: Deferred Decision – 4/4/17</p>
17.	2016-4237-BZ	<p>Eric Palatnik, P.C. 240 Smith Street, Brooklyn Special Permit (§73-36) to operate a physical culture establishment (<i>Crunch</i>) within a new commercial building. C2-4/R6B zoning district. Community Board #6BK Project Manager: Rory Levy (212) 386-0082 Status: Granted – 3/7/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 7, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	240-14-BZ	Rothkrug Rothkrug & Spector 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
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 5/16/17
19.	4-15-BZ	Sheldon Lobel, P.C. 119 Webster Avenue, Brooklyn Variance (§72-21) to permit the conversion of the existing building at the premises from residential to community facility use. Community Board #14BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Adjourned, Continued Hearing – 5/23/17
20.	2016-4164-BZ	Law Office of Lyra J. Altman 1744 East 29th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); side yard requirements (§§23-461 & 23-48) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Ryan Singer
		Status: Adjourned, Continued Hearing – 3/21/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 7, 2017

1:00 P.M.

BZ – NEW CASES		
1.	56-15-BZ	Eric Palatnik, P.C. 2124 Avenue J, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing three story one family home contrary to floor area (ZR 23-141 (b)). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/16/17
2.	234-15-BZ	Sarah Tadros Awad 1223 67th Street, Brooklyn Special Permit (§73-622) to permit the legalization of an enlargement and the conversion to a two family home of an existing single-family, semi-detached residential building contrary to floor area ZR 23-141 and perimeter wall height 23-631(b). R4-1 zoning district. Community Board #10BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/16/17
3.	2016-4121-BZ	Eric Palatnik, P.C. 555 5th Avenue, Brooklyn Special Permit (§73-36) to operate a physical culture establishment (<i>Crunch</i>) within an existing building. C4-3A zoning district. Community Board #6BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 5/2/17
4.	2016-4147-BZ	Sheldon Lobel, P.C. 57-12 58th Place, Queens Variance (§72-21) to permit the development of a three-story, three-family residential building (UG 2) contrary to ZR §42-10. M1-1D zoning district. Community Board #5Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 5/16/17
5.	2016-4168-BZ	Law Office of Steven Simicich 94 Elm Street, Staten Island Variance (§72-21) to permit the construction of single family detached home, contrary to side yard and minimum distance regulation (ZR §23-461c). R3A zoning district. Community Board #1SI
		Project Manager: Henry Segovia (212) 386-0074
		Status: Decision, Hearing Closed – 4/4/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 7, 2017

1:00 P.M.

BZ – NEW CASES		
6.	2016-4208-BZ	Sheldon Lobel, P.C. 142 West 19th Street, Manhattan Variance (§72-21) to permit the development of a 10-story residential building contrary to ZR §23-692. C6-3A zoning district. Community Board #4M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/6/17
7.	2016-4254-BZ	Mango & Lacoviello, LLP 120 Lenox Avenue, Manhattan Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>I Love Kickboxing</i>) on a portion of the first floor of an existing building. C4-5X zoning district. Community Board #10M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Postponed Hearing – 5/16/17
8.	2017-46-BZ	NYC Mayor's Office of Housing Recovery Operations 35 Nova Court, Brooklyn Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 3/7/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 21, 2017

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	240-55-BZ	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: Adjourned – Continued Hearing – 5/2/17
2.	67-91-BZ	Eric Palatnik, P.C. 54-55 Little Neck Parkway Queens Amendment (§11-412) to a previously-granted Automotive Service Station (Gulf) (UG 16B), with accessory uses, to permit the enlargement of an existing 1 story building and convert service bays to an accessory convenience store and install 6 new multiple product dispensers. C2-2/R3-2 zoning district. Community Board #11Q
		Project Manager: Darrell Rufflin (212) 386-0054
		Status: Closed, Decision – 3/28/17
3.	109-93-BZ	Rothkrug Rothkrug & Spector, LLP 189-11 Northern Boulevard, Queens Extension of Term of a previously approved Variance (72-21) permitting an eating and drinking establishment (UG 6) which expired on May 24, 2014; Waiver of the Rules. R3-2 zoning district. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 3/28/17
4.	65-94-BZ	Rothkrug Rothkrug & Spector, LLP 144-02 Jewel Avenue, Queens Extension of Term of a previously approved Variance (§72-21) which permitted an enlargement contrary to side yard regulations and community facility (UG 4) on the ground and cellar floors and commercial offices (UG 6) in the garage which expired on March 5, 2016. R4B zoning district. Community Board #8Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned – Continued Hearing – 5/23/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 21, 2017
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	57-95-A thru 59-95-A	Herrick, Feinstein LLP 473, 474/475, 476 Central Park West, Manhattan Amendment/Time to Complete construction filed under Certificate of Occupancy Modification. R7-2 zoning district. Community Board #7M
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned – Continued Hearing – 4/4/17
6.	201-97-BZ	Eric Palatnik, P.C. 119-02 Rockaway Boulevard, Queens Amendment of a previously approved Variance (§72-21) which permitted the erection and use of a one-story building as a non-conforming Use Group 6 drug store with accessory parking. The Amendment seeks to eliminate the term of the variance since the use is now permitted in the district. C2-3/R3-2 zoning district. Community Board #10Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned – Continued Hearing – 5/23/17
7.	4-98-BZ	Eric Palatnik, P.C. 127-04 Guy Brewer Boulevard, Queens Amendment of a previously approved variance (72-21) which permitted the operation of a drug store (UG 6) contrary to uses regulations. The amendment seeks to eliminate the term of the variance and reflect non-compliance with respect to bulk. C1-3/R3X zoning district. Community Board #12Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned – Continued Hearing – 6/27/17
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 – 6/27/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 21, 2017
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
9.	163-04-BZ	Rothkrug Rothkrug & Spector LLP 671/99 Fulton Street, Brooklyn Extension of time to obtain a certificate of occupancy for a previously granted physical culture establishment (Crunch Fitness) which expired on October 29, 2014; Waiver of the Rules. C2-4/R7A zoning district. Community Board #2BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 3/21/17

<i>SOC – NEW CASES</i>		
10.	651-60-BZ	Kramer Levin Naftalis & Frankel 600 West 246th Street, Bronx Extension of Term (§11-411) of a variance allowing the conversion of cellar space in an existing multiple dwelling to a valet service, office/stationary store and packaged goods store which expired on March 7, 2011; Waiver of the Rules. R4 zoning district. Community Board #8BX
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 3/21/17
11.	1289-80-BZ	Troutman Sanders LLP 298 West 231st Street, Bronx Extension of Term of a variance allowing the operation of a Physical Culture Establishment (<i>24 Hour Fitness</i>) which expired on July 21, 2016. C1-3/R6 zoning district. Community Board #8BX
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 5/23/17
12.	1016-84-BZ	Carl A. Sulfaro, Esq. 790 Coney Island, Brooklyn Extension of Term (§11-411) of a previously approved Variance for the operation of an auto repair shop (UG16B) with accessory uses which expired on July 30, 2015; Waiver of the Rules. C8-2 & R5 (Special Ocean Parkway District) zoning district. Community Board #12BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 9/26/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 21, 2017
10:00 A.M.

SOC – NEW CASES		
13.	574-85-BZ	Law Office of Fredrick A. Becker 125 East 39th Street, Manhattan Extension of term for a previously granted Variance (§72-21) permitting an eating and drinking establishment (UG6) located in the cellar, basement and first floor of a five story building which expired on June 17, 2016. C1-5(R-10) zoning district. Community Board #6M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 3/21/17
14.	377-88-BZ	New York City Board of Standards and Appeals 145-64 Liberty Avenue, Queens Compliance Hearing of a previously approved Variance (§72-21) which permitted the legalization of a one (1) story enlargement to a one (1) story blacksmith and welding shop (UG 16) which increased the degree on non-conformance contrary to ZR §52-22 in a then R4 zoning district. C2-4/R6A zoning district. Community Board #12Q
		Project Manager: Ryan Singer
		Status: Continued Hearing – 4/25/17
15.	180-05-BZ	Rothkrug Rothkrug & Spector, LLP 1511 Third Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (Equinox) which expires on February 28, 2016. C2-8A/R8B zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 6/27/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 21, 2017

10:00 A.M.

APPEALS – CONTINUED HEARINGS

16.	2016-4245-A thru 2016-4248-A	Law Office of Steven Simicich 4004, 4006, 4008, 4010 Manhattan Avenue, Brooklyn Proposed construction of four single family residential buildings not fronting on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3-1 zoning district Community Board #13BK Project Manager: Toni Matias (212) 386-0085 Status: Granted – 3/21/17
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APPEAL – NEW CASES

17.	2016-4329-A	Richard G. Leland 2001 Bartow Avenue, Bronx Administrative appeal challenging the Department of Buildings' final determination dated October 25, 2016, to permit the installation of 54 individual signs at the subject property. C7 zoning district. Community Board #10BX Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 5/23/17
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BZ – CONTINUED HEARINGS

18.	252-12-BZ	Akerman Senterfitt, LLP 39-39 223rd Street & 223-01/15/19 Mia Drive, Queens Variance (§72-21) to legalize four single family homes which do not comply with the rear yard requirements, ZR §23-47. R1-2 zoning district. Community Board #11Q Project Manager: Henry Segovia (212) 386-0074 Status: Granted – 3/21/17
19.	263-14-BZ	Eric Palatnik, P.C. 1601 Oriental Boulevard, Brooklyn Variance (§72-21) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-142); front yard (ZR 34-45(a)); side yards (ZR 23-461(a)). R3-1 zoning district. Community Board #15BK Project Manager: Henry Segovia (212) 386-0074 Status: Continued Hearing – 5/23/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 21, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	134-15-BZ	Sheldon Lobel, P.C. 248 Flatbush Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Orange theory Fitness</i>) in the existing building on the first floor and cellar of a one story commercial building, located within an R7A/C2-4 zoning district. Community Board #6BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 6/27/17
21.	2016-1221-BZ	Jay Goldstein, Esq. 269 West 23rd Street, Manhattan Special Permit (§73-36) to permit a physical culture establishment (<i>Row House</i>) on the second floor of an existing commercial building. C2-7A zoning district. Community Board #4M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 3/21/17
22.	2016-4164-BZ	Law Office of Lyra J. Altman 1744 East 29th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); side yard requirements (§§23-461 & 23-48) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Ryan Singer
		Status: Granted – 3/21/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 21, 2017

1:00 P.M.

BZ – NEW CASES		
1.	105-15-BZ	Eric Palatnik, P.C. 2102-2124 Avenue Z, Brooklyn Variance (§72-21) to permit the development of a four (4) story building consisting of Use Group 6 commercial offices on the first and second floor and community facility uses on the third and fourth floors. R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/20/17
2.	179-15-BZ	Moshe M. Friedman, P.E. 129 Taaffe Place, Brooklyn Variance (§72-21) to permit the development of a four-story, multifamily residential building (UG2) contrary to ZR §42-10. M1-1 zoning district. Community Board #3BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/27/17
3.	2016-4163-BZ	Sheldon Lobel, P.C. 8120 Colonial Road, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space ZR 23-141. R2 zoning district. Community Board #10BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/2/17
4.	2016-4229-BZ	Eric Palatnik, P.C. 1452 Drumgoole Road West, Staten Island Variance (§72-21) to permit the construction of a two (2) family detached home contrary to rear yard requirements (ZR §23-47). R3X (SSRD) zoning district. Community Board #3SI
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 5/23/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 21, 2017

1:00 P.M.

<i>BZ – NEW CASES</i>		
5.	2016-4244-BZ	Law Office of Lyra J. Altman 263-279 South 5th Street, Brooklyn Special Permit (§73-44) for the reduction in parking for commercial office (UG 6) uses in Parking Requirement Category B1. C4-3 zoning district. Community Board #1BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 3/21/17
6.	2017-63-BZ	NYC Mayor's Office of Housing Recovery Operation ("HRO") 9 Post Court, Brooklyn Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 3/21/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 28, 2017
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	67-91-BZ	Eric Palatnik, P.C. 54-55 Little Neck Parkway Queens Amendment (§11-412) to a previously-granted Automotive Service Station (Gulf) (UG 16B), with accessory uses, to permit the enlargement of an existing 1 story building and convert service bays to an accessory convenience store and install 6 new multiple product dispensers. C2-2/R3-2 zoning district. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 3/28/17

<i>SOC – CONTINUED HEARINGS</i>		
2.	202-62-BZ	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 – 6/20/17
3.	109-93-BZ	Rothkrug Rothkrug & Spector, LLP 189-11 Northern Boulevard, Queens Extension of Term of a previously approved Variance (72-21) permitting an eating and drinking establishment (UG 6) which expired on May 24, 2014; Waiver of the Rules. R3-2 zoning district. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 4/4/17
4.	19-94-BZ	Andrew Schwarsin, Esq. 37-18 75th Street, Queens Extension of Term of a previously approved Variance permitting a public parking lot (UG 8) of which a portion of the lot lies in a residential zoning district which expired on July 18, 2015; Waiver of the rules. C4-3/R-5 zoning district. Community Board #3Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/27/17

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 28, 2017

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	174-94-BZ	Gerald J. Caliendo, RA, AIA 99-07 Roosevelt Avenue, Queens Extension of the term of the variance, permitting an automotive sales establishment, which expired on May 6, 2012. Waiver of the Rules. R6 zoning district. Community Board #3Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 6/6/17
6.	168-98-BZ	Robert J. Stahl 3050 Bailey Avenue, Bronx 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. Community Board #8BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 7/18/17
7.	30-00-BZ	Fried, Frank, Harris Shriver & Jacobson LLP 465-469 West 165th Street and 458-464 West 166th Street, Manhattan 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. Community Board #12M
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 5/23/17
8.	80-05-BZ	Klein Stuart 49 West 33rd Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (<i>Aura Wellness Spa Corp.</i>) which expired on November 15, 2015. C6-6 and C6-4.5 zoning district. Community Board #5M
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 5/2/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 28, 2017

10:00 A.M.

SOC – NEW CASES		
9.	187-08-BZ	Sheldon Lobel, P.C. 1247 38th Street, Brooklyn Amendment to a variance (§72-21) to allow a five-story school (<i>Congregation & Yeshiva Maschzikei Hadas</i>). The application seeks to increase the zoning lot contrary to the previous Board approval. M1-2/R6B zoning district. Community Board #12BK
		Project Manager: Darrell Rufflin (212) 386-0054
		Status: Postponed Hearing – 6/6/17
10.	301-13-BZ	Eric Palatnik, P.C. 1502 Avenue N, Brooklyn Amendment of a previously approved Variance (§72-21) permitting the addition of three floors to an existing one story and basement UG 4 synagogue for a religious-based college and post graduate (UG 3) with 10 dormitory rooms, contrary to sections 24-11, 24-521, 24-52,24-34(a),24-06. The amendment seeks a correction that the original DOB objection did not include a waiver of ZR §24-551 (side yard) and ZR §24-11 (Lot Coverage) R5B zoning district. Community Board #14BK
		Project Manager: Darrell Rufflin (212) 386-0054
		Status: Continued Hearing – 5/2/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 28, 2017

10:00 A.M.

APPEALS – CONTINUED HEARINGS

11.	2016-4232-A thru 2016-4235-A	Eric Palatnik, P.C. 139-12, 139-16, 139-19 and 139-22 Atlantic Avenue, Queens Proposed three-story two and cellar residential development which is within the unbuilt portion of the mapped street, contrary to General City Law 35. R5 zoning district. Community Board #12Q Project Manager: Toni Matias (212) 386-0085 Status: Closed, Decision – 5/2/17
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APPEAL – NEW CASES

12.	2016-4170-A	Seyfarth Shaw 809-811 Broadway, Manhattan Appeal to challenge the NYC Department of Buildings Permit Number 121236983-01-AL. C6-1 zoning district. Community Board #2M Project Manager: Toni Matias (212) 386-0085 Status: Closed, Decision – 6/6/17
13.	2016-4332-A	Eric Palatnik, P.C. 4 Williams Court, Queens To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R4-1 zoning district. Community Board #14Q Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 5/23/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 28, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
14.	22-15-BZ	Simons & Wright LLC 219 26th Street, Brooklyn Variance (72-21) to construct a residential building on a small lot at premises, located in an M1-1D zoning district, contrary to (Section 42-00) not permitted as of right. Community Board #7BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Closed, Decision – 7/25/17
15.	201-15-BZ	Law Office of Steven Simicich 218 57th Street, Brooklyn Special Permit (§73-53) to permit the enlargement of a one-story non-conforming warehouse building into a five story building containing parking, office space and residential use which exceeds the allowable commercial floor area. R6B & M1-2 zoning districts. Community Board #7BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Withdrawn – 3/28/17
16.	258-15-BZ	Eric Palatnik, P.C. 2619 East 16th Street, Brooklyn Special Permit (§73-44) to reduce the number of required accessory off street parking spaces from twenty nine (29) to fourteen (14) at the existing building. C4-2 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued – 5/23/17
17.	2016-4123-BZ	Eric Palatnik, P.C. 168 Havemeyer Street, Brooklyn Special Permit (§73-44) to allow the reduction of required parking for the use group 4 ambulatory diagnostic treatment healthcare facility. C1-3/R6 zoning district. Community Board #1BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Granted – 3/28/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MARCH 28, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	2016-4183-BZ	Stroock & Stroock & Lavan LLP 432-438 East 14th Street a/k/a 435-445 East 13th Street, Manhattan Variance (§72-21) to permit the construction of a mixed residential and commercial building contrary to ZR §§23-163 (floor area and 35-65 (Height and setback). C1-6A zoning district. Community Board #3M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Withdrawn – 3/28/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 28, 2017

1:00 P.M.

BZ – NEW CASES		
1.	330-14-BZ	Law Office of Lyra J. Altman 1746 East 21st Street, Brooklyn Special Permit (73-622) for the enlargement of an existing two family home to be converted into a single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461); perimeter wall height (ZR 23-263) and less than the required minimum rear yard (ZR23-47); R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/23/17
2.	20-15-BZ	Alexander Levkovich 461 Avenue X, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A house of worship community facility at the premises contrary to floor area ratio, open space, lot coverage, wall height, front yard, side yards, rear yard, sky exposure plane, and parking regulations. R4 (OP) zoning district. Community Board #15BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Postponed Hearing – 5/23/17
3.	2016-3-BZ	Rothkrug Rothkrug & Spector LLP 1212 Victory Boulevard, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store (UG 16B). C2-1/R2 zoning district. Community Board #1SI
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 6/6/17
4.	2016-4251-BZ	Jesse Masyr, Esq. 626 Sheepshead Bay Road, Brooklyn Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for ambulatory diagnostic and treatment health care facility use (UG 4A) and office use (UG 6B). C8-2 (Special Ocean Parkway District) zoning district. Community Board #13BK
		Project Manager: Darrell Rufflin (212) 386-0054
		Status: Postponed Hearing – 5/23/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 28, 2017
1:00 P.M.

BZ – NEW CASES		
5.	2016-4266-BZ	Francis R. Angelino, Esq. 330 East 59th Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>ICE NYC</i>) in portions of the ground and cellar of an existing building. C2-5/R8 zoning district. Community Board #6M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 5/23/17
6.	2016-4277-BZ	Fried Frank Harris Shriver & Jacobson, LLP 79-04 151st Avenue, Queens Special Permit (§73-16) to permit the addition of a battery storage facility to an existing electric utility substation that was granted pursuant to BSA Calendar Number: 178-63-BZ. R4 zoning district. Community Board #10Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 5/23/17
7.	2017-66-BZ	NYC Mayor's Office of Housing Recovery Operations (HRO) 4 Maple Terrace, Staten Island Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3X zoning district. Community Board #2SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 3/28/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 4, 2017
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	109-93-BZ	<p>Rothkrug Rothkrug & Spector, LLP 189-11 Northern Boulevard, Queens Extension of Term of a previously approved Variance (72-21) permitting an eating and drinking establishment (UG 6) which expired on May 24, 2014; Waiver of the Rules. R3-2 zoning district. Community Board #11Q</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 4/4/2017</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	234-84-BZ	<p>Robert E. Schuster, AIA 1076/82 Forest Avenue, Staten Island Extension of Term (§11-411) of a previously approved Variance which permitted the operation of an Eating and Drinking Establishment (UG 6) which expired on February 12, 2015; Waiver of the Board's Rules. C81-/R3-1 zoning district. Community Board #1SI</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Continued Hearing – 7/25/17</p>
3.	57-95-A thru 59-95-A	<p>Herrick, Feinstein LLP 473, 474/475, 476 Central Park West, Manhattan Amendment/Time to Complete construction filed under Certificate of Occupancy Modification. R7-2 zoning district. Community Board #7M</p> <p>Project Manager: Toni Matias (212) 386-0085</p> <p>Status: Granted – 4/4/17</p>
4.	214-00-BZ	<p>Sheldon Lobel, P.C. 2761 Plumb 2nd Street, Brooklyn Extension of Term of a previously approved Special Permit (73-242) which permitted the operation of an eating and drinking establishment (UG 6) which expired on November 16, 2015; Extension of Time to Obtain a Certificate of Occupancy which expired on March 20, 2013; Waiver of the Rules. C3 zoning district. Community Board #15BK</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 6/27/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 4, 2017
10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	1259-79-BZ	Sheldon Lobel, P.C. 29 West 26th Street, Manhattan Extension of Time to Complete Construction and Obtain a Certificate of Occupancy for a Variance (§72-21) to convert the fourth and sixth floors of an existing building from manufacturing lofts to residential use which expired on May 8, 2016. M1-6 zoning district. Community Board #5M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 7/25/17

<i>APPEALS – CONTINUED HEARINGS</i>		
6.	68-15-A	Pryor Cashman, LLP 230 West 97th Street, Manhattan Variance pursuant to Section 310 of the NYSMDL to allow the 2,708 square foot penthouse enlargement to a non-fireproof Old law Tenement building contrary to the height regulations. C4-6AEc-3 zoning district. Community Board #7M
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 4/4/17
7.	232-15-A	Sheldon Lobel, P.C. 840 West End Avenue aka 259 West 101 Street, Manhattan 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. Community Board #7M
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 6/6/17
8.	2016-4139-A	Alexander Levkovich 3737 Cypress Avenue, Brooklyn Proposed construction of 2-story, 2-family semi-detached home not fronting on a legally mapped street contrary to General City Law 36, R3-1 zoning district. Community Board #13BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 4/4/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 4, 2017
10:00 A.M.

APPEALS – CONTINUED HEARINGS

9.	2016-4256-A	Rothkrug Rothkrug & Spector LLP 147 Stecher Street, Staten Island Proposed construction of a one family, two-story dwelling not fronting on a legally mapped street, pursuant to Article 3 Section 36 of the General City Law. R1-2 (SRD) zoning district. Community Board #3SI Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 6/27/17
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BZ – DECISIONS

10.	2016-4152-BZ	Law Office of Jay Goldstein 325 Avenue Y, Brooklyn 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. Community Board #15BK Project Manager: Tracie Behnke (212) 386-0086 Status: Granted – 4/4/17
11.	2016-4168-BZ	Law Office of Steven Simicich 94 Elm Street, Staten Island Variance (§72-21) to permit the construction of single family detached home, contrary to side yard and minimum distance regulation (ZR §23-461c). R3A zoning district. Community Board #1SI Project Manager: Henry Segovia (212) 386-0074 Status: Granted – 4/4/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 4, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	322-13-BZ	Sheldon Lobel, P.C. 42-01 Main Street, Queens 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. Community Board #7Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 6/27/17
13.	91-14-BZ	Jesse Masyr 3420 Bedford Avenue, 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 required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 7/25/17
14.	178-14-BZ	Sheldon Lobel, P.C. 263 McGuinness Boulevard, Brooklyn Variance (§72-21) seek a waiver of Section 22-10 ZR to permit a Use Group 6 retail use on the ground floor with accessory cellar storage a proposed four-story, two unit building located with an R6A zoning district. Community Board #1BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 7/25/17
15.	317-14-BZ	Brian Cave LLP 3780-3860 Nostrand Avenue, Brooklyn Special Permit (§73-44) to allow the reduction in the number of off-street parking spaces for ambulatory diagnostic treatment facilities listed in use group 4 and Uses in Parking Requirement Category Br. C2-2/R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 6/20/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 4, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
16.	128-15-BZ thru 130-15-BZ	Law Office of Steven Simicich 680, 682 and 684 Van Duzer Street, Staten Island Variance (§72-21) to allow for the construction on a three family attached residential building (Use Group 2). R2/SHPD zoning district. Community Board #1SI
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 6/6/17
17.	168-15-BZ	Sheldon Lobel, P.C. 58 Grattan Street, Brooklyn Variance (§72-21) to permit the development of a four-story commercial building contrary to height, setback and parking requirements. M1-1 zoning district. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/6/17
18.	200-15-BZ	Dennis D. Dell'Angelo 1364 East 23rd Street, Brooklyn Special Permit (§ZR 73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/6/17
19.	2016-1217-BZ	Law Office of Jay Goldstein 45 Southgate Court (2344-2354 West 1st Street), Brooklyn Variance (§72-21) to allow for the enlargement of an existing two-family home contrary to ZR Sections 23-141(c) (Open Space (“OS”)/Open Space Ratio (“OSR”)/Lot Coverage (“LC”)), 23-45(a) (Front Yard), 23-461(b) (Side Yard), 23-841(Narrow Outer Court) and 25-621(b) (parking). R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 4/4/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 4, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	2016-4136-BZ & 2016-4137-BZ	Sheldon Lobel, P.C. 19-59/19-61, 19-55/19-57 49th Street, Queens Special Permit (§73-44) to allow the reduction of required parking for the use group 4 ambulatory diagnostic treatment healthcare facility. M1-1 zoning district. Community Board #1Q
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Adjourned, Continued Hearing – 6/6/17
21.	2016-4210-BZ	Law Office of Steven Simicich 19 Robinson Avenue, Staten Island Variance (§72-21) to permit the construction of a single family detached home contrary to ZR §107-42 (Lot Area) and ZR §23-47 (Rear Yard) regulations. R3-1 (SRD) zoning district. Community Board #3SI
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Denied – 4/4/17
22.	2016-4249-BZ	Kramer Levin Naftalis & Frankel LLP 2420 Amsterdam Avenue, Manhattan Variance (§72-21) to allow the development of a commercial building contrary to ZR §22-10 (to allow commercial use (UG 5 & 6) within a R7-2 zoning district, ZR §33-122 (exceed the maximum permitted commercial floor area within a C8-3 zoning district, ZR §§33-432 & 33-442 (C8-3 sky exposure plane regulations) and ZR §36-683 (Location of the entry/exit of an accessory loading berth with a C8-3 zoning district). C8-3 & R7-2 zoning district. Community Board #12M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 6/6/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, APRIL 4, 2017
1:00 P.M.

