

**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, DECEMBER 17, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                    |   |
|--|--------------------|---|
| <b>1.</b>                                  | <b>2019-94-AII</b> | <p>Klein Slowik, PLLC<br/> <b>36 West 66<sup>th</sup> Street aka 50 West 66<sup>th</sup> Street, Manhattan</b><br/>                     Appeal of a New York City Department of Buildings challenging the validity of a building permit dated April 11, 2019. C4-7 and R8 Special Lincoln Square District.<br/> <b>Community Board #7M</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Closed, Decision – 1/28/20</b></p> |

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>2.</b>                              | <b>197-02-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>2825 Nostrand Avenue, Brooklyn</b><br/>                     Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a physical cultural establishment (Harbor Fitness) which expired on November 26, 2017; Waiver of the Board’s Rules. C2-2/R3-2 zoning district.<br/> <b>Community Board #18BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Granted – 12/17/19</b></p>   |
| <b>3.</b>                              | <b>209-04-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>109-09 15<sup>th</sup> Avenue, Queens</b><br/>                     Extension of Time to complete construction of an approved variance (§72-21) to permit the conversion and enlargement of an existing industrial building to residential use contrary to underlying use regulations which expired on December 4, 2016. M2-1 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Adjourned, Continued Hearing – 4/28/20</b></p> |
| <b>4.</b>                              | <b>322-05-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>69-69 Main Street, Queens</b><br/>                     Extension of Time to Complete Construction for a previously granted variance (§72-21) which permitted the enlargement of an existing two-story home and the change in use to a community use facility (Queens Jewish Community Council), which expired on March 7, 2017. R4B zoning district.<br/> <b>Community Board #8Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 3/3/20</b></p>     |

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|--|------------------|---|
| <b>5.</b>                              | <b>183-09-BZ</b> | <p>Law Office of Fredrick A. Becker<br/> <b>1400 Fifth Avenue, Manhattan</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>NY Sports Club</i>) on a portion of the ground floor and cellar in an eight-story mixed-use building which expired on November 1, 2018; Amendment to permit a change in the hours of operation; Waiver of the Board Rules. C4-5X zoning district.<br/> <b>Community Board #10M</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Adjourned, Continued Hearing – 3/3/20</b></p> |

| <b><i>SOC – NEW CASES</i></b> |                  |  |
|-------------------------------|------------------|--|
| <b>6.</b>                     | <b>530-32-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>1029 Brighton Beach Avenue, Brooklyn</b><br/>           Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance which expired on June 26, 2019; Waiver of the Board’s Rules. C1-3/R6 and R6 zoning districts.<br/> <b>Community Board #13BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Granted – 12/17/19</b></p>   |
| <b>7.</b>                     | <b>74-49-BZ</b>  | <p>Akerman LLP<br/> <b>515 Seventh Avenue, Manhattan</b><br/>           Extension of Term (§11-411) of a previously approved variance permitting the operation of a public parking garage which expired on June 28, 2019; Amendment to reflect a reduction of parking spaces from 360 to 280 through the elimination of parking stackers on the roof level. M1-6 Special Garment Center District.<br/> <b>Community Board #5M</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Granted – 12/17/19</b></p> |

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| <b><i>SOC – NEW CASES</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>8.</b>                     | <b>21-91-BZ</b>  | <p>Sheldon Lobel, P.C.,<br/> <b>2407-2417 Linden Boulevard, Brooklyn</b><br/>                     Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an automotive glass and mirror repair establishment (UG 7D) and used car sales (UG 16B) which expired on March 16, 2015; Amendment to permit the legalize the conversion of the existing building to Use Car Sales (UG 16B) and relinquishing the automotive glass and mirror repair establishment (UG 7D); Waiver of the Board’s Rules. R5 zoning district.<br/> <b>Community Board #5BK</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 3/24/20</b></p> |
| <b>9.</b>                     | <b>187-97-BZ</b> | <p>Nasir J. Khanzada<br/> <b>148-02 Rockaway Boulevard, Queens</b><br/>                     Amendment of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B) with an accessory convenience store. The amendment seeks to remove lot 39 from the application as well as enlarge the existing building by 133.68 square feet. C2-3/R5D zoning district.<br/> <b>Community Board #12Q</b><br/> <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b><br/> <b>Status: Continued Hearing – 3/24/20</b></p>  |
| <b>10.</b>                    | <b>1-11-BZ</b>   | <p>Carter Ledyard &amp; Milburn LLP<br/> <b>189-191 Atlantic Avenue, Brooklyn</b><br/>                     Extension of Time to Complete Construction of a previously approved Variance (§72-21) which permit a ground floor enlargement to a pre-existing non-complying commercial building which expired on September 20, 2015. C2-3/R6 LH-1 Limited Height District, Brooklyn Heights Historic District.<br/> <b>Community Board # 7BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Granted – 12/17/19</b></p>  |

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| <b>11.</b>                                 | <b>2019-13-A &amp;<br/>2019-14-BZY</b> | <p>Ross F. Moskowitz, Esq.<br/> <b>11-31 Ryerson Street, Brooklyn</b><br/>                     Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development of a hotel prior to the adoption of a zoning text amendment on December 20, 2018. Proposed extension of time to complete construction for a minor development pursuant to ZR §11-331 to renew building permits lawfully issued before December 20, 2018. M1-2 zoning district.<br/> <b>Community Board #2BK</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Granted – 12/17/19 – Cal. 2019-13-A</b><br/> <b>Withdrawn – 12/17/19 – Cal. 2019-14-BZY</b></p> |
| <b>12.</b>                                 | <b>2019-19-A</b>                       | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>107 Manee Avenue, Staten Island</b><br/>                     Proposed development of a three-story, mixed-use building containing commercial use on the ground floor and dwelling units on the second and third floors not fronting on a legally mapped street is contrary to General City Law §36. R3X/SRD zoning district.<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Adjourned, Continued Hearing – 3/3/20</b></p>   |

| <b><i>BZ – DECISIONS</i></b> |                    |  |
|------------------------------|--------------------|--|
| <b>13.</b>                   | <b>2019-194-BZ</b> | <p>Terminus Group, LLC<br/> <b>50 Titus Avenue, Staten Island</b><br/>                     Variance (§72-21) to permit the construction of a single-family detached home contrary to ZR 23-461 (side yards). R3-1 zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Granted – 12/17/19</b></p> |

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|---------------------------------------|--------------------|---|
| <b>14.</b>                            | <b>2017-231-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>765 Pennsylvania Avenue, Brooklyn</b><br/> Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store. C2-3/R6 zoning district.<br/> <b>Community Board #5BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 12/17/19</b></p>   |
| <b>15.</b>                            | <b>2018-16-BZ</b>  | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>974 Sacket Avenue, Bronx</b><br/> Re-instatement (§11-411) of a previously approved variance which permitted the operation of non-storage garage which expired on April 19, 2002; Extension of Time to Obtain a Certificate of Occupancy which expired on April 13, 2000; Waiver of the Board’s Rules. R4 zoning district.<br/> <b>Community Board #11BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 12/17/19</b></p>                     |
| <b>16.</b>                            | <b>2018-53-BZ</b>  | <p>Slater &amp; Beckerman, P.C.<br/> <b>104 DeGraw Street, Brooklyn</b><br/> Variance (§72-21) to permit residential use within a new four-story mixed-use building contrary to ZR §42-10. M1-1 zoning district.<br/> <b>Community Board #6BK</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Denied – 12/17/19</b></p>   |
| <b>17.</b>                            | <b>2018-66-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>118 West 72<sup>nd</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the legalization of the operation of a Physical Cultural Establishment (<i>Dakota Personal Training and Pilates</i>) with the cellar and first floor of an existing 13-story plus cellar building contrary to ZR §32-10. C4-6A (Upper West Side/Central Park West Historic District).<br/> <b>Community Board #7M</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Continued Hearing – 3/24/20</b></p> |

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|---------------------------------------|--------------------|---|
| <b>18.</b>                            | <b>2018-109-BZ</b> | <p>Goldman Harris LLC<br/> <b>9-03 44<sup>th</sup> Road, Queens</b><br/> Special Permit (§73-19) to permit the operation of a school (UG 3) (Our World Neighborhood Charter Schools (OWN) contrary to ZR §42-00. M1-4 zoning district.<br/> <b>Community Board #2Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 3/3/20</b></p>   |
| <b>19.</b>                            | <b>2018-167-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>1133 East 22<sup>nd</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of a single-family detached residence contrary to floor area (ZR § 23-142); open space (ZR § 23-141); rear yard (ZR § 23-47), and side yard regulations (ZR§ 23-461(a)). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 12/17/19</b></p>                            |
| <b>20.</b>                            | <b>2019-31-BZ</b>  | <p>Goldman Harris LLC<br/> <b>525 West 26<sup>th</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a physical cultural establishment (The Wright Fit Performance Lab) to be located on the fourth and fifth floors of a five-story building contrary to ZR §42-10. M1-5 Special West Chelsea zoning district. and West Chelsea Historic District.<br/> <b>Community Board #4M</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Granted – 12/17/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, DECEMBER 17, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |   |
|------------------------------|--------------------|---|
| <b>1.</b>                    | <b>2018-15-BZ</b>  | <p>Crown Architecture &amp; Consulting, D.P.C.<br/> <b>250 West 26<sup>th</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Marcelo Garcia Brazilian Jiu Jitsu</i>) on the third floor of an existing building contrary to ZR §32-10. C6-2A zoning district.<br/> <b>Community Board #4M</b><br/> <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b><br/> <b>Status: Postponed Hearing – 2/25/20</b></p> |
| <b>2.</b>                    | <b>2019-180-BZ</b> | <p>Pryor Cashman LLP<br/> <b>1253 Lexington Avenue, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>CorePower Yoga</i>) to be located on a portion of the first floor of an existing fifteen-story mixed-use building contrary to ZR §32-10. C1-8X zoning district.<br/> <b>Community Board #8M</b><br/> <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b><br/> <b>Status: Granted – 12/17/19</b></p>               |
| <b>3.</b>                    | <b>2019-189-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>97-01 Northern Boulevard, Queens</b><br/> Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Blink Fitness</i>) within a proposed building contrary to ZR §32-10. C2-4R6A zoning district.<br/> <b>Community Board #2Q</b><br/> <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b><br/> <b>Status: Granted – 12/17/19</b></p>  |
| <b>4.</b>                    | <b>2019-197-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>155 West 23<sup>rd</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>Solidcore</i>) contrary to ZR §22-10. C6-3X zoning district.<br/> <b>Community Board #4M</b><br/> <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b><br/> <b>Status: Granted – 12/17/19</b></p>  |

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**TUESDAY AFTERNOON, DECEMBER 17, 2019**

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| <b><i>BZ – NEW CASES</i></b> |                     |  |
|------------------------------|---------------------|--|
| <b>5.</b>                    | <b>2016-4463-BZ</b> | Law Office of Jay Goldstein<br><b>6202 14<sup>th</sup> Avenue (1372-1384 62<sup>nd</sup> St., 1370 62<sup>nd</sup> St, 6210 14<sup>th</sup> Avenue)<br/>Brooklyn</b><br>Variance (§72-21) to permit the construction of a Use Group 3 school (Mosdos Satmar BP) contrary to Use (§42-00 and §77-11), Floor Area/Floor Area Ratio (§43-122, §24-11 and §77-22), Lot Coverage (§24-11 and §77-24), Height, Setbacks and Sky Exposure Plane (§43-43) and §24-521), Front Yard (§24-34 and §77-27), Side Yard (§24-35 and §77-27), Rear Yard (§24-36 and §77-27), Side Yard Setback (§24-551 and §77-28) and Required Yard Along District Boundary (§43-301) regulations. ZR 73-19 to permit a school in an M1-1 ZD. M1-1/R5B zoning district.<br><b>Community Board #10BK</b> |
|                              |                     | <b>Project Manager: Toni Matias (212) 386-0085</b>   |
|                              |                     | <b>Status: Granted – 4/28/20</b>   |

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| <b><i>APPEALS – NEW CASES</i></b> |                |   |
|-----------------------------------|----------------|---|
| <b>1.</b>                         | <b>67-13-A</b> | NYC Department of Buildings<br><b>945 Zerega Avenue, Bronx</b><br>Rehearing to provide new evidence to demonstrate that the advertising sign never existed at the premises as of November 1, 1979, and therefore was never granted legal non-conforming status pursuant to ZR §42-55.<br><b>Community Board #9BX</b><br><b>Project Manager: Toni Matias (212) 386-0084</b><br><b>Status: Granted – 12/10/19</b> |

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                   |  |
|--|-------------------|--|
| <b>2.</b>                                  | <b>2017-310-A</b> | NYC Department of Buildings<br><b>10002 Farragut Road, Brooklyn</b><br>Pursuant to § 645 of the New York City Charter, the Department of Buildings (the Department") respectfully submits to the Board of Standards and Appeals (the "Board") this statement in support of its application to modify certificate of occupancy 321114450F dated September 1, 2015.<br><b>Community Board #18BK</b><br><b>Project Manager: Gjela Prenga (212) 386-0067</b><br><b>Status: Continued Hearing – 3/24/20</b> |

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>3.</b>                              | <b>863-48-BZ</b> | Alfonso Duarte<br><b>259-16 Union Turnpike, Queens</b><br>Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive repair and automotive sales establishment (UG 16B) which expired on November 25, 2018; Amendment to remove the use of automotive sales. R2 zoning district.<br><b>Community Board #13Q</b><br><b>Project Manager: Darrell Ruffin (212) 386-0054</b><br><b>Status: Continued Hearing – 2/25/20</b> |

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| <b>4.</b>                              | <b>1715-61-BZ</b> | <p>Michael H. Choi, Esq.<br/> <b>129-02 Guy Brewer Boulevard, Queens</b><br/>                     Extension of Term (§11-411) of a previously approved variance which permitted the operation of a dry-cleaning establishment (UG 6A) which expired on June 5, 2017; Extension of Time to obtain a Certificate of Occupancy which expired on September 14, 2011; Waiver of the Board’s Rules. R3X zoning district.<br/> <b>Community Board # 12Q</b><br/> <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b><br/> <b>Status: Granted – 12/10/19</b></p> |
| <b>5.</b>                              | <b>171-93-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>32-45 75<sup>th</sup> Street, Queens</b><br/>                     Extension of Term of a previously approved (§72-21) which permitted the legalization of an existing auto storage facility and the parking of twenty-four (24) cars on the vacant portion of the site which expired on November 22, 2014; Waiver of the Rules. R4 zoning district.<br/> <b>Community Board #3Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 12/10/19</b></p>   |

| <b><i>SOC – NEW CASES</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>6.</b>                     | <b>764-56-BZ</b> | <p>Alfonso Duarte<br/> <b>200-05 Horace Harding Expressway, Queens</b><br/>                     Amendment (§11-412) of a previously approved variance permitting the operation of an automotive service station (UG 16B). The amendment seeks to permit the enlargement of the existing accessory building to permit the additions of convenience store, service bay, office and storage space. C1-2/R3-2 zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Postponed Hearing – 2/25/20</b></p> |
| <b>7.</b>                     | <b>751-78-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>200-15 Northern Boulevard, Queens</b><br/>                     Extension of Term of a previously granted under variance (§72-21) for the continued operation of a UG16 Automotive Repair Shop (Genesis Auto Town) which expired on January 23, 2019. C2-2/R3-2 zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 2/11/20</b></p>  |

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|-------------------------------|--------------------|---|
| <b>8.</b>                     | <b>64-14-BZ</b>    | <p>Law Office of Lyra J. Altman<br/> <b>1320 East 23<sup>rd</sup> Street, Brooklyn</b><br/>                     Extension of Time to Complete Construction of a previously approved Special Permit (§73-622) permitting the enlargement of an existing single-family home which expired on August 25, 2019. R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 2/11/20</b></p>   |
| <b>9.</b>                     | <b>2017-207-BZ</b> | <p>Law Offices of Marvin B. Mitzner, LLC.<br/> <b>2030 Broadway, Manhattan</b><br/>                     Extension of Time to Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-36) permitting the operation of a physical culture establishment (CorePower Yoga) on the second floor of an existing building which expired August 21, 2019. C4-6A/R8B Upper West Side/Central Park West Historic District.<br/> <b>Community Board #7M</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Postponed Hearing – 2/11/20</b></p> |

| <b><i>APPEALS – NEW CASES</i></b> |                     |  |
|-----------------------------------|---------------------|--|
| <b>10.</b>                        | <b>2018-198-A</b>   | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>85 Trenton Court, Staten Island</b><br/>                     Proposed construction of a two-story, two-family residential building not fronting on a mapped street contrary to General City Law §36. R3X Special South Richmond District.<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 2/11/20</b></p> |
| <b>11.</b>                        | <b>2019-270-BZY</b> | <p>Deidre A. Carson, Esq.<br/> <b>12-14 East 48<sup>th</sup> Street, Manhattan</b><br/>                     To extend the time of construction for a period of one year for a 29-story hotel ZR §81-621. C5-2.5 Special Midtown District.<br/> <b>Community Board #5M</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Granted – 12/10/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, DECEMBER 10, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |   |
|---------------------------------------|--------------------|---|
| <b>12.</b>                            | <b>2018-167-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>1133 East 22<sup>nd</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of a single-family detached residence contrary to floor area (ZR § 23-142); open space (ZR § 23-141); rear yard (ZR § 23-47), and side yard regulations (ZR§ 23-461(a)). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 12/17/19</b></p>  |
| <b>13.</b>                            | <b>2019-6-BZ</b>   | <p>Law Office of Fredrick A. Becker<br/> <b>138 East 39<sup>th</sup> Street, Block 894, Manhattan</b><br/> Variance (§72-21) to permit the enlargement of an existing house of worship (<i>Eastern Prelacy of the Armenian Apostolic Church</i>) contrary to ZR §24-11 (lot coverage and floor area ratio); ZR §§24-33 &amp; 24-36 (permitted rear yard obstruction within a 30’ required yard). R8 zoning district.<br/> <b>Community Board #6M</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 2/25/20</b></p> |
| <b>14.</b>                            | <b>2019-29-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>30 Clinton Avenue, Brooklyn</b><br/> Special Permit (§73-19) to permit the operation of a school (UG 3) (International Charter School) contrary to ZR §42-10. M1-2 zoning district.<br/> <b>Community Board #2BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 3/24/20</b></p>  |
| <b>15.</b>                            | <b>2019-40-BZ</b>  | <p>Greenberg Traurig, LLP<br/> <b>175-179 East 73<sup>rd</sup> Street, Manhattan</b><br/> Variance (§72-21) to permit the enlargement of a House of Worship (UG 4) (Persian Jewish Center) contrary to ZR §24-36 (rear yard); ZR §24-11 (lot coverage); ZR §§24-50 &amp; 23-662 (minimum base height and maximum height of buildings and setback). R8B (NYC Individual Landmarked Buildings)<br/> <b>Community Board #8M</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Granted – 12/10/19</b></p>                                   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, DECEMBER 10, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |   |
|---------------------------------------|--------------------|---|
| <b>16.</b>                            | <b>2019-157-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>88-02 Northern Boulevard, Queens</b><br/> Special Permit (§73-243) to permit an eating and drinking establishment (White Castle) with an accessory drive-thru contrary to ZR §32-10. C1-2/R4 zoning district.<br/> <b>Community Board #3Q</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Granted – 12/10/19</b></p>              |
| <b>17.</b>                            | <b>2019-158-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>89-03 57<sup>th</sup> Avenue, Queens</b><br/> Special Permit (§73-243) to permit an eating and drinking establishment (White Castle) with an accessory drive-thru contrary to ZR §32-10. C1-2/R4 zoning district.<br/> <b>Community Board #4Q</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Continued Hearing – 2/11/20</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, DECEMBER 10, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                     |   |
|------------------------------|---------------------|---|
| <b>1.</b>                    | <b>2019-64-BZ</b>   | <p>Law Office of Lyra J. Altman<br/> <b>1334 East 24<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to FAR and open space (ZR §23-141); side yards (ZR §§23-461) and rear yard (§23-47). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 2/25/20</b></p>  |
| <b>2.</b>                    | <b>2019-156-BZ</b>  | <p>BHB Investment Holdings Glen Oaks, LLC<br/> <b>257-09 Union Turnpike, Queens</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Goldfish Swim School</i>) to be located within an existing retail space located within an existing shopping center contrary to ZR §32-10. C4-1 zoning district.<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b><br/> <b>Status: Granted – 12/10/19</b></p> |
| <b>3.</b>                    | <b>2016-4149-BZ</b> | <p>World Design Architecture, PLLC<br/> <b>500-508 Van Nest Avenue, Bronx</b><br/> Variance (§72-21) to permit the construction of an eight-story, mixed-use residential and commercial building contrary to bulk and use regulations. R5 zoning district.<br/> <b>Community Board #11BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 3/17/20</b></p>   |
| <b>4.</b>                    | <b>2016-4264-BZ</b> | <p>Gerald J. Caliendo, R.A., AIA<br/> <b>194 Moffat Street, Brooklyn</b><br/> Variance (§72-21) to permit a residential development consisting of a four story, ten unit multiple dwelling, contrary to use regulations (§42-00). M1-1 zoning district.<br/> <b>Community Board #3BK</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 3/17/20</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, DECEMBER 10, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                                  |   |
|------------------------------|----------------------------------|---|
| <b>5.</b>                    | <b>2018-192-BZ</b>               | <p>Sheldon Lobel, P.C.<br/> <b>229 Lenox Avenue, Manhattan</b><br/>           Variance (§72-21) to permit the legalization of a conversion of an existing mixed-use building to a single-family home in which the glazed windows and doors facing the rear lot line do not comply with the minimum distance for legally required windows for natural light and ventilation contrary to ZR 23-861. C1-4/R7-2 zoning district.<br/> <b>Community Board #10M</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 3/3/20</b></p>   |
| <b>6.</b>                    | <b>2019-48-BZ</b>                | <p>Sheldon Lobel, P.C.<br/> <b>31-45 41<sup>st</sup> Street, Queens</b><br/>           Variance (§72-21) to permit the construction of a three-story and cellar, two-family building contrary to ZR §23-49 (Special Provisions for Side Lot Line Walls). R5 zoning district.<br/> <b>Community Board #1Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 2/11/20</b></p>   |
| <b>7.</b>                    | <b>2-10-BZ &amp; 2019-193-BZ</b> | <p>Venable LLP<br/> <b>218-222 Second Avenue (aka) 311-315 East 13<sup>th</sup> Street), 310 East 14<sup>th</sup> Street (a/k/a 302 East 14<sup>th</sup> Street, a/k/a 302-318 East 14<sup>th</sup> Street/224-26 Second Avenue, 300 East 14<sup>th</sup> Street, 326 East 14<sup>th</sup> Street &amp; 313 East 13<sup>th</sup> Street (a/k/a 313-327 East 13<sup>th</sup> Street, Manhattan</b><br/>           Amendment of a previously approved Special Permit (§73-641) which permitted the enlargement of a community facility (New York Eye and Ear Infirmary). C1-6A and C1-7A Special Transit Land Use District.<br/>           Variance (§72-21) to permit the construction of a new 7-story plus screened rooftop hospital building (Mount Sinai Beth Israel) contrary to underlying bulk requirements. C1-6A and C1-7A Special Transit Land Use District.<br/> <b>Community Board #3M</b><br/> <b>Project Manager: Tracie Behnke (212) 386-0086</b><br/> <b>Status: Continued Hearing – 2/25/20</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, NOVEMBER 26, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>1.</b>                              | <b>509-37-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>202-01 Rocky Hill Road aka 202-02 47<sup>th</sup> Avenue, Queens</b><br/>           Amendment (§11-413) to permit the legalization of a change of use of a previously approved variance permitting an Automotive Service Station (UG 16B) to an Automotive Repair Facility (UG 16B). R3-1 zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Granted – 11/26/19</b></p>  |
| <b>2.</b>                              | <b>194-97-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>84-12 164<sup>th</sup> Street, Queens</b><br/>           Extension of Term of a previously approved Variance (§72-21) permitting the operation of an automotive repair facility and auto sales (Use Group 16B) which expired on November 29, 2017; Extension of Time to Obtain a Certificate of Occupancy which expired on July 20, 2010; Waiver of the Board's Rules. R4B zoning district.<br/> <b>Community Board #8Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Granted – 11/26/19</b></p>   |
| <b>3.</b>                              | <b>200-98-BZ</b> | <p>Law Office of Fredrick A. Becker<br/> <b>633 Third Avenue, Manhattan</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) which permit the operation of a physical culture establishment (New York Sports Club) on portions of the cellar level with entrance and ADA access on the first floor of a 41-story plus cellar commercial building which expired on April 30, 2018; Extension of Time to Obtain a Certificate of Occupancy; Waiver of the Board's Rules. C5-3 (MID) zoning district.<br/> <b>Community Board #6M</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Granted – 11/26/19</b></p> |
| <b>4.</b>                              | <b>245-03-BZ</b> | <p>Seyfarth Shaw LLP<br/> <b>160-11 Willets Point Boulevard, Queens</b><br/>           Extension of Term of a previously granted special permit (§72-243) for an accessory drive-thru to an existing eating and drinking establishment (McDonald's), which expired on December 9, 2018. C1-2/R3-2 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Continued Hearing – 1/14/20</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, NOVEMBER 26, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                  |  |
|-------------------------------|------------------|--|
| <b>5.</b>                     | <b>335-59-BZ</b> | <p>Robert Darden R.A.<br/> <b>3485-95 Atlantic Avenue &amp; 315-321 Nichols Avenue, Brooklyn</b><br/>           Extension of Term (§11-411) of a variance permitting the storage and sales of used cars with accessory office (UG 16B) which expired on December 7, 2019. R5 zoning district.<br/> <b>Community Board #3BK</b><br/> <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b><br/> <b>Status: Postponed Hearing – 3/24/20</b></p>  |
| <b>6.</b>                     | <b>389-85-BZ</b> | <p>Walter T. Gorman, P.E., P.C.<br/> <b>2090 Bronxdale Avenue, Bronx</b><br/>           Extension of Term of a previously approved Special Permit (§73-211) which permitted the operation of a Automotive Service Station (UG 16B) (Mobil) which expired on November 26th 2015; Waiver of the Board’s Rules.<br/> <b>Community Board #11BX</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Continued Hearing – 1/14/20</b></p>   |
| <b>7.</b>                     | <b>316-08-BZ</b> | <p>Greenberg Traurig, LLP.<br/> <b>345-349 Second Avenue aka 247-249 East 20<sup>th</sup> Street, Manhattan</b><br/>           Amendment of a previously approved Variance (§72-21) to permit a change in the previously approved site plan to reflect a proposed merger of the school site with an adjacent parcel. C1-5/R9A zoning district.<br/> <b>Community Board #6M</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Granted – 11/26/19</b></p>   |
| <b>8.</b>                     | <b>24-09-BZ</b>  | <p>Bryan Cave Leighton Paisner LLP.<br/> <b>78-10 164<sup>th</sup> Road, Queens</b><br/>           Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the enlargement of a community facility (Meadow Park Rehabilitation and Health Care Center) which expired on July 26, 2015; Waiver of the Board’s Rules. R3-2 zoning district.<br/> <b>Community Board #8Q</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 3/17/20</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, NOVEMBER 26, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                   |  |
|--|-------------------|--|
| <b>9.</b>                                  | <b>2018-129-A</b> | <p>Philip L. Rampulla<br/> <b>484F Sharrotts Road, Staten Island</b><br/>                     Proposed construction of a new building not fronting on a legally mapped street contrary to General City Law Section §36. M1-1 Special South Richmond District (Special Area “M”).<br/> <b>Community Board #3SI</b></p> <p style="color: green;"><b>Project Manager: Toni Matias (212) 386-0084</b></p> <p style="color: red;"><b>Status: Granted – 11/26/19</b></p>             |
| <b>10.</b>                                 | <b>2018-178-A</b> | <p>Rampulla Associates Architects, LLP<br/> <b>2 Oaktree Way aka 300 Ocean Terrace, Staten Island</b><br/>                     Proposed construction of a new two-story detached home not fronting on a mapped street contrary to General City Law §36. R1-1, NA-1 zoning district.<br/> <b>Community Board #2SI</b></p> <p style="color: green;"><b>Project Manager: Toni Matias (212) 386-0084</b></p> <p style="color: red;"><b>Status: Continued Hearing – 1/28/20</b></p> |