BZ – NEW CASES		
1.	224-14-BZ 225-14-A	Eric Palatnik, P.C. 1534 Victory Boulevard, Staten Island Variance (§72-21) to for ambulatory diagnostic or healthcare treatment facility (medical office) (UG 4) located in an R1-2 zoning district. Also a companion GCL 35 as portion of the roadway is within a mapped street. R1-2 zoning district. Community Board #1SI
		Project Manager: R. Levy (212) 386-0082/T. Matias (212) 386-0085
		Status: Continued Hearing – 7/25/17
2.	178-15-BZ	Rothkrug Rothkrug & Spector LLP 99-47 Davenport Court, Queens Variance (§72-21) to permit the legalization of a two-family dwelling that exceeds permitted FAR and does not provide required front, side and rear yards. R3-1 zoning district. Community Board #10Q
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 8/15/17
3.	2016-4127-BZ	Dennis D. Dell'Angelo 1547 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family residence contrary to floor area and lot coverage (ZR 23-141); perimeter wall height (ZR 23-631) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/20/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 25, 2017
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	528-64-BZ	Gerald Caliendo, RA, AIA 240-02 Northern Boulevard, Queens 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. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Dismissed, Compliance Hearing – 9/12/17
2.	1129-64-BZ	Davidoff Hatcher & Citron, LLP 147-36 Brookville Boulevard, Queens Extension of Term of a previously approved Variance (72-21) permitting the operation of an Auto Supplies Sales Establishment (UG 6) which expired on June 10, 2015; Amendment to legalize interior layout changes, permit general Use Group 6 Use and eliminate the term of the variance; Waiver of the Rules. R3-2 zoning district. Community Board #13Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 5/2/17
3.	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
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 8/8/17
4.	716-82-BZ	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: Adjourned, Continued Hearing – 7/18/17

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 25, 2017

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	377-88-BZ	New York City Board of Standards and Appeals 145-64 Liberty Avenue, Queens Compliance Hearing of a previously approved Variance (§72-21) which permitted the legalization of a one (1) story enlargement to a one (1) story blacksmith and welding shop (UG 16) which increased the degree on non-conformance contrary to ZR §52-22 in a then R4 zoning district. C2-4/R6A zoning district. Community Board #12Q
		Project Manager: Ryan Singer
		Status: Continued Hearing – 6/6/17
6.	227-02-BZ	Stanley K. Schlein, Esq. 527 East 233rd Street, Bronx Extension of Term (§§72-01 and 72-22) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) with an accessory convenience store which expired on December 12, 2013; Amendment to the condition of term since the term expired in excess of 2 years but less than ten years; Extension of Time to Obtain a Certificate of Occupancy which expired on December 10, 2006; Waiver of the Board's Rules. R7-A zoning district. Community Board #12BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 7/18/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 25, 2017

10:00 A.M.

SOC – NEW CASES		
7.	146-79-BZ	Rothkrug Rothkrug & Spector LLP 210-11 Jamaica Avenue aka 210-01/21 Jamaica Avenue, Queens Extension of term of a previously variance and an Amendment/Waiver: to permit a change in use to automotive sales (UG9) from automotive repair and parts installation (UG 16). C2-2(R3-2) district. Community Board #13Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Off-Calendar
8.	36-95-BZ	Rothkrug Rothkrug & Spector LLP 65-75 Woodhaven Boulevard aka 85-01 66th Avenue, Queens Extension of Term and Waiver (§72-01): to extend the term of a previous grant permitting a physical culture establishment (<i>World Gym</i>) within an existing cellar and one-story commercial building. C1-2/R3-1 zoning district. Community Board #6Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/20/17
9.	189-96-BZ	John C. Chen, R.A. 85-10/12 Roosevelt Avenue, Queens Extension of Term for a previously granted Special Permit (§73-244) of a UG12 Eating and Drinking establishment with entertainment and dancing (<i>Flamingos</i>) which expires on May 19, 2016; Waiver of the Rules. C2-3/R6 zoning district. Community Board #4Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 7/18/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 25, 2017
10:00 A.M.

<i>APPEALS - DECISIONS</i>		
10.	108-15-A thru 110-15-A	Rothkrug Rothkrug & Spector, LLP 2317, 2319, 2321 Glebe Avenue, Bronx Appeal seeking determination that property owner has acquired common law vested right to complete construction of three, three-family residential buildings commenced under prior zoning district regulations. R6A zoning district. Community Board #10BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 8/22/17
11.	238-15-A thru 243-15-A	Jeffrey Geary 102-04, 08, 12, 16, 20, 24 Dunton Court, Queens Proposed construction of buildings that do not front on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3-1 zoning district. Community Board #14Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 9/26/17
12.	264-15-A thru 268-15-A	Diffendale & Kubec 5, 11, 17, 23 Herbert Street and 14 Holtein Avenue, Staten Island Proposed construction of two family detached residence not fronting on a legally mapped street, contrary to General City Law 36. R3X (SSRD) zoning district Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 8/22/17
13.	2016-2-A	Rothkrug Rothkrug & Spector LLP 74 Buttonwood Road, Staten Island Appeal seeking determination that the Department of Buildings improperly denied an application for a permit for construction of cabana based on erroneous determination that the cabana should be considered a dwelling unit and not an accessory structure, requiring compliance with minimum required distance between buildings (ZR 23-711(f)) and minimum distance between lot lines and building walls (ZR 23-881) in the lower density growth management area. R1-1(NA-1). Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 8/22/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 25, 2017
10:00 A.M.

<i>BZ – DECISIONS</i>		
14.	30-14-BZ	<p>Jay Goldstein, Esq. 6101 16th Avenue aka 1602 61st Street aka 1601 62nd Street, Brooklyn 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. Community Board #11BK</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 7/18/17</p>

<i>BZ – CONTINUED HEARINGS</i>		
15.	56-02-BZ	<p>New York City Board of Standards and Appeals 317 Dahill Road, Brooklyn Compliance Hearing of a previously approved Variance (§72-21) which permitted the construction of a four-story plus cellar school, which created non-compliances with respect to floor area ratio, lot coverage, side, front and rear yards, and which is contrary to ZR §24-11, §24-34, §24-35, §24-36 and §24-521. R5 zoning district. Community Board #12BK</p> <p>Project Manager: Loreal Monroe</p> <p>Status: Continued Hearing – 5/9/17</p>
16.	1-96-BZ	<p>New York City Board of Standards and Appeals 600 McDonald Avenue, Brooklyn Amendment for an extension of an existing school building to add 3rd and 4th floors. R5 zoning district. Community Board #12BK</p> <p>Project Manager: Loreal Monroe</p> <p>Status: Continued Hearing – 5/9/17</p>
17.	41-14-BZ	<p>Law Office of Jay Goldstein 21-37 Waverly Avenue aka 56-58 Washington Avenue, Brooklyn Special Permit (§73-19) to legalize an existing school/yeshiva (UG 3). M1-2 zoning district. Community Board #2BK</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Granted – 4/25/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 25, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	174-14-BZ	<p>Jim Kusi 820 East 182nd Street aka 2165-75 Southern Boulevard, Bronx Re-instatement (§11-411) of a previously approved variance permitting the operation an Automotive Service Station (UG 16B) with accessory uses which expired November 6, 1994; Waiver of the Rules. C1-4/R7-1 zoning district. Community Board #2BX</p>
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 6/20/17
19.	274-15-BZ	<p>Michio Sanga 144-29 South Road, Queens Variance (§72-21) to permit the construction of a 2-story two-family residence contrary to ZR §23-461c (open area between buildings containing residences) and ZR §23-141 (Lot Coverage) R4-1 zoning district. Community Board #12Q</p>
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 4/25/17
20.	2016-4165-BZ	<p>Glen V. Cutrona, AIA 5801 Amboy Road, Staten Island Variance (§72-21) to permit the construction of an eating and drinking establishment (UG 6) (<i>Tim Horton's</i>) with an accessory drive thru contrary to ZR §22-10. R3X (SRD) zoning district. Community Board #3SI</p>
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 6/20/17
21.	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>
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/20/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 25, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
22.	2016-4178-BZ	Kramer Levin Naftalis & Frankel LLP 11-13 Bond Street, Manhattan Variance (§72-21) to allow retail (Use Groups 6 and 10) below the floor level of the second story contrary to ZR §42-14(D)(2)(b), and Use Group 10 retail use, contrary to ZR §42-12. M1-5B zoning district. Community Board #2M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/20/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, APRIL 25, 2017
1:00 P.M.

BZ – NEW CASES		
1.	161-15-BZ	Sheldon Lobel, P.C. 621 East 216th Street, Bronx Variance (§72-21) to permit the enlargement of an existing house of worship (UG 4) contrary to lot coverage and rear yard requirements. R6A/R5A zoning district. Community Board #12BX
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 6/27/17
2.	2016-4122-BZ	Eric Palatnik, P.C. 902-912 Quentin Road, 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 (UG 4) from eighty seven (87) to forty four (44) parking spaces. C8-2/C4-2 zoning district. Community Board #15BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 6/20/17
3.	2016-4133-BZ	Law Office of Lyra J. Altman 2018 East 4th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141) and perimeter wall height (§23-631). R2X (OP) zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 4/25/17
4.	2016-4181-BZ	Law Office of Lyra J. Altman 1981 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement and conversion of an existing two family dwelling to a single family dwelling, contrary to side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R5 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/20/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 2, 2017
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1129-64-BZ	Davidoff Hutcher & Citron, LLP 147-36 Brookville Boulevard, Queens Extension of Term of a previously approved Variance (72-21) permitting the operation of an Auto Supplies Sales Establishment (UG 6) which expired on June 10, 2015; Amendment to legalize interior layout changes, permit general Use Group 6 Use and eliminate the term of the variance; Waiver of the Rules. R3-2 zoning district. Community Board #13Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 5/2/17
2.	80-05-BZ	Klein Stuart 49 West 33rd Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (<i>Aura Wellness Spa Corp.</i>) which expired on November 15, 2015. C6-6 and C6-4.5 zoning district. Community Board #5M
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 5/2/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 2, 2017
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	240-55-BZ	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: Adjourned, Continued Hearing – 6/27/17
4.	949-57-BZ	Akerman, LLP 2100 Williamsbridge Avenue, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 29, 2014; Waiver of the Rules. R5D zoning district. Community Board #11BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 6/27/17
5.	395-60-BZ	Eric Palatnik, P.C. 2557 Linden Boulevard, Brooklyn Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Repair Facility (UG 16) which expired on December 9, 2015; Waiver of the Rules. R5 zoning district. Community Board #5BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 5/2/17
6.	1255-80-BZ	Gerald J. Caliendo, RA. AIA 35-33 31st Street, Queens Extension of Term; Amendment and Waiver 72-01: request an extension of term for a previously expired variance that expired on 6/2/2011 and Amendment to change from the use (UG 17) to (UG6) and also require Waiver of the Rules. R5 zoning district. Community Board #1Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 8/22/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 2, 2017
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
7.	235-01-BZ	Rothkrug Rothkrug & Spector LLP 2009 Mermaid Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-27) permitting the operation of funeral establishment (UG 7) which expired on May 12, 2014; Waiver of the Rules. C1-2/R5 zoning district. Community Board #13BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 8/8/17
8.	301-13-BZ	Eric Palatnik, P.C. 1502 Avenue N, Brooklyn Amendment of a previously approved Variance (§72-21) permitting the addition of three floors to an existing one story and basement UG 4 synagogue for a religious-based college and post graduate (UG 3) with 10 dormitory rooms, contrary to sections 24-11, 24-521, 24-52,24-34(a),24-06. The amendment seeks a correction that the original DOB objection did not include a waiver of ZR §24-551 (side yard) and ZR §24-11 (Lot Coverage) R5B zoning district. Community Board #14BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 5/2/17

<i>SOC – NEW CASES</i>		
9.	418-50-BZ	Law Office of Stuart Klein 73-69 217th Street, 73-36 Springfield Boulevard, 219-02 74th Avenue, 73-10 220th Street, Queens Amendment seek to modify the grant to allow for the addition of 98 parking spaces and the development of a clubhouses which will provide additional amenities and recreation space for the sole use and enjoyment of the residents at the premises, located in an R3-2 zoning district. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 9/12/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 2, 2017
10:00 A.M.

<i>APPEALS - DECISIONS</i>		
10.	2016-4232-A thru 2016-4235-A	Eric Palatnik, P.C. 139-12, 139-16, 139-19 and 139-22 Atlantic Avenue, Queens Proposed three-story two and cellar residential development which is within the unbuilt portion of the mapped street, contrary to General City Law 35. R5 zoning district. Community Board #12Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 5/2/17

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	166-12-A	NYC Department of Buildings 638 East 11th Street, Manhattan Application to revoke the Certificate of Occupancy. R8B zoning district. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 6/20/17
12.	107-13-A	Law Office of Marvin B. Mitzner, LLC. 638 East 11th Street, Manhattan An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R7- 2 zoning district. R7B zoning district. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 6/20/17

<i>BZ – DECISIONS</i>		
13.	2016-1217-BZ	Law Office of Jay Goldstein 45 Southgate Court (2344-2354 West 1st Street), Brooklyn Variance (§72-21) to allow for the enlargement of an existing two-family home contrary to ZR Sections 23-141(c) (Open Space (“OS”)/Open Space Ratio (“OSR”)/Lot Coverage (“LC”)), 23-45(a) (Front Yard), 23-461(b) (Side Yard), 23-841(Narrow Outer Court) and 25-621(b) (parking). R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/2/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 2, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
14.	216-15-BZ	Eric Palatnik, P.C. 205 West Fordham Road, Bronx Special Permit (§73-211) to permit the construction of an Automotive Service Station (UG 16B) with accessory convenience store. C2-4 zoning district. Community Board #7BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 7/25/17
15.	2016-4121-BZ	Eric Palatnik, P.C. 555 5th Avenue, Brooklyn Special Permit (§73-36) to operate a physical culture establishment (<i>Crunch</i>) within an existing building. C4-3A zoning district. Community Board #6BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 5/2/17
16.	2016-4163-BZ	Sheldon Lobel, P.C. 8120 Colonial Road, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space ZR 23-141. R2 zoning district. Community Board #10BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 5/2/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 2, 2017
1:00 P.M.

BZ – NEW CASES		
1.	214-14-A/ 215-14-BZ	Sheldon Lobel 50-11 & 50-15 103rd Street, 103-10 & 103-16 Alstytne Avenue, Queens Variance (§72-21) to permit four-three-story three family semi-detached residential building at the existing premises in an R5 zoning district , also building in the bed of mapped street pursuant to GCL 35. R5 zoning district. Community Board #4Q
		Project Manager: Ryan Singer / Toni Matias (212) 386-0085
		Status: Continued Hearing – 7/18/17
2.	88-15-BZ	Law Office of Lyra J. Altman 1834 East 21st Street, Brooklyn Special Permit (§73-622)for the enlargement of an existing single family home contrary to floor area (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 5/16/17
3.	2016-4211-BZ	Law Office of Lyra J. Altman 1052 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (ZR §23-141); side yards (ZR §23-461) and less than the required rear yard (ZR §23-47). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/16/17
4.	2016-4336-BZ	Rothkrug Rothkrug & Spector LLP 643 East Tremont Avenue, Bronx Special Permit (73-36) to allow the operation of a physical culture establishment (<i>Blink</i>) at the subject premises. C4-5X zoning district. Community Board #6BX
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 6/20/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 2, 2017
1:00 P.M.

<i>BZ – NEW CASES</i>		
5.	2017-61-BZ	Sheldon Lobel, P.C., for CA Plaza, LLC, owner.
		36-18 Main Street, Queens
		Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-20. C4-2 & C4-3 zoning district. Waiver of section §1-05.3 of the Rules of Practice and Procedure to allow filing of a Department of Buildings Objection form more than 30 days after the final determination by the Commissioner of Buildings.
		Community Board #7Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 6/27/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL HEARING – BZ COMPLIANCE

TUESDAY MORNING, MAY 9, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
1.	56-02-BZ	New York City Board of Standards and Appeals 317 Dahill Road, Brooklyn Compliance Hearing of a previously approved Variance (§72-21) which permitted the construction of a four-story plus cellar school, which created non-compliances with respect to floor area ratio, lot coverage, side, front and rear yards, and which is contrary to ZR §24-11, §24-34, §24-35, §24-36 and §24-521. R5 zoning district. Community Board #12BK
		Project Manager: Loreal Monroe
		Status: Continued Hearing – 7/18/17
2.	1-96-BZ	New York City Board of Standards and Appeals 600 McDonald Avenue, Brooklyn Amendment for an extension of an existing school building to add 3 rd and 4 th floors. R5 zoning district. Community Board #12BK
		Project Manager: Loreal Monroe
		Status: Continued Hearing – 7/18/17

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 16, 2017
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	120-93-BZ	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: Adjourned, Continued Hearing 6/6/17
2.	129-97-BZ	Gerald J. Caliendo, RA, AIA 150-65 Cross Island Parkway, Queens Amendment to permit the proposed conversion of an existing lubritorium to a commercial retail establishment (use group 6) and enlargement of the basement level. C1-2/R3-2 zoning district. Community Board #7Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Withdrawn – 5/16/17
3.	169-98-BZ	Robert J. Stahl 3141 Bailey Avenue, Bronx 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. Community Board #8BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 8/22/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 16, 2017
10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	183-85-BZ	Eric Palatnik, P.C. 206/8 20th Street, Brooklyn Extension of Term of a previously approved Variance (§72-21) for the operation of a (UG 16) open storage yard for building materials and accessory parking for four cars with an accessory office and showroom building, which expires on November 18, 2016. R6B zoning district. Community Board #7BK in
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 7/25/17
5.	1-95-BZ	Law Office of Fredrick A. Becker 117 Seventh Avenue South, Manhattan Extension of Term for a previously granted special permit (§73-36) for a physical culture establishment (<i>New York Sports Club</i>) which expired on June 13, 2015; Waiver of the Rules. C4-5 zoning district. Community Board #2M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 7/18/17
6.	75-95-BZ	Law Office of Fredrick A. Becker 1635 Third Avenue, Manhattan Extension of Term for a special permit (§73-36) permitting the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on January 28, 2016; Waiver of the Rules. C2-8 zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 7/18/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 16, 2017
10:00 A.M.

APPEALS – CONTINUED HEARINGS

7.	2016-4253-A	Eric Palatnik, P.C. 565 St. John's Place, Brooklyn Appeal seeking a determination that the owner has acquired common law vested rights for a development commenced under the prior R7-1 district regulations. R3 Zoning district. Community Board #8BK Project Manager: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 8/8/17
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BZ – DECISIONS

8.	44-15-BZ	Akerman, LLP 145 Central Park North, Manhattan 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. Community Board #10M Project Manager: Tracie Behnke (212) 386-0086 Status: Withdrawn – 5/16/17
9.	88-15-BZ	Law Office of Lyra J. Altman 1834 East 21st Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK Project Manager: Henry Segovia (212) 386-0074 Status: Granted – 5/16/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MAY 16, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
10.	240-14-BZ	Rothkrug Rothkrug & Spector 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
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/6/17
11.	302-14-BZ	Rothkrug Rothkrug & Spector, LLP 45-04 Francis Lewis Boulevard, Queens 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. Community Board #11Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 8/22/17
12.	25-15-BZ	Slater & Beckerman, P.C. 71 Lewis Avenue, Brooklyn Special Permit (73-46) to allow a waiver of all required accessory off-street parking spaces required for dwelling units created by a conversion a five-story community facility. R6B zoning district. Community Board #3BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Adjourned, Continued Hearing – 8/8/17
13.	56-15-BZ	Eric Palatnik, P.C. 2124 Avenue J, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing three story one family home contrary to floor area (ZR 23-141 (b)). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 5/16/17
14.	172-15-BZ	Eric Palatnik, P.C. 146-45 22nd Avenue, Queens Variance (§72-21) to permit the development of a 1,796 square foot two-story with cellar two (2) family dwelling contrary to underlying bulk regulations. R3A zoning district. Community Board #7Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 8/8/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 16, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	234-15-BZ	Sarah Tadros Awad 1223 67th Street, Brooklyn Special Permit (§73-622) to permit the legalization of an enlargement and the conversion to a two family home of an existing single-family, semi-detached residential building contrary to floor area ZR 23-141 and perimeter wall height 23-631(b). R4-1 zoning district. Community Board #10BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 7/18/17
16.	273-15-BZ	Sheldon Lobel, P.C. 110-43 160th Street, Queens Variance (§72-21) to permit the construction of a 2-story two-family residence contrary to ZR §23-461c (open area between buildings containing residences). R3A zoning district. Community Board #12Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/6/17
17.	2016-4211-BZ	Law Office of Lyra J. Altman 1052 East 23rd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (ZR §23-141); side yards (ZR §23-461) and less than the required rear yard (ZR §23-47). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 5/16/17
18.	2016-4147-BZ	Sheldon Lobel, P.C. 57-12 58th Place, Queens Variance (§72-21) to permit the development of a three-story, three-family residential building (UG 2) contrary to ZR §42-10. M1-1D zoning district. Community Board #5Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 7/25/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 16, 2017
1:00 P.M.

BZ – NEW CASES		
1.	2016-4131-BZ	Rothkrug Rothkrug & Spector LLP 901 Quentin Road, Brooklyn Special Permit (§73-19) to permit the construction of a school (UG 3) (<i>Yeshiva Ateret Torah</i>) contrary to use regulation on a portion of the lot and a Variance (§72-21) to permit waivers for height and setback, front yard, street wall height, ridge line and absence of off-street loading facilities. C8-2 and R5 (OP) zoning district. Community Board #15BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 7/18/17
2.	2016-4184-BZ	Rothkrug Rothkrug & Spector LLP 194 Orchard Street, Manhattan Special Permit (§73-36) to permit a physical culture establishment (<i>Equinox</i>) within a new mixed-use building. C6-2A/C4-4A zoning district. Community Board #3M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 5/16/17
3.	2016-4185-BZ	Rothkrug Rothkrug & Spector LLP 108-18 Roosevelt Avenue, Queens Special Permit (§73-36) to permit a physical culture establishment (<i>Blink</i>) within a new commercial building. C2-4/R6B zoning district. Community Board #4Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 5/16/17
4.	2016-4231-BZ	Jay Goldstein, Esq. 51 Astor Place, Manhattan Special Permit (§73-36) to permit the legalization of the operation of a physical culture establishment (<i>Flywheel</i>) located within a portion of the cellar of an existing building. C6-3 zoning district. Community Board #3M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 5/16/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 16, 2017

1:00 P.M.

BZ – NEW CASES		
5.	2016-4250-BZ	David A. Kaminsky 133 East 58th Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Transform Fitness</i>) an existing building. C5-2) zoning district. Community Board #5M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 5/16/17
6.	2016-4254-BZ	Mango & Lacoviello, LLP 120 Lenox Avenue a/k/a 47 West 116th Street, Manhattan Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>I Love Kickboxing</i>) on a portion of the first floor of an existing building. C4-5X zoning district. Community Board #10M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/16/17
7.	2017-146-BZ	NYC Mayor's Office of Housing Recovery Operation ("HRO") 3722 Neptune Avenue, Brooklyn Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for properties registered in the NYC Build it Back Program. R3-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/16/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 23, 2017
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1289-80-BZ	Troutman Sanders LLP 298 West 231st Street, Bronx Extension of Term of a variance allowing the operation of a Physical Culture Establishment (<i>24 Hour Fitness</i>) which expired on July 21, 2016. C1-3/R6 zoning district. Community Board #8BX
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 5/23/17
2.	65-94-BZ	Rothkrug Rothkrug & Spector, LLP 144-02 Jewel Avenue, Queens Extension of Term of a previously approved Variance (§72-21) which permitted an enlargement contrary to side yard regulations and community facility (UG 4) on the ground and cellar floors and commercial offices (UG 6) in the garage which expired on March 5, 2016. R4B zoning district. Community Board #8Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 7/18/17
3.	201-97-BZ	Eric Palatnik, P.C. 119-02 Rockaway Boulevard, Queens Amendment of a previously approved Variance (§72-21) which permitted the erection and use of a one-story building as a non-conforming Use Group 6 drug store with accessory parking. The Amendment seeks to eliminate the term of the variance since the use is now permitted in the district. C2-3/R3-2 zoning district. Community Board #10Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 8/15/17
4.	30-00-BZ	Rosenberg & Estis. P.C. 465-469 West 165th Street and 458-464 West 166th Street, Manhattan 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. Community Board #12M
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 9/12/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 23, 2017
10:00 A.M.