| <b><i>APPEALS – NEW CASES</i></b> |                   |  |
|-----------------------------------|-------------------|--|
| <b>11.</b>                        | <b>2019-166-A</b> | <p>Law Office of Steven Simicich<br/> <b>8 Madigan Place, Staten Island</b><br/>                     Proposed construction of a two-story single-family detached home not fronting on a mapped street contrary to General City Law §36. R1-2 &amp; R1-1 Special Natural Area District.<br/> <b>COMMUNITY BOARD #2SI</b></p> <p style="color: green;"><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <p style="color: red;"><b>Status: Continued Hearing – 1/28/20</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, NOVEMBER 26, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                  |  |
|---------------------------------------|------------------|--|
| <b>12.</b>                            | <b>43-11-BZ</b>  | <p>Law Office of Lyra J. Altman<br/> <b>1926 East 21<sup>st</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a single family home contrary to floor area, lot coverage and open space (§23-141), side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Granted – 11/26/19</b></p>   |
| <b>13.</b>                            | <b>268-14-BZ</b> | <p>Akerman LLP<br/> <b>231-06/10 Northern Boulevard, Queens</b><br/> Variance (§72-21) proposed enlargement of the existing Use Group 6, eating and drinking establishment at the subject site. Located within and R1-2 zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Withdrawn – 11/26/19</b></p>   |
| <b>14.</b>                            | <b>157-15-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>3925 Bedford Avenue, Brooklyn</b><br/> 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.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 2/4/20</b></p>  |
| <b>15.</b>                            | <b>231-15-BZ</b> | <p>Mitchell Ross<br/> <b>5278 Post Road, Bronx</b><br/> Variance (§72-21) Propose nine story, mixed use (residential, community facility and retail building) 120 unit multiple dwelling with UG 4 doctor's office, and UG 6 retail pharmacy, contrary to ZR 22-10 (UG 6 in a Res ZD), ZR 23-145 (Residential Floor Area), ZR 23-22 (Permitted Dwelling Units), and ZR 23-633 (wall height and total height). R6 zoning district.<br/> <b>Community Board #8BX</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Withdrawn – 11/26/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, NOVEMBER 26, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>16.</b>                            | <b>2018-3-BZ</b>   | <p>Troutman Sanders LLP<br/> <b>154-160 West 124<sup>th</sup> Street, Manhattan</b><br/>           Variance (§72-21) to permit the development of an integrated educational and medical facility in conjunction with the Ichan School of Medicine at Mount Sinai contrary to ZR §33-432(a) (height and setback); ZR §33-26 (rear yard) and ZR §33-292 (required depth of yard along district boundaries. C4-4 zoning district.<br/> <b>Community Board #10M</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Withdrawn – 11/26/19</b></p> |
| <b>17.</b>                            | <b>2018-59-BZ</b>  | <p>Akerman, LLP<br/> <b>3030 Northern Boulevard, Queens</b><br/>           Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (<i>Powerhouse Gym</i>) on a portion of the ground floor of an existing commercial building contrary ZR §42-10. M1-5 zoning district.<br/> <b>Community Board #1Q</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Continued Hearing – 2/4/20</b></p>   |
| <b>18.</b>                            | <b>2018-168-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>1769 East 26<sup>th</sup> Street, Brooklyn</b><br/>           Special Permit (§73-622) to permit the enlargement of a single-family detached residence contrary to floor area (ZR § 23-141); open space and lot coverage (ZR § 23-142); rear yard (ZR § 23-47), and side yard regulations (§§ 23-47 &amp; 23-461)). R3-2 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Continued Hearing – 2/4/20</b></p>                                       |
| <b>19.</b>                            | <b>2018-191-BZ</b> | <p>Slater &amp; Beckerman, P.C.<br/> <b>215 North 10<sup>th</sup> Street, Brooklyn</b><br/>           Special Permit (§73-44) to permit a reduction in the required parking spaces for offices (UG 6B) with an PRC-B1 parking category within a proposed development of a new mixed use residential, office and retail building contrary to ZR §36-21. M1-2/R6A (MX-8) zoning district.<br/> <b>Community Board #1BK</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Continued Hearing – 1/28/20</b></p>                                 |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, NOVEMBER 26, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>20.</b>                            | <b>2019-23-BZ</b>  | <p>Law Office of Fredrick A. Becker<br/> <b>290 Mulberry Street aka 41 East Houston Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a physical cultural establishment (Martial Arts Family Studio) on portions of the cellar and first floor of an existing 11 story and cellar mixed use residential and commercial building contrary to ZR §32-10.<br/> <b>Community Board #2M</b></p> <p><b>Project Manager: Rory Levy</b></p> <p><b>Status: Granted – 11/26/19</b></p> |
| <b>21.</b>                            | <b>2019-163-BZ</b> | <p>Law Office of Jay Goldstein<br/> <b>678 Broadway, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a physical cultural establishment (Bar Method) on the second floor of an existing building contrary to ZR 42-10. M1-5B Noho Historic District.<br/> <b>Community Board #2M</b></p> <p><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Granted – 11/26/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, NOVEMBER 26, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |   |
|------------------------------|--------------------|---|
| <b>1.</b>                    | <b>2019-60-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>132-02 89<sup>th</sup> Avenue, Queens</b><br/> Special Permit (§73-50) to legalize a 1,566-square foot portion of an existing manufacturing/warehouse building (Use Group 17) with accessory office space which encroaches into the required 15’ side yard that is required of lots within M1-1 zoning districts that coincide with a side lot line of a zoning lot located within an R4 zoning district contrary ZR §43-301. M1-1 Zoning District.<br/> <b>Community Board #9Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 1/28/20</b></p> |
| <b>2.</b>                    | <b>2019-77-BZ</b>  | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>1134 Fulton Street, Brooklyn</b><br/> Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Blink Fitness</i>) to be located within the first and cellar floors of a proposed cellar and ten-story mixed-use building contrary to ZR §32-10. C2-4/R7D zoning district.<br/> <b>Community Board #8BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 2/4/20</b></p>  |
| <b>3.</b>                    | <b>2019-88-BZ</b>  | <p>Akerman LLP<br/> <b>31-57 31<sup>st</sup> Street, Queens</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Orangetheory Fitness</i>) on a portion of the first floor of a seven-story mixed commercial and residential building contrary to ZR §32-10. C4-3 zoning district.<br/> <b>Community Board #1Q -Chu</b><br/> <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b><br/> <b>Status: Granted – 11/26/19</b></p>  |
| <b>4.</b>                    | <b>2019-159-BZ</b> | <p>Akerman LLP<br/> <b>249 Church Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Nova Fitness</i>) to be located on the first, cellar and sub-cellar floors of a commercial and residential building contrary to ZR §32-10. C6-2A Tribeca East Historic District.<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b><br/> <b>Status: Continued Hearing – 2/4/20</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, NOVEMBER 26, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |             |  |
|------------------------------|-------------|--|
| 5.                           | 2019-167-BZ | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>2467 Jerome Avenue aka 2465 Jerome Avenue, 1 W Fordham Road, Bronx</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Blink Fitness</i>) within an existing four-story commercial building contrary to ZR §32-10. C2-4/R6 zoning district.<br/> <b>Community Board #7BX</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Continued Hearing – 2/4/20</b></p> |
| 6.                           | 2019-184-BZ | <p>Sheldon Lobel, P.C.<br/> <b>45-20 83<sup>rd</sup> Street and 80-52 47<sup>th</sup> Street, Queens</b><br/> Special Permit (§73-19) to permit a school (The Renaissance Charter School) contrary to ZR §42-10. M1-1 zoning district.<br/> <b>Community Board #4Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 2/4/20</b></p>   |
| 7.                           | 2019-27-BZ  | <p>Klein Slowik, PLLC<br/> <b>4533 18<sup>th</sup> Avenue, Brooklyn</b><br/> Variance (72-21) to permit the development of a house of worship (UG 4) (<i>Congregation P'nei Menachem</i>) contrary to ZR 24-35 (minimum required side yards) and ZR 25-31 (parking). R5 zoning district.<br/> <b>Community Board #12BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 3/3/20</b></p>   |
| 8.                           | 2019-194-BZ | <p>Terminus Group, LLC<br/> <b>50 Titus Avenue, Staten Island</b><br/> Variance (§72-21) to permit the construction of a single-family detached home contrary to ZR 23-461 (side yards). R3-1 zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Closed, Decision – 12/17/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, NOVEMBER 19, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>1.</b>                              | <b>867-55-BZ</b> | <p>Nasir J. Khanzada<br/> <b>66-15 Borden Avenue, Queens</b><br/>           Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on June 19, 2011; Amendment (§11-411) to permit the conversion of service bays to an accessory convenience store and the enlargement of the building; Extension of Time to Obtain a Certificate of Occupancy which expired on February 10, 2005; Waiver of the Board’s Rules. R4-1 zoning district.<br/> <b>Community Board #4Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 11/19/19</b></p> |
| <b>2.</b>                              | <b>751-60-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>105 New Dorp Lane aka 1395 New Dorp Plaza, Staten Island</b><br/>           Extension of Term of a previously granted Variance (§11-411) which permitted the operation of an Automotive Service Station (UG 16B) which expired on March 23, 2016; Extension of Time to Obtain a Certificate of Occupancy which expired on April 1, 2009; Waiver of the Board’s Rules. C2-1/R31 and R3X zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 1/28/20</b></p>  |
| <b>3.</b>                              | <b>85-99-BZ</b>  | <p>Walter T. Gorman, P.E., P.C.<br/> <b>1106 Metcalf Avenue, Bronx</b><br/>           Extension of Term of a previously approved Variance (§72-21) permitting, the operation of an automotive service station (Use Group 16B) with an accessory convenience store which is set to expire on June 27, 2020; Waiver of the Board’s Rules to permit the early filing. R6 zoning district.<br/> <b>Community Board #9BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 2/4/20</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, NOVEMBER 19, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                  |  |
|-------------------------------|------------------|--|
| <b>4.</b>                     | <b>216-13-BZ</b> | <p>Rampulla Associates Architects, LLP.<br/> <b>750 Barclay Avenue, Staten Island</b><br/>           Extension of Time to Complete Construction of a previously approved Variance (§72-21) to demolish an existing restaurant damaged by Hurricane Sandy and construct a new eating and drinking establishment with accessory parking for 25 cars, contrary to use (§23-00) regulations, and located in the bed of the mapped street, (Boardwalk Avenue), contrary to General City law Section 35. Companion Appeal application was granted pursuant to BSA Calendar Number 217-13-A which expired on June 24, 2018; Waiver of the Board’s Rules. R3X (SRD) zoning district.<br/> <b>Community Board # 3SI</b></p> <p><b>Project Manager: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Granted – 11/19/19</b></p> |
| <b>5.</b>                     | <b>727-86-BZ</b> | <p>Law Office of Fredrick A. Becker<br/> <b>240 East 58<sup>th</sup> Street, Manhattan</b><br/>           Extension of Term of a previously granted Variance (§72-21) to allow an eating and drinking establishment (UG6) at the cellar, basement and first floor of a three-story building in an R8B zoning district which expired on January 17, 2019. R8B zoning district.<br/> <b>Community Board #6M</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <p><b>Status: Granted – 11/19/19</b></p>  |
| <b>6.</b>                     | <b>1-09-BZ</b>   | <p>Law Office of Fredrick A. Becker<br/> <b>39-01 Queens Boulevard, Queens</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (New York Sports Club) which expired December 1, 2018; Amendment to permit a change in hours of operation; Extension of Time to Obtain a Certificate of Occupancy; Waiver of the Board’s Rules. M1-4 zoning district.<br/> <b>Community Board #2Q</b></p> <p><b>Project Manager: Jszillene Ebanks-Chu (212) 386-0084</b></p> <p><b>Status: Granted – 11/19/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, NOVEMBER 19, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                    |  |
|-------------------------------|--------------------|--|
| <b>7.</b>                     | <b>2017-216-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>411 Wales Avenue, Bronx</b><br/>                     Amendment of a previously approved Special Permit (§73-19) to permit a school (UG 3) (Rosalyn Yalow Charter School) within an existing two-story manufacturing building, contrary to ZR §42-12. The amendment seeks to modify a condition permitting middle school or high school to occupy a second-floor incubation space. It proposed to provide a temporary space for an elementary school to incubate the second floor for two years. M1-2 zoning district.</p> <p><b>Community Board #1BX</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <p><b>Status: Continued Hearing – 1/28/20</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, NOVEMBER 19, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |   |  |
|--|---|--|
| <b>8.</b>                                  | <b>2016-4302-A<br/>thru<br/>2016-4326-A</b> | Rothkrug Rothkrug & Spector LLP<br><b>92 to 120 Cupidity Drive and 201 to 225 Avidita Place, Staten Island</b><br>Proposed constructions of twenty-five (25) single family residences not fronting on a legally mapped street, contrary to General City Law 36. R3-2 zoning district.<br><b>Community Board #1SI</b>   |
|  |   | <b>Project Manager: Toni Matias (212) 386-0085</b>   |
|  |   | <b>Status: Continued Hearing – 2/25/20</b>   |
| <b>9.</b>                                  | <b>2016-4355-A<br/>thru<br/>2016-4462-A</b> | Rothkrug Rothkrug & Spector LLP<br><b>301-465 Fourberie Lane, 201-275 Avidita Place, 76-120 Cupidity Drive, Staten Island</b><br>Proposed constructions of 107 single family residences not fronting on a legally mapped street, contrary to General City Law 36. R3-2 zoning district.<br><b>Community Board #1SI</b> |
|  |   | <b>Project Manager: Toni Matias (212) 386-0085</b>   |
|  |   | <b>Status: Continued Hearing – 2/25/20</b>   |
| <b>10.</b>                                 | <b>2017-107-A<br/>thru<br/>2017-129-A</b>   | Rothkrug Rothkrug & Spector LLP<br><b>301-477 Fourberie Lane, 201-275 Avidita Place, 76-120 Cupidity Drive, Staten Island</b><br>Proposed construction of single family residence, not fronting on a legally mapped street, contrary to General City Law 36. R3-2 zoning district.<br><b>Community Board #1SI</b>      |
|  |   | <b>Project Manager: Toni Matias (212) 386-0085</b>   |
|  |   | <b>Status: Continued Hearing – 2/25/20</b>   |
| <b>11.</b>                                 | <b>2019-51-A<br/>thru<br/>2019-57-A</b>     | Rothkrug Rothkrug & Spector LLP<br><b>301-477 Fourberie Lane, 201-275 Avidita Place, 76-120 Cupidity Drive, Staten Island</b><br>Proposed construction of a single family residence, not fronting on a legally mapped street, contrary to General City Law 36. R3-2 zoning district.<br><b>Community Board #1SI</b>    |
|  |   | <b>Project Manager: Toni Matias (212) 386-0085</b>   |
|  |   | <b>Status: Continued Hearing – 2/25/20</b>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, NOVEMBER 19, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |   |   |
|--|---|---|
| <b>12.</b>                                 | <b>2018-151-A</b>                       | <p>Eric Palatnik, P.C.<br/> <b>6-05 129<sup>th</sup> Street, Queens</b><br/>                     Application to permit the development of a three story, 10-unit residential building on a lot that is located partially in the bed of a mapped but unbuilt portion of a street contrary to General City Law §35. R3-2 and R3-1 zoning districts.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 1/28/20</b></p>   |
| <b>13.</b>                                 | <b>2018-68-A<br/>thru<br/>2018-90-A</b> | <p>Sanna &amp; Loccisano Architects, P.C.<br/> <b>Santina Drive, Staten Island</b><br/>                     Proposed construction of 23 detached residences, not fronting on a legally mapped street, contrary to General City Law 36. R3-X South Richmond Special Purpose district.<br/> <b>Community Board #5SI</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 5/19/20</b></p>   |
| <b>14.</b>                                 | <b>2019-168-A</b>                       | <p>Greenberg Traurig, LLP<br/> <b>140 and 142 Fulton Street, Manhattan</b><br/>                     Proposed construction of a mixed-use building with retail and hotel use on requesting a waiver pursuant to General City Law §35 to allow the building to be constructed in the bed of a mapped street and a waiver of bulk regulation pursuant to ZR §72-01(g). C5-5 Special Lower Manhattan District.<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Jsillene Ebanks-Chu (212) 386-0084</b><br/> <b>Status: Granted – 11/19/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, NOVEMBER 19, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                     |  |
|---------------------------------------|---------------------|--|
| <b>15.</b>                            | <b>2016-4469-BZ</b> | <p>Davidoff Hutcher &amp; Citron, LLP<br/> <b>49-23 Astoria Boulevard, Queens</b><br/> Variance (§72-21) to permit the legalization of an indirectly illuminated advertising sign contrary to ZR §22-30 (advertising signs not permitted in residential districts) and ZR §52-731 (non conforming advertising signs in residential districts shall be terminated after 10 years from December 15, 1961). R4 zoning district.<br/> <b>Community Board #1Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 2/4/20</b></p>  |
| <b>16.</b>                            | <b>2017-56-BZ</b>   | <p>Rampulla Associates Architects, LLP<br/> <b>1321 Richmond Road, Staten Island</b><br/> Variance (§72-21) to permit construction of a cellar and three (3) story residential condominium with six (6) dwelling units and ten (10) off-street parking spaces contrary to ZR §22-11 (multi-family buildings not permitted in an R1-2 zoning district; ZR §§ 23-00 &amp; 25-00) no bulk or parking regulations for multi-family buildings. R1-2 zoning district. R1-2 Lower Density Growth Management Area.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 2/25/20</b></p> |
| <b>17.</b>                            | <b>2017-261-BZ</b>  | <p>Belkin Burden Wenig &amp; Goldman, LLP<br/> <b>527 East New York Avenue, Brooklyn</b><br/> Variance (§72-21) to permit the development of a five-story and cellar house of worship (UG 4) (<i>Congregation Chabad-In-Reach-Aliya</i>) contrary to ZR §24-11(Lot Coverage) and ZR §24-36 (Required 30 Foot Rear Yard). R6 zoning district.<br/> <b>Community Board #9BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 1/14/20</b></p>   |
| <b>18.</b>                            | <b>2017-270-BZ</b>  | <p>Edward Lauria, P.E<br/> <b>1434 Utica Avenue, Brooklyn</b><br/> Special Permit (§73-53) to permit the enlargement of an automotive body repair facility (UG 17B) contrary to ZR §43-121 (Maximum Permitted Floor Area). M1-1 zoning district.<br/> <b>Community Board #17BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 3/17/20</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, NOVEMBER 19, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>19.</b>                            | <b>2017-272-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>10-19 46<sup>th</sup> Road, Queens</b><br/> Special Permit (§73-36) to permit the operation of physical cultural establishment (<i>CrossFit</i>) within an existing one store commercial building contrary to ZR §42-10 located in M1-4 zoning district.<br/> <b>Community Board #2Q</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Adjourned, Continued Hearing – 3/17/20</b></p>  |
| <b>20.</b>                            | <b>2018-171-BZ</b> | <p>Kramer Levin Naftalis &amp; Frankel, LLP<br/> <b>1 East 70<sup>th</sup> Street, Manhattan</b><br/> Variance (§72-21) to permit an addition to an existing museum and library buildings (The Frick Collection) contrary to ZR §24-591 (height); ZR §24-11 (lot coverage); ZR §§24-33 and 24-382 (rear yard equivalent) and ZR §§23-661 and 23-662 (street wall location and setback). R10 (Special Park Improvement District), R8B (Limited Height District 1-A) Upper East Side Historic District and an individual New York City Landmark.<br/> <b>Community Board #8M</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 1/28/20</b></p> |
| <b>21.</b>                            | <b>2019-39-BZ</b>  | <p>Law Office of Lyra J. Altman<br/> <b>2311 East 4<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to ZR 23-47 (rear yard); ZR 23-143 (open space) and 23-461(a) (side yard). R4 Special Ocean Parkway District.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 2/11/20</b></p>   |
| <b>22.</b>                            | <b>2019-61-BZ</b>  | <p>Jay Goldstein, Esq.<br/> <b>1370 East 24<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to ZR 23-141 (FAR &amp; open space ratio); ZR 23-461(a) (side yard) and 23-47 (rear yard). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Granted – 11/19/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, NOVEMBER 19, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                   |   |
|---------------------------------------|-------------------|---|
| <b>23.</b>                            | <b>2019-62-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>435 Hudson Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>S10</i>) to be located within the cellar of an existing commercial building with a small lobby entrance on the first floor contrary to ZR §42-10. M1-5(MX-6) zoning district.<br/> <b>Community Board #2M</b></p> <hr/> <p><b>Project Manager: Rory Levy</b></p> <hr/> <p><b>Status: Granted – 11/19/19</b></p>   |
| <b>24.</b>                            | <b>2019-63-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>120 West 72<sup>nd</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (Orangetheory Fitness) located on a portion of the first-floor of an existing mixed- use commercial and residential building contrary to ZR §32-10. C4-6A zoning district (Upper West Side/Central Park West Historic District).<br/> <b>Community Board #7M</b></p> <hr/> <p><b>Project Manager: Rory Levy</b></p> <hr/> <p><b>Status: Granted – 11/19/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, NOVEMBER 19, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                   |   |
|------------------------------|-------------------|---|
| <b>1.</b>                    | <b>2019-26-BZ</b> | <p>Akerman, LLP<br/> <b>233 Nevins Street aka 236 Butler Street, Brooklyn</b><br/> Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Cliffs at Gowanus</i>) a portion of the first floor, and on the second, third, and fourth floors contrary to ZR 42-10. M1-2 zoning district.<br/> <b>Community Board #6BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 2/4/20</b></p>   |
| <b>2.</b>                    | <b>2019-30-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>2705 East 28<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to rear yard requirements (ZR §23-47) and side yard (ZR §23-461). R4 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 2/4/20</b></p>   |
| <b>3.</b>                    | <b>2019-80-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>15 West 18<sup>th</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>Title Boxing Club</i>) to be located on the second floor of an existing 10-story mixed use commercial and residential building contrary to ZR §32-10. C6-4A Flatiron District located within the Ladies Mile Historic District.<br/> <b>Community Board #5M</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Granted – 11/19/19</b></p> |
| <b>4.</b>                    | <b>2019-22-BZ</b> | <p>Sheldon Lobel, P.C., for Savita Ramchandani, owner.<br/> <b>24-47 95<sup>th</sup> Street, Queens</b><br/> Variance (§72-21) to permit the construction of a semi-detached single-family home contrary to use (ZR §22-12(a)(1); FAR (ZR §23-142); side yards (ZR §23-461) and parking (ZR §25-22). R3X zoning district.<br/> <b>Community Board #3Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 2/11/20</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, NOVEMBER 19, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                   |  |
|------------------------------|-------------------|--|
| <b>5.</b>                    | <b>2019-93-BZ</b> | <p>Jay Goldstein, Esq.<br/> <b>3203 Bedford Avenue, Brooklyn</b><br/> Variance (§72-21) to permit the development of a two-story plus cellar house of worship (UG 4) (<i>Khal Zichron Avrohom Yaakov</i>) contrary to ZR §24-11 (floor area/FAR), ZR §24-34 (front yard), ZR §24-35 (side yards), ZR §24-36 (rear yard) and ZR §25-31 (Parking). R2 zoning district.<br/> <b>Community Board #14BK</b></p> <hr/> <p><b>Project Manager: Rory Levy</b></p> <hr/> <p><b>Status: Continued Hearing – 2/4/20</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, OCTOBER 29, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – NEW CASES</i></b> |                   |   |
|-----------------------------------|-------------------|---|
| <b>1.</b>                         | <b>2018-170-A</b> | <p>Tarter Krinsky &amp; Drogin LLP<br/> <b>51-03 Van Dam Street, Queens</b><br/>                     Appeal of a NYC Department of Buildings determination that a sign does not comply with the provisions of ZR §42-55c.<br/> <b>Community Board #2Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Postponed Hearing – 1/14/20</b></p> |