SOC – NEW CASES		
5.	581-56-BZ	Gerald J. Caliendo, RA, AIA 24-01 to 24-11 36th Avenue aka 35-45 to 35-57 24th Street, Queens Amendment (§11-413) of a previously approved variance which permitted the operation of a Storage Warehouse (UG 16). The amendment seeks to change the use to a trade school, meeting hall and offices (Use Groups 6 & 9). R5 zoning district. Community Board #1Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Closed, Decision – 6/27/17
6.	58-96-BZ	Kramer Levin Naftalis & Frankel LLP 277 Park Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (<i>Manhattan Athletic Club</i>) which expires on December 10, 2016. C5-2A (DB) zoning district. C5-3 & C6-6 (Special Midtown District) zoning district. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 6/27/17
7.	7-04-BZ	Eric Palatnik, P.C. 2208 Boller Avenue, Bronx Extension of Time to Complete Construction of a UG4 Church/Community Outreach Center (<i>Co-Op City Baptist Church</i>) which expired August 19, 2011; Waiver of the Rules. R3A zoning district. Community Board #10BX
		Project Manager: Darrell Rufflin (212) 386-0054
		Status: Granted – 5/23/17
8.	117-07-BZ	Rothkrug Rothkrug & Spector LLP 222 East 34th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>Crunch</i>) in an existing 21-story mixed-use building which expires on July 24, 2017. C1-9A (TA) zoning district. Community Board #6M
		Project Manager: Darrell Rufflin (212) 386-0054
		Status: Granted – 5/23/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 23, 2017
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	2016-4329-A	Richard G. Leland 2001 Bartow Avenue, Bronx Administrative appeal challenging the Department of Buildings' final determination dated October 25, 2016, to permit the installation of 54 individual signs at the subject property. C7 zoning district. Community Board #10BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/3/17
10.	2016-4332-A	Eric Palatnik, P.C. 4 Williams Court, Queens To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R4-1 zoning district. Community Board #14Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 5/23/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 23, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	226-14-BZ	Gerald J. Caliendo, RA, AIA 147-02 76th Road, Queens Variance (§72-21 to permit the proposed three (3) story use group 4 Synagogue, school and Rabbi's office. R4 zoning district. Community Board #8Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 8/15/17
12.	263-14-BZ	Eric Palatnik, P.C. 1601 Oriental Boulevard, Brooklyn Variance (§72-21) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-142); front yard (ZR 34-45(a)); side yards (ZR 23-461(a)). R3-1 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 7/25/17
13.	330-14-BZ	Law Office of Lyra J. Altman 1746 East 21st Street, Brooklyn Special Permit (73-622) for the enlargement of an existing two family home to be converted into a single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461); perimeter wall height (ZR 23-263) and less than the required minimum rear yard (ZR23-47); R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/27/17
14.	4-15-BZ	Sheldon Lobel, P.C. 119 Webster Avenue, Brooklyn Variance (§72-21) to permit the conversion of the existing building at the premises from residential to community facility use. Community Board #14BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Adjourned, Continued Hearing – 8/22/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 23, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	258-15-BZ	Eric Palatnik, P.C. 2619 East 16th Street, Brooklyn Special Permit (§73-44) to reduce the number of required accessory off street parking spaces from twenty nine (29) to fourteen (14) at the existing building. C4-2 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 7/25/17
16.	2016-4229-BZ	Eric Palatnik, P.C. 1452 Drumgoole Road West, Staten Island Variance (§72-21) to permit the construction of a two (2) family detached home contrary to rear yard requirements (ZR §23-47). R3X (SSRD) zoning district. Community Board #3SI
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 5/23/17
17.	2016-4266-BZ	Francis R. Angelino, Esq. 330 East 59th Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (ICE NYC) in portions of the ground and cellar of an existing building. C2-5/R8 zoning district. Community Board #6M
		Project Manager: Darrell Rufflin (212) 386-0054
		Status: Granted – 5/23/17
18.	2016-4277-BZ	Fried Frank Harris Shriver & Jacobson, LLP 79-04 151st Avenue, Queens Special Permit (§73-16) to permit the addition of a battery storage facility to an existing electric utility substation that was granted pursuant to BSA Calendar Number: 178-63-BZ. R4 zoning district. Community Board #10Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Adjourned, Continued Hearing – 7/25/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 23, 2017

1:00 P.M.

BZ – NEW CASES		
1.	20-15-BZ	Alexander Levkovich 461 Avenue X, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A house of worship community facility at the premises contrary to floor area ratio, open space, lot coverage, wall height, front yard, side yards, rear yard, sky exposure plane, and parking regulations. R4 (OP) zoning district. Community Board #15BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Postponed Hearing – 7/25/17
2.	2016-4176-BZ	Akerman, LLP 78-04 31st Avenue, Queens Variance (§72-21) to permit the construction of a new three-story house of worship (UG 4A) building contrary to ZR §24-34 (front yard) and ZR §24-35 (side yard) requirements. R4 zoning district. Community Board #3Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 7/25/17
3.	2016-4242-BZ	Eric Palatnik, P.C. 1671 East 29th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to open space (ZR §23-142); side yards (ZR 23-461) and less than the required rear yard (ZR §23-47). R-32 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/23/17
4.	2016-4251-BZ	Jesse Masyr, Esq. 626 Sheepshead Bay Road, Brooklyn Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for ambulatory diagnostic and treatment health care facility use (UG 4A) and office use (UG 6B). C8-2 (Special Ocean Parkway District) zoning district. Community Board #13BK
		Project Manager: Darrell Rufflin (212) 386-0054
		Status: Continued Hearing – 7/25/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 23, 2017

1:00 P.M.

<i>BZ – NEW CASES</i>		
5.	2016-4262-BZ	Pryor Cashman LLP 279 Church Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Lyons Den Power Yoga</i>) on the second and third floors of an existing building. C6-2A (Tribeca East Historic District) zoning district. Community Board #1M
		Project Manager: Darrell Rufflin (212) 386-0054
		Status: Continued Hearing – 8/8/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL HEARING
THURSDAY MORNING, MAY 25, 2017
10:00 A.M.

NEW CASES		
1.	2017-133-A	NYC Mayor's Office of Housing Recovery Operations ("HRO") 206 Beach 42nd Street, Queens General City Law 35 Waiver for the reconstruction of properties located within the bed of a mapped street, damaged/destroyed by Hurricane Sandy, which are registered in the NYC Build it Back Program. R4 zoning district. Community Board # 14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/25/17
2.	2017-134-A	NYC Mayor's Office of Housing Recovery Operations ("HRO") 118 East 7th Road, Queens General City Law 35 Waiver for the reconstruction of properties located within the bed of a mapped street, damaged/destroyed by Hurricane Sandy, which are registered in the NYC Build it Back Program. R3-2 zoning district. Community Board # 14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/25/17
3.	2017-135-A	NYC Mayor's Office of Housing Recovery Operations ("HRO") 14-50 Gipsen Street, Queens General City Law 35 Waiver for the reconstruction of properties located within the bed of a mapped street, damaged/destroyed by Hurricane Sandy, which are registered in the NYC Build it Back Program. R3X zoning district. Community Board # 14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/25/17
4.	2017-136-A	NYC Mayor's Office of Housing Recovery Operations ("HRO") 310 East 8 Road, Queens General City Law 35 Waiver for the reconstruction of properties located within the bed of a mapped street, damaged/destroyed by Hurricane Sandy, which are registered in the NYC Build it Back Program. R3-2 zoning district. Community Board # 14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/25/17

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL HEARING
THURSDAY MORNING, MAY 25, 2017
10:00 A.M.

NEW CASES		
5.	2017-137-A	NYC Mayor's Office of Housing Recovery Operations ("HRO") 580 Lincoln Avenue, Staten Island General City Law 35 Waiver for the reconstruction of properties located within the bed of a mapped street, damaged/destroyed by Hurricane Sandy, which are registered in the NYC Build it Back Program. R3-1 zoning district. Community Board # 2SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/25/17
6.	2017-138-A	NYC Mayor's Office of Housing Recovery Operations ("HRO") 3089 Alan Place, Bronx General City Law 36 Waiver for the reconstruction of properties located within the bed of a mapped street, damaged/destroyed by Hurricane Sandy, which are registered in the NYC Build it Back Program. R3-1 zoning district. Community Board # 10BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/25/17
7.	2017-139-A	NYC Mayor's Office of Housing Recovery Operations ("HRO") 197 Beach 25th Street, Queens General City Law 36 Waiver for the reconstruction of properties located within the bed of a mapped street, damaged/destroyed by Hurricane Sandy, which are registered in the NYC Build it Back Program. R3A zoning district. Community Board # 14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/25/17
8.	2017-153-BZ & 2017-154-BZ	NYC Mayor's Office of Housing Recovery Operations ("HRO") 14A Mesereau Court and 7A Lake Avenue, Brooklyn Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/25/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL HEARING
THURSDAY MORNING, MAY 25, 2017
10:00 A.M.

NEW CASES		
9.	2017-155-BZ & 2017-156-BZ	NYC Mayor's Office of Housing Recovery Operations ("HRO") 26 & 31 Lincoln Terrace, Brooklyn Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/25/17
10.	2017-157-BZ thru 2017-177-BZ	NYC Mayor's Office of Housing Recovery Operations ("HRO") Sheepshead Bay Courts, Brooklyn Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/25/17
11.	2017-178-BZ thru 2017-186-BZ	NYC Mayor's Office of Housing Recovery Operations ("HRO") Sheepshead Bay Courts, Brooklyn Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. R3-1 zoning district. Community Board #15K
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/25/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 6, 2017
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	413-50-BZ	Eric Palatnik, P.C. 691 East 149th Street, Bronx 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. Community Board #1BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 9/26/17
2.	704-59-BZ	Carl A. Sulfaro, Esq. 53 East 177th Street, Bronx Extension of Term (§11-411) of a previously approved variance which permitted a parking lot (UG 8) which expired on June 3, 2010; Waiver of the Rules. R8 zoning district. Community Board #5BX
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Adjourned, Continued Hearing – 9/12/17
3.	377-88-BZ	New York City Board of Standards and Appeals 145-64 Liberty Avenue, Queens Compliance Hearing of a previously approved Variance (§72-21) which permitted the legalization of a one (1) story enlargement to a one (1) story blacksmith and welding shop (UG 16) which increased the degree on non-conformance contrary to ZR §52-22 in a then R4 zoning district. C2-4/R6A zoning district. Community Board #12Q
		Project Manager: Ryan Singer
		Status: Withdrawn – 6/6/17
4.	120-93-BZ	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: Granted – 6/6/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 6, 2017
10:00 A.M.

SOC – NEW CASES		
5.	174-94-BZ	Gerald J. Caliendo, RA, AIA 99-07 Roosevelt Avenue, Queens Extension of the term of the variance, permitting an automotive sales establishment, which expired on May 6, 2012. Waiver of the Rules. R6 zoning district. Community Board #3Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 8/15/17
6.	139-95-BZ	Rothkrug Rothkrug & Spector LLP 250 East 54th Street, Manhattan Extension of Term for a Special Permit (§73-36) to allow the operation of a Physical Cultural Establishment (<i>Equinox</i>) which expired on October 8, 2016. C1-9 (TA) zoning district. Community Board #2M
		Project Manager: Darrell Rufflin (212) 386-0054
		Status: Granted – 6/6/17
7.	187-08-BZ	Sheldon Lobel, P.C. 1247 38th Street, Brooklyn Amendment to a variance (§72-21) to allow a five-story school (<i>Congregation & Yeshiva Maschzikei Hadas</i>). The application seeks to increase the zoning lot contrary to the previous Board approval. M1-2/R6B zoning district. Community Board #12BK
		Project Manager: Darrell Rufflin (212) 386-0054
		Status: Continued Hearing – 8/22/17
8.	46-10-BZ	Eric Palatnik, P.C. 1401 Sheepshead Bay Road, Brooklyn Extension of Time to Complete Construction of an offsite parking lot to accommodate the required parking, which expires, November 15, 2015, located within a C4-2 zoning district. Community Board #15BK
		Project Manager: Carlo Costanza/Veronica Chuah – vchuah@bsa.nyc.gov
		Status: Postponed Hearing – 8/8/17
9.	228-13-BZ	Pryor Cashman LLP 157 Columbus Avenue, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a physical culture establishment (<i>Cross Fit</i>) located in the cellar level of an existing 31-story building which expired on May 20, 2016. C4-7 (SLSD) zoning district. Community Board #7M
		Project Manager: Rory Levy (212) 386-0067
		Status: Continued Hearing – 7/11/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 6, 2017
10:00 A.M.

APPEALS - DECISIONS		
10.	232-15-A	Sheldon Lobel, P.C. 840 West End Avenue aka 259 West 101 Street, Manhattan 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. Community Board #7M
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 8/8/17
11.	2016-4170-A	Seyfarth Shaw 809-811 Broadway, Manhattan Appeal to challenge the NYC Department of Buildings Permit Number 121236983-01-AL. C6-1 zoning district. Community Board #2M
		Project Manager: Toni Matias (212) 386-0085
		Status: Withdrawn – 6/6/17

APPEAL – NEW CASES		
12.	2016-4263-A	Rothkrug Rothkrug & Spector 235 Industrial Loop, Staten Island Proposed development of a two-story building with warehouse use on the first floor (UG 16B) and office use on the second floor (UG 6) not fronting on a mapped street contrary to General City Law 36. M3-1(SRD) Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 8/8/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 6, 2017
10:00 A.M.

<i>BZ – DECISIONS</i>		
13.	273-15-BZ	<p>Sheldon Lobel, P.C. 110-43 160th Street, Queens Variance (§72-21) to permit the construction of a 2-story two-family residence contrary to ZR §23-461c (open area between buildings containing residences). R3A zoning district. Community Board #12Q Project Manager: Henry Segovia (212) 386-0074 Status: Continued Hearing – 8/22/17</p>

<i>BZ – CONTINUED HEARINGS</i>		
14.	240-14-BZ	<p>Rothkrug Rothkrug & Spector 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 Project Manager: Henry Segovia (212) 386-0074 Status: Continued Hearing – 8/8/17</p>
15.	128-15-BZ thru 130-15-BZ	<p>Law Office of Steven Simicich 680, 682 and 684 Van Duzer Street, Staten Island Variance (§72-21) to allow for the construction on a three family attached residential building (Use Group 2). R2/SHPD zoning district. Community Board #1SI Project Manager: Tracie Behnke (212) 386-0086 Status: Adjourned, Continued Hearing – 9/12/17</p>
16.	168-15-BZ	<p>Sheldon Lobel, P.C. 58 Grattan Street, Brooklyn Variance (§72-21) to permit the development of a four-story commercial building contrary to height, setback and parking requirements. M1-1 zoning district. Community Board #1BK Project Manager: Gjela Prenga (212) 386-0067 Status: Granted – 6/6/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 6, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	200-15-BZ	Dennis D. Dell’Angelo 1364 East 23rd Street, Brooklyn Special Permit (§ZR 73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 6/27/17
18.	2016-3-BZ	Rothkrug Rothkrug & Spector LLP 1212 Victory Boulevard, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store (UG 16B). C2-1/R2 zoning district. Community Board #1SI
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 8/8/17
19.	2016-4136-BZ & 2016-4137-BZ	Sheldon Lobel, P.C. 19-59/19-61, 19-55/19-57 49th Street, Queens Special Permit (§73-44) to allow the reduction of required parking for the use group 4 ambulatory diagnostic treatment healthcare facility. M1-1 zoning district. Community Board #1Q
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Closed, Decision – 8/22/17
20.	2016-4208-BZ	Sheldon Lobel, P.C. 142 West 19th Street, Manhattan Variance (§72-21) to permit the development of a 10-story residential building contrary to ZR §23-692. C6-3A zoning district. Community Board #4M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 8/22/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 6, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
21.	2016-4249-BZ	<p>Kramer Levin Naftalis & Frankel LLP 2420 Amsterdam Avenue, Manhattan Variance (§72-21) to allow the development of a commercial building contrary to ZR §22-10 (to allow commercial use (UG 5 & 6) within a R7-2 zoning district, ZR §33-122 (exceed the maximum permitted commercial floor area within a C8-3 zoning district, ZR §§33-432 & 33-442 (C8-3 sky exposure plane regulations) and ZR §36-683 (Location of the entry/exit of an accessory loading berth with a C8-3 zoning district). C8-3 & R7-2 zoning district. Community Board #12M Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Closed, Decision – 6/20/17</p>
22.	2016-4336-BZ	<p>Rothkrug Rothkrug & Spector LLP 643 East Tremont Avenue, Bronx Special Permit (73-36) to allow the operation of a physical culture establishment (<i>Blink</i>) at the subject premises. C4-5X zoning district. Community Board #6BX Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Granted – 6/6/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JUNE 6, 2017
1:00 P.M.

BZ – NEW CASES		
1.	2016-4167-BZ	Eric Palatnik, P.C. 4180 Ocean Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing two story single family home contrary to floor area, lot coverage and open space (ZR 23-141(b); and less than the required rear yard (ZR 23-47). R3-1 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 7/11/17
2.	2016-4243-BZ	Sheldon Lobel, P.C. 151 East Tremont Avenue, Bronx Variance (§72-21) to permit a supermarket (UG 6A) on the ground floor and office use (UG 6B) on the second floor of an existing building contrary to ZR §22-10. R8 zoning district. Community Board #5BX
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 6/6/17
3.	2016-4464-BZ	Law Office of Jay Goldstein 1350 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space ratio (ZR 23-141); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #14BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 8/15/17
4.	2017-35-BZ	Law Office of Jay Goldstein 580 Columbus Avenue, Manhattan Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>The Fbitting Room</i>) on the first floor of an existing building. C1-9 and R7-2 zoning district. Community Board #7ML_{Levy}
		Project Manager: Rory Levy (212) 386-0082
		Status: Closed, Decision – 7/11/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 20, 2017

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	202-62-BZ	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: Granted – 6/20/17
2.	36-95-BZ	Rothkrug Rothkrug & Spector LLP 65-75 Woodhaven Boulevard aka 85-01 66th Avenue, Queens Extension of Term and Waiver (§72-01): to extend the term of a previous grant permitting a physical culture establishment (<i>World Gym</i>) within an existing cellar and one-story commercial building. C1-2/R3-1 zoning district. Community Board #6Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 9/12/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 20, 2017
10:00 A.M.

<i>SOC – NEW CASES</i>		
3.	558-51-BZ	Eric Palatnik, P.C. 68-22 Northern Boulevard, Queens Extension of Term (§11-411) to seek the term of a previously granted variance for a gasoline service station and maintenance which expired December 21, 2016. C2-2/R5D zoning district. Community Board #19Q
		Project Manager: Veronia Chuah (vchuah@bsa.nyv.gov)
		Status: Continued Hearing – 8/15/17
4.	822-59-BZ	Eric Palatnik, P.C. 1774 Victory Boulevard, Staten Island 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. C2-1/R3-2 zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 8/15/17
5.	344-03-BZ	Howard Goldman 2777 Flatbush Avenue, Brooklyn Application for an extension of term of the legalization of the reconstruction and extension of an existing building operating as an eating and drinking establishment in a C3 district, contrary to ZR 32-00. C3 zoning district. Community Board #18BK
		Project Manager: Veronia Chuah (vchuah@bsa.nyv.gov)
		Status: Continued Hearing – 8/22/17
6.	164-04-BZ	Moshe M. Friedman, P.E. 2241 Westchester Avenue aka 21-1 Glede Avenue, Bronx Extension of Time to Obtain a Certificate of Occupancy for a previously approved Special Permit (§73-36) permitting the operation of a physical cultural establishment (<i>Planet Fitness</i>) which expired on March 17, 2017. C2-4/R6 zoning district. Community Board #10BX
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 6/20/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 20, 2017
10:00 A.M.

SOC – NEW CASES		
7.	159-08-BZ	<p>Eric Palatnik, P.C. 68-70 Spring Street, Manhattan Extension of time to complete construction of a previously approved Variance (§72-21) to permit the construction of a seven-story and penthouse residential building, with twelve (12) dwelling units and ground floor retail use, contrary to ZR42-10 and 42-10(D)(2)(b) set to expire on October 28, 2017. M1-5B zoning district. Community Board #2M</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 8/15/17</p>

APPEALS - DECISIONS		
8.	166-12-A	<p>NYC Department of Buildings 638 East 11th Street, Manhattan Application to revoke the Certificate of Occupancy. R8B zoning district. Community Board #3M</p> <p>Project Manager: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 10/17/17</p>
9.	107-13-A	<p>Law Office of Marvin B. Mitzner, LLC. 638 East 11th Street, Manhattan An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R7- 2 zoning district. R7B zoning district. Community Board #3M</p> <p>Project Manager: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 10/17/17</p>

APPEALS – NEW CASES		
10.	19-12-A	<p>Law Offices of Marvin B. Mitzner LLC 38-30 28th Street, Queens Application for an extension of time to complete construction of the building and obtain a Certificate of Occupancy on a previously approved grant granted common law vested right of complete construction and permitting in an M1-3 zoning district which expired on October 7, 2016. M1-2/R5B (LIC) zoning district. Community Board # 1Q</p> <p>Project Manager: Toni Matias (212) 386-0085</p> <p>Status: Granted – 6/20/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 20, 2017
10:00 A.M.

<i>BZ – DECISIONS</i>		
11.	2016-4249-BZ	<p>Kramer Levin Naftalis & Frankel LLP 2420 Amsterdam Avenue, Manhattan Variance (§72-21) to allow the development of a commercial building contrary to ZR §22-10 (to allow commercial use (UG 5 & 6) within a R7-2 zoning district, ZR §33-122 (exceed the maximum permitted commercial floor area within a C8-3 zoning district, ZR §§33-432 & 33-442 (C8-3 sky exposure plane regulations) and ZR §36-683 (Location of the entry/exit of an accessory loading berth with a C8-3 zoning district). C8-3 & R7-2 zoning district. Community Board #12M Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Granted – 6/20/17</p>

<i>BZ – CONTINUED HEARINGS</i>		
12.	174-14-BZ	<p>Jim Kusi 820 East 182nd Street aka 2165-75 Southern Boulevard, Bronx Re-instatement (§11-411) of a previously approved variance permitting the operation an Automotive Service Station (UG 16B) with accessory uses which expired November 6, 1994; Waiver of the Rules. C1-4/R7-1 zoning district. Community Board #2BX Project Manager: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 8/22/17</p>
13.	317-14-BZ	<p>Brian Cave LLP 3780-3860 Nostrand Avenue, Brooklyn Special Permit (§73-44) to allow the reduction in the number of off-street parking spaces for ambulatory diagnostic treatment facilities listed in use group 4 and Uses in Parking Requirement Category Br. C2-2/R4 zoning district. Community Board #15BK Project Manager: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 8/22/17</p>
14.	105-15-BZ	<p>Eric Palatnik, P.C. 2102-2124 Avenue Z, Brooklyn Variance (§72-21) to permit the development of a four (4) story building consisting of Use Group 6 commercial offices on the first and second floor and community facility uses on the third and fourth floors. R4 zoning district. Community Board #15BK Project Manager: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 8/15/17</p>

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 20, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	2016-4122-BZ	<p>Eric Palatnik, P.C. 902-912 Quentin Road, 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 (UG 4) from eighty seven (87) to forty four (44) parking spaces. C8-2/C4-2 zoning district. Community Board #15BK Project Manager: Tracie Behnke (212) 386-0086 Status: Granted – 6/20/17</p>
16.	2016-4127-BZ	<p>Dennis D. Dell'Angelo 1547 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family residence contrary to floor area and lot coverage (ZR 23-141); perimeter wall height (ZR 23-631) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK Project Manager: Henry Segovia (212) 386-0074 Status: Continued Hearing – 9/12/17</p>
17.	2016-4138-BZ	<p>Kramer Levin Naftalis & Frankel LLP 323-27 Avenue of the Americas, Manhattan Variance (§72-21) for an enlargement of an existing motion picture theater (<i>IFC Center</i>) contrary to both use and bulk requirements. C1-5/R7-2 & R6 zoning district. Community Board #2M Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Continued Hearing – 9/12/17</p>
18.	2016-4165-BZ	<p>Glen V. Cutrona, AIA 5801 Amboy Road, Staten Island Variance (§72-21) to permit the construction of an eating and drinking establishment (UG 6) (<i>Tim Horton's</i>) with an accessory drive thru contrary to ZR §22-10. R3X (SRD) zoning district. Community Board #3SI Project Manager: Tracie Behnke (212) 386-0086 Status: Closed, Decision – 8/15/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 20, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
19.	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 Project Manager: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 7/18/17</p>
20.	2016-4178-BZ	<p>Kramer Levin Naftalis & Frankel LLP 11-13 Bond Street, Manhattan Variance (§72-21) to allow retail (Use Groups 6 and 10) below the floor level of the second story contrary to ZR §42-14(D)(2)(b), and Use Group 10 retail use, contrary to ZR §42-12. M1-5B zoning district. Community Board #2M Project Manager: Gjela Prenga (212) 386-0067 Status: Granted – 6/20/17</p>
21.	2016-4181-BZ	<p>Law Office of Lyra J. Altman 1981 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement and conversion of an existing two family dwelling to a single family dwelling, contrary to side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R5 zoning district. Community Board #15BK Project Manager: Henry Segovia (212) 386-0074 Status: Continued Hearing – 8/15/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 20, 2017

1:00 P.M.

BZ – NEW CASES		
1.	10-15-BZ	Goldman Harris LLC 148 Lafayette Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Five Points Academy</i>) in the cellar and ground floor of the premises, located within an M1-5B zoning district. Community Board #2M
		Project Manager: Rory Levy (212) 386-0082
		Status: Postponed Hearing – 8/22/17
2.	2016-4224-BZ	Law Office of Lyra J. Altman 1869 East 21st Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 8/15/17
3.	2016-4301-BZ	Eric Palatnik, P.C. 136 Oxford Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (ZR 23-142); side yard (ZR 23-48); lot area and width (ZR 23-32) and less than the required rear yard (ZR 23-47). R5-OP zoning district. Community Board #15BK
		Project Manager: Darrell Rufflin (212) 386-0054
		Status: Continued Hearing – 9/12/17
4.	2016-4470-BZ	Rothkrug Rothkrug & Spector LLP 140 Broadway, Manhattan Special Permit (§73-36) to operate a physical culture establishment (<i>Crunch Fitness</i>) within an existing building. C5-5 (Lower Manhattan Special District) within the Marine Midland Bank Building (New York City Landmark). Community Board #1M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 6/20/17
5.	2017-13-BZ	Jay B. Itkowitz, Esq. 29 East 19th Street, Manhattan Special Permit (§73-36) to operate a physical culture establishment (<i>Rescue Spa</i>) within the cellar and first floor of an existing building. M1-5M zoning district. (Ladies' Mile Historic District) Community Board # 5M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 6/20/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 27, 2017
10:00 A.M.

<i>SOC - DECISIONS</i>		
1.	581-56-BZ	<p>Gerald J. Caliendo, RA, AIA 24-01 to 24-11 36th Avenue aka 35-45 to 35-57 24th Street, Queens Amendment (§11-413) of a previously approved variance which permitted the operation of a Storage Warehouse (UG 16). The amendment seeks to change the use to a trade school, meeting hall and offices (Use Groups 6 & 9). R5 zoning district. Community Board #1Q</p> <p>Project Manager: Jonathan Kirschenbaum (212) 386-0081</p> <p>Status: Granted – 6/27/17</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	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 expire 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</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Adjourned, Continued Hearing – 9/12/17</p>
3.	949-57-BZ	<p>Akerman, LLP 2100 Williamsbridge Avenue, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 29, 2014; Waiver of the Rules. R5D zoning district. Community Board #11BX</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 9/12/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 27, 2017
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	19-94-BZ	Andrew Schwarsin, Esq. 37-18 75th Street, Queens Extension of Term of a previously approved Variance permitting a public parking lot (UG 8) of which a portion of the lot lies in a residential zoning district which expired on July 18, 2015; Waiver of the rules. C4-3/R-5 zoning district. Community Board #3Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 6/27/17
5.	58-96-BZ	Kramer Levin Naftalis & Frankel LLP 277 Park Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (<i>Manhattan Athletic Club</i>) which expires on December 10, 2016. C5-2A (DB) zoning district. C5-3 & C6-6 (Special Midtown District) zoning district. Community Board # 5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 6/27/17
6.	4-98-BZ	Eric Palatnik, P.C. 127-04 Guy Brewer Boulevard, Queens Amendment of a previously approved variance (72-21) which permitted the operation of a drug store (UG 6) contrary to uses regulations. The amendment seeks to eliminate the term of the variance and reflect non-compliance with respect to bulk. C1-3/R3X zoning district. Community Board #12Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 10/17/17
7.	214-00-BZ	Sheldon Lobel, P.C. 2761 Plumb 2nd Street, Brooklyn Extension of Term of a previously approved Special Permit (73-242) which permitted the operation of an eating and drinking establishment (UG 6) which expired on November 16, 2015; Extension of Time to Obtain a Certificate of Occupancy which expired on March 20, 2013; Waiver of the Rules. C3 zoning district. Community Board #15BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 9/26/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 27, 2017

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</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: Adjourned, Continued Hearing – 10/17/17
9.	180-05-BZ	Rothkrug Rothkrug & Spector, LLP 1511 Third Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (Equinox) which expires on February 28, 2016. C2-8A/R8B zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 9/12/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 27, 2017
10:00 A.M.