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>2.</b>                              | <b>332-79-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>43-20 Little Neck Parkway, Queens</b><br/>                     Extension of Term of a previously approved Variance (§72-21) which permitted the construction and maintenance of an accessory parking facility which expired on February 13, 2015; Waiver of the Board’s Rules. R2A zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Adjourned, Continued Hearing – 2/11/20</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, OCTOBER 29, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                    |  |
|-------------------------------|--------------------|--|
| <b>3.</b>                     | <b>75-00-BZ</b>    | <p>Law Office of Fredrick A. Becker<br/> <b>60-69 Woodhaven Boulevard, Queens</b><br/>           Extension of Term of a previously approve Variance (72-21) which permitted office use (UG 6B) which expires on July 25, 2020. R5 zoning district.<br/> <b>Community Board #6Q</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Granted – 10/29/19</b></p>   |
| <b>4.</b>                     | <b>343-12-BZ</b>   | <p>Slater &amp; Beckerman, P.C.<br/> <b>570 East 21<sup>st</sup> Street, Brooklyn</b><br/>           Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the construction of a Use Group 3 school (Brooklyn School for Medically Frail Children) with dormitory facilities which expires on July 28, 2019. R1-2/R7A zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Continued Hearing – 2/4/20</b></p> |
| <b>5.</b>                     | <b>2017-239-BZ</b> | <p>NYC Housing Preservation &amp; Development<br/> <b>47 Doty Avenue, Staten Island</b><br/>           Amendment of a previously approved 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.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Granted – 10/29/19</b></p>                                    |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, OCTOBER 29, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |           |   |
|--|-----------|---|
| 6.   | 2018-47-A | <p>Jeffrey Geary<br/> <b>45 Case Avenue, Staten Island</b><br/>                     Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a proposed development under the prior R3X zoning prior to a rezoning which occurred on February 2, 2011<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Denied – 10/29/19</b></p>   |
| 7.   | 2019-43-A | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>4132 Victory Boulevard, Staten Island</b><br/>                     Proposed development of a three-story, mixed-use building with commercial use on the ground floor and dwelling units on the second and third floors on a site not fronting on a mapped street contrary to General City Law §36.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 10/29/19</b></p>                                  |
| 8.   | 2019-44-A | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>4128 Victory Boulevard, Staten Island</b><br/>                     Proposed development of a three-story, mixed-use building with commercial use on the ground floor and dwelling units on the second and third floors on a site not fronting on a mapped street contrary to General City Law §36.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 10/29/19</b></p>                                  |
| 9.   | 2019-46-A | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>4124 Victory Boulevard, Staten Island</b><br/>                     Proposed development of a three-story, mixed-use building containing commercial use on the ground floor and dwelling units on the second and third floors not fronting on a legally mapped street is contrary to General City Law §36. C2-1/R3A zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 10/29/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, OCTOBER 29, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>10.</b>                                 | <b>2019-47-A</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>4130 Victory Boulevard, Staten Island</b><br/>                     Proposed development of a three-story, mixed-use building containing commercial use on the ground floor and dwelling units on the second and third floors not fronting on a legally mapped street is contrary to General City Law §36. C2-1/R3A zoning district.<br/> <b>Community Board #2SI</b></p> <hr/> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <hr/> <p><b>Status: Granted – 10/29/19</b></p> |

| <b><i>APPEALS – NEW CASES</i></b> |                   |   |
|-----------------------------------|-------------------|---|
| <b>11.</b>                        | <b>2019-172-A</b> | <p>Eric Palatnik, P.C.<br/> <b>10 Maguire Court, Staten Island</b><br/>                     Appeal seeking a determination that the owner has acquired a common law vested right to obtain a Certificate of Occupancy for a development commenced under the prior R3-2 zoning district regulations. R3X zoning district.<br/> <b>Community Board #3SI</b></p> <hr/> <p><b>Project Manager: Toni Matias (212) 386-0084</b></p> <hr/> <p><b>Status: Continued Hearing – 1/14/20</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, OCTOBER 29, 2019**  
**10:00 A.M.**

| <b><i>BZ – DECISIONS</i></b> |                    |   |
|------------------------------|--------------------|---|
| <b>12.</b>                   | <b>2018-25-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>109 Wortman Avenue, Brooklyn</b><br/> Special Permit (§73-44) for reduction of required off-street parking spaces for proposed ambulatory diagnostic treatment health care facilities (UG 4A) parking requirement. M1-1 Zoning District.<br/> <b>Community Board #5BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Denied – 10/29/19</b></p>   |
| <b>13.</b>                   | <b>2018-177-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>2061 Ocean Parkway, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing two-family to be converted to a single-family home, contrary to floor area (§23-142); side yard requirements (§§23-461 &amp; 23-48) and less than the required rear yard (§23-47). R5 (Special Ocean Parkway) zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 1/14/20</b></p> |
| <b>14.</b>                   | <b>2019-41-BZ</b>  | <p>Fried, Frank, Harris Shriver &amp; Jacobson LLP<br/> <b>1 West Street, Manhattan</b><br/> Permit (§73-36) to permit the operation of a Physical Culture Establishment (<i>Life Time</i>) to be located on a portion of the 1st floor of an existing building contrary to ZR §32-10. C5-5 Special Lower Manhattan District.<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b><br/> <b>Status: Granted – 10/29/19</b></p>   |
| <b>15.</b>                   | <b>2019-59-BZ</b>  | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>1417 Webster Avenue, Bronx</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (Blink Fitness) located on the first and second floor of a new commercial building contrary to ZR §32-10. C2-4/R7-1 zoning district.<br/> <b>Community Board #4BX</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Granted – 10/29/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, OCTOBER 29, 2019**  
**10:00 A.M.**

| <b><i>BZ – DECISIONS</i></b> |                   |   |
|------------------------------|-------------------|---|
| <b>16.</b>                   | <b>2019-71-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>2868 Fulton Street, Brooklyn</b><br/>                     Special Permit (§73-36) to permit the operation of a physical culture establishment (Blink Fitness) to be located on the first and second floor of an existing commercial building. C2-4 (R6A) (EC6) zoning district.<br/> <b>Community Board #5BK</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Granted – 10/29/19</b></p> |

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |   |
|---------------------------------------|--------------------|---|
| <b>17.</b>                            | <b>2017-243-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>29-16 Francis Lewis Boulevard aka 29-29 172<sup>nd</sup> Street, Queens</b><br/>                     Re-instatement (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on December 26, 2015; Amendment to permit the addition of a convenience store within the existing building and permit the operation of a U-Haul rental establishment; Waiver of the Rules. R2A zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Granted – 10/29/19</b></p> |
| <b>18.</b>                            | <b>2017-309-BZ</b> | <p>Amit Itshaki<br/> <b>406 Remsen Avenue, Brooklyn</b><br/>                     Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on September 28, 2009; Waiver of the Rules. C1-2 in R5 zoning district.<br/> <b>Community Board #17BK</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Denied – 10/29/19</b></p>   |
| <b>19.</b>                            | <b>2018-56-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>83 Coleridge Street, Brooklyn</b><br/>                     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). R3-1 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 2/11/20</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, OCTOBER 29, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>20.</b>                            | <b>2018-67-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>7406 Fifth Avenue, Brooklyn</b><br/> Special Permit (§73-621) to permit the legalization of a one-story horizontal enlargement at the rear of an existing three-story and cellar mixed-use commercial and residential building. C1-3/R6B (Special Bay Ridge District).<br/> <b>Community Board #10BK</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Adjourned, Continued Hearing – 2/25/20</b></p> |
| <b>21.</b>                            | <b>2018-141-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>110-37 68<sup>th</sup> Drive, Queens</b><br/> Special Permit (§73-621) to permit the enlargement of a one-family home contrary to ZR §23-142 (floor area ratio, lot coverage and open space). R1-2A zoning district.<br/> <b>Community Board #6Q</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Withdrawn – 10/29/19</b></p>   |
| <b>22.</b>                            | <b>2018-154-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>966 East 24<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of a single-family residence contrary to ZR §23-141 (FAR and Open Space Ratio); ZR §23-461 (Side Yard) and ZR §23-47 (Rear Yard). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Granted – 10/29/19</b></p>                    |
| <b>23.</b>                            | <b>2018-193-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>1389 East 22<sup>nd</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) for the enlargement of an existing single-family home contrary ZR §23-142 (floor area, open space and lot coverage); ZR §23-461 (side yards) and ZR §23-47 (rear yard). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Granted – 10/29/19</b></p>       |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, OCTOBER 29, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                   |   |
|---------------------------------------|-------------------|---|
| <b>24.</b>                            | <b>2019-7-BZ</b>  | <p>Francis R. Angelino, Esq.<br/> <b>3341 Country Club Road, Bronx</b><br/> Special Permit (§73-121) to permit a proposed educational training facility (Fordham University Sailing and Rowing Team) contrary to ZR §22-10. R2 zoning district.<br/> <b>Community Board #10BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 2/25/20</b></p>                                |
| <b>25.</b>                            | <b>2019-20-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>1933 East 14<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to rear yard requirements (ZR §23-47). R5 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Granted – 10/29/19</b></p>                                   |
| <b>26.</b>                            | <b>2019-49-BZ</b> | <p>Jay Goldstein, Esq.<br/> <b>221 North 14<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-36) to permit the operation of a Physical Culture Establishment (Vital Climbing Gym) contrary to ZR §42-10. M1-1 and M1-2 zoning districts.<br/> <b>Community Board #1BK</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Granted – 10/29/19</b></p>   |
| <b>27.</b>                            | <b>2019-50-BZ</b> | <p>Jay Goldstein, Esq.<br/> <b>116 Duane Street, Manhattan</b><br/> Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>Trinity Boxing</i>) on portions of the cellar, first and mezzanine level of an existing building contrary to ZR §42-10. C6-2A zoning districts.<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Granted – 10/29/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, OCTOBER 29, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |   |
|------------------------------|--------------------|---|
| <b>1.</b>                    | <b>2018-91-BZ</b>  | <p>Klein Slowik PLLC<br/> <b>78-80 Leonard Street a/k/a 79 Worth Street, Manhattan</b><br/> Special Permit (§73-36) to operate a physical culture establishment (<i>Crunch Fitness</i>) within an existing building. C6-2A zoning district.<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Postponed Hearing – 1/14/20</b></p>  |
| <b>2.</b>                    | <b>2019-21-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>2223 East 14<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement and conversion of an existing single-family home to a two-family residence, contrary to FAR, open space and lot coverage (ZR §23-142); side yards (ZR §§23-461(a) and 23-48) and rear yard (§23-47). R4 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 1/14/20</b></p> |
| <b>3.</b>                    | <b>2019-75-BZ</b>  | <p>Law Office of Fredrick A. Becker<br/> <b>704 Broadway, Manhattan</b><br/> Special Permit (§73-19) to permit the operation of a school (UG 3) (<i>Bright Horizons Child Care Center</i>) to be located on the first floor, mezzanine and cellar of an existing eight story building contrary to ZR §42-10. M1-5B NoHo Historic District.<br/> <b>Community Board #2M</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 2/11/20</b></p>                         |
| <b>4.</b>                    | <b>2019-161-BZ</b> | <p>Law Office of Jay Goldstein<br/> <b>55 Prospect Street, Brooklyn</b><br/> Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>F45 Training Dumbo</i>) on portions of the cellar and first floor of an existing building contrary to ZR §42-10. M1-6 zoning district.<br/> <b>Community Board #2BK</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Granted – 10/29/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, OCTOBER 29, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |  |
|------------------------------|--------------------|--|
| <b>5.</b>                    | <b>2019-163-BZ</b> | <p>Law Office of Jay Goldstein<br/> <b>678 Broadway, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a physical cultural establishment (Bar Method) on the second floor of an existing building contrary to ZR 42-10. M1-5B Noho Historic District.<br/> <b>Community Board #2M</b></p> <p><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Continued Hearing – 11/26/19</b></p>  |
| <b>6.</b>                    | <b>2019-164-BZ</b> | <p>Law Office of Jay Goldstein<br/> <b>9 East 16<sup>th</sup> Street (9-11 East 16<sup>th</sup> Street), Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a physical cultural establishment (Grit Boxing) on portions of the cellar and first floor of an existing building contrary to ZR §32-10. C6-2A Ladies Mile Historic District.<br/> <b>Community Board #5M</b></p> <p><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Granted – 10/29/19</b></p> |
| <b>7.</b>                    | <b>2019-178-BZ</b> | <p>Law Office of Jay Goldstein<br/> <b>1426 East 24<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of a single-family home contrary to ZR §23-141 (floor area and open space ratio) and ZR §23-47 (rear yard). R2 zoning district.<br/> <b>Community Board #14BK</b></p> <p><b>Project Manager: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 1/14/20</b></p>  |
| <b>8.</b>                    | <b>2019-9-BZ</b>   | <p>Law Office of Steven Simicich<br/> <b>468 Targee Street, Staten Island</b><br/> Variance (§72-21) to permit the construction of a new single family detached home, contrary to side yard and open area regulations, ZR §23-461(c), and front yard regulations, ZR §23-45. R3A zoning district.<br/> <b>Community Board #1SI</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0034</b></p> <p><b>Status: Continued Hearing – 2/25/20</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, OCTOBER 22, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>1.</b>                              | <b>429-29-BZ</b> | <p>Davidoff, Hutcher &amp; Citron, LLP<br/> <b>4801 Kings Highway, Brooklyn</b><br/>                     Amendment (§11-412) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses. The amendment seeks to change the configuration of the existing gasoline dispensing pumps; the addition of a canopy; conversion and enlargement of the accessory building from an accessory lubricatorium to an accessory convenience store with a drive-thru. R4 zoning district.<br/> <b>Community Board #8BK</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Adjourned, Continued Hearing – 1/28/20</b></p> |
| <b>2.</b>                              | <b>285-52-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>30-14 34<sup>th</sup> Avenue, Queens</b><br/>                     Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on October 21, 2017; Amendment to permit the conversion of accessory automotive service bays to an accessory convenience store; Waiver of the Board’s rules. R5 Zoning District.<br/> <b>Community Board #1Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 10/22/19</b></p>   |
| <b>3.</b>                              | <b>138-87-BZ</b> | <p>Carl A. Sulfaro, Esq.<br/> <b>218-36 Hillside Avenue, Queens</b><br/>                     Extension of Term (§11-411) of a previously approved variance which permitted the operation of car rental facility (UG 8C) which expired on January 12, 2013; Amendment to permit changes to the interior layout and to the exterior of the building; Waiver of the Rules. C2-2/R2 zoning district.<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 1/14/20</b></p>  |
| <b>4.</b>                              | <b>132-92-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>3948 Amboy Road, Staten Island</b><br/>                     Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance (§72-21) which permitted day care use in the cellar of the subject premises in conjunction with a banquet hall use, which expired on February 9, 2017; Waiver of the Rules. R3X, CI-1 SRD zoning district.<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Granted – 10/22/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, OCTOBER 22, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>5.</b>                              | <b>188-96-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>444 Soundview Avenue, Bronx</b><br/>           Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with an accessory convenience store which expired on January 6, 2018; Amendment (§11-412) to permit the enlargement of the accessory building, provide new pump islands and install a canopy; Waiver of the Board’s Rules of Practice and Procedures. R5 zoning district.<br/> <b>Community Board #9BX</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Granted – 10/22/19</b></p> |