SOC – NEW CASES		
10.	70-97-BZ	Law Office of Fredrick A. Becker 575 Lexington Avenue, Manhattan Extension of Term of a Special Permit (§73-36) to permitting the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on November 1, 2016. C6-6 and C6-4.5 (MID) zoning district. Community Board #6M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 8/8/17
11.	98-97-BZ	Law Office of Fredrick A. Becker 270 Eighth Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture Establishment (<i>New York Sports Club</i>) which expired on November 1, 2016. C2-7A zoning district. Community Board #4M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 6/27/17
12.	302-01-BZ	Greenberg Traurig, LLP 2519-2525 Creston Avenue, Bronx Amendment of a pre-1961 variance which permitted an open parking lot accessory to a commercial building. The Amendment seeks to develop an as-of-right building on the site retaining the accessory parking. R8 zoning district. Community Board # 7BX
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Closed, Decision – 7/25/17
13.	336-05-BZ	Klein Slowik PLLC 495 Broadway aka 66-68 Mercer Street, Manhattan Extension of Term of a previously approved Special permit (§73-36) permitting the operation of a Physical Culture Establishment (drive 495) in the subject building, occupying the third and a portion of the second floor which expired on September 12, 2016. M1-5B (SoHo-Cast Iron Historic District). Community Board #2M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 8/15/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 27, 2017

10:00 A.M.

APPEALS – CONTINUED HEARINGS

14.	2016-4256-A	Rothkrug Rothkrug & Spector LLP 147 Stecher Street, Staten Island Proposed construction of a one family, two-story dwelling not fronting on a legally mapped street, pursuant to Article 3 Section 36 of the General City Law. R1-2 (SRD) zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 9/12/17

APPEALS – NEW CASES

15.	255-15-A	David L. Businelli 106 Ebbitts Street, Staten Island Proposed enlargement located partly within the bed of a mapped street, an original one story house, located within an R3-1 zoning district, contrary to Section 35, Article 3 of the General City Law and waiver under 72-01-(g). R3-1 zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 9/12/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 27, 2017
10:00 A.M.

<i>BZ – DECISIONS</i>		
16.	200-15-BZ	Dennis D. Dell'Angelo 1364 East 23rd Street, Brooklyn Special Permit (§ZR 73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 6/27/17

<i>BZ – CONTINUED HEARINGS</i>		
17.	322-13-BZ	Sheldon Lobel, P.C. 42-01 Main Street, Queens 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. Community Board #7Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 9/12/17
18.	330-14-BZ	Law Office of Lyra J. Altman 1746 East 21st Street, Brooklyn Special Permit (73-622) for the enlargement of an existing two family home to be converted into a single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461); perimeter wall height (ZR 23-263) and less than the required minimum rear yard (ZR23-47); R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 8/15/17
19.	134-15-BZ	Sheldon Lobel, P.C. 248 Flatbush Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Orange theory Fitness</i>) in the existing building on the first floor and cellar of a one story commercial building, located within an R7A/C2-4 zoning district. Community Board #6BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Closed, Decision – 7/11/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 27, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	161-15-BZ	Sheldon Lobel, P.C. 621 East 216th Street, Bronx Variance (§72-21) to permit the enlargement of an existing house of worship (UG 4) contrary to lot coverage and rear yard requirements. R6A/R5A zoning district. Community Board #12BX
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 9/26/17
21.	179-15-BZ	Moshe M. Friedman, P.E. 129 Taaffe Place, Brooklyn Variance (§72-21) to permit the development of a four-story, multifamily residential building (UG2) contrary to ZR §42-10. M1-1 zoning district. Community Board #3BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 9/26/17
22.	2017-61-BZ	Sheldon Lobel, P.C., for CA Plaza, LLC, owner. Social Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-20. C4-2 & C4-3 zoning district. Waiver of section §1-05.3 of the Rules of Practice and Procedure to allow filing of a Department of Buildings Objection form more than 30 days after the final determination by the Commissioner of Buildings. Community Board #7Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 6/27/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 27, 2017

1:00 P.M.

BZ – NEW CASES		
1.	2016-4299-BZ	Jesse Masyr, Esq. 280 Richards Street, Brooklyn Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for a UG 6B office use (PRC-B1). M3-1 zoning district. Community Board #6BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 9/12/17
2.	2016-4354-BZ	Rothkrug Rothkrug & Spector LLP 5109 4th Avenue, Brooklyn Special Permit (§73-36) to operate a physical culture establishment (<i>Blink</i>) within an existing building. C2-4/R7A zoning district. Community Board #7BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 6/27/17
3.	2017-210-BZ	Gary Lenhart, R.A. 131 Bedford Avenue, Queens Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for properties registered in the NYC Build it Back Program. Waiver of the front yard regulations of ZR 23-45. R4 zoning district. Community Board #14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 6/27/17
4.	2017-211-BZ	NYC Mayor's Office of Housing Recovery Operation ("HRO") 38 Brighton 4 Court, Brooklyn Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for properties registered in the NYC Build it Back Program. Waiver of the rear yard regulations of ZR 23-47 and side yard regulations of ZR 23-462. R6 zoning district. Community Board #13BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 6/27/17
5.	2017-212-BZ	NYC Mayor's Office of Housing Recovery Operation ("HRO") 25 Brighton 7 Court, Brooklyn Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for properties registered in the NYC Build it Back Program. Waiver of the rear yard regulations of ZR 23-47 and side yard regulations of ZR 23-462. R6 zoning district. Community Board #13BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 6/27/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 11, 2017
10:00 A.M.

SOC – CONTINUED HEARINGS

1.	228-13-BZ	<p>Pryor Cashman LLP 157 Columbus Avenue, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a physical culture establishment (<i>Cross Fit</i>) located in the cellar level of an existing 31-story building which expired on May 20, 2016. C4-7 (SLSD) zoning district. Community Board #7M</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Granted – 7/11/17</p>
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SOC – NEW CASES

2.	163-04-BZ	<p>Rothkrug Rothkrug & Spector LLP 671/99 Fulton Street, Brooklyn Extension of term of a previously approved Special Permit (§73-36) permitting the operation of a physical culture establishment (<i>Crunch Fitness</i>) which expired on July 12, 2015; Waiver of the Rules. C2-4/R7A zoning district. Community Board #2BK</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Granted – 7/11/17</p>
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BZ – DECISIONS

3.	134-15-BZ	<p>Sheldon Lobel, P.C. 248 Flatbush Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Orange theory Fitness</i>) in the existing building on the first floor and cellar of a one story commercial building, located within an R7A/C2-4 zoning district. Community Board #6BK</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Granted – 7/11/17</p>
4.	2017-35-BZ	<p>Law Office of Jay Goldstein 580 Columbus Avenue, Manhattan Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>The Fhitting Room</i>) on the first floor of an existing building. C1-9 and R7-2 zoning district. Community Board #7M</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Granted – 7/11/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 11, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
5.	2016-4167-BZ	Eric Palatnik, P.C. 4180 Ocean Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing two story single family home contrary to floor area, lot coverage and open space (ZR 23-141(b); and less than the required rear yard (ZR 23-47). R3-1 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 7/11/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 11, 2017

1:00 P.M.

BZ – NEW CASES		
1.	2017-29-BZ	Goldman Harris LLC 2570 Flatbush Avenue, Brooklyn Special Permit (§73-44) for the reduction in parking from 144 to 72 spaces to facilitate a Use Group 10 furniture store (<i>Raymour & Flanigan</i>) in parking category PRC B1. C8-1 zoning district. Community Board #18BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 7/18/2017
2.	2017-57-BZ	Law Office of Fredrick A. Becker 18-20 Bergen Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing School (Mary McDowell Friends School) UG 3 contrary to ZR §24-11 (floor area increased the degree of non-compliance and lot coverage); ZR §23-33 (opposed 2 story addition in the rear yard is not a permitted obstruction); ZR § 23-662a (maximum base height of the street wall exceeds the maximum permitted); and ZR §23-662c (Proposed enlargement does not comply with the initial setback distance.) R6A and R6B zoning districts. Community Board #2BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 7/11/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 18, 2017
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	227-02-BZ	<p>Stanley K. Schlein, Esq. 527 East 233rd Street, Bronx Extension of Term (§§72-01 and 72-22) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) with an accessory convenience store which expired on December 12, 2013; Amendment to the condition of term since the term expired in excess of 2 years but less than ten years; Extension of Time to Obtain a Certificate of Occupancy which expired on December 10, 2006; Waiver of the Board's Rules. R7-A zoning district. Community Board #12BX</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Deferred Decision – 9/26/17</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	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</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Closed, Decision – 8/22/17</p>
3.	65-94-BZ	<p>Rothkrug Rothkrug & Spector, LLP 144-02 Jewel Avenue, Queens Extension of Term of a previously approved Variance (§72-21) which permitted an enlargement contrary to side yard regulations and community facility (UG 4) on the ground and cellar floors and commercial offices (UG 6) in the garage which expired on March 5, 2016. R4B zoning district. Community Board #8Q</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Adjourned, Continued Hearing – 9/26/17</p>
4.	1-95-BZ	<p>Law Office of Fredrick A. Becker 117 Seventh Avenue South, Manhattan Extension of Term for a previously granted special permit (§73-36) for a physical culture establishment (<i>New York Sports Club</i>) which expired on June 13, 2015; Waiver of the Rules. C4-5 zoning district. Community Board #2M</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 8/22/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 18, 2017
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	75-95-BZ	Law Office of Fredrick A. Becker 1635 Third Avenue, Manhattan Extension of Term for a special permit (§73-36) permitting the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on January 28, 2016; Waiver of the Rules. C2-8 zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 12/5/17
6.	189-96-BZ	John C. Chen, R.A. 85-10/12 Roosevelt Avenue, Queens Extension of Term for a previously granted Special Permit (§73-244) of a UG12 Eating and Drinking establishment with entertainment and dancing (<i>Flamingos</i>) which expires on May 19, 2016; Waiver of the Rules. C2-3/R6 zoning district. Community Board #4Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/31/17
7.	168-98-BZ	Robert J. Stahl 3050 Bailey Avenue, Bronx 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. Community Board #8BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 10/17/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 18, 2017
10:00 A.M.

SOC – NEW CASES		
8.	182-85-BZ	Eric Palatnik, P.C. 209-11 20th Street, Brooklyn Extension of Term of a previously approved Variance (§72-21) for a one story building for the storage of commercial vehicles for a (UG16) contractor's establishment which expired on September 9, 2016. R6B zoning district. Community Board #7BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 8/22/17
9.	156-92-BZ	Eric Palatnik, P.C. 1835 Bay Ridge Parkway, Brooklyn Extension of Time to Obtain a Certificate of Occupancy for a previously approved variance (§72-21) which permitted medical office use in an existing building contrary to side yard regulation at the basement and first floor levels, which expired December 1, 2016. R5 zoning district. Community Board #11BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 7/18/17
10.	159-00-BZ	Eric Palatnik, P.C. 383 3rd Avenue, Brooklyn Extension of Term & Amendment (72-01): extension of term of a previously granted variance of a Use Group 3 school and an Amendment for elimination of the term of the variance and a change and minor plumbing and portion alterations. C8-2 zoning district. Community Board #6BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 9/26/17

APPEALS - DECISIONS		
11.	235-15-A & 259-15-A	Sheldon Lobel, P.C. 8 Cornell Lane, Queens Proposed construction of building that does not provide adequate frontage on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R2A zoning district. Community Board #11Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 10/3/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 18, 2017
10:00 A.M.

APPEAL – NEW CASES		
12.	2016-4260-A 2016-4261-A	Alfonso Duarte 240-45 Dephew Avenue, Queens Proposed new accessory garage located in the bed of a mapped street contrary to Section 35 of the General City Law. R1-2 zoning district. Community Board #11Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 7/18/17

BZ – DECISIONS		
13.	30-14-BZ	Jay Goldstein, Esq. 6101 16th Avenue aka 1602 61st Street aka 1601 62nd Street, Brooklyn 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. Community Board #11BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Deferred Decision – 10/17/17
14.	2017-29-BZ	Goldman Harris LLC 2570 Flatbush Avenue, Brooklyn Special Permit (§73-44) for the reduction in parking from 144 to 72 spaces to facilitate a Use Group 10 furniture store (<i>Raymour & Flanigan</i>) in parking category PRC B1. C8-1 zoning district. Community Board #18BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 7/18/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 18, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	56-02-BZ	New York City Board of Standards and Appeals 317 Dahill Road, Brooklyn Compliance Hearing of a previously approved Variance (§72-21) which permitted the construction of a four-story plus cellar school, which created non-compliances with respect to floor area ratio, lot coverage, side, front and rear yards, and which is contrary to ZR §24-11, §24-34, §24-35, §24-36 and §24-521. R5 zoning district. Community Board #12BK
		Project Manager: Loreal Monroe
		Status: Continued Hearing – 9/26/17
16.	1-96-BZ	New York City Board of Standards and Appeals 600 McDonald Avenue, Brooklyn Amendment for an extension of an existing school building to add 3 rd and 4 th floors. R5 zoning district. Community Board #12BK
		Project Manager: Loreal Monroe
		Status: Continued Hearing – 9/26/17
17.	214-14-A & 215-14-BZ	Sheldon Lobel 50-11 & 50-15 103rd Street, 103-10 & 103-16 Alstyn Avenue, Queens Variance (§72-21) to permit four-three-story three family semi-detached residential building at the existing premises in an R5 zoning district , also building in the bed of mapped street pursuant to GCL 35. R5 zoning district. Community Board #4Q
		Project Manager: Ryan Singer / Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/3/17
18.	234-15-BZ	Sarah Tadros Awad 1223 67th Street, Brooklyn Special Permit (§73-622) to permit the legalization of an enlargement and the conversion to a two family home of an existing single-family, semi-detached residential building contrary to floor area ZR 23-141 and perimeter wall height 23-631(b). R4-1 zoning district. Community Board #10BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/3/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 18, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
19.	2016-4131-BZ	Rothkrug Rothkrug & Spector LLP 901 Quentin Road, Brooklyn Special Permit (§73-19) to permit the construction of a school (UG 3) (<i>Yeshiva Ateret Torah</i>) contrary to use regulation on a portion of the lot and a Variance (§72-21) to permit waivers for height and setback, front yard, street wall height, ridge line and absence of off-street loading facilities. C8-2 and R5 (OP) zoning district. Community Board #15BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 9/19/17
20.	2016-4166-BZ	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
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Withdrawn – 7/21/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JULY 18, 2017
1:00 P.M.

BZ – NEW CASES		
1.	2016-4140-BZ	Akerman, LLP 1959 University Avenue, Bronx Special Permit (§73-52) to extend by 25'-0" a commercial use into a residential zoning district contrary to ZR §§22-10 and 77-11. C1-4/R7-1 and R7-1 district. Community Board #5BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 7/18/17
2.	2016-4271-BZ	Eric Palatnik, P.C. 201 Hampton Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing one family home contrary to floor area, open space and lot coverage (ZR 23-141) and side yard (ZR 23-461. R3-1 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/3/17
3.	2016-4340-BZ	Law Office of Vincent L. Petraro, PLLC 131-02 40th Road, Queens Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C4-2 zoning district. Community Board #7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 10/3/17
4.	2017-1-BZ	Rothkrug Rothkrug & Spector LLP 570 Melrose Avenue aka 2883 Third Avenue, Bronx Special Permit (§73-36) to operate a physical culture establishment (<i>Blink</i>) within an existing building. C4-4 zoning district. Community Board #1BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 7/25/17
5.	2017-36-BZ	Law Office of Jay Goldstein 55 Prospect Street, Brooklyn Special Permit (§73-36) to permit the legalization of a physical cultural establishment (<i>Shadowbox</i>) located on the first floor of an existing building contrary to ZR §42-10. M1-6 zoning district. Community Board #2BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 7/18/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 25, 2017
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	302-01-BZ	<p>Greenberg Traurig, LLP 2519-2525 Creston Avenue, Bronx Amendment of a pre-1961 variance which permitted an open parking lot accessory to a commercial building. The Amendment seeks to develop an as-of-right building on the site retaining the accessory parking. R8 zoning district. Community Board # 7BX Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Granted – 7/25/17</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	1259-79-BZ	<p>Sheldon Lobel, P.C. 29 West 26th Street, Manhattan Extension of Time to Complete Construction and Obtain a Certificate of Occupancy for a Variance (§72-21) to convert the fourth and sixth floors of an existing building from manufacturing lofts to residential use which expired on May 8, 2016. M1-6 zoning district. Community Board #5M Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Withdrawn – 7/25/17</p>
3.	234-84-BZ	<p>Robert E. Schuster, AIA 1076/82 Forest Avenue, Staten Island Extension of Term (§11-411) of a previously approved Variance which permitted the operation of an Eating and Drinking Establishment (UG 6) which expired on February 12, 2015; Waiver of the Board's Rules. C81-/R3-1 zoning district. Community Board #1SI Project Manager: Gjela Prenga (212) 386-0067 Status: Closed, Decision – 9/19/17</p>
4.	183-85-BZ	<p>Eric Palatnik, P.C. 206/8 20th Street, Brooklyn Extension of Term of a previously approved Variance (§72-21) for the operation of a (UG 16) open storage yard for building materials and accessory parking for four cars with an accessory office and showroom building, which expires on November 18, 2016. R6B zoning district. Community Board #7BK Project Manager: Darrell Ruffin (212) 386-0054 Status: Closed, Decision – 9/19/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 25, 2017
10:00 A.M.

SOC – NEW CASES		
5.	19-15-BZ	Herrick, Feinstein LLP 92-77 Queens Boulevard, Queens Amendment of a previously approved Special Permit (§73-36) to permit a physical culture establishment (<i>Retro Fitness</i>) to be located at second-story level (plus entrance at ground-floor level) of a new two-story building. R7-1/C2-2 zoning district. Community Board #6Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/3/17

APPEAL – NEW CASES		
6.	2016-4327-A	Sky House Condominium 15 East 30th Street, Manhattan Appeal challenging NYC Department of Building's determination that the Tower complies with the New York City Zoning Resolution and the New York City Housing Maintenance Code. C5-2 zoning district. Community Board #5M
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 9/19/17
7.	2017-4-A	Eric Palatnik, P.C. 339 Victory Boulevard, Staten Island Proposed construction of a two story, mixed use residential and commercial building located within the bed of a mapped street, contrary to General City Law Section 35. C1-3/R4 zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 7/25/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 25, 2017
10:00 A.M.

<i>BZ – DECISIONS</i>		
8.	22-15-BZ	Simons & Wright LLC 219 26th Street, Brooklyn Variance (§72-21) to construct a residential building on a small lot at premises, located in an M1-1D zoning district, contrary to (Section 42-00) not permitted as of right. Community Board #7BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Deferred Decision – 10/3/17
9.	2016-4147-BZ	Sheldon Lobel, P.C. 57-12 58th Place, Queens Variance (§72-21) to permit the development of a three-story, three-family residential building (UG 2) contrary to ZR §42-10. M1-1D zoning district. Community Board #5Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 9/19/17
10	2017-1-BZ	Rothkrug Rothkrug & Spector LLP 570 Melrose Avenue aka 2883 Third Avenue, Bronx Special Permit (§73-36) to operate a physical culture establishment (<i>Blink</i>) within an existing building. C4-4 zoning district. Community Board #1BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 7/25/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 25, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	91-14-BZ	Jesse Masyr 3420 Bedford Avenue, 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 required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 11/14/17
12.	104-15-BZ	Rosenberg & Estis, P.C. 4452 Broadway aka 44-90 Fairview Avenue, Manhattan Variance (§72-21) to permit the development of a mixed-use residential building with retail contrary to underlying bulk and use regulations. R7-2 zoning district with C2-4 overlay. Community Board #12M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Dismissed – 7/25/17
13	178-14-BZ	Sheldon Lobel, P.C. 263 McGuinness Boulevard, Brooklyn Variance (§72-21) seek a waiver of Section 22-10 ZR to permit a Use Group 6 retail use on the ground floor with accessory cellar storage a proposed four-story, two unit building located with an R6A zoning district. Community Board #1BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 10/3/17
14.	224-14-BZ & 225-14-A	Eric Palatnik, P.C. 1534 Victory Boulevard, Staten Island Variance (§72-21) to for ambulatory diagnostic or healthcare treatment facility (medical office) (UG 4) located in an R1-2 zoning district. Also a companion GCL 35 as portion of the roadway is within a mapped street. R1-2 zoning district. Community Board #1SI
		Project Manager: Rory Levy (212) 386-0082 / Toni Matias (212) 386-0085
		Status: Continued Hearing – 8/8/17
15.	263-14-BZ	Eric Palatnik, P.C. 1601 Oriental Boulevard, Brooklyn Variance (§72-21) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-142); front yard (ZR 34-45(a)); side yards (ZR 23-461(a)). R3-1 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/3/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 25, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
16.	216-15-BZ	Eric Palatnik, P.C. 205 West Fordham Road, Bronx Special Permit (§73-211) to permit the construction of an Automotive Service Station (UG 16B) with accessory convenience store. C2-4 zoning district. Community Board #7BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 9/19/17
17.	258-15-BZ	Eric Palatnik, P.C. 2619 East 16th Street, Brooklyn Special Permit (§73-44) to reduce the number of required accessory off street parking spaces from twenty nine (29) to fourteen (14) at the existing building. C4-2 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 7/25/17
18.	2016-4176-BZ	Akerman, LLP 78-04 31st Avenue, Queens Variance (§72-21) to permit the construction of a new three-story house of worship (UG 4A) building contrary to ZR §24-34 (front yard) and ZR §24-35 (side yard) requirements. R4 zoning district. Community Board #3Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/3/17
19.	2016-4251-BZ	Jesse Masyr, Esq. 626 Sheepshead Bay Road, Brooklyn Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for ambulatory diagnostic and treatment health care facility use (UG 4A) and office use (UG 6B). C8-2 (Special Ocean Parkway District) zoning district. Community Board #13BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 7/25/17
20.	2016-4277-BZ	Fried Frank Harris Shriver & Jacobson, LLP 79-04 151st Avenue, Queens Special Permit (§73-16) to permit the addition of a battery storage facility to an existing electric utility substation that was granted pursuant to BSA Calendar Number: 178-63-BZ. R4 zoning district. Community Board #10Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Closed, Decision – 9/19/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 25, 2017

1:00 P.M.

BZ – NEW CASES		
1.	20-15-BZ	Alexander Levkovich 461 Avenue X, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A house of worship community facility at the premises contrary to floor area ratio, open space, lot coverage, wall height, front yard, side yards, rear yard, sky exposure plane, and parking regulations. R4 (OP) zoning district. Community Board #15BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 10/3/17
2.	2016-4179-BZ	Eric Palatnik, P.C. 1462 62nd Street, Brooklyn Special Permit (§73-19) to permit the legalization of a School (<i>Congregation Machna Sheva</i> (UG 3). Companion Variance (§72-21) (BSA Calendar Number: 246-15-BZ) to permit the creation of a mezzanine on the first floor M1-1 zoning district. Community Board #11BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 10/31/17
3.	246-15-BZ	Eric Palatnik, P.C. 1462 62nd Street, Brooklyn Variance (72-21) seek a variance for the legalization of the existing Use Group 3 Yeshiva at the third floor, the creation of a mezzanine on the first floor, and the use of the entire four-story and cellar structure, located within an M1-1 zoning district. (companion case 2016-4179-BZ) Community Board #11BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Off-Calendar
4.	2016-4215-BZ	Eric Palatnik, P.C. 262 Exeter Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home contrary to floor area, open space and lot coverage and providing less than the required rear yard (ZR 23-47). R3-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/17/17

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 25, 2017

1:00 P.M.

BZ – NEW CASES		
5.	2016-4259-BZ	Eric Palatnik, P.C. 8033 Shore Road, 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) and less than the minimum rear yard (ZR 23-47). R2 zoning district. Community Board #10BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/17/17
6.	2016-4337-BZ	Eric Palatnik, P.C. 127 Vanderbilt Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing single family home contrary to side yards (ZR 23-461a and rear yards (ZR 23-543). R5 zoning district. Community Board #7K
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 9/19/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 8, 2017
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	70-97-BZ	Law Office of Fredrick A. Becker 575 Lexington Avenue, Manhattan Extension of Term of a Special Permit (§73-36) to permitting the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on November 1, 2016. C6-6 and C6-4.5 (MID) zoning district. Community Board #6M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 8/8/17

<i>SOC – CONTINUED HEARINGS</i>		
2.	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
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, continued hearing – 10/17/17
3.	235-01-BZ	Rothkrug Rothkrug & Spector LLP 2009 Mermaid Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-27) permitting the operation of funeral establishment (UG 7) which expired on May 12, 2014; Waiver of the Rules. C1-2/R5 zoning district. Community Board #13BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, continued hearing – 10/17/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 8, 2017
10:00 A.M.