| <b><i>SOC – NEW CASES</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>6.</b>                     | <b>822-59-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>1774 Victory Boulevard, Staten Island</b><br/>           Amendment (§11-412) of a previously approved variance which permitted the operation of an automotive service station (UG 16B). The amendment seeks to enlarge the existing accessory building and convert the automotive service bays to accessory convenience store. C2-1/R3-2 zoning district.<br/> <b>Community Board #1SI</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Granted – 10/22/19</b></p>   |
| <b>7.</b>                     | <b>200-98-BZ</b> | <p>Law Office of Fredrick A. Becker<br/> <b>633 Third Avenue, Manhattan</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) which permit the operation of a physical culture establishment (New York Sports Club) on portions of the cellar level with entrance and ADA access on the first floor of a 41-story plus cellar commercial building which expired on April 30, 2018; Extension of Time to Obtain a Certificate of Occupancy; Waiver of the Board’s Rules. C5-3 (MID) zoning district.<br/> <b>Community Board #6M</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Continued Hearing – 11/26/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, OCTOBER 22, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                  |  |
|-------------------------------|------------------|--|
| <b>8.</b>                     | <b>274-00-BZ</b> | Troutman Sanders LLP<br><b>134 East 38<sup>th</sup> Street, Manhattan</b><br>Extension of Term (§11-411) of a previously approved variance which permitted the operation of office use (UG 6) contrary to underlying use regulations which expired on February 27, 2011; Waiver of the Board’s Rules. R10 Murray Hill Historic District.<br><b>Community Board #6M</b><br><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b><br><b>Status: Granted – 10/22/19</b>   |
| <b>9.</b>                     | <b>59-08-BZ</b>  | Gerald J. Caliendo, RA, AIA<br><b>591 Forest Avenue, Staten Island</b><br>Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Culture Establishment (Push Fitness Club) on the first and second floors of an existing building which expired on February 14, 2018; Amendment to reflect a change in operator; Waiver of the Rules. C2-1/R3X zoning district.<br><b>Community Board #1SI</b><br><b>Project Manager: Carlo Costanza (212) 386-0068</b><br><b>Status: Granted – 10/22/19</b> |
| <b>10.</b>                    | <b>61-13-BZ</b>  | Rothkrug Rothkrug & Spector LLP<br><b>1385 Broadway, Manhattan</b><br>Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Cultural Establishment (Crunch Fitness) on the cellar, mezzanine, first and second floors of a 23-story commercial building which expired on April 22, 2019. M1-6 Special Garment Center District.<br><b>Community Board #3M</b><br><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b><br><b>Status: Granted – 10/22/19</b>                            |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, OCTOBER 22, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                   |   |
|--|-------------------|---|
| <b>11.</b>                                 | <b>2017-59-A</b>  | <p>Eric Palatnik, P.C.<br/> <b>3857 Oceanview Avenue, Brooklyn</b><br/> Proposed enlargement of a one family home to a one family home with attic and community facility (UG 3) day care not fronting on a legally mapped street, contrary to General City Law 36. R3-1 zoning district.<br/> <b>Community Board #13BK</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Adjourned, Continued Hearing – 3/24/20</b></p> |
| <b>12.</b>                                 | <b>2017-144-A</b> | <p>NYC Department of Buildings<br/> <b>25-30 44<sup>th</sup> Street, Queens</b><br/> Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy.<br/> <b>Community Board #1Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 2/25/20</b></p>  |
| <b>13.</b>                                 | <b>2017-318-A</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>155 Johnson Street, Staten Island</b><br/> Proposed development of a one-story warehouse building (UG 16B) to be divided into six separate units not fronting on a mapped street contrary to General City Law §36. M3-1 (Special Richmond District).<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Withdrawn – 10/22/19</b></p>                     |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, OCTOBER 22, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – NEW CASES</i></b> |                  |   |
|-----------------------------------|------------------|---|
| <b>14.</b>                        | <b>2017-99-A</b> | Sheldon Lobel, P.C.<br><b>37-98 Railroad Avenue, Queens</b><br>Proposed to legalize an existing one-story corrugated building not fronting on a legally mapped street contrary to General City Law 36. M3-1 zoning district.<br><b>Community Board # 2Q</b><br><b>Project Manager: Toni Matias (212) 386-0085</b><br><b>Status: Continued Hearing – 3/24/20</b> |

| <b><i>BZ – DECISIONS</i></b> |                   |   |
|------------------------------|-------------------|---|
| <b>15.</b>                   | <b>2018-25-BZ</b> | Eric Palatnik, P.C.<br><b>109 Wortman Avenue, Brooklyn</b><br>Special Permit (§73-44) for reduction of required off-street parking spaces for proposed ambulatory diagnostic treatment health care facilities (UG 4A) parking requirement. M1-1 Zoning District.<br><b>Community Board #5BK</b><br><b>Project Manager: Gjela Prenga (212) 386-0067</b><br><b>Status: Deferred Decision – 10/29/19</b> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, OCTOBER 22, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                     |   |
|---------------------------------------|---------------------|---|
| <b>16.</b>                            | <b>2016-1215-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>142 West 29<sup>th</sup> Street, Manhattan</b><br/> Variance (§72-21) to permit a non-conforming Use Group 2 in an M1-6 zoning district.<br/> <b>Community Board #5M</b></p> <p><b>Project Manager: Veronica Chuah</b></p> <p><b>Status: Adjourned, Continued Hearing – 3/3/20</b></p>   |
| <b>17.</b>                            | <b>2017-34-BZ</b>   | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>311 Adams Avenue, Staten Island</b><br/> Variance (§72-21) to permit construction of a three-story, single family residence contrary to ZR §23-45 (Front Yard), ZR § 23-461(a) (Side Yards on Corner Lots), ZR §25-622 (Parking Spaces between the street wall line and street line) and ZR §23-451 (Plantings on Corner Lots). R3-1 zoning district.<br/> <b>Community Board #2SI</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Adjourned, Continued Hearing – 2/11/20</b></p> |
| <b>18.</b>                            | <b>2017-244-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>2208 Boller Avenue, Bronx</b><br/> 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.<br/> <b>Community Board #10BX</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <p><b>Status: Granted – 10/22/19</b></p>                    |
| <b>19.</b>                            | <b>2018-136-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>251-77 Jericho Turnpike, Queens</b><br/> Special Permit (§73-44) to permit a reduction in the required parking spaces for an ambulatory diagnostic or treatment facility with an PRC-B1 parking category contrary to ZR §36-21. C8-1/R2A zoning district.<br/> <b>Community Board #13Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Withdrawn – 10/22/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, OCTOBER 22, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>20.</b>                            | <b>2018-137-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>251-77 Jericho Turnpike, Queens</b><br/> Special Permit (§73-19) to permit the operation of a daycare (<i>Children of America</i>) contrary to ZR §32-10. C8-1 zoning district.<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Continued Hearing – 1/28/20</b></p>  |
| <b>21.</b>                            | <b>2018-145-BZ</b> | <p>Akerman, LLP<br/> <b>251-73 Jericho Turnpike, Queens</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Planet Fitness</i>) to be located on portions of the first and second floors of a new building contrary to ZR §32-10. C8-1 Zoning District.<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 1/28/20</b></p>  |
| <b>22.</b>                            | <b>2019-15-BZ</b>  | <p>Akerman LLP, for CS Cooper Avenue LLC, owner.<br/> <b>79-40 Cooper Avenue, Queens</b><br/> Special Permit (§73-19) to permit the operation of a daycare center (UG 3) (<i>Children of America</i>) contrary to ZR §42-10. M1-1 zoning district.<br/> <b>Community Board #5Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 1/14/20</b></p>  |
| <b>23.</b>                            | <b>2019-23-BZ</b>  | <p>Law Office of Fredrick A. Becker<br/> <b>290 Mulberry Street aka 41 East Houston Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a physical cultural establishment (Martial Arts Family Studio) on portions of the cellar and first floor of an existing 11 story and cellar mixed use residential and commercial building contrary to ZR §32-10.<br/> <b>Community Board #2M</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Continued Hearing – 11/26/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, OCTOBER 22, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |  |
|------------------------------|--------------------|--|
| <b>1.</b>                    | <b>2018-59-BZ</b>  | <p>Akerman, LLP<br/> <b>3030 Northern Boulevard, Queens</b><br/> Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (<i>Powerhouse Gym</i>) on a portion of the ground floor of an existing commercial building contrary ZR §42-10. M1-5 zoning district.<br/> <b>Community Board #1Q</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Continued Hearing – 11/26/19</b></p>   |
| <b>2.</b>                    | <b>2018-66-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>118 West 72<sup>nd</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the legalization of the operation of a Physical Cultural Establishment (<i>Dakota Personal Training and Pilates</i>) with the cellar and first floor of an existing 13-story plus cellar building contrary to ZR §32-10. C4-6A (Upper West Side/Central Park West Historic District).<br/> <b>Community Board #7M</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Continued Hearing – 12/17/19</b></p> |
| <b>3.</b>                    | <b>2018-181-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>150 East 55<sup>th</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a Physical Culture Establishment (<i>China Liangtse Wellness Spa</i>) on the first floor of a seven-story commercial building contrary to ZR §32-10. C5-2 Special Midtown District.<br/> <b>Community Board #6M</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Granted – 10/22/19</b></p>  |
| <b>4.</b>                    | <b>2019-41-BZ</b>  | <p>Fried, Frank, Harris Shriver &amp; Jacobson LLP<br/> <b>1 West Street, Manhattan</b><br/> Permit (§73-36) to permit the operation of a Physical Culture Establishment (<i>Life Time</i>) to be located on a portion of the 1st floor of an existing building contrary to ZR §32-10. C5-5 Special Lower Manhattan District.<br/> <b>Community Board #1M -Chu</b><br/> <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b><br/> <b>Status: Closed, Decision – 10/29/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, OCTOBER 22, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                   |  |
|------------------------------|-------------------|--|
| <b>5.</b>                    | <b>2019-62-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>435 Hudson Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>S10</i>) to be located within the cellar of an existing commercial building with a small lobby entrance on the first floor contrary to ZR §42-10. M1-5(MX-6) zoning district.<br/> <b>Community Board #2M</b></p> <p><b>Project Manager: Rory Levy</b></p> <p><b>Status: Continued Hearing – 11/19/19</b></p>  |
| <b>6.</b>                    | <b>2019-25-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>40-48 Commercial Street, Brooklyn</b><br/> Variance (72-21) to permit the development of a nine-story plus cellar mix-use commercial and residential building contrary to ZR 24-154(b) (residential FAR); ZR 23-22 (dwelling units); 23-662(c)(1) (street wall setback) and ZR 25-23 (parking). M1-2/R6 zoning district. MX-8 Greenpoint-Williamsburg Special Mixed Used District.<br/> <b>Community Board #1BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 2/4/20</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**THURSDAY MORNING, OCTOBER 3, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>1.</b>                              | <b>90-91-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>630-636 City Island Avenue, Bronx</b><br/>                     Amendment of a previously approved Variance (§72-21) which permitted the enlargement of a legal non-conforming use with parking located within a two-story mixed-use commercial and residential building contrary to district use regulations. The amendment is for a modification of the interior layout and sizes of the commercial units, and a modification in the number of accessory parking spaces from the previous approval; Extension of Term which expired on June 21, 2014; Waiver of the Rules. R3A Special City Island District.<br/> <b>Community Board #10BX</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 1/14/20</b></p> |
| <b>2.</b>                              | <b>188-96-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>444 Soundview Avenue, Bronx</b><br/>                     Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with an accessory convenience store which expired on January 6, 2018; Amendment (§11-412) to permit the enlargement of the accessory building, provide new pump islands and install a canopy; Waiver of the Board’s Rules of Practice and Procedures. R5 zoning district.<br/> <b>Community Board #9BX</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Continued Hearing – 10/22/19</b></p>  |
| <b>3.</b>                              | <b>227-09-BZ</b> | <p>Gerald J. Caliendo, RA, AIA<br/> <b>100-14 Roosevelt Avenue, Queens</b><br/>                     Extension of Time to complete construction of a previously approved Variance (§72-21) permitting the construction of a two-story commercial building, contrary to use regulations (§22-10) which expired on August 16, 2015; Waiver of the Board’s Rules. C1-4 Zoning District.<br/> <b>Community Board #4Q</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Withdrawn – 10/3/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**THURSDAY MORNING, OCTOBER 3, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                   |   |
|-------------------------------|-------------------|---|
| <b>4.</b>                     | <b>863-48-BZ</b>  | <p>Alfonso Duarte<br/> <b>259-16 Union Turnpike, Queens</b><br/>           Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive repair and automotive sales establishment (UG 16B) which expired on November 25, 2018; Amendment to remove the use of automotive sales. R2 zoning district.<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 12/10/19</b></p>  |
| <b>5.</b>                     | <b>1715-61-BZ</b> | <p>Michael H. Choi, Esq.<br/> <b>129-02 Guy Brewer Boulevard, Queens</b><br/>           Extension of Term (§11-411) of a previously approved variance which permitted the operation of a dry-cleaning establishment (UG 6A) which expired on June 5, 2017; Extension of Time to obtain a Certificate of Occupancy which expired on September 14, 2011; Waiver of the Board's Rules. R3X zoning district.<br/> <b>Community Board # 12Q</b><br/> <b>Project Manager: Jsillene Ebanks-Chu (212) 386-0084</b><br/> <b>Status: Continued Hearing – 12/10/19</b></p>         |
| <b>6.</b>                     | <b>157-06-BZ</b>  | <p>Law Office of Fredrick A. Becker<br/> <b>28-56 Steinway Street, Queens</b><br/>           Reopening to accept plans that reflect the correct zoning district and boundary lines. C4-2A zoning district.<br/> <b>Community Board #1Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Granted – 10/3/19</b></p>   |
| <b>7.</b>                     | <b>55-97-BZ</b>   | <p>Sheldon Lobel, P.C.<br/> <b>76-36 164<sup>th</sup> Street, Queens</b><br/>           Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Establishment (UG 16B) which expired on September 23, 2017; Extension of Time to Obtain a Certificate of Occupancy which expired on March 15, 2010; Waiver of the Board's Rules. C2-2/R3-2 zoning district.<br/> <b>Community Board #8Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 1/14/20</b></p> |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

THURSDAY MORNING, OCTOBER 3, 2019

10:00 A.M.

| <b><i>SOC – NEW CASES</i></b> |                   |   |
|-------------------------------|-------------------|---|
| <b>8.</b>                     | <b>2017-97-BZ</b> | <p>Law Office of Fredrick A. Becker<br/> <b>55 Washington Street, Brooklyn</b><br/>                     Extension of Time to Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (Gleason’s Gym) which expired on October 31, 2018; Waiver of the Board’s Rules. M1-2/R8A zoning district.<br/> <b>Community Board #2BK</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Granted – 10/3/19</b></p> |

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |   |   |
|--|---|---|
| <b>9.</b>                                  | <b>2017-16-A<br/>thru<br/>2017-19-A</b> | <p>Gerald J. Caliendo, RA, AIA<br/> <b>15-58/62 Clintonville Street, 150-93/95 Clintonville Court, Queens</b><br/>                     Proposed construction of a two story, two family building located within the bed of a mapped street, contrary to General City Law §§ 35 and 36. R3-1 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Continued Hearing – 2/25/20</b></p>  |
| <b>10.</b>                                 | <b>2018-105-A</b>                       | <p>Gerald J. Caliendo, RA, AIA<br/> <b>150-87 Clintonville Court, Queens</b><br/>                     Proposed construction of a two story, two family building located within the bed of a mapped street, contrary to General City Law §§ 35 and 36. R3-1 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Continued Hearing – 2/25/20</b></p>   |
| <b>11.</b>                                 | <b>2019-13-A &amp;<br/>2019-14-BZY</b>  | <p>Ross F. Moskowitz, Esq.<br/> <b>11-31 Ryerson Street, Brooklyn</b><br/>                     Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development of a hotel prior to the adoption of a zoning text amendment on December 20, 2018. Proposed extension of time to complete construction for a minor development pursuant to ZR §11-331 to renew building permits lawfully issued before December 20, 2018. M1-2 zoning district.<br/> <b>Community Board #2BK</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Continued Hearing – 12/17/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**THURSDAY MORNING, OCTOBER 3, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                    |  |
|--|--------------------|--|
| <b>12.</b>                                 | <b>2019-17-BZY</b> | Duval & Stachenfeld LLP<br><b>30 West 39<sup>th</sup> Street, Manhattan</b><br>Proposed extension of time to complete construction for a minor development pursuant to ZR §11-331 to renew building permits lawfully issued before December 20, 2018. M1-6 zoning district.<br><b>Community Board #5M</b>  |
|  |                    | <b>Project Manager: Toni Matias (212) 386-0084</b>   |
|  |                    | <b>Status: Withdrawn – 10/3/19</b>   |
| <b>13.</b>                                 | <b>2019-175-A</b>  | Duval & Stachenfeld LLP<br><b>30 West 39<sup>th</sup> Street, Manhattan</b><br>Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development of a hotel prior to the adaption of a zoning text amendment on December 20, 2018. M1-6 zoning district.<br><b>Community Board #5M</b> |
|  |                    | <b>Project Manager: Toni Matias (212) 386-0084</b>   |
|  |                    | <b>Status: Granted – 10/3/19</b>   |

| <b><i>APPEALS – NEW CASES</i></b> |                   |   |
|-----------------------------------|-------------------|---|
| <b>14.</b>                        | <b>2018-102-A</b> | Sheldon Lobel, P.C.<br><b>241 Grand Street, Brooklyn</b><br>To acquire vested rights under common law requesting the renewal of all building permits relating to the proposed development, as issued originally on March 11, 2009 in connection with Permit No. 302156798-01-AI in the then R6 zoning district. R6B zoning district.<br><b>Community Board #1BK</b>         |
|                                   |                   | <b>Project Manager: Toni Matias (212) 386-0084</b>  |
|                                   |                   | <b>Status: Continued Hearing – 1/28/20</b>  |
| <b>15.</b>                        | <b>2019-19-A</b>  | Rothkrug Rothkrug & Spector LLP<br><b>107 Manee Avenue, Staten Island</b><br>Proposed development of a three-story, mixed-use building containing commercial use on the ground floor and dwelling units on the second and third floors not fronting on a legally mapped street is contrary to General City Law §36. R3X/SRD zoning district.<br><b>Community Board #3SI</b> |
|                                   |                   | <b>Project Manager: Toni Matias (212) 386-0084</b>  |
|                                   |                   | <b>Status: Continued Hearing – 12/17/19</b>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**THURSDAY MORNING, OCTOBER 3, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – NEW CASES</i></b> |                  |  |
|-----------------------------------|------------------|--|
| <b>16.</b>                        | <b>2019-43-A</b> | Rothkrug Rothkrug & Spector LLP<br><b>4132 Victory Boulevard, Staten Island</b><br>Proposed development of a three-story, mixed-use building with commercial use on the ground floor and dwelling units on the second and third floors on a site not fronting on a mapped street contrary to General City Law §36.<br><b>Community Board #2SI</b>                                  |
|                                   |                  | <b>Project Manager: Gjela Prenga (212) 386-0067</b>  |
|                                   |                  | <b>Status: Continued Hearing – 10/29/19</b>  |
| <b>17.</b>                        | <b>2019-44-A</b> | Rothkrug Rothkrug & Spector LLP<br><b>4128 Victory Boulevard, Staten Island</b><br>Proposed development of a three-story, mixed-use building with commercial use on the ground floor and dwelling units on the second and third floors on a site not fronting on a mapped street contrary to General City Law §36.<br><b>Community Board #2SI</b>                                  |
|                                   |                  | <b>Project Manager: Gjela Prenga (212) 386-0067</b>  |
|                                   |                  | <b>Status: Continued Hearing – 10/29/19</b>  |
| <b>18.</b>                        | <b>2019-46-A</b> | Rothkrug Rothkrug & Spector LLP<br><b>4124 Victory Boulevard, Staten Island</b><br>Proposed development of a three-story, mixed-use building containing commercial use on the ground floor and dwelling units on the second and third floors not fronting on a legally mapped street is contrary to General City Law §36. C2-1/R3A zoning district.<br><b>Community Board #2SI</b> |
|                                   |                  | <b>Project Manager: Gjela Prenga (212) 386-0067</b>  |
|                                   |                  | <b>Status: Continued Hearing – 10/29/19</b>  |
| <b>19.</b>                        | <b>2019-47-A</b> | Rothkrug Rothkrug & Spector LLP<br><b>4130 Victory Boulevard, Staten Island</b><br>Proposed development of a three-story, mixed-use building containing commercial use on the ground floor and dwelling units on the second and third floors not fronting on a legally mapped street is contrary to General City Law §36. C2-1/R3A zoning district.<br><b>Community Board #2SI</b> |
|                                   |                  | <b>Project Manager: Gjela Prenga (212) 386-0067</b>  |
|                                   |                  | <b>Status: Continued Hearing – 10/29/19</b>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**THURSDAY MORNING, OCTOBER 3, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>20.</b>                            | <b>2017-231-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>765 Pennsylvania Avenue, Brooklyn</b><br/> Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store. C2-3/R6 zoning district.<br/> <b>Community Board #5BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 12/17/19</b></p>  |
| <b>21.</b>                            | <b>2018-16-BZ</b>  | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>974 Sacket Avenue, Bronx</b><br/> Re-instatement (§11-411) of a previously approved variance which permitted the operation of non-storage garage which expired on April 19, 2002; Extension of Time to Obtain a Certificate of Occupancy which expired on April 13, 2000; Waiver of the Board’s Rules. R4 zoning district.<br/> <b>Community Board #11BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Adjourned, Continued Hearing – 12/17/19</b></p> |
| <b>22.</b>                            | <b>2018-143-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>20 West 14<sup>th</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>FitHouse</i>) to be located within portions of the cellar and first floor of the north wing of an existing six story mixed use building contrary to ZR §32-10. C6-2M and C6-2 zoning districts.<br/> <b>Community Board #2M</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Granted – 10/3/19</b></p>        |
| <b>23.</b>                            | <b>2018-167-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>1133 East 22<sup>nd</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of a single-family detached residence contrary to floor area (ZR § 23-142); open space (ZR § 23-141); rear yard (ZR § 23-47), and side yard regulations (ZR§ 23-461(a)). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Adjourned, Continued Hearing – 12/10/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**THURSDAY MORNING, OCTOBER 3, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                   |   |
|---------------------------------------|-------------------|---|
| <b>24.</b>                            | <b>2019-40-BZ</b> | <p>Greenberg Traurig, LLP<br/> <b>175-179 East 73<sup>rd</sup> Street, Manhattan</b><br/>           Variance (§72-21) to permit the enlargement of a House of Worship (UG 4) (Persian Jewish Center) contrary to ZR §24-36 (rear yard); ZR §24-11 (lot coverage); ZR §§24-50 &amp; 23-662 (minimum base height and maximum height of buildings and setback). R8B (NYC Individual Landmarked Buildings)<br/> <b>Community Board #8M</b></p> <p><b>Project Manager: Toni Matias (212) 386-0084</b></p> <p><b>Status: Continued Hearing – 12/10/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**THURSDAY AFTERNOON, OCTOBER 3, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                   |  |
|------------------------------|-------------------|--|
| <b>1.</b>                    | <b>2019-16-BZ</b> | Pryor Cashman LLP<br><b>250-01 Northern Boulevard, Queens</b><br>Special Permit (§73-243) to permit an accessory drive-through to a proposed eating and drinking establishment (UG 6) (McDonald’s) contrary to ZR §32-15. C1-2/R3-1 and R2A zoning districts.<br><b>Community Board #11Q</b><br><b>Project Manager: Darrell Ruffin (212) 386-0034</b><br><b>Status: Continued Hearing – 1/28/20</b>  |
| <b>2.</b>                    | <b>2019-31-BZ</b> | Goldman Harris LLC<br><b>525 West 26<sup>th</sup> Street, Manhattan</b><br>Special Permit (§73-36) to permit the operation of a physical cultural establishment (The Wright Fit Performance Lab) to be located on the fourth and fifth floors of a five-story building contrary to ZR §42-10. M1-5 Special West Chelsea zoning district. and West Chelsea Historic District.<br><b>Community Board #4M</b><br><b>Project Manager: Rory Levy</b><br><b>Status: Continued Hearing – 12/27/19</b> |
| <b>3.</b>                    | <b>2019-42-BZ</b> | Rothkrug Rothkrug & Spector LLP<br><b>6502 18<sup>th</sup> Avenue, Brooklyn</b><br>Special Permit (§73-36) to permit the operation of a Physical Culture Establishment (Blink Fitness) to be located on a portion of the 1st floor and second floors of an existing building contrary to ZR §32-10. C4-2 zoning district.<br><b>Community Board #11BK</b><br><b>Project Manager: Rory Levy</b><br><b>Status: Granted – 10/3/19</b>   |
| <b>4.</b>                    | <b>2019-59-BZ</b> | Rothkrug Rothkrug & Spector LLP<br><b>1417 Webster Avenue, Bronx</b><br>Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (Blink Fitness) located on the first and second floor of a new commercial building contrary to ZR §32-10. C2-4/R7-1 zoning district.<br><b>Community Board #4BX</b><br><b>Project Manager: Rory Levy</b><br><b>Status: Closed, Decision – 10/29/19</b>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**THURSDAY AFTERNOON, OCTOBER 3, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                   |   |
|------------------------------|-------------------|---|
| <b>5.</b>                    | <b>2019-63-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>120 West 72<sup>nd</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (Orangetheory Fitness) located on a portion of the first-floor of an existing mixed- use commercial and residential building contrary to ZR §32-10. C4-6A zoning district (Upper West Side/Central Park West Historic District).<br/> <b>Community Board #7M</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Continued Hearing – 11/19/19</b></p> |
| <b>6.</b>                    | <b>2019-71-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>2868 Fulton Street, Brooklyn</b><br/> Special Permit (§73-36) to permit the operation of a physical culture establishment (Blink Fitness) to be located on the first and second floor of an existing commercial building. C2-4 (R6A) (EC6) zoning district.<br/> <b>Community Board #5BK</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Closed, Decision – 10/29/19</b></p>  |
| <b>7</b>                     | <b>2019-79-BZ</b> | <p>Pryor Cashman LLP<br/> <b>29 West 30<sup>th</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a physical culture establishment (CorePower Yoga) to be located on the first floor building contrary to ZR §32-10. C2-4/R7D zoning district.<br/> <b>Community Board #5M</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Granted – 10/3/19</b></p>  |
| <b>8.</b>                    | <b>2017-21-BZ</b> | <p>Mitchell S. Ross, Esq.<br/> <b>34-38 38<sup>th</sup> Street, Queens</b><br/> Variance (§72-21) to permit the enlargement of an existing building contrary to ZR §43-28 (Rear Yard Equivalent) and a Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (Astoria Sports Complex) which is contrary to ZR §42-10. M1-5 zoning district.<br/> <b>Community Board #1Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 1/28/20</b></p>                 |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**THURSDAY AFTERNOON, OCTOBER 3, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |   |
|------------------------------|--------------------|---|
| <b>9.</b>                    | <b>2018-150-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>2215 Homecrest Avenue, Brooklyn</b><br/>           Variance (§72-21) to permit the enlargement of an existing one family home contrary to ZR §23-14 (FAR); ZR §23-143 (Lot Coverage); ZR §23-161(b) (Side Yard); ZR §23-461(c) (less than required open area between buildings); and ZR §23-47 (Rear Yard). R4 zoning district.<br/> <b>Community Board #15BK</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0034</b></p> <p><b>Status: Withdrawn – 10/3/19</b></p>  |
| <b>10.</b>                   | <b>2018-172-BZ</b> | <p>Barak A. Wrobel, for The Trustees of the Estate Belonging to the Diocese of Long Island<br/> <b>46-09 and 46-19 31<sup>st</sup> Avenue, Queens</b><br/>           Variance (§72-21) to permit the development of multiple dwelling residence comprising of 21 units of Permanent Supportive Housing contrary to ZR §23-142 ( open space); ZR §§23-22, 23-24 and 24-20 (maximum number of dwelling units); ZR §23-45 ( front yards); ZR §24-35 (side yards); ZR §23-631(d) (maximum building heights); ZR §23-632(b) (side yard setbacks) and ZR §23-841 (outer court dimensions). R5 zoning district.<br/> <b>Community Board #1Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 1/28/20</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, SEPTEMBER 17, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – DECISIONS</i></b> |                  |   |
|-----------------------------------|------------------|---|
| <b>1.</b>                         | <b>2019-89-A</b> | <p>City Club of New York<br/> <b>36 West 66<sup>th</sup> Street aka 50 West 66<sup>th</sup> Street, Manhattan</b><br/>                     Appeal of a New York City Department of Buildings challenging the validity of a building permit dated April 11, 2019. C4-7, R8 Special Lincoln Square District.<br/> <b>Community Board #7M</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Denied – 9/17/19</b></p> |
| <b>2.</b>                         | <b>2019-94-A</b> | <p>Landmark West<br/> <b>36 West 66<sup>th</sup> Street aka 50 West 66<sup>th</sup> Street, Manhattan</b><br/>                     Appeal of a New York City Department of Buildings challenging the validity of a building permit dated April 11, 2019. C4-7 and R8 Special Lincoln Square District.<br/> <b>Community Board #7M</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Denied – 9/17/19</b></p>      |

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                   |  |
|--|-------------------|--|
| <b>3.</b>                                  | <b>2017-147-A</b> | <p>Beni Rachmanov<br/> <b>71-12 Main Street, Queens</b><br/>                     Appeal of a NYC Department of Buildings denial. C1-2/R4 zoning district.<br/> <b>Community Board #8Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Denied – 9/17/19</b></p> |
| <b>4.</b>                                  | <b>2018-183-A</b> | <p>Beni Rachmanov<br/> <b>71-12 Main Street, Queens</b><br/>                     Appeal of a NYC Department of Buildings denial. C1-2/R4 zoning district.<br/> <b>Community Board #8Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Denied – 9/17/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, SEPTEMBER 17, 2019**  
**10:00 A.M.**

| <b><i>SOC – DECISIONS</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>5.</b>                     | <b>540-84-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>341 Soundview Avenue, Bronx</b><br/>           Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired on Jun 20, 2016. R3-2 zoning district.<br/> <b>Community Board #9BX</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 9/17/19</b></p> |

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>6.</b>                              | <b>418-50-BZ</b> | <p>Board of Standards and Appeals<br/> <b>73-69 217<sup>th</sup> Street, 73-36 Springfield Boulevard, 219-02 74<sup>th</sup> Avenue, 73-10 220<sup>th</sup> Street, Queens</b><br/>           Compliance Hearing<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Loreal Monroe</b><br/> <b>Status: Adjourned, Continued Hearing – 1/28/20</b></p>  |
| <b>7.</b>                              | <b>751-60-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>105 New Dorp Lane aka 1395 New Dorp Plaza, Staten Island</b><br/>           Extension of Term of a previously granted Variance (§11-411) which permitted the operation of an Automotive Service Station (UG 16B) which expired on March 23, 2016; Extension of Time to Obtain a Certificate of Occupancy which expired on April 1, 2009; Waiver of the Board’s Rules. C2-1/R31 and R3X zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Adjourned, Continued Hearing – 11/19/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, SEPTEMBER 17, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>8.</b>                              | <b>90-91-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>630-636 City Island Avenue, Bronx</b><br/>                     Amendment of a previously approved Variance (§72-21) which permitted the enlargement of a legal non-conforming use with parking located within a two-story mixed-use commercial and residential building contrary to district use regulations. The amendment is for a modification of the interior layout and sizes of the commercial units, and a modification in the number of accessory parking spaces from the previous approval; Extension of Term which expired on June 21, 2014; Waiver of the Rules. R3A Special City Island District.<br/> <b>Community Board #10BX</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 10/3/19</b></p> |
| <b>9.</b>                              | <b>171-93-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>32-45 75<sup>th</sup> Street, Queens</b><br/>                     Extension of Term of a previously approved (§72-21) which permitted the legalization of an existing auto storage facility and the parking of twenty-four (24) cars on the vacant portion of the site which expired on November 22, 2014; Waiver of the Rules. R4 zoning district.<br/> <b>Community Board #3Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 12/10/19</b></p>  |
| <b>10.</b>                             | <b>132-04-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>310 East Houston Street, Manhattan</b><br/>                     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. R8-A zoning district.<br/> <b>Community Board #3M</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Granted – 9/17/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, SEPTEMBER 17, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                   |  |
|-------------------------------|-------------------|--|
| <b>11.</b>                    | <b>227-09-BZ</b>  | <p>Gerald J. Caliendo, RA, AIA<br/> <b>100-14 Roosevelt Avenue, Queens</b><br/>           Extension of Time to complete construction of a previously approved Variance (§72-21) permitting the construction of a two-story commercial building, contrary to use regulations (§22-10) which expired on August 16, 2015; Waiver of the Board's Rules. C1-4 Zoning District.<br/> <b>Community Board #4Q</b></p> <p><b>Project Manager: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 10/3/19</b></p>   |
| <b>12.</b>                    | <b>216-13-BZ</b>  | <p>Rampulla Associates Architects, LLP.<br/> <b>750 Barclay Avenue, Staten Island</b><br/>           Extension of Time to Complete Construction of a previously approved Variance (§72-21) to demolish an existing restaurant damaged by Hurricane Sandy and construct a new eating and drinking establishment with accessory parking for 25 cars, contrary to use (§23-00) regulations, and located in the bed of the mapped street, (Boardwalk Avenue), contrary to General City law Section 35. Companion Appeal application was granted pursuant to BSA Calendar Number 217-13-A which expired on June 24, 2018; Waiver of the Board's Rules. R3X (SRD) zoning district.<br/> <b>Community Board # 3SI</b></p> <p><b>Project Manager: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 11/19/19</b></p> |
| <b>13.</b>                    | <b>2018-125-A</b> | <p>Cesare Giaquinto<br/> <b>495 Wild Avenue, Staten Island</b><br/>           Reopening to accept DEP letter. M3-1 zoning district.<br/> <b>Community Board #2SI</b></p> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p><b>Status: Decision – 8/13/19; Reopened and Closed – 9/17/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, SEPTEMBER 17, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – DECISIONS</i></b> |                                       |   |
|-----------------------------------|---------------------------------------|---|
| <b>14.</b>                        | <b>205-15-A<br/>thru<br/>214-15-A</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>128-60 to 128-76 Hook Creek Boulevard and 128-63 to 128-75 Fortune Way, Queens</b><br/>                     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 &amp; Hook Creek Boulevard, contrary to Article 3 of the General City Law, Section 35 located within an R2 zoning district.<br/> <b>Community Board #12Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Withdrawn – 9/17/19</b></p> |

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                                       |  |
|--|---------------------------------------|--|
| <b>15.</b>                                 | <b>2017-202-A</b>                     | <p>Law Office of Steven Simicich<br/> <b>43 Cunard Avenue, Staten Island</b><br/>                     Proposed construction of a two-family residential building not fronting on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3S (SHPD) zoning district.<br/> <b>Community Board #1SI</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Adjourned, Continued Hearing – 3/24/20</b></p>         |
| <b>16.</b>                                 | <b>2019-1-A<br/>thru<br/>2019-5-A</b> | <p>Joseph Loccisano of Sanna &amp; Loccisano Architects, P.C.<br/> <b>7, 11, 15, 19, 23 Nello Court, Staten Island</b><br/>                     Proposed construction of five (5) two-family, two-story detached home not fronting on a mapped street contrary to General City Law §36. R3X Special South Richmond District.<br/> <b>Community Board #5SI</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Denied – 9/17/19</b></p> |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 17, 2019

10:00 A.M.

| <b><i>APPEALS – NEW CASES</i></b> |   |   |
|-----------------------------------|---|---|
| 17.                               | 250-14-A &<br>253-14-A thru<br>257-14-A | <p>Sheldon Lobel, P.C.<br/> <b>5041, 5300, 5310, Grosvenor Avenue, 5041, 5030, 5040 Goodridge Avenue, Bronx</b><br/>                     Extension of time to complete construction of eight (8) homes and obtain a Certificate of Occupancy under the common law and Vested Rights. (R1-2) zoning district.<br/> <b>Community Board #8BZ</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Granted – 9/17/19</b></p> |
| 18.                               | 2018-129-A                              | <p>Philip L. Rampulla<br/> <b>484F Sharrotts Road, Staten Island</b><br/>                     Proposed construction of a new building not fronting on a legally mapped street contrary to General City Law Section §36. M1-1 Special South Richmond District (Special Area “M”).<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 11/26/19</b></p>                  |
| 19.                               | 2018-178-A                              | <p>Rampulla Associates Architects, LLP<br/> <b>2 Oaktree Way aka 300 Ocean Terrace, Staten Island</b><br/>                     Proposed construction of a new two-story detached home not fronting on a mapped street contrary to General City Law §36. R1-1, NA-1 zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 11/26/19</b></p>               |

| <b><i>BZ – DECISIONS</i></b> |           |  |
|------------------------------|-----------|--|
| 20.                          | 157-15-BZ | <p>Law Office of Lyra J. Altman<br/> <b>3925 Bedford Avenue, Brooklyn</b><br/>                     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.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Adjourned, Continued Hearing – 11/26/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, SEPTEMBER 17, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                     |   |
|---------------------------------------|---------------------|---|
| <b>21.</b>                            | <b>43-11-BZ</b>     | <p>Law Office of Lyra J. Altman<br/> <b>1926 East 21<sup>st</sup> Street, Brooklyn</b><br/>           Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a single family home contrary to floor area, lot coverage and open space (§23-141), side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district.<br/> <b>Community Board #15BK</b></p> <p><b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Adjourned, Continued Hearing – 11/26/19</b></p>   |
| <b>22.</b>                            | <b>231-15-BZ</b>    | <p>Mitchell Ross<br/> <b>5278 Post Road, Bronx</b><br/>           Variance (§72-21) Propose nine story, mixed use (residential, community facility and retail building) 120 unit multiple dwelling with UG 4 doctor's office, and UG 6 retail pharmacy, contrary to ZR 22-10 (UG 6 in a Res ZD), ZR 23-145 (Residential Floor Area), ZR 23-22 (Permitted Dwelling Units), and ZR 23-633 (wall height and total height). R6 zoning district.<br/> <b>Community Board #8BX</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 11/26/19</b></p>   |
| <b>23.</b>                            | <b>2016-4239-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>180 Mansion Avenue, Staten Island</b><br/>           Special Permit (§73-242) to allow an existing building to be operated as an eating and drinking establishments (Use Group 6), contrary to use regulations (§32-15). C3A (SRD) zoning district.<br/> <b>Community Board #3SI</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Withdrawn – 9/17/19</b></p>  |
| <b>24.</b>                            | <b>2016-4465-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>129 Anderson Street, Staten Island</b><br/>           Variance (§72-21) to permit the construction of a two-story, two-family detached dwelling contrary to ZR (§23-142) required lot coverage and open space; ZR (§23-142(b)) floor area ratio; ZR (§23-32) required lot width; ZR (§23-45) required front yard; ZR (§23-461(a)) required side yard and ZR (§25-22) required parking space. R3A zoning district.<br/> <b>Community Board #1SI</b></p> <p><b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Withdrawn – 9/17/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, SEPTEMBER 17, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |             |  |
|---------------------------------------|-------------|--|
| 25.                                   | 2017-265-BZ | <p>Law Office of Emily Simons PLLC<br/> <b>318-320 54<sup>th</sup> Street aka 5401 3<sup>rd</sup> Avenue, Brooklyn</b><br/>                     Re-instatement (§11-411) of a previously approved variance which permitted the storage, warehousing, office and showroom (UG 16B) and the assembly of venetian blinds (UG 17) which expired on June 24, 1991; Waiver of the Board’s rules. R6B zoning district.<br/> <b>Community Board #7BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 1/14/19</b></p> |
| 26.                                   | 2018-95-BZ  | <p>Sheldon Lobel, P.C.<br/> <b>120 Avenue M, Brooklyn</b><br/>                     Variance (§72-21) to permit the development of a four-story educational institution (UG 3) (HASC Center) contrary to ZR §23-142 (floor area and lot coverage), ZR §23-45 (front yard), ZR §23-631 (height and setback), ZR §23-632 (side setback), and ZR §36-21 (parking). C2-3/R5 Special Ocean Parkway District.<br/> <b>Community Board #12BK</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Granted – 9/17/19</b></p>   |
| 27.                                   | 2018-104-BZ | <p>Law Office of Lyra J. Altman<br/> <b>1234-1238 East 22<sup>nd</sup> Street, Brooklyn</b><br/>                     Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to floor area and open space (§23-141); side yard requirements (§23-461) and less than the required rear yard (§23-47). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Withdrawn – 9/17/19</b></p>   |
| 28.                                   | 2018-109-BZ | <p>Goldman Harris LLC<br/> <b>9-03 44<sup>th</sup> Road, Queens</b><br/>                     Special Permit (§73-19) to permit the operation of a school (UG 3) (Our World Neighborhood Charter Schools (OWN) contrary to ZR §42-00. M1-4 zoning district.<br/> <b>Community Board #2Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 12/17/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, SEPTEMBER 17, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>29.</b>                            | <b>2018-168-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>1769 East 26<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of a single-family detached residence contrary to floor area (ZR § 23-141); open space and lot coverage (ZR § 23-142); rear yard (ZR § 23-47), and side yard regulations (§§ 23-47 &amp; 23-461)). R3-2 zoning district.<br/> <b>Community Board #15BK</b></p> <p><b>Project Manager: Veronica Chuah</b></p> <p><b>Status: Continued Hearing – 11/26/19</b></p>   |
| <b>30.</b>                            | <b>2018-171-BZ</b> | <p>Kramer Levin Naftalis &amp; Frankel, LLP<br/> <b>1 East 70<sup>th</sup> Street, Manhattan</b><br/> Variance (§72-21) to permit an addition to an existing museum and library buildings (The Frick Collection) contrary to ZR §24-591 (height); ZR §24-11 (lot coverage); ZR §§24-33 and 24-382 (rear yard equivalent) and ZR §§23-661 and 23-662 (street wall location and setback). R10 (Special Park Improvement District), R8B (Limited Height District 1-A) Upper East Side Historic District and an individual New York City Landmark.<br/> <b>Community Board #8M</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 11/19/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, SEPTEMBER 17, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |   |
|------------------------------|--------------------|---|
| <b>1.</b>                    | <b>2018-27-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>16 Dover street, Brooklyn</b><br/> Special Permit (§73-622) to legalize previous enlargement and further enlarge an existing single-family home contrary to ZR §23-142 (floor area and lot coverage) and ZR §23-47 (rear yard). R3-1 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 1/28/20</b></p>   |
| <b>2.</b>                    | <b>2018-191-BZ</b> | <p>Slater &amp; Beckerman, P.C.<br/> <b>215 North 10<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-44) to permit a reduction in the required parking spaces for offices (UG 6B) with an PRC-B1 parking category within a proposed development of a new mixed use residential, office and retail building contrary to ZR §36-21. M1-2/R6A (MX-8) zoning district.<br/> <b>Community Board #1BK</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Continued Hearing – 11/26/19</b></p> |
| <b>3.</b>                    | <b>2019-23-BZ</b>  | <p>Law Office of Fredrick A. Becker<br/> <b>290 Mulberry Street aka 41 East Houston Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a physical cultural establishment (Martial Arts Family Studio) on portions of the cellar and first floor of an existing 11 story and cellar mixed use residential and commercial building contrary to ZR §32-10.<br/> <b>Community Board #2M</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Continued Hearing – 10/22/19</b></p>  |
| <b>4.</b>                    | <b>2019-157-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>88-02 Northern Boulevard, Queens</b><br/> Special Permit (§73-243) to permit an eating and drinking establishment (White Castle) with an accessory drive-thru contrary to ZR §32-10. C1-2/R4 zoning district.<br/> <b>Community Board #3Q</b><br/> <b>Project Manager: Rory Levy</b><br/> <b>Status: Continued Hearing – 12/10/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, SEPTEMBER 17, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |  |
|------------------------------|--------------------|--|
| <b>5.</b>                    | <b>2019-158-BZ</b> | <p>Eric Palatnik, P.C<br/> <b>89-03 57<sup>th</sup> Avenue, Queens</b><br/> Special Permit (§73-243) to permit an eating and drinking establishment (White Castle) with an accessory drive-thru contrary to ZR §32-10. C1-2/R4 zoning district.<br/> <b>Community Board #4Q</b></p> <p><b>Project Manager: Rory Levy</b></p> <p><b>Status: Continued Hearing – 12/10/19</b></p>  |
| <b>6.</b>                    | <b>2019-6-BZ</b>   | <p>Law Office of Fredrick A. Becker<br/> <b>138 East 39<sup>th</sup> Street, Block 894, Manhattan</b><br/> Variance (§72-21) to permit the enlargement of an existing house of worship (<i>Eastern Prelacy of the Armenian Apostolic Church</i>) contrary to ZR §24-11 (lot coverage and floor area ratio); ZR §§24-33 &amp; 24-36 (permitted rear yard obstruction within a 30' required yard). R8 zoning district.<br/> <b>Community Board #6M</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 12/10/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, SEPTEMBER 10, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>1.</b>                              | <b>539-66-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>61-19 Fresh Meadow Lane, Queens</b><br/>           Amendment of a Variance (§72-21) to permit the reconstruction of a previously approved automotive service station (UG 16B). C2-2/R4 zoning district.<br/> <b>Community Board #8Q</b><br/> <b>Project Manager: Veronica Chuah</b></p>   |
|  | <b>1:30 P.M.</b> | <b>Status: Granted – 9/10/19</b>   |
| <b>2.</b>                              | <b>130-88-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>3602 Snyder Avenue, Brooklyn</b><br/>           Extension of Term of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B) which expires on January 29, 2019. C2-2/R4 zoning district.<br/> <b>Community Board #17BK</b><br/> <b>Project Manager: Rory Levy</b></p>  |
|  | <b>1:44 P.M.</b> | <b>Status: Granted – 9/10/19</b>   |
| <b>3</b>                               | <b>194-97-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>84-12 164<sup>th</sup> Street, Queens</b><br/>           Extension of Term of a previously approved Variance (§72-21) permitting the operation of an automotive repair facility and auto sales (Use Group 16B) which expired on November 29, 2017; Extension of Time to Obtain a Certificate of Occupancy which expired on July 20, 2010; Waiver of the Board's Rules. R4B zoning district.<br/> <b>Community Board #8Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b></p> |
|  | <b>1:48 P.M.</b> | <b>Status: Continued Hearing – 11/26/19</b>  |
| <b>4.</b>                              | <b>245-03-BZ</b> | <p>Seyfarth Shaw LLP<br/> <b>160-11 Willets Point Boulevard, Queens</b><br/>           Extension of Term of a previously granted special permit (§72-243) for an accessory drive-thru to an existing eating and drinking establishment (McDonald's), which expired on December 9, 2018. C1-2/R3-2 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b></p>  |
|  | <b>2:00 P.M.</b> | <b>Status: Continued Hearing – 11/26/19</b>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, SEPTEMBER 10, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – DECISIONS</i></b> |                   |  |
|-----------------------------------|-------------------|--|
| <b>5.</b>                         | <b>2019-45-A</b>  | <p>Cozen O'Connor<br/> <b>10002 Farragut Road, Brooklyn</b><br/>                     Appeal of the DOB interpretation (dated 1/31/2019) that motor freight station for regulated medical waste use at the premises constitutes a UG 18 use pursuant to ZR § 42-15 and seeks the Board's confirmation that such use constitutes a UG 16 use pursuant to ZR § 32-25.<br/> <b>Community Board #18BK</b></p> |
|                                   | <b>10:02 A.M.</b> | <p><b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 9/10/19</b></p>   |