SOC – NEW CASES		
4.	7-57-BZ	Edward Lauria 2317 Ralph Avenue, Brooklyn Extension of Term (§11-411) of a previously granted variance for a gasoline service station and maintenance which expired September 20, 2015; Waiver of the Rules. R3-2 zoning district. Community Board #18BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued hearing – 10/17/17
5.	303-05-BZ	Eric Palatnik, P.C. 428 East 75th Street, Manhattan Extension of Term of a previously approved Variance (§72-21) which permitted the legalization of the second floor of an existing two story commercial structure for use as a physical culture establishment (<i>American Youth Dance Theatre</i>) which expires on August 8, 2016; Amendment seeking to legalize the facility's expansion on the first floor and to legalize a change in operator. R8B zoning district. Community Board #8M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued hearing – 10/3/17
6.	26-06-BZ	Slater & Beckerman, P.C. 145 East Service Road, Staten Island Extension of Term of a previously approved Special Permit (§73-36) to operate a physical culture establishment (<i>LA Fitness</i>) which expired on July 25, 2016; Amendment to request a change in the hours of operation and minor interior changes; Waiver of the Rules of Practice and Procedure. M1-1/R3A zoning district. Community Board #2SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 8/22/17
7.	41-07-BZ	Rothkrug Rothkrug & Spector, LLP 450 West 17th Street, aka 100 10th Avenue, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Cultural Establishment (<i>Equinox</i>) on the cellar, ground, and mezzanine levels of a 24-story mix-use building which expires on May 8, 2017. C6-3 Special West Chelsea District. Community Board # 4M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 8/8/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 8, 2017

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	21-10-BZ	Law Office of Fredrick A. Becker 2801 Roebling Avenue aka 1590 Hutchinson River Parkway, Bronx Extension of Term & Amendment (73-243) request an extension of the term of a previously granted special permit that legalized an eating and drinking establishment with a drive-through at the subject premises and an Amendment to approved hours of operation. C1-2/R4A zoning district. Community Board #10BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued hearing – 10/3/17
9.	46-10-BZ	Eric Palatnik, P.C. 1401 Sheepshead Bay Road, Brooklyn Extension of Time to Complete Construction of an offsite parking lot to accommodate the required parking, which expires, November 15, 2015, located within a C4-2 zoning district. Community Board #15BK
		Project Manager: Carlo Costanza (212) 386-0068/Veronica Chuah
		Status: Continued hearing – 10/17/17

<i>APPEALS - DECISIONS</i>		
10.	232-15-A	Sheldon Lobel, P.C. 840 West End Avenue aka 259 West 101 Street, Manhattan 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. Community Board #7M
		Project Manager: Toni Matias (212) 386-0085
		Status: Deferred Decision – 10/17/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 8, 2017

10:00 A.M.

APPEALS – CONTINUED HEARINGS

11.	2016-4253-A	Eric Palatnik, P.C. 565 St. John's Place, Brooklyn Appeal seeking a determination that the owner has acquired common law vested rights for a development commenced under the prior R7-1 district regulations. R3 Zoning district. Community Board #8BK Project Manager: Toni Matias (212) 386-0085 Status: Adjourned, continued hearing – 11/14/17
12.	2016-4263-A	Rothkrug Rothkrug & Spector 235 Industrial Loop, Staten Island Proposed development of a two-story building with warehouse use on the first floor (UG 16B) and office use on the second floor (UG 6) not fronting on a mapped street contrary to General City Law 36. M3-1(SRD) Community Board #3SI Project Manager: Toni Matias (212) 386-0085 Status: Adjourned, continued hearing – 10/17/17

APPEAL – NEW CASES

13.	2016-4268-A	Tarter Krinsky & Drogin LLP 30 Prince Street aka 265-269 Gold Street, Brooklyn Appeal from Department of Buildings determination that a sign is not entitled to con-conforming use status as advertising sign at the existing size and height. Community Board #2BK Project Manager: Toni Matias (212) 386-0085 Status: Continued hearing – 10/31/17
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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 8, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
14.	224-14-BZ 225-14-A	Eric Palatnik, P.C. 1534 Victory Boulevard, Staten Island Variance (§72-21) to for ambulatory diagnostic or healthcare treatment facility (medical office) (UG 4) located in an R1-2 zoning district. Also a companion GCL 35 as portion of the roadway is within a mapped street. R1-2 zoning district. Community Board #1SI
		Project Manager: Rory Levy (212) 386-0082/Toni Matias (212) 386-0085
		Status: Continued hearing – 11/14/17
15.	240-14-BZ	Rothkrug Rothkrug & Spector 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
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 8/8/17
16.	25-15-BZ	Slater & Beckerman, P.C. 71 Lewis Avenue, Brooklyn Special Permit (73-46) to allow a waiver of all required accessory off-street parking spaces required for dwelling units created by a conversion a five-story community facility. R6B zoning district. Community Board #3BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Adjourned, continued hearing – 2/27/18
17.	172-15-BZ	Eric Palatnik, P.C. 146-45 22nd Avenue, Queens Variance (§72-21) to permit the development of a 1,796 square foot two-story with cellar two (2) family dwelling contrary to underlying bulk regulations. R3A zoning district. Community Board #7Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued hearing – 10/17/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 8, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	2016-3-BZ	Rothkrug Rothkrug & Spector LLP 1212 Victory Boulevard, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store (UG 16B). C2-1/R2 zoning district. Community Board #1SI
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Adjourned, continued hearing – 10/31/17
19.	2016-4262-BZ	Pryor Cashman LLP 279 Church Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Lyons Den Power Yoga</i>) on the second and third floors of an existing building. C6-2A (Tribeca East Historic District) zoning district. Community Board #1M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, continued hearing – 11/14/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 8, 2017

1:00 P.M.

BZ – NEW CASES		
1.	87-15-BZ	Law Office of Jay Goldstein 182 Minna Street, Brooklyn Variance (§72-21) to permit the development of a new community facility (UG 3) contrary to underlying bulk requirements. R5 zoning district. Community Board #12BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued hearing – 2/27/18
2.	2016-4270-BZ	Sheldon Lobel, P.C. 540 5th Avenue, Brooklyn Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>iLoveKickboxing</i>) in the cellar and first floor of an existing building. C4-3A zoning district. Community Board #6BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued hearing – 10/17/17
3.	2016-4334-BZ	Sheldon Lobel, P.C. 341 Nevins Street, Brooklyn Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for a UG 6B office use (PRC-B1). M1-2 zoning district. Community Board #6BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued hearing – 10/17/17
4.	2017-10-BZ	Akerman, LLP 34-11 Beach Channel Drive, Queens Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for ambulatory diagnostic and treatment health care facility use (UG 4A) parking category (PRC-B1) to be located within a mixed-use building. C2-2/R6 zoning district. Community Board #14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 8/8/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 8, 2017

1:00 P.M.

BZ – NEW CASES		
5.	2017-11-BZ	Sheldon Lobel, P.C. 3261 Westchester Avenue, Bronx Special Permit (§73-36) to operate a physical culture establishment (ILOVEKICKBOXING) within a portion of the ground floor of an existing one-story commercial building. C2-4/R7A zoning district. Community Board #10BX
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued hearing – 10/3/17
6.	2017-24-BZ	Walter T. Gorman, P.E. 1400 Bay Street aka 5 Fingerboard Road, Staten Island Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) (Mobile) with accessory uses which expired on March 19, 2004; Waiver of the Rules. R3A zoning district. Community Board #1SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued hearing – 10/17/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 15, 2017
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	336-05-BZ	<p>Klein Slowik PLLC 495 Broadway aka 66-68 Mercer Street, Manhattan Extension of Term of a previously approved Special permit (§73-36) permitting the operation of a Physical Culture Establishment (drive 495) in the subject building, occupying the third and a portion of the second floor which expired on September 12, 2016. M1-5B (SoHo-Cast Iron Historic District). Community Board #2M</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Closed, Decision – 9/19/17</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	558-51-BZ	<p>Eric Palatnik, P.C. 68-22 Northern Boulevard, Queens Extension of Term (§11-411) to seek the term of a previously granted variance for a gasoline service station and maintenance which expired December 21, 2016. C2-2/R5D zoning district. Community Board #19Q</p> <p>Project Manager: Veronica Chuah (vchuah@bsa.nyc.gov)</p> <p>Status: Closed, Decision – 9/19/17</p>
3.	822-59-BZ	<p>Eric Palatnik, P.C. 1774 Victory Boulevard, Staten Island 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. C2-1/R3-2 zoning district. Community Board #1SI</p> <p>Project Manager: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 9/19/17</p>
4.	174-94-BZ	<p>Gerald J. Caliendo, RA, AIA 99-07 Roosevelt Avenue, Queens Extension of the term of the variance, permitting an automotive sales establishment, which expired on May 6, 2012. Waiver of the Rules. R6 zoning district. Community Board #3Q</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 8/15/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 15, 2017
10:00 A.M.

SOC – CONTINUED HEARINGS		
5.	201-97-BZ	Eric Palatnik, P.C. 119-02 Rockaway Boulevard, Queens Amendment of a previously approved Variance (§72-21) which permitted the erection and use of a one-story building as a non-conforming Use Group 6 drug store with accessory parking. The Amendment seeks to eliminate the term of the variance since the use is now permitted in the district. C2-3/R3-2 zoning district. Community Board #10Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 8/15/17
6.	159-08-BZ	Eric Palatnik, P.C. 68-70 Spring Street, Manhattan Extension of time to complete construction of a previously approved Variance (§72-21) to permit the construction of a seven-story and penthouse residential building, with twelve (12) dwelling units and ground floor retail use, contrary to ZR42-10 and 42-10(D)(2)(b) set to expire on October 28, 2017. M1-5B zoning district. Community Board #2M
		Project Manager: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 8/22/17

SOC – NEW CASES		
7.	549-67-BZ	Rothkrug Rothkrug & Spector LLP 7-9 Elm Tree Lane, Bronx Extension of Term & Waiver (11-413) seek an extension of term of a previously variance granted pursuant to (72-21) permitting in an R3-2 zoning district an existing coal and oil establishment structural alterations to existing silos to provide storage rooms amend to legalize masonry extension for use as truck garage and removal silos. R3-2 zoning district. Community Board #12BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 11/14/17
8.	164-07-BZ	Rothkrug Rothkrug & Spector LLP 280 Marsh Avenue (The Crossings @ Staten Island Mall, Staten Island Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>Massage Envy</i>) which will expire on October 2, 2017. C4-1 zoning district. Community Board #2SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 9/26/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, AUGUST 15, 2017
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	2016-4330-A & 2016-4331-A	Eric Palatnik, P.C. 16 & 19 Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/31/17
10.	2017-30-A	Eric Palatnik, P.C. 16 Garage Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/31/17
11.	2017-226-A	Eric Palatnik, P.C. 18 Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/31/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 15, 2017
10:00 A.M.

<i>BZ – DECISIONS</i>		
12.	330-14-BZ	Law Office of Lyra J. Altman 1746 East 21st Street, Brooklyn Special Permit (73-622) for the enlargement of an existing two family home to be converted into a single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461); perimeter wall height (ZR 23-263) and less than the required minimum rear yard (ZR23-47); R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Deferred Decision – 9/26/17
13.	2016-4136-BZ & 2016-4137-BZ	Sheldon Lobel, P.C. 19-59/19-61, 19-55/19-57 49th Street, Queens Special Permit (§73-44) to allow the reduction of required parking for the use group 4 ambulatory diagnostic treatment healthcare facility. M1-1 zoning district. Community Board #1Q
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Closed, Decision – 10/31/17
14.	2016-4165-BZ	Glen V. Cutrona, AIA 5801 Amboy Road, Staten Island Variance (§72-21) to permit the construction of an eating and drinking establishment (UG 6) (<i>Tim Horton's</i>) with an accessory drive thru contrary to ZR §22-10. R3X (SRD) zoning district. Community Board #3SI
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Closed, Decision – 8/22/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 15, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	226-14-BZ	Gerald J. Caliendo, RA, AIA 147-02 76th Road, Queens Variance (§72-21) to permit the proposed three (3) story use group 4 Synagogue, school and Rabbi's office. R4 zoning district. Community Board #8Q^{Levy}
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 11/14/17
16.	105-15-BZ	Eric Palatnik, P.C. 2102-2124 Avenue Z, Brooklyn Variance (§72-21) to permit the development of a four (4) story building consisting of Use Group 6 commercial offices on the first and second floor and community facility uses on the third and fourth floors. R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 11/14/17
17.	178-15-BZ	Rothkrug Rothkrug & Spector LLP 99-47 Davenport Court, Queens Variance (§72-21) to permit the legalization of a two-family dwelling that exceeds permitted FAR and does not provide required front, side and rear yards. R3-1 zoning district. Community Board #10Q
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 11/14/17
18.	2016-4181-BZ	Law Office of Lyra J. Altman 1981 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement and conversion of an existing two family dwelling to a single family dwelling, contrary to side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R5 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/31/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 15, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
19.	2016-4224-BZ	<p>Law Office of Lyra J. Altman 1869 East 21st Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Closed, Decision – 8/22/17</p>
20.	2016-4464-BZ	<p>Law Office of Jay Goldstein 1350 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space ratio (ZR 23-141); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #14BK</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Continued Hearing – 10/31/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 15, 2017
1:00 P.M.

BZ – NEW CASES		
1.	116-14-BZ	Gerard J. Caliendo, RA, AIA 188 East 93rd Street, Manhattan Special Permit (§73-36) to allow the legalization of an Physical Cultural Establishment (<i>Crank NYC II</i>) on the first floor level of an existing five story mixed commercial & residential building in a C1-9 zoning district. Community Board #8M
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 11/14/17
2.	2017-14-BZ	Davidoff Hutcher & Citron LLP 230 West 27th Street, Manhattan Variance (§72-21) to permit a one-story above-ground extension for a community facility (UG 3) (Fashion Institute of Technology (FIT) which exceeds the maximum permitted community facility floor area and is contrary to ZR §33-10. C6-2 zoning district. Community Board #5M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 8/15/17
3.	2017-37-BZ	Law Office of Jay Goldstein 142 West 23rd Street, Manhattan Special Permit (§73-36) to permit the legalization of the operation of a Physical Cultural Establishment (<i>Rumble Fitness</i>) located in a portion of the first floor and cellar of an existing building contrary to ZR ZR §32-10. C6-3X zoning district. Community Board #4M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 8/15/17
4.	2017-40-BZ	Law Office of Jay Goldstein 420 Park Avenue South, Manhattan Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (<i>Flywheel</i>) in a portion of the first floor and first floor mezzanine of an existing building contrary to ZR §32-10. C5-2 & C6-4A zoning district. Community Board #5M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 8/15/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 15, 2017

1:00 P.M.

BZ – NEW CASES		
5.	2017-50-BZ	Jay Goldstein, Esq. 458 5th Avenue, Brooklyn Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (<i>Beast Fitness Evolved</i>) in a portion of the cellar first floor of an existing building contrary to ZR §32-10. C4-3A zoning district. Community Board #6BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 8/15/17
6.	2017-236-BZ	NYC Mayor's Office of Housing Recovery Operations (HRO) 1632 Channel Road, Queens Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for property registered in the NYC Build it Back Program. Waiver of the waterfront yard regulation pursuant to ZR 62-332. C3A zoning district. Community Board #14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 8/15/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 22, 2017

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	716-82-BZ	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: Granted – 8/22/17
2.	182-85-BZ	Eric Palatnik, P.C. 209-11 20th Street, Brooklyn Extension of Term of a previously approved Variance (§72-21) for a one story building for the storage of commercial vehicles for a (UG16) contractor's establishment which expired on September 9, 2016. R6B zoning district. Community Board #7BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 8/22/17
3.	1-95-BZ	Law Office of Fredrick A. Becker 117 Seventh Avenue South, Manhattan Extension of Term for a previously granted special permit (§73-36) for a physical culture establishment (<i>New York Sports Club</i>) which expired on June 13, 2015; Waiver of the Rules. C4-5 zoning district. Community Board #2M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 8/22/17
4.	26-06-BZ	Slater & Beckerman, P.C. 145 East Service Road, Staten Island Extension of Term of a previously approved Special Permit (§73-36) to operate a physical culture establishment (<i>LA Fitness</i>) which expired on July 25, 2016; Amendment to request a change in the hours of operation and minor interior changes; Waiver of the Rules of Practice and Procedure. M1-1/R3A zoning district. Community Board #2SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 8/22/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 22, 2017
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	159-08-BZ	Eric Palatnik, P.C. 68-70 Spring Street, Manhattan Extension of time to complete construction of a previously approved Variance (§72-21) to permit the construction of a seven-story and penthouse residential building, with twelve (12) dwelling units and ground floor retail use, contrary to ZR42-10 and 42-10(D)(2)(b) set to expire on October 28, 2017. M1-5B zoning district. Community Board #2M
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 8/22/17

<i>SOC – CONTINUED HEARINGS</i>		
6.	1255-80-BZ	Gerald J. Caliendo, RA. AIA 35-33 31st Street, Queens Extension of Term; Amendment and Waiver 72-01: request an extension of term for a previously expired variance that expired on 6/2/2011 and Amendment to change from the use (UG 17) to (UG6) and also require Waiver of the Rules. R5 zoning district. Community Board #1Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 11/14/17
7.	169-98-BZ	Robert J. Stahl 3141 Bailey Avenue, Bronx 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. Community Board #8BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 11/14/17
8.	344-03-BZ	Howard Goldman 2777 Flatbush Avenue, Brooklyn Application for an extension of term of the legalization of the reconstruction and extension of an existing building operating as an eating and drinking establishment in a C3 district, contrary to ZR 32-00. C3 zoning district. Community Board #18BK
		Project Manager: Veronica Chuah (vchuah@bsa.nyc.gov)
		Status: Continued Hearing – 11/14/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 22, 2017

10:00 A.M.

SOC – CONTINUED HEARINGS

9.	187-08-BZ	<p>Sheldon Lobel, P.C. 1247 38th Street, Brooklyn Amendment to a variance (§72-21) to allow a five-story school (<i>Congregation & Yeshiva Maschzikei Hadas</i>). The application seeks to increase the zoning lot contrary to the previous Board approval. M1-2/R6B zoning district. Community Board #12BK Project Manager: Darrell Ruffin (212) 386-0054 Status: Continued Hearing – 11/14/17</p>
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APPEALS – CONTINUED HEARINGS

10.	108-15-A thru 110-15-A	<p>Rothkrug Rothkrug & Spector, LLP 2317, 2319, 2321 Glebe Avenue, Bronx Appeal seeking determination that property owner has acquired common law vested right to complete construction of three, three-family residential buildings commenced under prior zoning district regulations. R6A zoning district. Community Board #10BX Project Manager: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 11/14/17</p>
11.	264-15-A thru 268-15-A	<p>Diffendale & Kubec 5, 11, 17, 23 Herbert Street and 14 Holtein Avenue, Staten Island Proposed construction of two family detached residence not fronting on a legally mapped street, contrary to General City Law 36. R3X (SSRD) zoning district Community Board #3SI Project Manager: Toni Matias (212) 386-0085 Status: Withdrawn – 8/22/17</p>
12.	2016-2-A	<p>Rothkrug Rothkrug & Spector LLP 74 Buttonwood Road, Staten Island Appeal seeking determination that the Department of Buildings improperly denied an application for a permit for construction of cabana based on erroneous determination that the cabana should be considered a dwelling unit and not an accessory structure, requiring compliance with minimum required distance between buildings (ZR 23-711(f)) and minimum distance between lot lines and building walls (ZR 23-881) in the lower density growth management area. R1-1(NA-1). Community Board #2SI Project Manager: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 12/5/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 22, 2017
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
13.	2016-1186-A thru 2016-1207-A	Rothkrug Rothkrug & Spector LLP 145-25 to 147-21A Hook Creek Boulevard, Queens Proposed construction of a two-story, two-family building, contrary to General City Law Section 35. R1-1 zoning district. Community Board #13Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/31/17

<i>BZ – DECISIONS</i>		
14.	2016-4165-BZ	Glen V. Cutrona, AIA 5801 Amboy Road, Staten Island Variance (§72-21) to permit the construction of an eating and drinking establishment (UG 6) (<i>Tim Horton's</i>) with an accessory drive thru contrary to ZR §22-10. R3X (SRD) zoning district. Community Board #3SI
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Granted – 8/22/17
15.	2016-4224-BZ	Law Office of Lyra J. Altman 1869 East 21st Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 8/22/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 22, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
16.	302-14-BZ	<p>Rothkrug Rothkrug & Spector, LLP 45-04 Francis Lewis Boulevard, Queens 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. Community Board #11Q Project Manager: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 10/31/17</p>
17.	174-14-BZ	<p>Jim Kusi 820 East 182nd Street aka 2165-75 Southern Boulevard, Bronx Re-instatement (§11-411) of a previously approved variance permitting the operation an Automotive Service Station (UG 16B) with accessory uses which expired November 6, 1994; Waiver of the Rules. C1-4/R7-1 zoning district. Community Board #2BX Project Manager: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 10/31/17</p>
18.	317-14-BZ	<p>Bryan Cave LLP 3780-3860 Nostrand Avenue, Brooklyn Special Permit (§73-44) to allow the reduction in the number of off-street parking spaces for ambulatory diagnostic treatment facilities listed in use group 4 and Uses in Parking Requirement Category Br. C2-2/R4 zoning district. Community Board #15BK Project Manager: Gjela Prenga (212) 386-0067 Status: Closed, Decision – 10/31/17</p>
19.	4-15-BZ	<p>Sheldon Lobel, P.C. 119 Webster Avenue, Brooklyn Variance (§72-21) to permit the conversion of the existing building at the premises from residential to community facility use. Community Board #14BK Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Closed, Decision – 10/31/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 22, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	273-15-BZ	Sheldon Lobel, P.C. 110-43 160th Street, Queens Variance (§72-21) to permit the construction of a 2-story two-family residence contrary to ZR §23-461c (open area between buildings containing residences). R3A zoning district. Community Board #12Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 8/22/17
21.	2016-4208-BZ	Sheldon Lobel, P.C. 142 West 19th Street, Manhattan Variance (§72-21) to permit the development of a 10-story residential building contrary to ZR §23-692. C6-3A zoning district. Community Board #4M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/31/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 22, 2017

1:00 P.M.

BZ – NEW CASES		
1.	10-15-BZ	Goldman Harris LLC 148 Lafayette Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Five Points Academy</i>) in the cellar and ground floor of the premises, located within an M1-5B zoning district. Community Board #2M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 8/22/17
2.	157-15-BZ	Law Office of Lyra J. Altman 3925 Bedford Avenue, Brooklyn Special Permit (73-622) for the enlargement of an existing single family contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/31/17
3.	173-15-BZ	Sheldon Lobel, P.C. 157 Kent Avenue, Brooklyn Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (<i>Orangetheory Fitness</i>) on the cellar level of an existing mix-use building contrary to ZR §42-10. M1-2/R6A & MX-8 zoning districts. Community Board #1BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 9/19/17
4.	270-15-BZ	Moshe M. Friedman, P.E. 338 Devoe Street, Brooklyn Variance (§72-21) to permit the construction of a 3 story residential building contrary to use regulations. M1-1 zoning district. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 11/21/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 22, 2017
1:00 P.M.

BZ – NEW CASES		
5.	2016-1219-BZ & 2016-1220-A	Sheldon Lobel, P.C. 73-45 Myrtle Avenue aka 78-70 74th Street, Queens Variance (§72-21) to permit the development of a two-story plus cellar mixed-use building with ground floor commercial use and residential use on the second floor, contrary to residential floor area, front yard, side yard, parking and use regulations. Proposed construction of a two-story plus cellar building partially within the bed of a proposed street widening, pursuant to Article 3 of General City Law 35. R4-1 zoning district. Community Board #5Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 11/21/17
6.	2017-239-BZ	NYC Mayor's Office of Housing Recovery Operations 47 Doty Avenue, Staten Island Special Permit (§64-92) to waive bulk requirements for the reconstruction of a home damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of front yard regulations pursuant to ZR 23-45. R3-1 zoning district. Community Board #2SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 8/22/17
7.	2017-241-BZ	NYC Mayor's Office of Housing Recovery Operations 636 Clarence Avenue, Bronx Special Permit (§64-92) to waive bulk requirements for the reconstruction of a home damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of permitted obstructions in yards pursuant to ZR 23-47(a)(7) and distance between buildings pursuant to ZR 23-461(c). C3A zoning district. Community Board #10BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 8/22/17
8.	2017-242-BZ	NYC Mayor's Office of Housing Recovery Operations 15 Stanton Road, Brooklyn Special Permit (§64-92) to waive bulk requirements for the reconstruction of a home damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of yard regulations. R4-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 8/22/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 12, 2017

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	418-50-BZ	Law Office of Stuart Klein 73-69 217th Street, 73-36 Springfield Boulevard, 219-02 74th Avenue, 73-10 220th Street, Queens Amendment seek to modify the grant to allow for the addition of 98 parking spaces and the development of a clubhouses which will provide additional amenities and recreation space for the sole use and enjoyment of the residents at the premises, located in an R3-2 zoning district. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Withdrawn – 9/12/17; Compliance Hearing – 11/21/17
2.	240-55-BZ	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: Closed, Decision – 11/21/17
3.	949-57-BZ	Akerman, LLP 2100 Williamsbridge Avenue, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 29, 2014; Waiver of the Rules. R5D zoning district. Community Board #11BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 9/12/17
4.	704-59-BZ	Carl A. Sulfaro, Esq 53 East 177th Street, Bronx Extension of Term (§11-411) of a previously approved variance which permitted a parking lot (UG 8) which expired on June 3, 2010; Waiver of the Rules. R8 zoning district. Community Board #5BX
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 11/21/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 12, 2017

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	36-95-BZ	Rothkrug Rothkrug & Spector LLP 65-75 Woodhaven Boulevard aka 85-01 66th Avenue, Queens Extension of Term and Waiver (§72-01): to extend the term of a previous grant permitting a physical culture establishment (<i>World Gym</i>) within an existing cellar and one-story commercial building. C1-2/R3-1 zoning district. Community Board #6Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 12/12/17
6.	30-00-BZ	Rosenberg & Estis. P.C. 465-469 West 165th Street and 458-464 West 166th Street, Manhattan 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. Community Board #12M
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 11/21/17
7.	180-05-BZ	Rothkrug Rothkrug & Spector, LLP 1511 Third Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (Equinox) which expires on February 28, 2016. C2-8A/R8B zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/9/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 12, 2017

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	528-64-BZ	NYC Board of Standards and Appeals 240-02 Northern Boulevard, Queens Compliance Hearing of a previously approved Variance (§72-21) which permitted the erection of a two story enlargement of an auto showroom (UG 16B) (East Hills Chevrolet) R1-2 zoning district. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 1/23/18
9.	107-06-BZ	Rothkrug Rothkrug & Spector LLP 140 East 63rd Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) to allow a physical culture establishment use (<i>Equinox</i>) in the cellar, sub cellar, first floor and second floor of a 22 story mixed use building which expires on February 27, 2017. C1-8X/R8B zoning district. Landmark Building (Barbizon Hotel For Women). Community Board #8M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 11/21/17
10.	223-07-BZ	Bryan Cave LLP 12 West 57th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>Bliss World</i>) on the third floor in an existing commercial building which expires on June 15, 2017. C5-3 Special Midtown District. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Postponed Hearing – 12/12/17

<i>APPEAL – DECISIONS</i>		
11.	2016-4256-A	Rothkrug Rothkrug & Spector LLP 147 Stecher Street, Staten Island Proposed construction of a one family, two-story dwelling not fronting on a legally mapped street, pursuant to Article 3 Section 36 of the General City Law. R1-2 (SRD) zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 9/26/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 12, 2017

10:00 A.M.