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                   |  |
|--|-------------------|--|
| <b>6.</b>                                  | <b>2017-310-A</b> | <p>NYC Department of Buildings<br/> <b>10002 Farragut Road, Brooklyn</b><br/>                     Pursuant to § 645 of the New York City Charter, the Department of Buildings (the Department") respectfully submits to the Board of Standards and Appeals (the "Board") this statement in support of its application to modify certificate of occupancy 321114450F dated September 1, 2015.<br/> <b>Community Board #18BK</b></p> |
|  | <b>10:05 A.M.</b> | <p><b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 12/10/19</b></p>   |
| <b>7.</b>                                  | <b>2019-89-A</b>  | <p>City Club of New York<br/> <b>36 West 66<sup>th</sup> Street aka 50 West 66<sup>th</sup> Street, Manhattan</b><br/>                     Appeal of a New York City Department of Buildings challenging the validity of a building permit dated April 11, 2019. C4-7, R8 Special Lincoln Square District.<br/> <b>Community Board #7M</b></p>   |
|  | <b>10:08 A.M.</b> | <p><b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Closed, Decision – 9/17/19</b></p>   |
| <b>8.</b>                                  | <b>2019-94-A</b>  | <p>Landmark West<br/> <b>36 West 66<sup>th</sup> Street aka 50 West 66<sup>th</sup> Street, Manhattan</b><br/>                     Appeal of a New York City Department of Buildings challenging the validity of a building permit dated April 11, 2019. C4-7 and R8 Special Lincoln Square District.<br/> <b>Community Board #7M</b></p>  |
|  | <b>10:08 A.M.</b> | <p><b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Closed, Decision – 9/17/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, SEPTEMBER 10, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                                       |   |
|--|---------------------------------------|---|
| <b>9.</b>                                  | <b>205-15-A<br/>thru<br/>214-15-A</b> | Rothkrug Rothkrug & Spector LLP<br><b>128-60 to 128-76 Hook Creek Boulevard and 128-63 to 128-75 Fortune Way, Queens</b><br>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.<br><b>Community Board #12Q</b><br><b>Project Manager: Toni Matias (212) 386-0084</b><br><b>Status: Closed, Decision – 9/17/19</b> |
|  | <b>2:21 P.M.</b>                      |   |
| <b>10.</b>                                 | <b>2017-5-A<br/>thru<br/>2017-7-A</b> | Eric Palatnik, P.C.<br><b>620A, 620B, 620C Sharrotts Road, Staten Island</b><br>Proposed construction of three buildings, two buildings with retail and office space and one warehouse, not fronting on a legally mapped street, contrary to General City Law 36. M1-1 zoning district.<br><b>Community Board #3SI</b><br><b>Project Manager: Toni Matias (212) 386-0084</b><br><b>Status: Granted – 9/10/19</b>  |
|  | <b>2:34 P.M.</b>                      |   |

| <b><i>APPEALS – NEW CASES</i></b> |   |  |
|-----------------------------------|---|--|
| <b>11.</b>                        | <b>140-14-A</b>                             | Eric Palatnik, P.C.,<br><b>1016 East 13<sup>th</sup> Street, Brooklyn</b><br>Extension of time to complete construction of and obtain a Certificate of Occupancy for a five-story mixed residential and commercial building under the common law and Vested Rights under the previous C4-3 zoning. R5 zoning district.<br><b>Community Board #14BK</b><br><b>Project Manager: Toni Matias (212) 386-0084</b><br><b>Status: Granted – 9/10/19</b> |
|                                   | <b>2:37 P.M.<br/>4:47 P.M.</b>              |  |
| <b>12.</b>                        | <b>2016-4302-A<br/>thru<br/>2016-4326-A</b> | Rothkrug Rothkrug & Spector LLP<br><b>92 to 120 Cupidity Drive and 201 to 225 Avidita Place, Staten Island</b><br>Proposed constructions of twenty-five (25) single family residences not fronting on a legally mapped street, contrary to General City Law 36. R3-2 zoning district.<br><b>Community Board #1SI</b><br><b>Project Manager: Toni Matias (212) 386-0084</b><br><b>Status: Continued Hearing – 11/19/19</b>                        |
|                                   | <b>2:41 P.M.</b>                            |  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, SEPTEMBER 10, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – NEW CASES</i></b> |   |   |
|-----------------------------------|---|---|
| <b>13.</b>                        | <b>2016-4355-A</b><br>thru<br><b>2016-4462-A</b><br><br>2:41 P.M. | Rothkrug Rothkrug & Spector LLP<br><b>301-465 Fourberie Lane, 201-275 Avidita Place, 76-120 Cupidity Drive, Staten Island</b><br>Proposed constructions of 107 single family residences not fronting on a legally mapped street, contrary to General City Law 36. R3-2 zoning district.<br><b>Community Board #1SI</b><br><b>Project Manager: Toni Matias (212) 386-0084</b><br><b>Status: Continued Hearing – 11/19/19</b> |
|                                   | <b>2017-107-A</b><br>thru<br><b>2017-129-A</b><br><br>2:41 P.M.   | Rothkrug Rothkrug & Spector LLP<br><b>301-477 Fourberie Lane, 201-275 Avidita Place, 76-120 Cupidity Drive, Staten Island</b><br>Proposed construction of single family residence, not fronting on a legally mapped street, contrary to General City Law 36. R3-2 zoning district.<br><b>Community Board #1SI</b><br><b>Project Manager: Toni Matias (212) 386-0084</b><br><b>Status: Continued Hearing – 11/19/19</b>      |
|                                   | <b>2019-51-A</b><br>thru<br><b>2019-57-A</b><br><br>2:41 P.M.     | Rothkrug Rothkrug & Spector LLP<br><b>301-477 Fourberie Lane, 201-275 Avidita Place, 76-120 Cupidity Drive, Staten Island</b><br>Proposed construction of a single family residence, not fronting on a legally mapped street, contrary to General City Law 36. R3-2 zoning district.<br><b>Community Board #1SI</b><br><b>Project Manager: Toni Matias (212) 386-0084</b><br><b>Status: Continued Hearing – 11/19/19</b>    |

| <b><i>BZ – DECISIONS</i></b> |                                    |   |
|------------------------------|------------------------------------|---|
| <b>16.</b>                   | <b>2019-34-BZ</b><br><br>4:28 P.M. | Jodi Stein, of Herrick, Feinstein, LLP<br><b>25-27 East 104<sup>th</sup> Street, Manhattan</b><br>Variance (§72-21) to permit the enlargement of an existing school (UG 3) ( <i>The Reese School</i> ) contrary to ZR 24-522 (street wall). R7-2 zoning district.<br><b>Community Board #11M</b><br><b>Project Manager: Darrell Ruffin (212) 386-0054</b><br><b>Status: Granted – 9/10/19</b> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, SEPTEMBER 10, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |           |  |
|---------------------------------------|-----------|--|
| 17.                                   | 268-14-BZ | <p>Akerman LLP<br/> <b>231-06/10 Northern Boulevard, Queens</b><br/>           Variance (§72-21) proposed enlargement of the existing Use Group 6, eating and drinking establishment at the subject site. Located within and R1-2 zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Veronica Chuah</b></p>  |
|                                       | 4:51 P.M. | <b>Status: Adjourned, Continued Hearing – 11/26/19</b>   |
| 18.                                   | 17-15-BZ  | <p>Law Office of Lyra J. Altman<br/> <b>133 Beach 5<sup>th</sup> Street, Queens</b><br/>           Variance (72-21) to allow the construction of a four-story residential building at the premises, located within an R4A zoning district.<br/> <b>Community Board #14Q</b><br/> <b>Project Manager: Veronica Chuah</b></p>  |
|                                       | 4:55 P.M. | <b>Status: Withdrawn – 9/10/19</b>   |
| 19.                                   | 77-15-BZ  | <p>Rothkrug, Rothkrug &amp; Spector LLP<br/> <b>244-36 85<sup>th</sup> Avenue, Queens</b><br/>           Special Permit (§73-621) to allow the enlargement of an existing two-family dwelling, located within an R2A zoning district.<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b></p>  |
|                                       | 4:56 P.M. | <b>Status: Withdrawn – 9/10/19</b>   |
| 20.                                   | 157-15-BZ | <p>Law Office of Lyra J. Altman<br/> <b>3925 Bedford Avenue, Brooklyn</b><br/>           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.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b></p> |
|                                       | 4:56 P.M. | <b>Status: Closed, Decision – 9/17/19</b>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, SEPTEMBER 10, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>21.</b>                            | <b>263-15-BZ</b>   | Rothkrug, Rothkrug, & Spector LLP.<br><b>45/47 Little Clove Road, Staten Island</b><br>Special Permit (§73-126) to allow a medical office, contrary to bulk regulations (§22-14). R3X zoning district.<br><b>Community Board #1SI</b>                      |
|                                       | <b>5:06 P.M.</b>   | <b>Project Manager: Gjela Prenga (212) 386-0067</b><br><b>Status: Withdrawn – 9/10/19</b>  |
|                                       |                    |  |
| <b>22.</b>                            | <b>2017-231-BZ</b> | Eric Palatnik, P.C.<br><b>765 Pennsylvania Avenue, Brooklyn</b><br>Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store. C2-3/R6 zoning district.<br><b>Community Board #5BK</b> |
|                                       | <b>5:07 P.M.</b>   | <b>Project Manager: Gjela Prenga (212) 386-0067</b><br><b>Status: Continued Hearing – 10/3/19</b>  |
|                                       |                    |  |
| <b>23.</b>                            | <b>2017-233-BZ</b> | Sheldon Lobel, P.C.<br><b>446-448 Park Avenue, Brooklyn</b><br>Variance (§72-21) to allow for the development of six-story plus cellar (UG 2) residential building contrary to ZR §42-10. M1-1 zoning district.<br><b>Community Board #3BK</b>             |
|                                       | <b>5:16 P.M.</b>   | <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br><b>Status: Adjourned, Continued Hearing – 1/14/20</b>   |
|                                       |                    |  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, SEPTEMBER 10, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                  |  |
|---------------------------------------|------------------|--|
| 24.                                   | 2017-243-BZ      | <p>Eric Palatnik, P.C.<br/> <b>29-16 Francis Lewis Boulevard aka 29-29 172<sup>nd</sup> Street, Queens</b><br/>           Re-instatement (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on December 26, 2015; Amendment to permit the addition of a convenience store within the existing building and permit the operation of a U-Haul rental establishment; Waiver of the Rules. R2A zoning district.<br/> <b>Community Board #7Q</b></p> |
|                                       | <b>5:17 P.M.</b> | <p><b>Project Manager: Veronica Chuah</b><br/> <b>Status: Continued Hearing – 10/29/19</b></p>   |
| 25.                                   | 2017-270-BZ      | <p>Edward Lauria, P.E.<br/> <b>1434 Utica Avenue, Brooklyn</b><br/>           Special Permit (§73-53) to permit the enlargement of an automotive body repair facility (UG 17B) contrary to ZR §43-121 (Maximum Permitted Floor Area). M1-1 zoning district.<br/> <b>Community Board #17BK</b></p>  |
|                                       | <b>5:24 P.M.</b> | <p><b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 11/19/19</b></p>  |
| 26.                                   | 2017-272-BZ      | <p>Kalyan Law Firm-- adjourned<br/> <b>10-19 46<sup>th</sup> Road, Queens</b><br/>           Special Permit (§73-36) to permit the operation of physical cultural establishment (<i>CrossFit</i>) within an existing one store commercial building contrary to ZR §42-10 located in M1-4 zoning district.<br/> <b>Community Board #2Q</b></p>  |
|                                       | <b>5:36 P.M.</b> | <p><b>Project Manager: Rory Levy</b><br/> <b>Status: Adjourned, Continued Hearing – 11/19/19</b></p>   |
| 27.                                   | 2018-3-BZ        | <p>Troutman Sanders LLP<br/> <b>154-160 West 124<sup>th</sup> Street, Manhattan</b><br/>           Variance (§72-21) to permit the development of an integrated educational and medical facility in conjunction with the Ichan School of Medicine at Mount Sinai contrary to ZR §33-432(a) (height and setback); ZR §33-26 (rear yard) and ZR §33-292 (required depth of yard along district boundaries. C4-4 zoning district.<br/> <b>Community Board #10M</b></p>  |
|                                       | <b>5:38 P.M.</b> | <p><b>Project Manager: Veronica Chuah</b><br/> <b>Status: Adjourned, Continued Hearing – 11/26/19</b></p>  |

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, SEPTEMBER 10, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |   |
|---------------------------------------|--------------------|---|
| <b>28.</b>                            | <b>2018-53-BZ</b>  | Slater & Beckerman, P.C.<br><b>104 DeGraw Street, Brooklyn</b><br>Variance (§72-21) to permit residential use within a new four-story mixed-use building contrary to ZR §42-10. M1-1 zoning district.<br><b>Community Board #6BK</b>  |
|                                       |                    | <b>Project Manager: Veronica Chuah</b>  |
|                                       | <b>5:39 P.M.</b>   | <b>Status: Continued Hearing – 12/17/19</b>   |
| <b>29.</b>                            | <b>2018-116-BZ</b> | Eric Palatnik, P.C.<br><b>1982 Utica Avenue, Brooklyn</b><br>Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store contrary to ZR §32-35. C2-2/R3-2 zoning district.<br><b>Community Board #18BK</b> |
|                                       |                    | <b>Project Manager: Darrell Ruffin (212) 386-0054</b>   |
|                                       | <b>6:50 P.M.</b>   | <b>Status: Granted – 9/10/19</b>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, SEPTEMBER 10, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |   |
|------------------------------|--------------------|---|
| <b>1.</b>                    | <b>2018-177-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>2061 Ocean Parkway, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing two-family to be converted to a single-family home, contrary to floor area (§23-142); side yard requirements (§§23-461 &amp; 23-48) and less than the required rear yard (§23-47). R5 (Special Ocean Parkway) zoning district.<br/> <b>Community Board #15BK</b></p> <hr/> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <hr/> <p><b>Status: Closed, Decision – 10/29/19</b></p> |
|                              | <b>6:55 P.M.</b>   |   |
| <b>2.</b>                    | <b>2019-29-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>30 Clinton Avenue, Brooklyn</b><br/> Special Permit (§73-19) to permit the operation of a school (UG 3) (International Charter School) contrary to ZR §42-10. M1-2 zoning district.<br/> <b>Community Board #2BK</b></p> <hr/> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <hr/> <p><b>Status: Continued Hearing – 12/10/19</b></p>   |
|                              | <b>7:06 P.M.</b>   |   |
| <b>3.</b>                    | <b>2019-86-BZ</b>  | <p>Jay Goldstein, Esq.<br/> <b>2702 Avenue N, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of a single-family home contrary to ZR §23-141 (floor area ratio and open space ratio. R2 zoning district.<br/> <b>Community Board #14BK</b></p> <hr/> <p><b>Project Manager: Henry Segovia (212) 386-0074</b></p> <hr/> <p><b>Status: Granted – 9/10/19</b></p>   |
|                              | <b>8:18 P.M.</b>   |   |
| <b>4.</b>                    | <b>2019-87-BZ</b>  | <p>Jay Goldstein, Esq.<br/> <b>2624 Avenue M, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of a single-family home contrary to ZR §23-141 (floor area ratio and open space ratio). R2 zoning district.<br/> <b>Community Board #14BK</b></p> <hr/> <p><b>Project Manager: Henry Segovia (212) 386-0074</b></p> <hr/> <p><b>Status: Granted – 9/10/19</b></p>  |
|                              | <b>8:31 P.M.</b>   |   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, AUGUST 13, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>1.</b>                              | <b>156-73-BZ</b> | <p>The Design Alliance<br/> <b>1975 Eastchester Road, Bronx</b><br/>           Extension of Term of a previously approved variance made pursuant to Section 60(3) of the Multiple Dwelling Law, permitting the use of Transient parking for the unused and surplus tenants' space in the required accessory garage of a multiple dwelling which expires on June 26, 2013. R6 and R4 zoning districts.<br/> <b>Community Board #2BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 8/13/19</b></p>                  |
| <b>2.</b>                              | <b>982-83-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>191-20 Northern Boulevard, Queens</b><br/>           Extension of Time to obtain a Certificate of Occupancy of a previously granted variance and extension of term for the continued operation of retail and office use (UG 6) which expired on June 1, 2014; Amendment of the configuration of accessory parking lot. Waiver of the rules. R3-2 zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 8/13/19</b></p>         |
| <b>3.</b>                              | <b>138-87-BZ</b> | <p>Carl A. Sulfaro, Esq.<br/> <b>218-36 Hillside Avenue, Queens</b><br/>           Extension of Term (§11-411) of a previously approved variance which permitted the operation of car rental facility (UG 8C) which expired on January 12, 2013; Amendment to permit changes to the interior layout and to the exterior of the building; Waiver of the Rules. C2-2/R2 zoning district.<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 10/22/19</b></p>                      |
| <b>4.</b>                              | <b>157-06-BZ</b> | <p>Law Office of Fredrick A. Becker<br/> <b>28-56 Steinway Street, Queens</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (New York Sports Club) on the first and second floor of a three-story commercial building which expired on February 27, 2017; Waiver of the Rules. C4-2A and C2-2/R6 zoning district.<br/> <b>Community Board #1Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Granted – 8/13/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, AUGUST 13, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                                    |  |
|--|------------------------------------|--|
| <b>5.</b>                              | <b>163-14-A &amp;<br/>165-14-A</b> | Board of Standards and Appeals<br><b>502, 504, 506 Canal Street, Manhattan</b><br>Compliance Hearing<br><b>Community Board #1M</b><br><b>Project Manager: Toni Matias (212) 386-0084</b><br><b>Status: Granted – 8/13/19</b> |

| <b><i>SOC – NEW CASES</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>6.</b>                     | <b>186-14-BZ</b> | Law Office of Lyra J. Altman<br><b>51-63 Bond Street and 252-270 Schermerhorn Street, Brooklyn</b><br>Extension of Time of a previously approved Variance (§72-21) to permit the construction of a new hotel building with ground floor retail contrary to allowable commercial floor area (ZR 33-122) which expired on May 19, 2019. C6-1/R6B Downtown Brooklyn Special District.<br><b>Community Board #2BK</b><br><b>Project Manager: Henry Segovia (212) 386-0074</b><br><b>Status: Granted – 8/13/19</b> |

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>7.</b>                                  | <b>2018-47-A</b> | Jeffrey Geary<br><b>45 Case Avenue, Staten Island</b><br>Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a proposed development under the prior R3X zoning prior to a rezoning which occurred on February 2, 2011.<br><b>Community Board #3SI</b><br><b>Project Manager: Toni Matias (212) 386-0084</b><br><b>Status: Continued Hearing – 10/29/19</b> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, AUGUST 13, 2019**  
**10:00 A.M.**

| <b><i>BZ – DECISIONS</i></b> |                   |   |
|------------------------------|-------------------|---|
| <b>8.</b>                    | <b>2018-52-BZ</b> | <p>Akerman, LLP<br/> <b>159 Boerum Street, Brooklyn</b><br/> Special Permit (§73-433) to permit the waiver of 18 existing parking spaces accessory to an existing Section 8 dwelling to facilitate the development and preservation of affordable housing contrary to ZR §§25-23 and 25-251. R6 zoning district.<br/> <b>Community Board #1BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 8/13/19</b></p>  |
| <b>9.</b>                    | <b>2018-55-BZ</b> | <p>Akerman, LLP<br/> <b>222 Johnson Avenue, Brooklyn</b><br/> Special Permit (§73-433) to permit the waiver of 34 existing parking spaces accessory to an existing Section 8 dwelling to facilitate the development and preservation of affordable housing contrary to ZR §§25-23 and 25-251. R6 zoning district.<br/> <b>Community Board #1BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 8/13/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, AUGUST 13, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |   |
|---------------------------------------|--------------------|---|
| <b>10.</b>                            | <b>43-11-BZ</b>    | <p>Law Office of Lyra J. Altman<br/> <b>1926 East 21<sup>st</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a single family home contrary to floor area, lot coverage and open space (§23-141), side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district.<br/> <b>Community Board #15BK</b></p> <p><b>Project Manager: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 9/17/19</b></p> |
| <b>11.</b>                            | <b>2017-288-BZ</b> | <p>Akerman, LLP<br/> <b>17-10 Whitestone Expressway, Queens</b><br/> Special Permit (§73-49) to permit roof top parking on a new four-story accessory parking garage serving a four-story office building contrary to ZR §44-11. M1-1 College Point Special District.<br/> <b>Community Board #19Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Granted – 8/13/19</b></p>   |
| <b>12.</b>                            | <b>2018-25-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>109 Wortman Avenue, Brooklyn</b><br/> Special Permit (§73-44) for reduction of required off-street parking spaces for proposed ambulatory diagnostic treatment health care facilities (UG 4A) parking requirement. M1-1 Zoning District.<br/> <b>Community Board #5BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Closed, Decision – 10/22/19</b></p>   |
| <b>13.</b>                            | <b>2018-56-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>83 Coleridge Street, Brooklyn</b><br/> 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). R3-1 zoning district.<br/> <b>Community Board #15BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Adjourned, Continued Hearing – 10/29/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, AUGUST 13, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>14.</b>                            | <b>2018-95-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>120 Avenue M, Brooklyn</b><br/> Variance (§72-21) to permit the development of a four-story educational institution (UG 3) (HASC Center) contrary to ZR §23-142 (floor area and lot coverage), ZR §23-45 (front yard), ZR §23-631 (height and setback), ZR §23-632 (side setback), and ZR §36-21 (parking). C2-3/R5 Special Ocean Parkway District.<br/> <b>Community Board #12BK</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Continued Hearing – 9/17/19</b></p> |
| <b>15.</b>                            | <b>2018-141-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>110-37 68<sup>th</sup> Drive, Queens</b><br/> Special Permit (§73-621) to permit the enlargement of a one-family home contrary to ZR §23-142 (floor area ratio, lot coverage and open space). R1-2A zoning district.<br/> <b>Community Board #6Q</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Continued Hearing – 10/29/19</b></p>   |
| <b>16.</b>                            | <b>2018-154-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>966 East 24<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of a single-family residence contrary to ZR §23-141 (FAR and Open Space Ratio); ZR §23-461 (Side Yard) and ZR §23-47 (Rear Yard). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 10/29/19</b></p>  |
| <b>17.</b>                            | <b>2019-15-BZ</b>  | <p>Akerman LLP, for CS Cooper Avenue LLC, owner.<br/> <b>79-40 Cooper Avenue, Queens</b><br/> Special Permit (§73-19) to permit the operation of a daycare center (UG 3) (<i>Children of America</i>) contrary to ZR §42-10. M1-1 zoning district.<br/> <b>Community Board #5Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 10/22/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, AUGUST 13, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |  |
|------------------------------|--------------------|--|
| <b>1.</b>                    | <b>2017-324-BZ</b> | <p>Schoeman Updike Kaufman &amp; Gerger LLP<br/> <b>80 Fifth Avenue, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Performix House</i>) to be located on the second floor of an existing building contrary to ZR §32-10. C6-4M and C6-2 zoning district.<br/> <b>Community Board #2M</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 8/13/19</b></p>   |
| <b>2.</b>                    | <b>2018-19-BZ</b>  | <p>Francis R. Angelino, Esq.<br/> <b>119 West 23<sup>rd</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Humming Puppy</i>) within a portion of the second floor of an existing building contrary to ZR §32-10. M1-6 and C6-3X zoning district.<br/> <b>Community Board #4M</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 8/13/19</b></p>   |
| <b>3.</b>                    | <b>2019-7-BZ</b>   | <p>Francis R. Angelino, Esq.<br/> <b>3341 Country Club Road, Bronx</b><br/> Special Permit (§73-121) to permit a proposed educational training facility (Fordham University Sailing and Rowing Team) contrary to ZR §22-10. R2 zoning district.<br/> <b>Community Board #10BX</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0034</b></p> <p><b>Status: Continued Hearing – 10/29/19</b></p>  |
| <b>4.</b>                    | <b>2019-10-BZ</b>  | <p>Rothkrug Rothkrug &amp; Spector LLP.<br/> <b>205 West 58<sup>th</sup> Street, aka 920 7<sup>th</sup> Avenue, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>305 Fitness</i>) to be located on the first floor of an existing commercial building contrary to ZR §32-10. C5-1/R10H zoning district.<br/> <b>Community Board #5M</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 8/13/19</b></p> |
| <b>5.</b>                    | <b>2019-34-BZ</b>  | <p>Jodi Stein, of Herrick, Feinstein, LLP<br/> <b>25-27 East 104<sup>th</sup> Street, Manhattan</b><br/> Variance (§72-21) to permit the enlargement of an existing school (UG 3) (<i>The Reese School</i>) contrary to ZR 24-522 (street wall). R7-2 zoning district.<br/> <b>Community Board #11M</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0034</b></p> <p><b>Status: Closed, Decision – 9/10/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, AUGUST 13, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                   |   |
|------------------------------|-------------------|---|
| <b>6.</b>                    | <b>2019-39-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>2311 East 4<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to ZR 23-47 (rear yard); ZR 23-143 (open space) and 23-461(a) (side yard). R4 Special Ocean Parkway District.<br/> <b>Community Board #15BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 11/19/19</b></p> |
| <b>7.</b>                    | <b>2019-49-BZ</b> | <p>Jay Goldstein, Esq.<br/> <b>221 North 14<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-36) to permit the operation of a Physical Culture Establishment (Vital Climbing Gym) contrary to ZR §42-10. M1-1 and M1-2 zoning districts.<br/> <b>Community Board #1BK</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 10/29/19</b></p>  |
| <b>8.</b>                    | <b>2019-50-BZ</b> | <p>Jay Goldstein, Esq.<br/> <b>116 Duane Street, Manhattan</b><br/> Special Permit (§73-36) to legalize the operation of a Physical Culture Establishment (<i>Trinity Boxing</i>) on portions of the cellar, first and mezzanine level of an existing building contrary to ZR §42-10. C6-2A zoning districts.<br/> <b>Community Board #1M</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 10/29/19</b></p>    |
| <b>9.</b>                    | <b>2019-61-BZ</b> | <p>Jay Goldstein, Esq.<br/> <b>1370 East 24<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to ZR 23-141 (FAR &amp; open space ratio); ZR 23-461(a) (side yard) and 23-47 (rear yard). R2 zoning district.<br/> <b>Community Board #14BK</b></p> <p><b>Project Manager: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 11/19/19</b></p>       |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, AUGUST 6, 2019**  
**10:00 A.M.**