APPEAL – CONTINUED HEARINGS

12.	255-15-A	David L. Businelli 106 Ebbitts Street, Staten Island Proposed enlargement located partly within the bed of a mapped street, an original one story house, located within an R3-1 zoning district, contrary to Section 35, Article 3 of the General City Law and waiver under 72-01-(g). R3-1 zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 9/26/17

APPEAL – NEW CASES

13.	2017-52-A	Slater & Beckerman P.C. 1109 Metropolitan Avenue, Brooklyn Interpretative Appeal challenging the Department of Buildings determination that a proposed caretaker's apartment for a proposed sign painting shop does not satisfy the ZR 12-10 definition of an "accessory use". M3-1 zoning district. Community Board #1BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/5/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 12, 2017

10:00 A.M.

<i>BZ – DECISIONS</i>		
14.	322-13-BZ	Sheldon Lobel, P.C. 42-01 Main Street, Queens 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. Community Board #7Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Denied – 9/12/17
15.	2016-4299-BZ	Jesse Masyr, Esq. 280 Richards Street, Brooklyn Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for a UG 6B office use (PRC-B1). M3-1 zoning district. Community Board #6BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 9/12/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 12, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
16.	128-15-BZ thru 130-15-BZ	Law Office of Steven Simicich 680, 682 and 684 Van Duzer Street, Staten Island Variance (§72-21) to allow for the construction on a three family attached residential building (Use Group 2). R2/SHPD zoning district. Community Board #1SI
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 12/5/17
17.	2016-4127-BZ	Dennis D. Dell'Angelo 1547 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family residence contrary to floor area and lot coverage (ZR 23-141); perimeter wall height (ZR 23-631) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 11/21/17
18.	2016-4138-BZ	Kramer Levin Naftalis & Frankel LLP 323-27 Avenue of the Americas, Manhattan Variance (§72-21) for an enlargement of an existing motion picture theater (<i>IFC Center</i>) contrary to both use and bulk requirements. C1-5/R7-2 & R6 zoning district. Community Board #2M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 12/12/17
19.	2016-4301-BZ	Eric Palatnik, P.C. 136 Oxford Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (ZR 23-142); side yard (ZR 23-48); lot area and width (ZR 23-32) and less than the required rear yard (ZR 23-47). R5-OP zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 11/21/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 12, 2017

1:00 P.M.

BZ – NEW CASES		
1.	205-14-BZ	Rothkrug Rothkrug & Spector LLP 100-02 Rockaway Boulevard, Queens Special Permit (§73-36) to allow for a physical culture establishment (<i>Tapout Fitness</i>) within a portion of an existing commercial building. M1-1 zoning district. Community Board #10Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Closed, Decision – 10/17/17
2.	275-15-BZ	Friedman & Gotbaum LLP 115 East 97th Street, Manhattan Variance (§72-21) proposed construction of a 12-story community facility building for the Upper Middle School and Upper School divisions of the Marymount School of New York contrary to underlying bulk regulations. R7-2 zoning district. Community Board #11M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 12/5/17
3.	2017-38-BZ	Eric Palatnik, P.C. 1155 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR §23-142); side yard (ZR §23-461(a)) and less than the required rear yard (ZR §23-47). R2 zoning district. Community Board #14BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 11/21/17
4.	2017-49-BZ	Akerman, LLP 243 West 124th Street, Manhattan Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>The Cliffs</i>) on the second floor of an existing building contrary to ZR §32-10. C4-4D/C6-3 (Special 125th Purpose District). Community Board #10M
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 9/12/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 12, 2017

1:00 P.M.

BZ – NEW CASES		
5.	2017-53-BZ	Francis R. Angelino, Esq. 24 West 25th Street, Manhattan Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (<i>Mile High</i>) located in the cellar and first floor of an existing building contrary to ZR §42-10. M1-6 zoning district. Community Board #5M
		Project Manager: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 10/31/17
6.	2017-188-BZ	Law Office of Lyra J. Altman 1727 Ocean Parkway, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home, contrary to floor area (§23-142); side yard requirements (§§23-461) and less than the required rear yard (§23-47). R5 (Special Ocean Parkway) zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 10/31/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 19, 2017

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	558-51-BZ	Eric Palatnik, P.C. 68-22 Northern Boulevard, Queens Extension of Term (§11-411) to seek the term of a previously granted variance for a gasoline service station and maintenance which expired December 21, 2016. C2-2/R5D zoning district. Community Board #19Q
		Project Manager: Veronica Chuah (vchuah@bsa.nyc.gov)
		Status: Granted – 9/19/17
2.	822-59-BZ	Eric Palatnik, P.C. 1774 Victory Boulevard, Staten Island 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. C2-1/R3-2 zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 9/19/17
3.	234-84-BZ	Robert E. Schuster, AIA 1076/82 Forest Avenue, Staten Island Extension of Term (§11-411) of a previously approved Variance which permitted the operation of an Eating and Drinking Establishment (UG 6) which expired on February 12, 2015; Waiver of the Board's Rules. C81-/R3-1 zoning district. Community Board #1SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 9/19/17
4.	183-85-BZ	Eric Palatnik, P.C. 206/8 20th Street, Brooklyn Extension of Term of a previously approved Variance (§72-21) for the operation of a (UG 16) open storage yard for building materials and accessory parking for four cars with an accessory office and showroom building, which expires on November 18, 2016. R6B zoning district. Community Board #7BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 9/19/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 19, 2017

10:00 A.M.

SOC – DECISIONS

5.	336-05-BZ	Klein Slowik PLLC 495 Broadway aka 66-68 Mercer Street, Manhattan Extension of Term of a previously approved Special permit (§73-36) permitting the operation of a Physical Culture Establishment (drive 495) in the subject building, occupying the third and a portion of the second floor which expired on September 12, 2016. M1-5B (SoHo-Cast Iron Historic District). Community Board #2M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 9/19/17

APPEALS – CONTINUED HEARINGS

6.	2016-4327-A	Sky House Condominium 15 East 30th Street, Manhattan Appeal challenging NYC Department of Building's determination that the Tower complies with the New York City Zoning Resolution and the New York City Housing Maintenance Code. C5-2 zoning district. Community Board #5M
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 9/20/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 19, 2017

10:00 A.M.

<i>BZ – DECISIONS</i>		
7.	216-15-BZ	Eric Palatnik, P.C. 205 West Fordham Road, Bronx Special Permit (§73-211) to permit the construction of an Automotive Service Station (UG 16B) with accessory convenience store. C2-4 zoning district. Community Board #7BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Denied – 9/19/17
8.	2016-4147-BZ	Sheldon Lobel, P.C. 57-12 58th Place, Queens Variance (§72-21) to permit the development of a three-story, three-family residential building (UG 2) contrary to ZR §42-10. M1-1D zoning district. Community Board #5Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Withdrawn – 9/19/17
9.	2016-4277-BZ	Fried Frank Harris Shriver & Jacobson, LLP 79-04 151st Avenue, Queens Special Permit (§73-16) to permit the addition of a battery storage facility to an existing electric utility substation that was granted pursuant to BSA Calendar Number: 178-63-BZ. R4 zoning district. Community Board #10Q
		Project Manager: Jonathan Kirshenbaum (212) 386-0061
		Status: Granted – 9/19/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 19, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
10.	31-14-BZ	Moshe M. Friedman, P.E. 165 Spencer Street, Brooklyn 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. Community Board #3BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Closed, Decision – 12/12/17
11.	173-15-BZ	Sheldon Lobel, P.C. 157 Kent Avenue, Brooklyn Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (<i>Orangetheory Fitness</i>) on the cellar level of an existing mix-use building contrary to ZR §42-10. M1-2/R6A & MX-8 zoning districts. Community Board #1BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 9/19/17
12.	2016-4131-BZ	Rothkrug Rothkrug & Spector LLP 901 Quentin Road, Brooklyn Special Permit (§73-19) to permit the construction of a school (UG 3) (<i>Yeshiva Ateret Torah</i>) contrary to use regulation on a portion of the lot and a Variance (§72-21) to permit waivers for height and setback, front yard, street wall height, ridge line and absence of off-street loading facilities. C8-2 and R5 (OP) zoning district. Community Board #15BK
		Project Manager: Jonathan Kirshenbaum (212) 386-0061
		Status: Granted – 9/19/17
13.	2016-4337-BZ	Eric Palatnik, P.C. 127 Vanderbilt Street, Brooklyn Variance (§72-21) to permit the enlargement of an existing single family home contrary to side yards (ZR 23-461a and rear yards (ZR 23-543). R5 zoning district. Community Board #7K
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 9/19/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 19, 2017

1:00 P.M.

BZ – NEW CASES		
1.	2017-45-BZ	Greenberg Traurig, LLP 3896 Tenth Avenue, Manhattan Special Permit (§73-19) to allow for the operation of a school (Use Group 3) (<i>Inwood Academy</i>) contrary to ZR §32-12. C8-3 zoning district. Community Board #12M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/31/17
2.	2017-244-BZ	Eric Palatnik, P.C. 2208 Boller Avenue, Bronx Variance (§72-21) to permit the construction of a House of Worship and Community Center (UG 4) (<i>Co-Op City Baptist Church</i>) contrary to open space ratio, floor area ratio, height and setback, and encroaches onto the front and side yards, is contrary to Z.R. §24-11, §24-34, §24-35 and §24-521. R3A zoning district. Community Board #10BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 11/21/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL HEARING

WEDNESDAY MORNING, SEPTEMBER 20, 2017

10:00 A.M.

APPEALS – CONTINUED HEARINGS

1.	2016-4327-A	Sky House Condominium
		15 East 30 th Street, Manhattan
		Appeal challenging NYC Department of Building's determination that the Tower complies with the New York City Zoning Resolution and the New York City Housing Maintenance Code. C5-2 zoning district.
		Community Board #5M
		Project Manager: Toni Matias (212) 386-0085
		Status: Denied – 9/20/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 26, 2017

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	227-02-BZ	<p>Stanley K. Schlein, Esq. 527 East 233rd Street, Bronx Extension of Term (§§72-01 and 72-22) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) with an accessory convenience store which expired on December 12, 2013; Amendment to the condition of term since the term expired in excess of 2 years but less than ten years; Extension of Time to Obtain a Certificate of Occupancy which expired on December 10, 2006; Waiver of the Board's Rules. R7-A zoning district. Community Board #12BX</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Deferred Decision – 11/21/17</p>
2.	164-07-BZ	<p>Rothkrug Rothkrug & Spector LLP 280 Marsh Avenue (The Crossings @ Staten Island Mall), Staten Island Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>Massage Envy</i>) which will expire on October 2, 2017. C4-1 zoning district. Community Board #2SI</p> <p>Project Manager: Darrell Ruffin (212) 386-0054</p> <p>Status: Deferred Decision – 12/5/17</p>

<i>SOC – CONTINUED HEARINGS</i>		
3.	413-50-BZ	<p>Eric Palatnik, P.C. 691 East 149th Street, Bronx 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. Community Board #1BX</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Adjourned, Continued Hearing – 1/9/18</p>
4.	1016-84-BZ	<p>Carl A. Sulfaro, Esq. 790 Coney Island, Brooklyn Extension of Term (§11-411) of a previously approved Variance for the operation of an auto repair shop (UG16B) with accessory uses which expired on July 30, 2015; Waiver of the Rules. C8-2 & R5 (Special Ocean Parkway District) zoning district. Community Board #12BK</p> <p>Project Manager: Jonathan Kirschenbaum (212) 386-0081</p> <p>Status: Granted – 9/26/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 26, 2017

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	65-94-BZ	Rothkrug Rothkrug & Spector, LLP 144-02 Jewel Avenue, Queens Extension of Term of a previously approved Variance (§72-21) which permitted an enlargement contrary to side yard regulations and community facility (UG 4) on the ground and cellar floors and commercial offices (UG 6) in the garage which expired on March 5, 2016. R4B zoning district. Community Board #8Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 1/30/18
6.	159-00-BZ	Eric Palatnik, P.C. 383 3rd Avenue, Brooklyn Extension of Term & Amendment (72-01): extension of term of a previously granted variance of a Use Group 3 school and an Amendment for elimination of the term of the variance and a change and minor plumbing and portion alterations. C8-2 zoning district. Community Board #6BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 1/9/18
7.	214-00-BZ	Sheldon Lobel, P.C. 2761 Plumb 2nd Street, Brooklyn Extension of Term of a previously approved Special Permit (73-242) which permitted the operation of an eating and drinking establishment (UG 6) which expired on November 16, 2015; Extension of Time to Obtain a Certificate of Occupancy which expired on March 20, 2013; Waiver of the Rules. C3 zoning district. Community Board #15BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 1/30/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 26, 2017

10:00 A.M.

SOC – NEW CASES		
8.	260-06-BZ	J. Owen Zurhellen, II 112 Charlton Street/547 Greenwich Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitted the operation of a Physical Cultural Establishment (<i>Oisbi Judo Club</i>) on the first floor in a six-story (plus basement) building which expires on April 10, 2017. M1-6 zoning (Special Hudson Square) District Community Board #2M
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 11/21/17
9.	294-06-BZ	Goldman Harris LLC 31-11 Broadway, Queens Extension of Term of a previously approved Special Permit (§73-36) permitted the operation of a Physical Culture Establishment (<i>Club Fitness</i>) in the cellar, second and third floors of a three-story building which expired on April 10, 2017. C4-2A & C4-3 zoning district. Community Board #1Q
		Project Manager: Veronica Chuah (vchuah@bsa.nyc.gov)
		Status: Granted – 9/26/17

APPEALS – DECISIONS		
10.	255-15-A	David L. Businelli 106 Ebbitts Street, Staten Island Proposed enlargement located partly within the bed of a mapped street, an original one story house, located within an R3-1 zoning district, contrary to Section 35, Article 3 of the General City Law and waiver under 72-01-(g). R3-1 zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 9/26/17
11.	2016-4256-A	Rothkrug Rothkrug & Spector LLP 147 Stecher Street, Staten Island Proposed construction of a one family, two-story dwelling not fronting on a legally mapped street, pursuant to Article 3 Section 36 of the General City Law. R1-2 (SRD) zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 9/26/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 26, 2017

10:00 A.M.

APPEALS – CONTINUED HEARINGS

12.	238-15-A thru 243-15-A	Jeffrey Geary 102-04, 08, 12, 16, 20, 24 Dunton Court, Queens Proposed construction of buildings that do not front on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3-1 zoning district. Community Board #14Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/12/17

APPEAL – NEW CASES

13.	2016-4296-A thru 2016-4298-A	Rothkrug Rothkrug & Spector LLP 3236, 3238 Schley Avenue and 580 Clarence Avenue, Bronx Proposed enlargement of an existing one-family home which is within the unbuilt portion of the mapped street contrary to General City Law 35. C3A zoning district. Community Board #10BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/12/17
14.	2017-143-A & 2017-144-A	NYC Department of Buildings 25-32 & 25-30 44 th Street, Queens Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy. Community Board #1Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/23/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 26, 2017

10:00 A.M.

BZ – DECISIONS

15.	330-14-BZ	Law Office of Lyra J. Altman 1746 East 21st Street, Brooklyn Special Permit (73-622) for the enlargement of an existing two family home to be converted into a single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461); perimeter wall height (ZR 23-263) and less than the required minimum rear yard (ZR23-47); R3-2 zoning district. Community Board #15BK Project Manager: Henry Segovia (212) 386-0074 Status: Deferred Decision – 11/21/17
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BZ – CONTINUED HEARINGS

16.	56-02-BZ	New York City Board of Standards and Appeals 317 Dahill Road, Brooklyn Compliance Hearing of a previously approved Variance (§72-21) which permitted the construction of a four-story plus cellar school, which created non-compliances with respect to floor area ratio, lot coverage, side, front and rear yards, and which is contrary to ZR §24-11, §24-34, §24-35, §24-36 and §24-521. R5 zoning district. Community Board #12BK Project Manager: Loreal Monroe (212) 386-0076 Status: Continued Hearing – 12/12/17
17.	1-96-BZ	New York City Board of Standards and Appeals 600 McDonald Avenue, Brooklyn Amendment for an extension of an existing school building to add 3 rd and 4 th floors. R5 zoning district. Community Board #12BK Project Manager: Loreal Monroe (212) 386-0076 Status: Continued Hearing – 12/12/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 26, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	161-15-BZ	Sheldon Lobel, P.C. 621 East 216th Street, Bronx Variance (§72-21) to permit the enlargement of an existing house of worship (UG 4) contrary to lot coverage and rear yard requirements. R6A/R5A zoning district. Community Board #12BX
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Granted – 9/26/17
19.	179-15-BZ	Moshe M. Friedman, P.E. 129 Taaffe Place, Brooklyn Variance (§72-21) to permit the development of a four-story, multifamily residential building (UG2) contrary to ZR §42-10. M1-1 zoning district. Community Board #3BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 12/5/17

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 26, 2017

1:00 P.M.

BZ – NEW CASES		
1.	2016-4169-BZ	Sheldon Lobel, P.C. 230 Boerum Street, Brooklyn Variance (§72-21) to permit the construction of a residential building contrary to ZR §§42-00 & 42-10. M1-1 zoning district. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 12/12/17
2.	2016-4276-BZ	Normandy Development and Construction LLC 333 Johnson Avenue, Brooklyn Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for Use Group 6B office use. M3-1 zoning district. Community Board #1BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 1/23/18
3.	2017-102-BZ	Sheldon Lobel, P.C. 2015 East 5th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family residence, contrary to floor area requirements (ZR §23-41); perimeter wall height (ZR §23-631); proposed front yard setback (ZR §23-45); and side yards (ZR §23-461). R2X (Special Ocean Parkway District). Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 12/5/17
4.	2017-190-BZ	Fox Rothschild LLP 23-11 31st Road, Queens Variance (§72-21) to permit the development of a 7-story building containing 92 affordable independent residences for seniors and a ground floor senior center contrary to ZR §§23-155 & 24-11 (maximum permitted FAR); ZR §24-33 (permitted obstruction in the required rear yards) and ZR §23-622 (maximum height and setbacks). R6B zoning district. Community Board #1Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 12/5/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 3, 2017
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	303-05-BZ	Eric Palatnik, P.C. 428 East 75th Street, Manhattan Extension of Term of a previously approved Variance (§72-21) which permitted the legalization of the second floor of an existing two story commercial structure for use as a physical culture establishment (<i>American Youth Dance Theatre</i>) which expires on August 8, 2016; Amendment seeking to legalize the facility's expansion on the first floor and to legalize a change in operator. R8B zoning district. Community Board #8M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/3/17
2.	21-10-BZ	Law Office of Fredrick A. Becker 2801 Roebling Avenue aka 1590 Hutchinson River Parkway, Bronx Extension of Term & Amendment (73-243) request an extension of the term of a previously granted special permit that legalized an eating and drinking establishment with a drive-through at the subject premises and an Amendment to approved hours of operation. C1-2/R4A zoning district. Community Board #10BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 12/12/17
3.	19-15-BZ	Herrick, Feinstein LLP 92-77 Queens Boulevard, Queens Amendment of a previously approved Special Permit (§73-36) to permit a physical culture establishment (<i>Retro Fitness</i>) to be located at second-story level (plus entrance at ground-floor level) of a new two-story building. R7-1/C2-2 zoning district. Community Board #6Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 10/3/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 3, 2017
10:00 A.M.

SOC – NEW CASES		
4.	617-56-BZ	Kenneth H. Koons, AIA 3120 Albany Crescent, Bronx Extension of Term (§11-411) of a previously approved variance which permitted the operation of a transient parking lot (UG 8) which is set to expired on September 27, 2017. C2-3/R6 & C1-3 zoning district. Community Board #8BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 12/5/17
5.	634-84-BZ	Law Office of Lyra J. Altman 2501-2509 Avenue K, Brooklyn Amendment of a previously approved Variance (§72-21) which permitted the erection of a two (2) story and cellar community facility (UG 4) building which provided less than the required front yard and required parking. The amendment seeks to permit the enlargement of the synagogue (<i>Kol Israel Congregation & Center</i>) contrary to floor area, lot coverage, open space and accessory off-street parking. R2 zoning district. Community Board #14BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 12/12/17
6.	866-85-BZ	Rothkrug Rothkrug & Spector LLP 2338 Cambreleng Avenue, Bronx Extension of Term of a Variance (§72-21) for a UG8 open parking lot and storage of motor vehicles which expired on May 12, 2017. R7-1 zoning district. Community Board #6BX
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 12/5/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, OCTOBER 3, 2017
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
7.	235-15-A & 259-15-A	Sheldon Lobel, P.C. 8 Cornell Lane, Queens Proposed construction of building that does not provide adequate frontage on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R2A zoning district. Community Board #11Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 12/12/17
8.	2016-4329-A	Richard G. Leland 2001 Bartow Avenue, Bronx Administrative appeal challenging the Department of Buildings' final determination dated October 25, 2016, to permit the installation of 54 individual signs at the subject property. C7 zoning district. Community Board #10BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 12/12/17

<i>APPEAL – NEW CASES</i>		
9.	266-07-A	Law Office of Lyra J. Altman 1602-1610 Avenue S, Brooklyn Extension of time to complete construction and obtain a certificate of occupancy of a previously granted common law vested rights application, which expired on July 15, 2016. R4-1 zoning district. Community Board # 15BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/12/17
10.	2017-106-A	Rothkrug Rothkrug & Spector LLP 721 Sharrotts Road, Staten Island Proposed construction of a warehouse building not fronting on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. M3-1 (SRD) zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 10/3/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 3, 2017
10:00 A.M.

<i>BZ – DECISIONS</i>		
11.	22-15-BZ	Simons & Wright LLC 219 26th Street, Brooklyn Variance (72-21) to construct a residential building on a small lot at premises, located in an M1-1D zoning district, contrary to (Section 42-00) not permitted as of right. Community Board #7BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Deferred Decision – 12/5/17

<i>BZ – CONTINUED HEARINGS</i>		
12.	178-14-BZ	Sheldon Lobel, P.C. 263 McGuinness Boulevard, Brooklyn Variance (§72-21) seek a waiver of Section 22-10 ZR to permit a Use Group 6 retail use on the ground floor with accessory cellar storage a proposed four-story, two unit building located with an R6A zoning district. Community Board #1BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 10/3/17
13.	214-14-A/ 215-14-BZ	Sheldon Lobel 50-11 & 50-15 103rd Street, 103-10 & 103-16 Alstye Avenue, Queens Variance (§72-21) to permit four-three-story three family semi-detached residential building at the existing premises in an R5 zoning district, also building in the bed of mapped street pursuant to GCL 35. R5 zoning district. Community Board #4Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 12/12/17
14.	263-14-BZ	Eric Palatnik, P.C. 1601 Oriental Boulevard, Brooklyn Variance (§72-21) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-142); front yard (ZR 34-45(a)); side yards (ZR 23-461(a)). R3-1 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 12/12/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 3, 2017
10:00 A.M.

BZ – CONTINUED HEARINGS		
15.	20-15-BZ	Alexander Levkovich 461 Avenue X, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A house of worship community facility at the premises contrary to floor area ratio, open space, lot coverage, wall height, front yard, side yards, rear yard, sky exposure plane, and parking regulations. R4 (OP) zoning district. Community Board #15BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Adjourned, Continued Hearing – 12/12/17
16.	234-15-BZ	Sarah Tadros Awad 1223 67th Street, Brooklyn Special Permit (§73-622) to permit the legalization of an enlargement and the conversion to a two family home of an existing single-family, semi-detached residential building contrary to floor area ZR 23-141 and perimeter wall height 23-631(b). R4-1 zoning district. Community Board #10BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 12/5/17
17.	2016-4176-BZ	Akerman, LLP 78-04 31st Avenue, Queens Variance (§72-21) to permit the construction of a new three-story house of worship (UG 4A) building contrary to ZR §24-34 (front yard) and ZR §24-35 (side yard) requirements. R4 zoning district. Community Board #3Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/3/17
18.	2016-4271-BZ	Eric Palatnik, P.C. 201 Hampton Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing one family home contrary to floor area, open space and lot coverage (ZR 23-141) and side yard (ZR 23-461). R3-1 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 12/5/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 3, 2017

1:00 P.M.

BZ – NEW CASES		
19.	2016-4340-BZ	Law Office of Vincent L. Petraro, PLLC 131-02 40th Road, Queens Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C4-2 zoning district. Community Board #7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 12/5/17
20.	2017-11-BZ	Sheldon Lobel, P.C. 3261 Westchester Avenue, Bronx Special Permit (§73-36) to operate a physical culture establishment (ILOVEKICKBOXING) within a portion of the ground floor of an existing one-story commercial building. C2-4/R7A zoning district. Community Board #10BX
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 10/3/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, OCTOBER 3, 2017
1:00 P.M.