| <b><i>SOC – DECISIONS</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>1.</b>                     | <b>271-13-BZ</b> | <p>Viktoriya Midyany<br/> <b>129 Norfolk Street, Brooklyn</b><br/>                     Extension of Time to Complete Construction of a previously approved Special Permit (§73-622) for the enlargement of an existing single-family home which expires on January 30, 2019. R3-1 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Withdrawn – 8/6/19</b></p> |

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>2.</b>                              | <b>429-29-BZ</b> | <p>Davidoff, Hatcher &amp; Citron, LLP<br/> <b>4801 Kings Highway, Brooklyn</b><br/>                     Amendment (§11-412) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses. The amendment seeks to change the configuration of the existing gasoline dispensing pumps; the addition of a canopy; conversion and enlargement of the accessory building from an accessory lubritorium to an accessory convenience store with a drive-thru. R4 zoning district.<br/> <b>Community Board #8BK</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Adjourned, Continued Hearing – 10/22/19</b></p> |
| <b>3.</b>                              | <b>509-37-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>202-01 Rocky Hill Road aka 202-02 47<sup>th</sup> Avenue, Queens</b><br/>                     Amendment (§11-413) to permit the legalization of a change of use of a previously approved variance permitting an Automotive Service Station (UG 16B) to an Automotive Repair Facility (UG 16B). R3-1 zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Continued Hearing – 11/26/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, AUGUST 6, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                  |  |
|-------------------------------|------------------|--|
| <b>4.</b>                     | <b>285-52-BZ</b> | Sheldon Lobel, P.C.<br><b>30-14 34<sup>th</sup> Avenue, Queens</b><br>Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on October 21, 2017; Amendment to permit the conversion of accessory automotive service bays to an accessory convenience store; Waiver of the Board’s rules. R5 Zoning District.<br><b>Community Board #1Q</b><br><b>Project Manager: Gjela Prenga (212) 386-0067</b><br><b>Status: Continued Hearing – 10/22/19</b> |

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                   |   |
|--|-------------------|---|
| <b>5.</b>                                  | <b>2017-249-A</b> | Tarter Krinsky & Drogin LLP<br><b>Major Deegan Expressway and S/O Van Cortland, Bronx</b><br>An administrative appeal challenging the Department of Buildings' final determination as to whether the NYC Department of Building's correctly found that the Sign is not exempt, permitted as-of-right, or established as a legal non-conforming use. M1-2 zoning district.<br><b>Community Board #8BX</b><br><b>Project Manager: Toni Matias (212) 386-0084</b><br><b>Status: Withdrawn – 8/6/2019</b> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, AUGUST 6, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – NEW CASES</i></b> |                    |   |
|-----------------------------------|--------------------|---|
| <b>6.</b>                         | <b>2018-125-A</b>  | <p>Cesare Giaquinto<br/> <b>495 Wild Avenue, Staten Island</b><br/> Proposed construction of a two-story commercial building for vehicle storage on the ground floor and accessory offices on the second floor not fronting a legally mapped street contrary to General City Law 36. M3-1 zoning district.<br/> <b>Community Board #2SI</b></p> <p><b>Project Manager: Toni Matias (212) 386-0084</b></p> <p><b>Status: Granted – 8/6/19</b></p>  |
| <b>7.</b>                         | <b>2019-17-BZY</b> | <p>Duval &amp; Stachenfeld LLP<br/> <b>30 West 39<sup>th</sup> Street, Manhattan</b><br/> Proposed extension of time to complete construction for a minor development pursuant to ZR §11-331 to renew building permits lawfully issued before December 20, 2018. M1-6 zoning district.<br/> <b>Community Board #5M</b></p> <p><b>Project Manager: Toni Matias (212) 386-0084</b></p> <p><b>Status: Continued Hearing – 10/3/19</b></p>  |
| <b>8.</b>                         | <b>2019-89-A</b>   | <p>City Club of New York<br/> <b>36 West 66<sup>th</sup> Street aka 50 West 66<sup>th</sup> Street, Manhattan</b><br/> Appeal of a New York City Department of Buildings challenging the validity of a building permit dated April 11, 2019. C4-7, R8 Special Lincoln Square District.<br/> <b>Community Board #7M</b></p> <p><b>Project Manager: Toni Matias (212) 386-0084</b></p> <p><b>Status: Continued Hearing – 9/10/2019</b></p>  |
| <b>9.</b>                         | <b>2019-94-A</b>   | <p>Landmark West<br/> <b>36 West 66<sup>th</sup> Street aka 50 West 66<sup>th</sup> Street, Manhattan</b><br/> Appeal of a New York City Department of Buildings challenging the validity of a building permit dated April 11, 2019. C4-7 and R8 Special Lincoln Square District.<br/> <b>Community Board #7M</b></p> <p><b>Project Manager: Toni Matias (212) 386-0084</b></p> <p><b>Status: Continued Hearing – 9/10/2019</b></p>   |
| <b>10.</b>                        | <b>2019-175-A</b>  | <p>Duval &amp; Stachenfeld LLP<br/> <b>30 West 39<sup>th</sup> Street, Manhattan</b><br/> Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development of a hotel prior to the adaption of a zoning text amendment on December 20, 2018. M1-6 zoning district.<br/> <b>Community Board #5M</b></p> <p><b>Project Manager: Toni Matias (212) 386-0084</b></p> <p><b>Status: Continued Hearing – 10/3/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, AUGUST 6, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                     |  |
|---------------------------------------|---------------------|--|
| <b>11.</b>                            | <b>2016-4469-BZ</b> | <p>Davidoff Hutcher &amp; Citron, LLP<br/> <b>49-23 Astoria Boulevard, Queens</b><br/> Variance (§72-21) to permit the legalization of an indirectly illuminated advertising sign contrary to ZR §22-30 (advertising signs not permitted in residential districts) and ZR §52-731 (non conforming advertising signs in residential districts shall be terminated after 10 years from December 15, 1961). R4 zoning district.<br/> <b>Community Board #1Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 11/19/19</b></p> |
| <b>12.</b>                            | <b>2018-33-BZ</b>   | <p>Arthur Yellin<br/> <b>31-41 97<sup>th</sup> Street, Queens</b><br/> Variance (§72-21) to permit the construction of a two-family home contrary to ZR §22-00 (building with no side yards); ZR §23-32 (required minimum lot area or width for residences); ZR §23-461(a) (side yards); ZR §23-142 (open space and FAR) and ZR §25-22(a) (parking). R4-1 zoning district.<br/> <b>Community Board #3Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 8/6/19</b></p>   |
| <b>13.</b>                            | <b>2018-39-BZ</b>   | <p>Law Office of Lyra J. Altman<br/> <b>1249 East 23<sup>rd</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of a one family home contrary to ZR §23-141 (FAR and Open Space); ZR §23-461 (a) (side yard) and ZR §23-47 (rear yard). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 8/6/19</b></p>   |
| <b>14.</b>                            | <b>2018-52-BZ</b>   | <p>Akerman, LLP<br/> <b>159 Boerum Street, Brooklyn</b><br/> Special Permit (§73-433) to permit the waiver of 18 existing parking spaces accessory to an existing Section 8 dwelling to facilitate the development and preservation of affordable housing contrary to ZR §§25-23 and 25-251. R6 zoning district.<br/> <b>Community Board #1BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Closed, Decision – 8/13/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, AUGUST 6, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>15.</b>                            | <b>2018-55-BZ</b>  | <p>Akerman, LLP<br/> <b>222 Johnson Avenue, Brooklyn</b><br/> Special Permit (§73-433) to permit the waiver of 34 existing parking spaces accessory to an existing Section 8 dwelling to facilitate the development and preservation of affordable housing contrary to ZR §§25-23 and 25-251. R6 zoning district.<br/> <b>Community Board #1BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Closed, Decision – 8/13/19</b></p> |
| <b>16.</b>                            | <b>2018-136-BZ</b> | <p>Eric Palatnik, P.C..<br/> <b>251-77 Jericho Turnpike, Queens</b><br/> Special Permit (§73-44) to permit a reduction in the required parking spaces for an ambulatory diagnostic or treatment facility with an PRC-B1 parking category contrary to ZR §36-21. C8-1/R2A zoning district.<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 10/22/19</b></p>                       |
| <b>17.</b>                            | <b>2018-137-BZ</b> | <p>Eric Palatnik, P.C..<br/> <b>251-77 Jericho Turnpike, Queens</b><br/> Special Permit (§73-19) to permit the operation of a daycare (<i>Children of America</i>) contrary to ZR §32-10. C8-1 zoning district.<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Continued Hearing – 10/22/19</b></p>  |
| <b>18.</b>                            | <b>2018-145-BZ</b> | <p>Akerman, LLP<br/> <b>251-73 Jericho Turnpike, Queens</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Planet Fitness</i>) to be located on portions of the first and second floors of a new building contrary to ZR §32-10. C8-1 Zoning District.<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 10/22/19</b></p>         |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, AUGUST 6, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |  |
|------------------------------|--------------------|--|
| <b>1.</b>                    | <b>2018-193-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>1389 East 22<sup>nd</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) for the enlargement of an existing single-family home contrary ZR §23-142 (floor area, open space and lot coverage); ZR §23-461 (side yards) and ZR §23-47 (rear yard). R2 zoning district.<br/> <b>Community Board #14BK</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0034</b></p> <p><b>Status: Continued Hearing – 10/29/19</b></p>   |
| <b>2.</b>                    | <b>2019-20-BZ</b>  | <p>Law Office of Lyra J. Altman<br/> <b>1933 East 14<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to rear yard requirements (ZR §23-47). R5 zoning district.<br/> <b>Community Board #15BK</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0034</b></p> <p><b>Status: Continued Hearing – 10/29/19</b></p>  |
| <b>3.</b>                    | <b>2019-81-BZ</b>  | <p>Akerman, LLP<br/> <b>144 East 39<sup>th</sup> Street, Manhattan</b><br/> Re-instatement (§11-411) of a previously approved variance which permitted office use on the third floor of an existing three-story building which expired on April 8, 2007; Extension of Time to obtain a Certificate of Occupancy; Waiver of the Board’s Rules. R6B zoning district.<br/> <b>Community Board #6M</b></p> <p><b>Project Manager: Jszillene Ebanks-Chu (212) 386-0084</b></p> <p><b>Status: Granted – 8/6/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JULY 23, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>1.</b>                              | <b>751-60-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>105 New Dorp Lane aka 1395 New Dorp Plaza, Staten Island</b><br/>           Extension of Term of a previously granted Variance (§11-411) which permitted the operation of an Automotive Service Station (UG 16B) which expired on March 23, 2016; Extension of Time to Obtain a Certificate of Occupancy which expired on April 1, 2009; Waiver of the Board’s Rules. C2-1/R31 and R3X zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Adjourned, Continued Hearing – 9/17/19</b></p> |
| <b>2.</b>                              | <b>81-74-BZ</b>  | <p>Gerald J. Caliendo, RA, AIA<br/> <b>97-27 57<sup>th</sup> Avenue, Queens</b><br/>           Extension of Term /amendment of a previously approved variance which permitted the operation of a supermarket (UG 6) which expires on February 27, 2017. C1-2/R6A &amp; R6B zoning district.<br/> <b>Community Board #4Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Granted – 7/23/19</b></p>   |
| <b>3.</b>                              | <b>332-79-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>43-20 Little Neck Parkway, Queens</b><br/>           Extension of Term of a previously approved Variance (§72-21) which permitted the construction and maintenance of an accessory parking facility which expired on February 13, 2015; Waiver of the Board’s Rules. R2A zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Adjourned, Continued Hearing – 10/29/19</b></p>  |
| <b>4.</b>                              | <b>85-99-BZ</b>  | <p>Walter T. Gorman, P.E., P.C.<br/> <b>1106 Metcalf Avenue, Bronx</b><br/>           Extension of Term of a previously approved Variance (§72-21) permitting, the operation of an automotive service station (Use Group 16B) with an accessory convenience store which is set to expire on June 27, 2020; Waiver of the Board’s Rules to permit the early filing. R6 zoning district.<br/> <b>Community Board #9BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Adjourned, Continued Hearing – 11/19/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JULY 23, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                  |  |
|-------------------------------|------------------|--|
| <b>5.</b>                     | <b>143-01-BZ</b> | <p>Law Offices of Marvin Mitzner LLC.<br/> <b>348 East 9<sup>th</sup> Street, Manhattan</b><br/>           Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) which permitted the operation of a veterinarian’s office contrary to ZR §22-10. R8B zoning district.<br/> <b>Community Board #3M</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Granted – 7/23/19</b></p>  |
| <b>6.</b>                     | <b>193-97-BZ</b> | <p>Law Office of Fredrick A. Becker<br/> <b>27-29 Great Jones Street, Manhattan</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Cultural Establishment (Great Jones Spa) which expires on April 21, 2018. M1-5B zoning district.<br/> <b>Community Board #2M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 7/23/19</b></p>  |
| <b>7.</b>                     | <b>189-12-BZ</b> | <p>Kramer Levin Naftalis &amp; Frankel LLP<br/> <b>98 Montague Street, Brooklyn</b><br/>           Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the conversion of an existing building into a transient hotel (UG 5), contrary to use regulations (§22-00) which expired on January 8, 2017. C1-3/R7-1 and R6 (LH-1) zoning districts. Property is located within the Brooklyn Heights Historic District.<br/> <b>Community Board #2BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Granted – 7/23/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JULY 23, 2019**  
**10:00 A.M.**

| <i><b>APPEALS – NEW CASES</b></i> |  |  |
|-----------------------------------|--|--|
| <b>8.</b>                         | <b>2019-13-A &amp;<br/>2019-14-BZY</b> | <p>Ross F. Moskowitz, Esq.<br/> <b>11-31 Ryerson Street, Brooklyn</b><br/>           Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development of a hotel prior to the adoption of a zoning text amendment on December 20, 2018. Proposed extension of time to complete construction for a minor development pursuant to ZR §11-331 to renew building permits lawfully issued before December 20, 2018. M1-2 zoning district.<br/> <b>Community Board #2BK</b></p> |
|                                   |  | <b>Project Manager: Toni Matias (212) 386-0084</b>   |
|                                   |  | <b>Status: Continued Hearing – 10/3/19</b>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JULY 23, 2019**  
**10:00 A.M.**

| <b><i>BZ – DECISIONS</i></b> |                    |   |
|------------------------------|--------------------|---|
| <b>9.</b>                    | <b>2018-48-BZ</b>  | <p>Philip L. Rampulla<br/> <b>5205 Hylan Boulevard, Staten Island</b><br/>                     Re-instatement of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory repair facilities which expired on September 13, 2004; Amendment to permit the legalization of an attendant booth and relocation of an existing free standing illuminated sign; Waiver of the Rules. R3X Special South Richmond District (Lower Density Growth Management Area).<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 7/23/19</b></p> |
| <b>10.</b>                   | <b>2018-149-BZ</b> | <p>Alfonse Duarte<br/> <b>230-48 146<sup>th</sup> Avenue, Queens</b><br/>                     Special Permit (§73-621) to permit a one-story extension to a one family dwelling contrary to ZR §23-142) (Floor Area Ratio). R3-1 zoning district.<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 7/23/19</b></p>   |
| <b>11.</b>                   | <b>2018-180-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>1441G South Avenue, Staten Island</b><br/>                     Special Permit (§73-49) to permit roof parking on a public parking garage contrary to ZR §44-11. M1-1 zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 7/23/19</b></p>  |
| <b>12.</b>                   | <b>43-11-BZ</b>    | <p>Law Office of Lyra J. Altman<br/> <b>1926 East 21<sup>st</sup> Street, Brooklyn</b><br/>                     Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a single family home contrary to floor area, lot coverage and open space (§23-141), side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 8/13/19</b></p>   |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, JULY 23, 2019

10:00 A.M.