BZ – NEW CASES		
1.	111-15-BZ	Eric Palatnik, P.C. 98 Third Avenue, Brooklyn Variance (§72-21) to permit a six-story mixed use building with ground floor commercial space and residential space on the upper floors a contrary to ZR section 42-00. M1-2 zoning district. Community Board #2BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 1/9/18
2.	2016-4295-BZ	Law Office of Lyra J. Altman 1074 East 24th 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). R2 zoning district. Community Board #14BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 12/12/17
3.	2016-4333-BZ	Slater & Beckerman P.C. 1350 Bedford Avenue, Brooklyn Special Permit (§73-433) to permit the reduction of 35 accessory off-street parking spaces required for 78 existing income-restricted housing units. R7D zoning district. Community Board #8BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 12/5/17
4.	2017-67-BZ	Salim Abraham Jr. 2714 Avenue R, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (ZR §23-141); perimeter wall height (ZR §23-631) and side yards (ZR §23-461). R3-2 zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 12/12/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 17, 2017

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	7-57-BZ	Edward Lauria 2317 Ralph Avenue, Brooklyn Extension of Term (§11-411) of a previously granted variance for a gasoline service station and maintenance which expired September 20, 2015; Waiver of the Rules. R3-2 zoning district. Community Board #18BK
		Project Manager: Toni Matias (212) 386-0083
		Status: Continued Hearing – 1/23/18
2.	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
		Project Manager: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 12/12/17
3.	4-98-BZ	Eric Palatnik, P.C. 127-04 Guy Brewer Boulevard, Queens Amendment of a previously approved variance (72-21) which permitted the operation of a drug store (UG 6) contrary to uses regulations. The amendment seeks to eliminate the term of the variance and reflect non-compliance with respect to bulk. C1-3/R3X zoning district. Community Board #12Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 10/17/17
4.	168-98-BZ	Robert J. Stahl 3050 Bailey Avenue, Bronx 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. Community Board #8BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 1/9/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 17, 2017
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	235-01-BZ	Rothkrug Rothkrug & Spector LLP 2009 Mermaid Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-27) permitting the operation of funeral establishment (UG 7) which expired on May 12, 2014; Waiver of the Rules. C1-2/R5 zoning district. Community Board #13BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 1/23/18
6.	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: Granted – 10/17/17
7.	46-10-BZ	Eric Palatnik, P.C. 1401 Sheepshead Bay Road, Brooklyn Extension of Time to Complete Construction of an offsite parking lot to accommodate the required parking, which expires, November 15, 2015, located within a C4-2 zoning district. Community Board #15BK
		Project Manager: Veronica Chuah (vchuah@bsa.nyc.gov)
		Status: Adjourned, Continued Hearing – 1/30/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 17, 2017

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	218-03-BZ	Akerman, LLP 19-73 38th Street, Queens Amendment of a previously approved Variance (§72-21) which permitted a four-story mixed use building with residential, commercial and community facility uses contrary to Z.R. §42-00, §23-141 and §23-631. The amendment seeks to permit a reduction in the number of accessory parking spaces provided in the existing building's accessory garage from 219 spaces to 135 spaces. M1-1 zoning district. Community Board #1Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 10/17/17
9.	97-08-BZ	Eric Palatnik, P.C. 84 Sanford Street, Brooklyn Potential Compliance Hearing Notice to Public. Community Board #3BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Compliance Hearing – 12/5/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, OCTOBER 17, 2017
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
10.	166-12-A	NYC Department of Buildings 638 East 11th Street, Manhattan Application to revoke the Certificate of Occupancy. R8B zoning district. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 10/17/17
11.	107-13-A	Law Office of Marvin B. Mitzner, LLC. 638 East 11th Street, Manhattan An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R7- 2 zoning district. R7B zoning district. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Denied – 10/17/17
12.	232-15-A	Sheldon Lobel, P.C. 840 West End Avenue aka 259 West 101 Street, Manhattan 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. Community Board #7M
		Project Manager: Toni Matias (212) 386-0085
		Status: Withdrawn – 10/17/17

<i>APPEAL – CONTINUED HEARINGS</i>		
13.	2016-4263-A	Rothkrug Rothkrug & Spector 235 Industrial Loop, Staten Island Proposed development of a two-story building with warehouse use on the first floor (UG 16B) and office use on the second floor (UG 6) not fronting on a mapped street contrary to General City Law 36. M3-1(SRD) Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 10/17/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, OCTOBER 17, 2017
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
14.	205-15-A thru 214-15-A	Rothkrug Rothkrug & Spector LLP 128-60 to 128-76 Hook Creek Boulevard and 128-63 to 128-75 Fortune Way, Queens Proposed development of two-story, one family dwelling with accessory parking space that are proposed to be located within the bed of mapped but unbuilt 129th Avenue & Hook Creek Boulevard ,contrary to Article 3 of the General City Law, Section 35 located within an R2 zoning district. Community Board #12Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/23/18
15.	2017-189-A	Rothkrug Rothkrug & Spector LLP 222 Dongan Hills Avenue, Staten Island Proposed three-story, two-family dwelling located within the bed of a mapped street contrary to Article III, Section 35 of the General City Law. R3X zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 10/17/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 17, 2017

10:00 A.M.

<i>BZ – DECISIONS</i>		
16.	30-14-BZ	Jay Goldstein, Esq. 6101 16th Avenue aka 1602 61st Street aka 1601 62nd Street, Brooklyn 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. Community Board #11BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 10/17/17
17.	205-14-BZ	Rothkrug Rothkrug & Spector LLP 100-02 Rockaway Boulevard, Queens Special Permit (§73-36) to allow for a physical culture establishment (<i>Tapout Fitness</i>) within a portion of an existing commercial building. M1-1 zoning district. Community Board #10Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 10/17/17

<i>BZ – CONTINUED HEARINGS</i>		
18.	172-15-BZ	Eric Palatnik, P.C. 146-45 22nd Avenue, Queens Variance (§72-21) to permit the development of a 1,796 square foot two-story with cellar two (2) family dwelling contrary to underlying bulk regulations. R3A zoning district. Community Board #7Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 10/17/17
19.	2016-4215-BZ	Eric Palatnik, P.C. 262 Exeter Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home contrary to floor area, open space and lot coverage and providing less than the required rear yard (ZR 23-47). R3-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 1/9/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 17, 2017

10:00 A.M.

BZ – CONTINUED HEARINGS		
20.	2016-4259-BZ	<p>Eric Palatnik, P.C. 8033 Shore Road, 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) and less than the minimum rear yard (ZR 23-47). R2 zoning district. Community Board #10BK Project Manager: Henry Segovia (212) 386-0074 Status: Granted – 10/17/17</p>
21.	2016-4270-BZ	<p>Sheldon Lobel, P.C. 540 5th Avenue, Brooklyn Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>iLoveKickboxing</i>) in the cellar and first floor of an existing building. C4-3A zoning district. Community Board #6BK Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Granted – 10/17/17</p>
22.	2016-4334-BZ	<p>Sheldon Lobel, P.C. 341 Nevins Street, Brooklyn Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for a UG 6B office use (PRC-B1). M1-2 zoning district. Community Board #6BK Project Manager: Darrell Ruffin (212) 386-0054 Status: Closed, Decision – 10/31/17</p>
23.	2017-24-BZ	<p>Walter T. Gorman, P.E. 1400 Bay Street aka 5 Fingerboard Road, Staten Island Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) (Mobile) with accessory uses which expired on March 19, 2004; Waiver of the Rules. R3A zoning district. Community Board #1SI Project Manager: Darrell Ruffin (212) 386-0054 Status: Continued Hearing – 1/9/18</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 17, 2017

1:00 P.M.

BZ – NEW CASES		
1.	2016-4216-BZ	Dennis D. Dell’Angelo 1346 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space ZR §23-141; side yards ZR §23-461 and rear yard ZR §23-47. R2 zoning district. Community Board #14BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 1/30/18
2.	2016-4218-BZ	Sheldon Lobel, P.C. 66 79th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to maximum permitted floor area (ZR 23-141), required open space (ZR 23141) and required side yards (23-48). R2 zoning district. Community Board #10BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 1/23/18
3.	2016-4255-BZ	Eric Palatnik, P.C. 4801 Ocean Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (ZR §23-141); side yard (ZR §23-461); and rear yard (ZR §23-47). R3-1 zoning district. Community Board #15BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Closed, Decision – 11/21/17
4.	2016-4274-BZ	Pryor Cashman LLP 1411 39th Avenue, Brooklyn Special permit (§73-19) for a school (<i>Bnos Zion of Bobov</i>) (Use Group 3) to legalize its use on the first floor of an existing two-story building and to permit its use in the remainder of the existing two-story building and in the proposed enlargement contrary to use regulations (§42-00). Variance (§72-21) to enlarge the existing building by two additional stories contrary to rear yard requirements (§43-26). M1-2 zoning district. Community Board #2BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 1/23/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 17, 2017

1:00 P.M.

BZ – NEW CASES		
5.	2016-4339-BZ	Pryor Cashman LLP 5018 14th Avenue, Brooklyn Variance (§72-21) to permit construction of a school (Use Group 3) (<i>Bnos Zion of Bobon</i>) contrary to underlying bulk requirements. R6 zoning district. Community Board #12BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 1/23/18
6.	2017-60-BZ	Law Office of Fredrick A. Becker 111 Barrow Street, Manhattan Special Permit (§73-19) to allow for a Day Care Center (UG 3) (<i>Bright Horizons Child Care Center</i>) to be located on the first (1st) floor of an existing building contrary to ZR §42-00. M1-5 zoning district. Community Board #2M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 10/31/17
7.	2017-274-A/ 2017-275-BZ	NYC Mayor's Office of Housing Recovery Operations 31 Bogardus Street, Brooklyn Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for property registered in the NYC Build it Back Program. Waiver of front (ZR 23-45), side (ZR 23-46) and rear yard (23-47) regulations. Waiver of GCL 36. R5 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/17/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 31, 2017

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	189-96-BZ	John C. Chen, R.A. 85-10/12 Roosevelt Avenue, Queens Extension of Term for a previously granted Special Permit (§73-244) of a UG12 Eating and Drinking establishment with entertainment and dancing (<i>Flamingos</i>) which expires on May 19, 2016; Waiver of the Rules. C2-3/R6 zoning district. Community Board #4Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 10/31/17

<i>SOC – NEW CASES</i>		
2.	531-86-BZ	Law Office of Fredrick A. Becker 787 Seventh Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a Physical Culture Establishment (Athletic & Swim Club) which expires on December 16, 2016. C6-6/C6-6.5 (MID) zoning district. Community Board #5M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/31/17
3.	104-15-BZ	Seyfarth Shaw, LLP 4452 Broadway aka 44-90 Fairview Avenue, Manhattan Re-Hearing request pursuant to §1-12.5 of the Board's Rules of Practice of Procedure of a previously dismissed application requesting a Variance (§72-21) to permit the development of a mixed-use residential building with retail contrary to underlying bulk and use regulations. C2-4/R7-2 zoning district. Community Board #12M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 10/31/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, OCTOBER 31, 2017
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
4.	2016-1186-A thru 2016-1207-A	Rothkrug Rothkrug & Spector LLP 145-25 to 147-21A Hook Creek Boulevard, Queens Proposed construction of a two-story, two-family building, contrary to General City Law Section 35. R1-1 zoning district. Community Board #13Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/9/18
5.	2016-4268-A	Tarter Krinsky & Drogin LLP 30 Prince Street aka 265-269 Gold Street, Brooklyn Appeal from Department of Buildings' determination that a sign is not entitled to con-conforming use status as advertising sign at the existing size and height. Community Board #2BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 1/9/18
6.	2016-4330 & 2016-4331-A	Eric Palatnik, P.C. 16 & 19 Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/9/18
7.	2017-30-A	Eric Palatnik, P.C. 16 Garage Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/9/18
8.	2017-226-A	Eric Palatnik, P.C. 18 Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/9/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 31, 2017
10:00 A.M.

<i>BZ – DECISIONS</i>		
9.	317-14-BZ	Bryan Cave LLP 3780-3860 Nostrand Avenue, Brooklyn Special Permit (§73-44) to allow the reduction in the number of off-street parking spaces for ambulatory diagnostic treatment facilities listed in use group 4 and Uses in Parking Requirement Category Br. C2-2/R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/31/17
10.	2016-4136-BZ & 2016-4137-BZ	Sheldon Lobel, P.C. 19-59/19-61, 19-55/19-57 49th Street, Queens Special Permit (§73-44) to allow the reduction of required parking for the use group 4 ambulatory diagnostic treatment healthcare facility. M1-1 zoning district. Community Board #1Q
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Granted – 10/31/17
11.	2016-4334-BZ	Sheldon Lobel, P.C. 341 Nevins Street, Brooklyn Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for a UG 6B office use (PRC-B1). M1-2 zoning district. Community Board #6BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 10/31/17
12.	2017-53-BZ	Francis R. Angelino, Esq. 24 West 25th Street, Manhattan Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (<i>Mile High</i>) located in the cellar and first floor of an existing building contrary to ZR §42-10. M1-6 zoning district. Community Board #5M
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 10/31/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 31, 2017

10:00 A.M.

<i>BZ – DECISIONS</i>		
13.	2017-60-BZ	<p>Law Office of Fredrick A. Becker 111 Barrow Street, Manhattan Special Permit (§73-19) to allow for a Day Care Center (UG 3) (<i>Bright Horizons Child Care Center</i>) to be located on the first (1st) floor of an existing building contrary to ZR §42-00. M1-5 zoning district. Community Board #2M Project Manager: Darrell Ruffin (212) 386-0054 Status: Deferred Decision – 11/14/17</p>

<i>BZ – CONTINUED HEARINGS</i>		
14.	174-14-BZ	<p>Jim Kusi 820 East 182nd Street aka 2165-75 Southern Boulevard, Bronx Re-instatement (§11-411) of a previously approved variance permitting the operation an Automotive Service Station (UG 16B) with accessory uses which expired November 6, 1994; Waiver of the Rules. C1-4/R7-1 zoning district. Community Board #2BX Project Manager: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 1/23/18</p>
15.	302-14-BZ	<p>Rothkrug Rothkrug & Spector, LLP 45-04 Francis Lewis Boulevard, Queens 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. Community Board #11Q Project Manager: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 1/23/18</p>
16.	4-15-BZ	<p>Sheldon Lobel, P.C. 119 Webster Avenue, Brooklyn Variance (§72-21) to permit the conversion of the existing building at the premises from residential to community facility use. Community Board #14BK Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Closed, Decision – 12/5/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 31, 2017
10:00 A.M.

BZ – CONTINUED HEARINGS		
17.	157-15-BZ	Law Office of Lyra J. Altman 3925 Bedford Avenue, Brooklyn Special Permit (73-622) for the enlargement of an existing single family contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 1/23/18
18.	2016-3-BZ	Rothkrug Rothkrug & Spector LLP 1212 Victory Boulevard, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store (UG 16B). C2-1/R2 zoning district. Community Board #1SI
		Project Manager: Tracie Behnke (212) 386-0068
		Status: Continued Hearing – 1/9/18
19.	2016-4179-BZ	Eric Palatnik, P.C. 1462 62nd Street, Brooklyn Special Permit (§73-19) to permit the legalization of a School (<i>Congregation Machna Shelva</i> UG 3). Companion Variance (§72-21) (BSA Calendar Number: 246-15-BZ) to permit the creation of a mezzanine on the first floor M1-1 zoning district. Community Board #11BK
		Project Manager: Tracie Behnke (212) 386-0068
		Status: Adjourned, Continued Hearing – 11/14/17
20.	2016-4181-BZ	Law Office of Lyra J. Altman 1981 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement and conversion of an existing two family dwelling to a single family dwelling, contrary to side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R5 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 1/9/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 31, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
21.	2016-4208-BZ	Sheldon Lobel, P.C. 142 West 19th Street, Manhattan Variance (§72-21) to permit the development of a 10-story residential building contrary to ZR §23-692. C6-3A zoning district. Community Board #4M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 1/30/18
22.	2016-4464-BZ	Law Office of Jay Goldstein 1350 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space ratio (ZR 23-141); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #14BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/31/17
23.	2017-45-BZ	Greenberg Traurig, LLP 3896 Tenth Avenue, Manhattan Special Permit (§73-19) to allow for the operation of a school (Use Group 3) (<i>Inwood Academy</i>) contrary to ZR §32-12. C8-3 zoning district. Community Board #12M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/31/17
24.	2017-188-BZ	Law Office of Lyra J. Altman 1727 Ocean Parkway, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home, contrary to floor area (§23-142); side yard requirements (§§23-461) and less than the required rear yard (§23-47). R5 (Special Ocean Parkway) zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/9/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 31, 2017

1:00 P.M.

BZ – NEW CASES		
1.	2016-4328-BZ	Sheldon Lobel, P.C. 51 Astor Place, Manhattan Special Permit (§73-36) to permit the operation a Physical Cultural Establishment (<i>Orangetheory Fitness</i>) on the first and cellar floors of the existing building. C6-3 zoning district. Community Board #3M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 10/31/17
2.	2016-4467-BZ	Davidoff Hutcher & Citron LLP 69-25 Astoria Boulevard, Queens Variance (§72-21) to permit the legalization of an illuminated advertising sign contrary to ZR §22-35 (advertising signs not permitted in residential districts) and ZR §52-731.1 (non- conforming advertising signs in residential districts shall be terminated after 10 years from December 15, 1961). R4 zoning district. Community Board #1Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 1/23/18
3.	2017-97-BZ	Law Office of Fredrick A. Becker 55 Washington Street, Brooklyn Special Permit (§73-36) to permit the legalization of physical culture establishment (<i>Gleason's Gym</i>) on a portion of the first floor of an existing building. M1-2/R8A (Dumbo Historic District) zoning district. Community Board #2BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/31/17
4.	2017-140-BZ	Law Office of Jay Goldstein 55 Prospect St, Brooklyn Special Permit (§73-36) to permit the legalization of physical culture establishment (<i>Yoga Vida Dumbo</i>) on a portion of the cellar and first floor of an existing building. M1-6 zoning district. Community Board #2BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 10/31/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 31, 2017

1:00 P.M.

BZ – NEW CASES		
5.	2017-227-BZ	Sheldon Lobel, P.C. 313-321 West 37th Street, Manhattan Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (<i>Orangetheory Fitness</i>) on a portion of the first floor of an existing building contrary to ZR §32-10. C6-4M Special Garment Center District. Community Board #4M
		Project Manager: Veronica Chuah (vchuah@bsa.nyc.gov)
		Status: Continued Hearing – 1/9/18
6.	2017-281-BZ	NYC Mayor's Office of Housing Recovery Operations 23 Beacon Court, Brooklyn Special Permit (§64-92) to waive bulk requirements for the reconstruction of home damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of the front yard ZR 23-45, rear yard ZR 23-52, and side yard ZR 23-461 regulations. R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/31/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 14, 2017

10:00 A.M.

SOC – DECISIONS

1.	549-67-BZ	<p>Rothkrug Rothkrug & Spector LLP 7-9 Elm Tree Lane, Bronx Extension of Term & Waiver (11-413) seek an extension of term of a previously variance granted pursuant to (72-21) permitting in an R3-2 zoning district an existing coal and oil establishment structural alterations to existing silos to provide storage rooms amend to legalize masonry extension for use as truck garage and removal silos. R3-2 zoning district. Community Board #12BX</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Deferred Decision – 1/23/18</p>
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SOC – CONTINUED HEARINGS

2.	1255-80-BZ	<p>Gerald J. Caliendo, RA. AIA 35-33 31st Street, Queens Extension of Term; Amendment and Waiver 72-01: request an extension of term for a previously expired variance that expired on 6/2/2011 and Amendment to change from the use (UG 17) to (UG6) and also require Waiver of the Rules. R5 zoning district. Community Board #1Q</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Withdrawn – 11/14/17</p>
3.	169-98-BZ	<p>Robert J. Stahl 3141 Bailey Avenue, Bronx 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. Community Board #8BX</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 1/30/18</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 14, 2017

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	344-03-BZ	Howard Goldman 2777 Flatbush Avenue, Brooklyn Application for an extension of term of the legalization of the reconstruction and extension of an existing building operating as an eating and drinking establishment in a C3 district, contrary to ZR 32-00. C3 zoning district. Community Board #18BK
		Project Manager: Veronica Chuah (vchuah@bsa.nyc.gov)
		Status: Adjourned, Continued Hearing – 1/23/18
5.	187-08-BZ	Sheldon Lobel, P.C. 1247 38th Street, Brooklyn Amendment to a variance (§72-21) to allow a five-story school (<i>Congregation & Yeshiva Maschzikei Hadas</i>). The application seeks to increase the zoning lot contrary to the previous Board approval. M1-2/R6B zoning district. Community Board #12BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 1/30/18

<i>SOC – NEW CASES</i>		
6.	198-08-BZ	Rothkrug Rothkrug & Spector LLP 270 Park Avenue South, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (<i>New York Health and Racquet Club</i>) which expired on February 10, 2019; Amendment to permit the expansion of the use at the cellar and first floor; Waiver of the Rules. C6-4A zoning district. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 11/14/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, NOVEMBER 14, 2017
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
7.	108-15-A thru 110-15-A	Rothkrug Rothkrug & Spector, LLP 2317, 2319, 2321 Glebe Avenue, Bronx Appeal seeking determination that property owner has acquired common law vested right to complete construction of three, three-family residential buildings commenced under prior zoning district regulations. R6A zoning district. Community Board #10BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Withdrawn – 11/14/17
8.	2016-4253-A	Eric Palatnik, P.C. 565 St. John's Place, Brooklyn Appeal seeking a determination that the owner has acquired common law vested rights for a development commenced under the prior R7-1 district regulations. R3 Zoning district. Community Board #8BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 2/27/18

<i>APPEAL – NEW CASES</i>		
9.	2017-25-A thru 2017-28-A	Gino O. Longo, R.A. 3094 and 3098 Dare Place and 3093 Casler Place, 3095 Casler Place, Bronx Interpretative Appeal challenging the Department of Buildings determination. Community Board #10BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 2/13/18

*******DISCLAIMER*******

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 14, 2017
10:00 A.M.

<i>BZ – DECISIONS</i>		
10.	2017-60-BZ	Law Office of Fredrick A. Becker 111 Barrow Street, Manhattan Special Permit (§73-19) to allow for a Day Care Center (UG 3) (<i>Bright Horizons Child Care Center</i>) to be located on the first (1st) floor of an existing building contrary to ZR §42-00. M1-5 zoning district. Community Board #2M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Deferred Decision – 12/5/17

<i>BZ – CONTINUED HEARINGS</i>		
11.	91-14-BZ	Jesse Masyr 3420 Bedford Avenue, 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 required rear yard (§23-47). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 2/13/18
12.	116-14-BZ	Gerard J. Caliendo, RA, AIA 188 East 93rd Street, Manhattan Special Permit (§73-36) to allow the legalization of an Physical Cultural Establishment (<i>Crank NYC II</i>) on the first floor level of an existing five story mixed commercial & residential building in a C1-9 zoning district. Community Board #8M
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/30/18
13.	224-14-BZ 225-14-A	Eric Palatnik, P.C. 1534 Victory Boulevard, Staten Island Variance (§72-21) to for ambulatory diagnostic or healthcare treatment facility (medical office) (UG 4) located in an R1-2 zoning district. Also a companion GCL 35 as portion of the roadway is within a mapped street. R1-2 zoning district. Community Board #1SI
		Project Manager: Rory Levy (212) 386-0082/Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/23/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 14, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
14.	226-14-BZ	Gerald J. Caliendo, RA, AIA 147-02 76th Road, Queens Variance (§72-21) to permit the proposed three (3) story use group 4 Synagogue, school and Rabbi's office. R4 zoning district. Community Board #8Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/30/18
15.	105-15-BZ	Eric Palatnik, P.C. 2102-2124 Avenue Z, Brooklyn Variance (§72-21) to permit the development of a four (4) story building consisting of Use Group 6 commercial offices on the first and second floor and community facility uses on the third and fourth floors. R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 2/27/18
16.	178-15-BZ	Rothkrug Rothkrug & Spector LLP 99-47 Davenport Court, Queens Variance (§72-21) to permit the legalization of a two-family dwelling that exceeds permitted FAR and does not provide required front, side and rear yards. R3-1 zoning district. Community Board #10Q
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Adjourned, Continued Hearing – 3/6/18
17.	2016-4179-BZ	Eric Palatnik, P.C. 1462 62nd Street, Brooklyn Special Permit (§73-19) to permit the legalization of a School (<i>Congregation Machna Shelva</i> (UG 3). Companion Variance (§72-21) (BSA Calendar Number: 246-15-BZ) to permit the creation of a mezzanine on the first floor M1-1 zoning district. Community Board #11BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 2/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 14, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	2016-4262-BZ	<p>Pryor Cashman LLP 279 Church Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Lyons Den Power Yoga</i>) on the second and third floors of an existing building. C6-2A (Tribeca East Historic District) zoning district. Community Board #1M</p> <p>Project Manager: Darrell Ruffin (212) 386-0054</p> <p>Status: Adjourned, Continued Hearing – 2/13/18</p>
19.	2016-4333-BZ	<p>Slater & Beckerman P.C. 1350 Bedford Avenue, Brooklyn Special Permit (§73-433) to permit the reduction of 35 accessory off-street parking spaces required for 78 existing income-restricted housing units. R7D zoning district. Community Board #8BK</p> <p>Project Manager: Jonathan Kirschenbaum (212) 386-0081</p> <p>Status: Granted – 11/14/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 14, 2017

1:00 P.M.

BZ – NEW CASES		
1.	196-15-BZ	Eric Palatnik, P.C. 250 Mercer Street aka 683 Broadway, Manhattan Special Permit §73-36: to permit a physical culture establishment (<i>Haven Spa</i>) that will occupy the first floor of a 16-story residential building. C6-2 zoning district. Community Board #1M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/30/18
2.	2016-4153-BZ	Eric Palatnik, P.C. 4701 19th Avenue, Brooklyn Variance (§72-21) to permit the construction of a Use Group 3 school (<i>Project Witness</i>) contrary to floor area ratio and lot coverage (§24-34), front yard (§24-34) and side yard (§24-35(a)). R5 zoning district. Community Board #12BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 2/13/18
3.	2016-4230-BZ	Eric Palatnik, P.C. 1912 & 1920 Amethyst Street, Bronx Variance (§72-21) to allow the development of a House of Worship (UG 4A) contrary to floor area (ZR §33-123), street wall height and setback (ZR §33-432) and parking (ZR §36-21). C8-1 zoning district. Community Board #11BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 1/30/18
4.	2017-23-BZ	Davidoff Hatcher & Cintron LLP 32 Lexington Avenue aka 15 Quincy Street, Brooklyn Variance (§72-21) to allow the development of a UG 3 School (<i>Unity Preparatory Charter School</i>) contrary to ZR §§23-153 and 24-165 (maximum lot coverage, ZR §23-153 (permitted floor area, ZR §23-622 (maximum permitted height, maximum number of stories and required 15 foot initial setback and ZR 24-36 (required rear yard). R6B zoning district. Community Board #2BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 2/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 21, 2017
10:00 A.M.

<i>SOC – DECISIONS</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</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Dismissed – 11/21/17</p>
2.	30-00-BZ	<p>Rosenberg & Estis. P.C. 465-469 West 165th Street and 458-464 West 166th Street, Manhattan 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. Community Board #12M</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 11/21/17</p>
3.	227-02-BZ	<p>Stanley K. Schlein, Esq. 527 East 233rd Street, Bronx Extension of Term (§§72-01 and 72-22) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) with an accessory convenience store which expired on December 12, 2013; Amendment to the condition of term since the term expired in excess of 2 years but less than ten years; Extension of Time to Obtain a Certificate of Occupancy which expired on December 10, 2006; Waiver of the Board's Rules. R7-A zoning district. Community Board #12BX</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 11/21/17</p>
4.	2016-4255-BZ	<p>Eric Palatnik, P.C. 4801 Ocean Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (ZR §23-141); side yard (ZR §23-461); and rear yard (ZR §23-47). R3-1 zoning district. Community Board #15BK</p> <p>Project Manager: Jonathan Kirschenbaum (212) 386-0081</p> <p>Status: Deferred Decision – 1/30/18</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 21, 2017

10:00 A.M.

<i>SOC – CONTIUED HEARINGS</i>		
5.	704-59-BZ	Carl A. Sulfaro, Esq 53 East 177th Street, Bronx Extension of Term (§11-411) of a previously approved variance which permitted a parking lot (UG 8) which expired on June 3, 2010; Waiver of the Rules. R8 zoning district. Community Board #5BX
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 11/21/17
6.	107-06-BZ	Rothkrug Rothkrug & Spector LLP 140 East 63rd Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) to allow a physical culture establishment use (<i>Equinox</i>) in the cellar, sub cellar, first floor and second floor of a 22 story mixed use building which expires on February 27, 2017. C1-8X/R8B zoning district. Landmark Building (Barbizon Hotel For Women). Community Board #8M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 11/21/17
7.	260-06-BZ	J. Owen Zurhellen, II 112 Charlton Street/547 Greenwich Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitted the operation of a Physical Cultural Establishment (<i>Oishi Judo Club</i>) on the first floor in a six-story (plus basement) building which expires on April 10, 2017. M1-6 zoning (Special Hudson Square) District Community Board #2M
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/9/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 21, 2017

10:00 A.M.

SOC – NEW CASES		
8.	499-29-BZ	Eric Palatnik, P.C. 248-70 Horace Harding Expressway, Queens Extension of Term and Waiver (11-411) to extend the term of the previously granted variance allowing the operation n Automotive Service Station (UG 16B) which expired on March 23, 2016; Waiver of the Rules. C1-2/R3-2 zoning district. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 1/30/18
9.	418-50-BZ	Law Office of Stuart Klein 73-69 217th Street, 73-36 Springfield Boulevard, 219-02 74th Avenue, 73-10 220th Street, Queens Compliance Hearing Community Board #11Q
		Project Manager: Loreal Monroe (212) 386-0076
		Status: Continued Hearing – 2/27/18
10.	111-01-BZ	Eric Palatnik, P.C. 9001 Ditmas Avenue, Brooklyn Extension of term of a previously granted Special Permit (§73-243) for an accessory drive-thru facility at an eating and drinking establishment (<i>Wendy's</i>) which expired February 1, 2016; Amendment for minor modification to previous approved plans; Waiver of the Rules. C1-2 (R5) zoning district. Community Board #17BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 11/21/17
11.	256-02-BZ	Friedman & Gotbaum LLP 160 Imlay Street, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the re-use of a vacant six story manufacturing building, and the addition of three floors, for residential (UG2) use, which expired on May 1, 2016. M2-1 zoning district. Community Board #6BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 12/5/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, NOVEMBER 21, 2017
10:00 A.M.

<i>SOC – NEW CASES</i>		
12.	189-09-BZ	Eric Palatnik, P.C. 3067 Richmond Avenue, Staten Island 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. Community Board #1SI
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 11/21/17
13.	42-10-BZ	Akerman, LLP 2170 Mill Avenue, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to allow for a mixed use building, contrary to use (§22-10), floor area, lot coverage, open space (§23-141), maximum dwelling units (§23-22), and height (§23-631) regulations which expires on May 7, 2017. C2-2/R3-1 & R3-1 zoning district. Community Board #18BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 11/21/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 21, 2017
10:00 A.M.

<i>BZ – DECISIONS</i>		
14.	330-14-BZ	<p>Law Office of Lyra J. Altman 1746 East 21st Street, Brooklyn Special Permit (73-622) for the enlargement of an existing two family home to be converted into a single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461); perimeter wall height (ZR 23-263) and less than the required minimum rear yard (ZR23-47); R3-2 zoning district. Community Board #15BK</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Deferred Decision – 1/30/18</p>

<i>BZ – CONTINUED HEARINGS</i>		
15.	270-15-BZ	<p>Moshe M. Friedman, P.E. 338 Devoe Street, Brooklyn Variance (§72-21) to permit the construction of a 3 story residential building contrary to use regulations. M1-1 zoning district. Community Board #1BK</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Continued Hearing – 1/9/18</p>
16.	2016-1219-BZ	<p>Sheldon Lobel, P.C. 73-45 Myrtle Avenue aka 78-70 74th Street, Queens Variance (§72-21) to permit the development of a two-story plus cellar mixed-use building with ground floor commercial use an residential use on the second floor, contrary to residential floor area, front yard, side yard, parking and use regulations. Community Board #5Q</p> <p>Project Manager: Jonathan Kirschenbaum (212) 386-0081</p> <p>Status: Granted – 11/21/17</p>
	2016-1220-A	<p>Sheldon Lobel, P.C. 73-45 Myrtle Avenue aka 78-70 74th Street, Queens Proposed construction of a two-story plus cellar building partially within the bed of a proposed street widening, pursuant to Article 3 of General City Law 35. R4-1 zoning district. Community Board #5Q</p> <p>Project Manager: Jonathan Kirschenbaum (212) 386-0081</p> <p>Status: Withdrawn – 11/21/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 21, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	2016-4127-BZ	Dennis D. Dell’Angelo 1547 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family residence contrary to floor area and lot coverage (ZR 23-141); perimeter wall height (ZR 23-631) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 2/27/18
18.	2016-4301-BZ	Eric Palatnik, P.C. 136 Oxford Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (ZR 23-142); side yard (ZR 23-48); lot area and width (ZR 23-32) and less than the required rear yard (ZR 23-47). R5-OP zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 1/30/18
19.	2017-38-BZ	Eric Palatnik, P.C. 1155 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR §23-142); side yard (ZR §23-461(a)) and less than the required rear yard (ZR §23-47). R2 zoning district. Community Board #14BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 11/21/17
20.	2017-244-BZ	Eric Palatnik, P.C. 2208 Boller Avenue, Bronx Variance (§72-21) to permit the construction of a House of Worship and Community Center (UG 4) (<i>Co-Op City Baptist Church</i>) contrary to open space ratio, floor area ratio, height and setback, and encroaches onto the front and side yards, is contrary to Z.R. §24-11, §24-34, §24-35 and §24-521. R3A zoning district. Community Board #10BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 2/13/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 21, 2017

1:00 P.M.

BZ – NEW CASES		
1.	17-15-BZ	Law Office of Lyra J. Altman 133 Beach 5th Street, Queens Variance (72-21) to allow the construction of a four story residential building at the premises, located within an R4A zoning district. Community Board #14Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 2/27/18
2.	2016-4171-BZ	Sheldon Lobel, P.C. 823 Kent Avenue, Brooklyn Variance (§72-21) to permit the development of a three-story plus penthouse residential building (UG 2) contrary to ZR §42-00. M1-1 zoning district. Community Board #3BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/6/18
3.	2016-4241-BZ	Eric Palatnik, P.C. 1 Maspeth Avenue aka 378 Humboldt Street, Brooklyn Special Permit (§73-44) to allow the reduction of required parking for the use group 4 ambulatory diagnostic treatment healthcare facility and Use Group 6 offices. C8-2 zoning district. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 2/13/18
4.	2017-100-BZ	Friedman & Gotbaum, LLP 412 East 90th Street, Manhattan Special Permit (§73-19) to allow for a Use Group 3 school use (<i>The Spence School</i>) contrary to ZR §32-31 (Use Regulations); Variance (§72-21) to permit the development of the building contrary to ZR §33-292 (Proposed building extends 30 ft. into the required open area) and ZR §33-26 (Proposed building extends 20 ft. into the required rear yard. C8-4 zoning district. Community Board #8M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 3/6/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 21, 2017

1:00 P.M.

BZ – NEW CASES		
5.	2017-151-BZ	Law Office of Jay Goldstein 161 Bowery, Manhattan Special Permit (§73-36) to permit the legalization of physical culture establishment (<i>Grand Unicorn Experiment</i>) on the cellar and first floors of an existing commercial building contrary to ZR §32-10. C6-1G zoning district. Community Board #3M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 11/21/17
6.	2017-203-BZ	Francis R. Angelino, Esq. 295 Madison Avenue, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Every Body Fights</i>) in a portion of the cellar of an existing commercial building contrary to ZR §32-10. C5-3 (MID) zoning district. Community Board #5M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 11/21/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 5, 2017

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	617-56-BZ	Kenneth H. Koons, AIA 3120 Albany Crescent, Bronx Extension of Term (§11-411) of a previously approved variance which permitted the operation of a transient parking lot (UG 8) which is set to expired on September 27, 2017. C2-3/R6 & C1-3 zoning district. Community Board #8BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 12/5/17
2.	256-02-BZ	Friedman & Gotbaum LLP 160 Imlay Street, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the re-use of a vacant six story manufacturing building, and the addition of three floors, for residential (UG2) use, which expired on May 1, 2016. M2-1 zoning district. Community Board #6BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 12/5/17
3.	164-07-BZ	Rothkrug Rothkrug & Spector LLP 280 Marsh Avenue (The Crossings @ Staten Island Mall, Staten Island) Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>Massage Envy</i>) which will expire on October 2, 2017. C4-1 zoning district. Community Board #2SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 12/5/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 5, 2017
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	866-85-BZ	Rothkrug Rothkrug & Spector LLP 2338 Cambreleng Avenue, Bronx Extension of Term of a Variance (§72-21) for a UG8 open parking lot and storage of motor vehicles which expired on May 12, 2017. R7-1 zoning district. Community Board #6BX
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 12/5/17
5.	75-95-BZ	Law Office of Fredrick A. Becker 1635 Third Avenue, Manhattan Extension of Term for a special permit (§73-36) permitting the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on January 28, 2016; Waiver of the Rules. C2-8 zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 1/30/18

<i>SOC – NEW CASES</i>		
6.	540-53-BZ	Rothkrug Rothkrug & Spector LLP 87-17 111th Street, Queens Extension of Term (§11-41) of a previously approved variance which permitted a parking lot accessory to a commercial building contrary to use regulations which expired on June 1, 2015; Waiver of the Rules. C2-4/R3-1 & R3-1 zoning district. Community Board #9Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 12/5/17
7.	173-95-BZ	Rothkrug Rothkrug & Spector LLP 30 East 85th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of Physical Culture Establishment (<i>Equinox</i>) which expired on August 15, 2015; Waiver of the Rules. C5-1/R8B Special Madison Avenue Preservation District. Community Board #8M
		Project Manager: Veronica Chuah (vchuah@bsa.nyc.gov)
		Status: Continued Hearing – 2/13/18

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 5, 2017
10:00 A.M.

SOC – NEW CASES		
8.	363-04-BZ	Greenberg Traurig, LLP 6002 Fort Hamilton Parkway, Brooklyn Amendment of a previously approved Variance (§72-21) which permitted the development of mixed residential and commercial retail building with accessory parking contrary to underlying use regulations. The amendment seeks to reduce the approved parking from 93 spaces to 58 spaces contrary to the Board's previous approvals. M1-1 zoning district. Community Board #12BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 12/5/17
9.	97-07-BZ	Law Office of Fredrick A. Becker 80-16 Cooper Avenue, Queens Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Cultural Establishment (<i>New York Sports Club</i>) on the second floor of a two-story commercial building within a commercial mall complex which expired on December 31, 2016; Amendment to request a change in the hours of operation; Waiver of the Board's rules. M1-1 zoning district. Community Board #5Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/30/18
10.	143-07-BZ	Law Office of Fredrick A. Becker 6404 Strickland Avenue, Brooklyn Extension of Time to complete construction of an approved variance (§72-21) which expired on December 4, 2016, and for an amendment of the previously approved plans to permit the construction of a three-story and cellar synagogue (<i>Chabad House of Canarsie</i>). R2 zoning district. Community Board #18BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 2/13/18
11.	97-08-BZ	Eric Palatnik P.C. 84 Sanford Street, Brooklyn Compliance Hearing Community Board #3BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 2/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 5, 2017

10:00 A.M.

SOC – NEW CASES		
12.	36-15-BZ	Akerman, LLP 241 Atlantic Avenue aka 66 Boerum Place, Brooklyn Amendment of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>Planet Fitness</i>) on portions of the cellar, first and second floors of a new building. The Amendment seeks to legalize the expansion of the facility by 555 square feet of floor area on the second floor. C6-2A (Special Downtown Brooklyn District) zoning district. Community Board #2BK
		Project Manager: Veronica Chuah (vchuah@bsa.nyc.gov)
		Status: Granted – 12/5/17

APPEALS – CONTINUED HEARINGS		
13.	2016-2-A	Rothkrug Rothkrug & Spector LLP 74 Buttonwood Road, Staten Island Appeal seeking determination that the Department of Buildings improperly denied an application for a permit for construction of cabana based on erroneous determination that the cabana should be considered a dwelling unit and not an accessory structure, requiring compliance with minimum required distance between buildings (ZR 23-711(f)) and minimum distance between lot lines and building walls (ZR 23-881) in the lower density growth management area. R1-1(NA-1). Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 3/20/18
14.	2017-52-A	Slater & Beckerman P.C. 1109 Metropolitan Avenue, Brooklyn Interpretative Appeal challenging the Department of Buildings determination that a proposed caretaker's apartment for a proposed sign painting shop does not satisfy the ZR 12-10 definition of an "accessory use". M3-1 zoning district. Community Board #1BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 12/5/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, DECEMBER 5, 2017
10:00 A.M.

<i>BZ – DECISIONS</i>		
15.	4-15-BZ	Sheldon Lobel, P.C. 119 Webster Avenue, Brooklyn Variance (§72-21) to permit the conversion of the existing building at the premises from residential to community facility use. Community Board #14BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 12/5/17
16.	22-15-BZ	Simons & Wright LLC 219 26th Street, Brooklyn Variance (72-21) to construct a residential building on a small lot at premises, located in an M1-1D zoning district, contrary to (Section 42-00) not permitted as of right. Community Board #7BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Granted – 12/5/17
17.	2016-4340-BZ	Law Office of Vincent L. Petraro, PLLC 131-02 40th Road, Queens Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C4-2 zoning district. Community Board #7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Deferred Decision – 2/13/18
18.	2017-60-BZ	Law Office of Fredrick A. Becker 111 Barrow Street, Manhattan Special Permit (§73-19) to allow for a Day Care Center (UG 3) (<i>Bright Horizons Child Care Center</i>) to be located on the first (1st) floor of an existing building contrary to ZR §42-00. M1-5 zoning district. Community Board #2M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 12/5/17
19.	128-15-BZ thru 130-15-BZ	Law Office of Steven Simicich 680, 682 and 684 Van Duzer Street, Staten Island Variance (§72-21) to allow for the construction on a three family attached residential building (Use Group 2). R2/SHPD zoning district. Community Board #1SI
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 2/13/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 5, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	179-15-BZ	<p>Moshe M. Friedman, P.E. 129 Taaffe Place, Brooklyn Variance (§72-21) to permit the development of a four-story, multifamily residential building (UG2) contrary to ZR §42-10. M1-1 zoning district. Community Board #3BK</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Granted – 12/5/17</p>
21.	234-15-BZ	<p>Sarah Tadros Awad 1223 67th Street, Brooklyn Special Permit (§73-622) to permit the legalization of an enlargement and the conversion to a two family home of an existing single-family, semi-detached residential building contrary to floor area ZR 23-141 and perimeter wall height 23-631(b). R4-1 zoning district. Community Board #10BK</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Adjourned, Continued Hearing – 2/27/18</p>
22.	275-15-BZ	<p>Friedman & Gotbaum LLP 115 East 97th Street, Manhattan Variance (§72-21) proposed construction of a 12-story community facility building for the Upper Middle School and Upper School divisions of the Marymount School of New York contrary to underlying bulk regulations. R7-2 zoning district. Community Board #11M</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Continued Hearing – 2/13/18</p>
23.	2016-4271-BZ	<p>Eric Palatnik, P.C. 201 Hampton Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing one family home contrary to floor area, open space and lot coverage (ZR 23-141) and side yard (ZR 23-461. R3-1 zoning district. Community Board #15BK</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Adjourned, Continued Hearing – 2/13/18</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 5, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
24.	2017-102-BZ	Sheldon Lobel, P.C. 2015 East 5th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family residence, contrary to floor area requirements (ZR §23-41); perimeter wall height (ZR §23-631); proposed front yard setback (ZR §23-45); and side yards (ZR §23-461). R2X (Special Ocean Parkway District). Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 12/5/17
25.	2017-190-BZ	Fox Rothschild LLP 23-11 31st Road, Queens Variance (§72-21) to permit the development of a 7-story building containing 92 affordable independent residences for seniors and a ground floor senior center contrary to ZR §§23-155 & 24-11 (maximum permitted FAR); ZR §24-33 (permitted obstruction in the required rear yards) and ZR §23-622 (maximum height and setbacks). R6B zoning district. Community Board #1Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 1/30/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 5, 2017

1:00 P.M.

BZ – NEW CASES		
1.	2016-4468-BZ	Bryan Cave LLP 27 East 61st Street, Manhattan Variance (§72-21) to permit the conversion and horizontal enlargement of an existing six-story mixed use building into a six-story commercial (UG 6) building contrary to ZR §33-122 (Maximum Permitted Floor Area). C5-1 (Madison Avenue Preservation District). Community Board #8M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/6/18
2.	2017-297-BZ	NYC Mayor's Office of Housing Recovery Operations (HRO) 19 Stanton Road, Brooklyn Special Permit (§64-92) to waive bulk requirements for the reconstruction of home damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of the front yard ZR 23-45, rear yard ZR 23-47, and side yard ZR 23-461 regulations. R4-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 12/5/17
3.	2017-302-BZ	NYC Mayor's Office of Housing Recovery Operations (HRO) 174A and 176A Beach 111th Street, Queens Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of the minimum required distance between two buildings on a zoning lot ZR 23-711. R4 zoning district. Community Board #14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 12/5/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 12, 2017
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	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
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 12/12/17

<i>SOC – CONTINUED HEARINGS</i>		
2.	634-84-BZ	Law Office of Lyra J. Altman 2501-2509 Avenue K, Brooklyn Amendment of a previously approved Variance (§72-21) which permitted the erection of a two (2) story and cellar community facility (UG 4) building which provided less than the required front yard and required parking. The amendment seeks to permit the enlargement of the synagogue (<i>Kol Israel Congregation & Center</i>) contrary to floor area, lot coverage, open space and accessory off-street parking. R2 zoning district. Community Board #14BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 3/20/18
3.	36-95-BZ	Rothkrug Rothkrug & Spector LLP 65-75 Woodhaven Boulevard aka 85-01 66th Avenue, Queens Extension of Term and Waiver (§72-01): to extend the term of a previous grant permitting a physical culture establishment (<i>World Gym</i>) within an existing cellar and one-story commercial building. C1-2/R3-1 zoning district. Community Board #6Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 12/12/17
4.	21-10-BZ	Law Office of Fredrick A. Becker 2801 Roebling Avenue aka 1590 Hutchinson River Parkway, Bronx Extension of Term & Amendment (73-243) request an extension of the term of a previously granted special permit that legalized an eating and drinking establishment with a drive-through at the subject premises and an Amendment to approved hours of operation. C1-2/R4A zoning district. Community Board #10BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 2/13/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 12, 2017
10:00 A.M.

SOC – NEW CASES		
5.	737-86-BZ	Rampulla Associates Architects 3304 Amboy Road, Staten Island Extension of Term of a previously approved Variance (§72-21) which permitted the enlargement of an existing retail store (UG 6) which expired on June 2, 2017; R3-1 (Special Richmond District). Community Board # 3SI
		Project Manager: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 2/13/18
6.	62-96-BZ	Law Office of Fredrick A. Becker 200 Madison Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on February 4, 2017; Waiver of the Rules. C5-2 zoning district. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Closed, Decision – 2/13/18
7.	223-07-BZ	Bryan Cave LLP 12 West 57th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>Bliss World</i>) on the third floor in an existing commercial building which expires on June 15, 2017. C5-3 Special Midtown District. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 12/12/17
8.	169-09-BZ	Akerman, LLP 186 Saint George's Crescent, Bronx Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the development of a multi-family residential building, contrary to floor area (§23-145), rear yard (§23-47), height and setback (§23-633), rear setback (§23-663), minimum distance between windows and lot lines (§23-861), and maximum number of dwelling units (§23-22) regulations which expired on August 23, 2015; Waiver of the Rules. R8 zoning district. Community Board #1BX
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 12/12/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, DECEMBER 12, 2017
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	235-15-A & 259-15-A	Sheldon Lobel, P.C. 8 Cornell Lane, Queens Proposed construction of building that does not provide adequate frontage on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R2A zoning district. Community Board #11Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 12/12/17
10.	2016-4329-A	Richard G. Leland 2001 Bartow Avenue, Bronx Administrative appeal challenging the Department of Buildings' final determination dated October 25, 2016, to permit the installation of 54 individual signs at the subject property. C7 zoning district. Community Board #10BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 2/27/18

<i>APPEAL – CONTINUED HEARINGS</i>		
11.	266-07-A	Law Office of Lyra J. Altman 1602-1610 Avenue S, Brooklyn Extension of time to complete construction and obtain a certificate of occupancy of a previously granted common law vested rights application, which expired on July 15, 2016. R4-1 zoning district. Community Board # 15BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Withdrawn – 12/12/17
12.	238-15-A thru 243-15-A	Jeffrey Geary 102-04, 08, 12, 16, 20, 24 Dunton Court, Queens Proposed construction of buildings that do not front on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3-1 zoning district. Community Board #14Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, DECEMBER 12, 2017
10:00 A.M.

APPEAL – CONTINUED HEARINGS		
13.	2016-4296-A thru 2016-4298-A	Rothkrug Rothkrug & Spector LLP 3236, 3238 Schley Avenue and 580 Clarence Avenue, Bronx Proposed enlargement of an existing one-family home which is within the unbuilt portion of the mapped street contrary to General City Law 35. C3A zoning district. Community Board #10BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 2/27/18

BZ – DECISIONS		
14.	31-14-BZ	Moshe M. Friedman, P.E. 165 Spencer Street, Brooklyn 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. Community Board #3BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Deferred Decision – 4/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, DECEMBER 12, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	56-02-BZ	New York City Board of Standards and Appeals 317 Dahill Road, Brooklyn Compliance Hearing of a previously approved Variance (§72-21) which permitted the construction of a four-story plus cellar school, which created non-compliances with respect to floor area ratio, lot coverage, side, front and rear yards, and which is contrary to ZR §24-11, §24-34, §24-35, §24-36 and §24-521. R5 zoning district. Community Board #12BK
		Project Manager: Loreal Monroe (212) 386-0076
		Status: Continued Hearing – 3/6/18
16.	1-96-BZ	New York City Board of Standards and Appeals 600 McDonald Avenue, Brooklyn Amendment for an extension of an existing school building to add 3 rd and 4 th floors. R5 zoning district. Community Board #12BK
		Project Manager: Loreal Monroe (212) 386-0076
		Status: Continued Hearing – 3/6/18
17.	214-14-A/ 215-14-BZ	Sheldon Lobel 50-11 & 50-15 103rd Street, 103-10 & 103-16 Alstyn Avenue, Queens Variance (§72-21) to permit four-three-story three family semi-detached residential building at the existing premises in an R5 zoning district, also building in the bed of mapped street pursuant to GCL 35. R5 zoning district. Community Board #4Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 3/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 12, 2017
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	263-14-BZ	Eric Palatnik, P.C. 1601 Oriental Boulevard, Brooklyn Variance (§72-21) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-142); front yard (ZR 34-45(a)); side yards (ZR 23-461(a)). R3-1 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 12/12/17
19.	20-15-BZ	Alexander Levkovich 461 Avenue X, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A house of worship community facility at the premises contrary to floor area ratio, open space, lot coverage, wall height, front yard, side yards, rear yard, sky exposure plane, and parking regulations. R4 (OP) zoning district. Community Board #15BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 2/27/18
20.	2016-4138-BZ	Kramer Levin Naftalis & Frankel LLP 323-27 Avenue of the Americas, Manhattan Variance (§72-21) for an enlargement of an existing motion picture theater (<i>IFC Center</i>) contrary to both use and bulk requirements. C1-5/R7-2 & R6 zoning district. Community Board #2M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 3/27/18
21.	2016-4169-BZ	Sheldon Lobel, P.C. 230 Boerum Street, Brooklyn Variance (§72-21) to permit the construction of a residential building contrary to ZR §§42-00 & 42-10. M1-1 zoning district. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 12, 2017

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
22.	2016-4295-BZ	Law Office of Lyra J. Altman 1074 East 24th 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). R2 zoning district. Community Board #14BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Adjourned, Continued Hearing – 1/23/18
23.	2017-67-BZ	Salim Abraham Jr. 2714 Avenue R, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (ZR §23-141); perimeter wall height (ZR §23-631) and side yards (ZR §23-461). R3-2 zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 1/9/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 12, 2017

1:00 P.M.

BZ – NEW CASES		
1.	2017-208-BZ	Law Office of Jay Goldstein 700 Broadway, Manhattan Special Permit (§73-36) to permit the operation of physical culture establishment (<i>Rumble Fitness</i>) on a portion of the cellar and first floor an existing building contrary to ZR §32-10. M1-5B NoHo Historic District. Community Board #2M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 12/12/17
2.	2017-215-BZ	Eric Palatnik, P.C. 900 3rd Avenue, Manhattan Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>Title Boxing Club</i>) located on a portion of the first and cellar floors of an existing thirty-six (36) story commercial use building contrary to ZR §32-10. C6-6 Special Midtown District. Community Board #6M
		Project Manager: Rory Levy (212) 386-0082
		Status: Closed, Decision – 1/23/18
3.	2017-311-BZ	NYC Mayor's Office of Housing Recovery Operations (HRO) 211 East 8th Road, Queens Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program, and Special Permit (§64-A71) to permit the reconstruction of a nonconforming 2-family home contrary to the Special Coastal Risk District regulations. R3A/Special Coastal Risk District. Community Board #14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 12/12/17
4.	2017-312-BZ	NYC Mayor's Office of Housing Recovery Operations (HRO) 18 Webers Court, Brooklyn Special Permit (§64-92) to waive bulk requirements for the reconstruction of a home damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of the side yard ZR 23-461, waterfront yard ZR 62-332, and height regulations of ZR 64-A36. R5/C2-2 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 12/12/17

*****DISCLAIMER*****

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