| <b><i>BZ – CONTINUED HEARINGS</i></b> |             |   |
|---------------------------------------|-------------|---|
| 13.                                   | 2017-217-BZ | <p>Akerman, LLP<br/> <b>4855 Hylan Boulevard, Staten Island</b><br/>                     Special Permit (§73-126) to permit a two-story with cellar ambulatory diagnostic or treatment health care facility (UG 4) contrary to ZR §22-14(A). R3X (Special South Richmond Development District) (Lower Density Growth Management Area).<br/> <b>Community Board #3 SI</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Granted – 7/23/19</b></p>   |
| 14.                                   | 2017-273-BZ | <p>Law Office of Lyra J. Altman<br/> <b>975 East 24<sup>th</sup> Street, Brooklyn</b><br/>                     Special Permit (§73-622) to permit the enlargement of an existing single family residence contrary to ZR §23-141 (Floor Area Ratio and Open Space); ZR §23-461 (Side Yard) and ZR §23-47 (Rear Yard). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Granted – 7/23/19</b></p>  |
| 15.                                   | 2017-298-BZ | <p>Jay A Segal, Greenberg Traurig LLP<br/> <b>14 White Street, Manhattan</b><br/>                     Variance (§72-21) to permit the construction of a seven-story plus penthouse mixed commercial and residential building contrary to floor area regulations of ZR §111-20; street wall regulations of ZR §23-662; accessory parking regulations of ZR §13-11; and the curb cut location requirements of ZR §13-241. C6-2A (Special Tribeca Mixed Use District. Tribeca East Historic District.<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 7/23/19</b></p> |
| 16.                                   | 2018-8-BZ   | <p>Eric Palatnik, P.C.<br/> <b>1820 Cropsey Avenue, Brooklyn</b><br/>                     Re-instatement (§11-41) of a previously approved variance which permitted garage for trucks, motor vehicle repair shop, body and fender work and incidental painting and spraying (UG 16B) which expired on January 15, 2003: Amendment (§11-412) to permit the legalization of interior alterations; Waiver of the Board’s Rules. C1-2/R5 zoning district.<br/> <b>Community Board #11BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Granted – 7/23/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JULY 23, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |             |  |
|---------------------------------------|-------------|--|
| 17.                                   | 2018-96-BZ  | <p>Sheldon Lobel, P.C.<br/> <b>145 Ludlow Street, Manhattan</b><br/> Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>F45 Training</i>) in the cellar and ground floor of a mixed-use building contrary to ZR §32-10. C4-4A zoning district.<br/> <b>Community Board #3M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 7/23/19</b></p>  |
| 18.                                   | 2018-104-BZ | <p>Law Office of Lyra J. Altman<br/> <b>1234-1238 East 22<sup>nd</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to floor area and open space (§23-141); side yard requirements (§23-461) and less than the required rear yard (§23-47). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Adjourned, Continued Hearing – 9/17/19</b></p>  |
| 19.                                   | 2018-140-BZ | <p>Eric Palatnik, P.C.<br/> <b>100-03 North Conduit Avenue, Queens</b><br/> Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store contrary to ZR §32-10. C2-2/R3X zoning district.<br/> <b>Community Board #10Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Granted – 7/23/19</b></p>  |
| 20.                                   | 2018-143-BZ | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>20 West 14<sup>th</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>FitHouse</i>) to be located within portions of the cellar and first floor of the north wing of an existing six story mixed use building contrary to ZR §32-10. C6-2M and C6-2 zoning districts.<br/> <b>Community Board #2M</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Adjourned, Continued Hearing – 10/3/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JULY 23, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>21.</b>                            | <b>2018-156-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>80-97 Cypress Avenue, Queens</b><br/>           Variance (§72-21) to permit the construction of a six-story plus cellar Use Group 2 residential building (WellLife Network Inc.) to provide 66 units of low-income affordable and supportive housing contrary to ZR §§ 23-142 (floor area and FAR), 23-142(g) (open space), 23-22 (density regulations), 23-45(a) (front yard), 23-451 (planting requirements), 23-631(d) (front height and setback), 23-632(b) (side setback) and 25-251 (parking). R5 zoning district.<br/> <b>Community Board #5Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 7/23/19</b></p>                       |
| <b>22.</b>                            | <b>2018-171-BZ</b> | <p>Kramer Levin Naftalis &amp; Frankel, LLP<br/> <b>1 East 70<sup>th</sup> Street, Manhattan</b><br/>           Variance (§72-21) to permit an addition to an existing museum and library buildings (The Frick Collection) contrary to ZR §24-591 (height); ZR §24-11 (lot coverage); ZR §§24-33 and 24-382 (rear yard equivalent) and ZR §§23-661 and 23-662 (street wall location and setback). R10 (Special Park Improvement District), R8B (Limited Height District 1-A) Upper East Side Historic District and an individual New York City Landmark.<br/> <b>Community Board #8M</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 9/17/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, JULY 23, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |  |
|------------------------------|--------------------|--|
| <b>1.</b>                    | <b>2019-58-BZ</b>  | <p>Law Office of Jay Goldstein,<br/> <b>133-35 79<sup>th</sup> Street, Queens</b><br/>           Special Permit (§73-44) to permit the operation of an Eating and Drinking Establishment with entertainment and a capacity of more than 200 persons (UG 12A) (<i>Chuck E. Cheese's</i>) contrary to ZR §32-21. C2-2 zoning district.<br/> <b>Community Board #10Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Granted – 7/23/19</b></p>   |
| <b>2.</b>                    | <b>2017-261-BZ</b> | <p>Davidoff Hutcher &amp; Citron LLP.<br/> <b>527 East New York Avenue, Brooklyn</b><br/>           Variance (§72-21) to permit the development of a five-story and cellar house of worship (UG 4) (<i>Congregation Chabad-In-Reach-Aliya</i>) contrary to ZR §24-11(Lot Coverage) and ZR §24-36 (Required 30 Foot Rear Yard). R6 zoning district.<br/> <b>Community Board #9BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 10/22/19</b></p>  |
| <b>3.</b>                    | <b>2019-40-BZ</b>  | <p>Greenberg Traurig, LLP<br/> <b>175-179 East 73<sup>rd</sup> Street, Manhattan</b><br/>           Variance (§72-21) to permit the enlargement of a House of Worship (UG 4) (Persian Jewish Center) contrary to ZR §24-36 (rear yard); ZR §24-11 (lot coverage); ZR §§24-50 &amp; 23-662 (minimum base height and maximum height of buildings and setback). R8B (NYC Individual Landmarked Buildings)<br/> <b>Community Board #8M</b></p> <p><b>Project Manager: Toni Matias (212) 386-0084</b></p> <p><b>Status: Continued Hearing – 10/3/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JULY 16, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>1.</b>                              | <b>418-50-BZ</b> | Board of Standards and Appeals<br><b>73-69 217<sup>th</sup> Street, 73-36 Springfield Boulevard, 219-02 74<sup>th</sup> Avenue, 73-10 220<sup>th</sup> Street, Queens</b><br>Compliance Hearing<br><b>Community Board #11Q</b><br><b>Project Manager: Loreal Monroe (212) 386-0076</b><br><b>Status: Continued Hearing – 9/17/19</b>   |
| <b>2.</b>                              | <b>316-73-BZ</b> | Vassalotti Associates Architects, LLP<br><b>31-02 68<sup>th</sup> Street, Queens</b><br>Extension of Term of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which is set to expire on January 8, 2019. R4 zoning district.<br><b>Community Board #3Q</b><br><b>Project Manager: Carlo Costanza (212) 386-0068</b><br><b>Status: Granted – 7/16/19</b>  |
| <b>3.</b>                              | <b>540-84-BZ</b> | Eric Palatnik, P.C.<br><b>341 Soundview Avenue, Bronx</b><br>Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired on Jun 20, 2016. R3-2 zoning district.<br><b>Community Board #9BX</b><br><b>Project Manager: Gjela Prenga (212) 386-0067</b><br><b>Status: Closed, Decision – 9/17/19</b>  |
| <b>4.</b>                              | <b>31-91-BZ</b>  | Alfonso Duarte<br><b>173 Kingsland Avenue aka 635 Meeker Avenue, Brooklyn</b><br>Extension of term and amendment (§ 1-07.3(3) (ii)) of the Board's Rules of Practice and Procedures for a previously granted Variance (§72-21) which permitted a one-story enlargement to an existing non-conforming eating and drinking establishment (Use Group 6) which expired on July 28, 2012; Waiver of the Rules. R6 & R6B zoning districts.<br><b>Community Board #1BK</b><br><b>Project Manager: Gjela Prenga (212) 386-0067</b><br><b>Status: Withdrawn – 7/16/19</b> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JULY 16, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>5.</b>                              | <b>132-04-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>310 East Houston Street, Manhattan</b><br/>                     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. R8-A zoning district.<br/> <b>Community Board #3M</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 9/17/19</b></p>   |
| <b>6.</b>                              | <b>62-13-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>2703 East Tremont Avenue, Bronx</b><br/>                     Extension of Term of a previously approved Special Permit (§73-243) which permitted the legalization of an eating and drinking establishment (Wendy's) with an accessory drive-through facility which expires on July 9, 2018. C1-2/R6 zoning district.<br/> <b>Community Board #10BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Granted – 7/16/19</b></p> |

| <b><i>SOC – NEW CASES</i></b> |                 |   |
|-------------------------------|-----------------|---|
| <b>7.</b>                     | <b>90-91-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>630-636 City Island Avenue, Bronx</b><br/>                     Amendment of a previously approved Variance (§72-21) which permitted the enlargement of a legal non-conforming use with parking located within a two-story mixed-use commercial and residential building contrary to district use regulations. The amendment is for a modification of the interior layout and sizes of the commercial units, and a modification in the number of accessory parking spaces from the previous approval; Extension of Term which expired on June 21, 2014; Waiver of the Rules. R3A Special City Island District.<br/> <b>Community Board #10BX</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 9/17/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JULY 16, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>8.</b>                     | <b>188-96-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>444 Soundview Avenue, Bronx</b><br/>           Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with an accessory convenience store which expired on January 6, 2018; Amendment (§11-412) to permit the enlargement of the accessory building, provide new pump islands and install a canopy; Waiver of the Board’s Rules of Practice and Procedures. R5 zoning district.<br/> <b>Community Board #9BX</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Continued Hearing – 10/3/19</b></p> |
| <b>9.</b>                     | <b>194-97-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>84-12 164<sup>th</sup> Street, Queens</b><br/>           Extension of Term of a previously approved Variance (§72-21) permitting the operation of an automotive repair facility and auto sales (Use Group 16B) which expired on November 29, 2017; Extension of Time to Obtain a Certificate of Occupancy which expired on July 20, 2010; Waiver of the Board’s Rules. R4B zoning district.<br/> <b>Community Board #8Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 9/10/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JULY 16, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |   |  |
|--|---|--|
| <b>10.</b>                                 | <b>215-15-A</b>                         | <p>Gerald J. Caliendo, RA, AIA<br/> <b>144-14 181<sup>st</sup> Street, Queens</b><br/> Proposed construction of a two-story two-family dwelling (U.G. 2), located within the bed of a mapped street contrary to Article 3, Section 35, of the General City Law, within an R3A zoning district.<br/> <b>Community Board #12Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Granted – 7/16/19</b></p>  |
| <b>11.</b>                                 | <b>2017-16-A<br/>thru<br/>2017-19-A</b> | <p>Gerald J. Caliendo, RA, AIA<br/> <b>15-58/62 Clintonville Street, 150-93/95 Clintonville Court, Queens</b><br/> Proposed construction of a two story, two family building located within the bed of a mapped street, contrary to General City Law §§ 35 and 36. R3-1 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 10/3/19</b></p>   |
| <b>12.</b>                                 | <b>2018-105-A</b>                       | <p>Gerald J. Caliendo, RA, AIA<br/> <b>150-87 Clintonville Court, Queens</b><br/> Proposed construction of a two story, two family building located within the bed of a mapped street, contrary to General City Law §§ 35 and 36. R3-1 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 10/3/19</b></p>  |
| <b>13.</b>                                 | <b>2017-310-A</b>                       | <p>NYC Department of Buildings<br/> <b>10002 Farragut Road, Brooklyn</b><br/> Pursuant to § 645 of the New York City Charter, the Department of Buildings (the "Department") respectfully submits to the Board of Standards and Appeals (the "Board") this statement in support of its application to modify certificate of occupancy 321114450F dated September 1, 2015.<br/> <b>Community Board #18BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned – Continued Hearing – 9/10/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JULY 16, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>14.</b>                                 | <b>2019-45-A</b> | <p>Cozen O’Connor<br/> <b>10002 Farragut Road, Brooklyn</b><br/>                     Appeal of the DOB interpretation (dated 1/31/2019) that motor freight station for regulated medical waste use at the premises constitutes a UG 18 use pursuant to ZR § 42-15 and seeks the Board’s confirmation that such use constitutes a UG 16 use pursuant to ZR § 32-25.<br/> <b>Community Board #18BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Closed, Decision – 9/10/19</b></p> |

| <b><i>APPEALS – NEW CASES</i></b> |                                       |  |
|-----------------------------------|---------------------------------------|--|
| <b>15.</b>                        | <b>2018-151-A</b>                     | <p>Eric Palatnik, P.C.<br/> <b>6-05 129<sup>th</sup> Street, Queens</b><br/>                     Application to permit the development of a three story, 24-unit residential building on a lot that is located partially in the bed of a mapped but unbuilt portion of a street contrary to General City Law §35. R3-2 and R3-1 zoning districts.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 11/19/19</b></p> |
| <b>16.</b>                        | <b>2019-1-A<br/>thru<br/>2019-5-A</b> | <p>Joseph Loccisano of Sanna &amp; Loccisano Architects, P.C.<br/> <b>7, 11, 15, 19, 23 Nello Court, Staten Island</b><br/>                     Proposed construction of five (5) two-family, two-story detached home not fronting on a mapped street contrary to General City Law §36. R3X Special South Richmond District.<br/> <b>Community Board #5SI</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 9/17/19</b></p>                      |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JULY 16, 2019**  
**10:00 A.M.**

| <b><i>BZ – DECISIONS</i></b> |                                  |   |
|------------------------------|----------------------------------|---|
| <b>17.</b>                   | <b>2016-4153-BZ</b>              | <p>Eric Palatnik, P.C.<br/> <b>4701 19<sup>th</sup> Avenue, Brooklyn</b><br/> 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.<br/> <b>Community Board #12BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 7/16/19</b></p>   |
| <b>18.</b>                   | <b>2018-64-BZ/<br/>2018-65-A</b> | <p>Sheldon Lobel, P.C.<br/> <b>725 Mobile Road, Queens</b><br/> Variance (§72-21) to permit the construction of a House of Worship (UG 4) (<i>Kehilas Bais Yisroel</i>) contrary to ZR §24-111 (FAR); ZR §24-521 (maximum wall height); ZR §24-35(a) (side yard regulations); ZR §24-36 (rear yard); ZR §24-34 (front yard); and ZR §§25-31 &amp; 25-32 (parking regulations) within the bed of a mapped street contrary to Article III, Section 35 of the General City Law. R2X zoning district.<br/> <b>Community Board #14Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Withdrawn – 7/16/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JULY 16, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |   |
|---------------------------------------|--------------------|---|
| <b>19.</b>                            | <b>2017-20-BZ</b>  | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>550 5<sup>th</sup> Avenue, Brooklyn</b><br/> Variance (§72-21) to permit legalization of a Physical Cultural Establishment (<i>Harbor Fitness</i>) on a portion of the cellar and first floors contrary to ZR §§22-10 &amp; 32-10. R6B &amp; C4-3A zoning district.<br/> <b>Community Board #6BK</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Granted – 7/16/19</b></p>   |
| <b>20.</b>                            | <b>2017-34-BZ</b>  | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>311 Adams Avenue, Staten Island</b><br/> Variance (§72-21) to permit construction of a three-story, single family residence contrary to ZR §23-45 (Front Yard), ZR § 23-461(a) (Side Yards on Corner Lots), ZR §25-622 (Parking Spaces between the street wall line and street line) and ZR §23-451 (Plantings on Corner Lots). R3-1 zoning district.<br/> <b>Community Board#2S.I.</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 10/22/19</b></p> |
| <b>21.</b>                            | <b>2017-244-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>2208 Boller Avenue, Bronx</b><br/> 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.<br/> <b>Community Board #10BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 10/22/19</b></p>            |
| <b>22.</b>                            | <b>2018-16-BZ</b>  | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>974 Sacket Avenue, Bronx</b><br/> Re-instatement (§11-411) of a previously approved variance which permitted the operation of non-storage garage which expired on April 19, 2002; Extension of Time to Obtain a Certificate of Occupancy which expired on April 13, 2000; Waiver of the Board’s Rules. R4 zoning district.<br/> <b>Community Board #11BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 10/3/19</b></p>                                      |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JULY 16, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>23.</b>                            | <b>2018-34-BZ</b>  | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>102-02 Metropolitan Avenue, Queens</b><br/> Special Permit (§73-36) to permit the operation of physical cultural establishment (<i>Sedona Fitness</i>) to be located on portions of the cellar, first floor and the entirety of the second floor of an existing building contrary ZR §32-10. C2-3/R3A zoning district.<br/> <b>Community Board #6Q</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 7/16/19</b></p>                |
| <b>24.</b>                            | <b>2018-95-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>120 Avenue M, Brooklyn</b><br/> Variance (§72-21) to permit the development of a four-story educational institution (UG 3) (HASC Center) contrary to ZR §23-142 (floor area and lot coverage), ZR §23-45 (front yard), ZR §23-631 (height and setback), ZR §23-632 (side setback), and ZR §36-21 (parking). C2-3/R5 Special Ocean Parkway District.<br/> <b>Community Board #12BK</b></p> <p><b>Project Manager: Veronica Chuah</b></p> <p><b>Status: Continued Hearing – 8/13/19</b></p> |
| <b>25.</b>                            | <b>2018-180-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>1441G South Avenue, Staten Island</b><br/> Special Permit (§73-49) to permit roof parking on a public parking garage contrary to ZR §44-11. M1-1 zoning district.<br/> <b>Community Board #2SI</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Closed, Decision – 7/23/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, JULY 16, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |  |
|------------------------------|--------------------|--|
| <b>1.</b>                    | <b>2018-67-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>7406 Fifth Avenue, Brooklyn</b><br/> Special Permit (§73-621) to permit the legalization of a one-story horizontal enlargement at the rear of an existing three-story and cellar mixed-use commercial and residential building. C1-3/R6B (Special Bay Ridge District).<br/> <b>Community Board #10BK</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 10/29/19</b></p>   |
| <b>2.</b>                    | <b>2018-149-BZ</b> | <p>Alfonse Duarte<br/> <b>230-48 146<sup>th</sup> Avenue, Queens</b><br/> Special Permit (§73-621) to permit a one-story extension to a one family dwelling contrary to ZR §23-142) (Floor Area Ratio). R3-1 zoning district.<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Closed, Decision – 7/23/19</b></p>   |
| <b>3.</b>                    | <b>2018-150-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>2215 Homecrest Avenue, Brooklyn</b><br/> Variance (§72-21) to permit the enlargement of an existing one family home contrary to ZR §23-14 (FAR); ZR §23-143 (Lot Coverage); ZR §23-161(b) (Side Yard); ZR §23-461(c) (less than required open area between buildings); and ZR §23-47 (Rear Yard). R4 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Postponed Hearing – 10/3/19</b></p> |
| <b>4.</b>                    | <b>2018-167-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>1133 East 22<sup>nd</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement -of a single-family detached residence contrary to floor area (ZR § 23-142); open space (ZR § 23-141); rear yard (ZR § 23-47), and side yard regulations (ZR§ 23-461(a)). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 10/3/19</b></p>                           |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, JULY 16, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                   |   |
|------------------------------|-------------------|---|
| <b>5.</b>                    | <b>2019-36-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>12 West 21<sup>st</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Precisions Run</i>) to be located on the first floor of an existing commercial building contrary to ZR §32-10. C6-4A Ladies' Mile Historic District.<br/> <b>Community Board #5M</b></p> <hr/> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <hr/> <p><b>Status: Granted – 7/16/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 25, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>1.</b>                              | <b>218-58-BZ</b> | <p>Nasir J. Khanzada<br/> <b>77-40 Hewlett Street, Queens</b><br/>           Extension of Term (11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expired on July 29, 2018; Amendment to permit the legalization of the addition of an accessory convenience store; Waiver of the Board’s Rules.<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 6/25/19</b></p>   |
| <b>2.</b>                              | <b>539-66-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>61-19 Fresh Meadow Lane, Queens</b><br/>           Amendment of a Variance (§72-21) to permit the reconstruction of a previously approved automotive service station (UG 16B). C2-2/R4 zoning district.<br/> <b>Community Board #8Q</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Continued Hearing – 9/10/19</b></p>   |
| <b>3.</b>                              | <b>26-02-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>1680 Richmond Avenue, Staten Island</b><br/>           Extension of Time to Obtain a Certificate of Occupancy for a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses, which expired on April 15, 2017; Waiver of the Rules. C1-2/R3-2 zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Granted – 6/25/19</b></p> |
| <b>4.</b>                              | <b>197-02-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>2825 Nostrand Avenue, Brooklyn</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a physical cultural establishment (Harbor Fitness) which expired on November 26, 2017; Waiver of the Board’s Rules. C2-2/R3-2 zoning district.<br/> <b>Community Board #18BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 12/17/19</b></p>                              |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 25, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>5.</b>                              | <b>209-04-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>109-09 15<sup>th</sup> Avenue, Queens</b><br/>           Extension of Time to complete construction of an approved variance (§72-21) to permit the conversion and enlargement of an existing industrial building to residential use contrary to underlying use regulations which expired on December 4, 2016. M2-1 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Continued Hearing – 12/17/19</b></p>  |
| <b>6.</b>                              | <b>183-09-BZ</b> | <p>Law Office of Fredrick A. Becker<br/> <b>1400 Fifth Avenue, Manhattan</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>NY Sports Club</i>) on a portion of the ground floor and cellar in an eight-story mixed-use building which expired on November 1, 2018; Amendment to permit a change in the hours of operation; Waiver of the Board Rules. C4-5X zoning district.<br/> <b>Community Board #10M</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 12/17/19</b></p> |
| <b>7.</b>                              | <b>67-13-AIV</b> | <p>Goldman Harris LLC<br/> <b>945 Zerega Avenue, Bronx</b><br/>           Appeal of Department of Building’s determinations *a) denying the registration for an advertising sign located at 945 Zerega Avenue, Bronx, NY; and (b) revoking permit numbers 201143253 and 210039224 for the aforementioned sign. This is a remand from New York State Supreme Court limited to review of the BSA’s prior resolution in light of its decision in BSA Calendar Numbers 24-12-A and 147-12-A.<br/> <b>Community Board #9BX</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Denied – 6/25/19</b></p>             |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 25, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                  |  |
|-------------------------------|------------------|--|
| <b>8.</b>                     | <b>982-83-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>191-20 Northern Boulevard, Queens</b><br/>                     Extension of Time to obtain a Certificate of Occupancy of a previously granted variance for the continued operation of retail and office use (UG 6) which expired on June 1, 2014; Waiver of the rules. R3-2 zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 8/13/19</b></p>  |
| <b>9.</b>                     | <b>171-93-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>32-45 75<sup>th</sup> Street, Queens</b><br/>                     Extension of Term of a previously approved (§72-21) which permitted the legalization of an existing auto storage facility and the parking of twenty-four (24) cars on the vacant portion of the site which expired on November 22, 2014; Waiver of the Rules. R4 zoning district.<br/> <b>Community Board #3Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 9/17/19</b></p>      |
| <b>10.</b>                    | <b>49-12-BZ</b>  | <p>Powerhouse Gym “FLB” Inc.<br/> <b>34-09 Francis Lewis Boulevard, Queens</b><br/>                     Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (Powerhouse Gym) in a portion of an existing one-story commercial building which expired on June 12, 2017; Waiver of the Rules. C2-2R5B zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 6/25/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 25, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                   |   |
|--|-------------------|---|
| <b>11.</b>                                 | <b>2017-318-A</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>155 Johnson Street, Staten Island</b><br/>                     Proposed development of a one-story warehouse building (UG 16B) to be divided into six separate units not fronting on a mapped street contrary to General City Law §36. M3-1 (Special Richmond District).<br/> <b>Community Board #3SI</b></p> <p><b>Project Manager: Veronica Chuah</b></p> <p><b>Status: Continued Hearing – 10/22/19</b></p> |

| <b><i>APPEALS – NEW CASES</i></b> |                   |  |
|-----------------------------------|-------------------|--|
| <b>12.</b>                        | <b>167-14-A</b>   | <p>Eric Palatnik, P.C.<br/> <b>250 Manhattan Avenue, Brooklyn</b><br/>                     Extension of Time to Complete Construction of a six-story mixed residential and commercial building under the prior C4-3/R6 zoning regulation approved pursuant to common law doctrine of vested rights which will expire on June 2, 2019.<br/> <b>Community Board #1BK</b></p> <p><b>Project Manager: Toni Matias (212) 386-0084</b></p> <p><b>Status: Granted – 6/25/19</b></p> |
| <b>13.</b>                        | <b>2017-285-A</b> | <p>Board of Standards and Appeals<br/> <b>200 Amsterdam Avenue, Manhattan</b><br/>                     Motion to review decision; remand.<br/> <b>Community Board #7M</b></p> <p><b>Project Manager: Toni Matias (212) 386-0084</b></p> <p><b>Status: Granted – 6/25/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 25, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                   |   |
|--|-------------------|---|
| <b>14.</b>                             | <b>56-02-BZ</b>   | <p>New York City Board of Standards and Appeals<br/> <b>317 Dahill Road, Brooklyn</b><br/>           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. C2-4 in R5 zoning district.<br/> <b>Community Board #12BK</b><br/> <b>Project Manager: Loreal Monroe (212) 386-0076</b><br/> <b>Status: Granted – 6/25/19</b></p>   |
| <b>15.</b>                             | <b>1-96-BZ</b>    | <p>New York City Board of Standards and Appeals<br/> <b>600 McDonald Avenue, Brooklyn</b><br/>           Compliance Hearing of a previously approved Variance (§72-21) which permitted the construction of a second-story addition to an existing non-complying one-story structure used as a not-for-profit school that increased the degree of non-compliance with respect to front, side and rear yards, contrary to ZR §24-34, §24-25, §24-36 and §54-31. C2-4 in zoning district.<br/> <b>Community Board #12BK</b><br/> <b>Project Manager: Loreal Monroe (212) 386-0076</b><br/> <b>Status: Granted – 6/25/19</b></p>  |
| <b>16.</b>                             | <b>43-11-BZ</b>   | <p>Law Office of Lyra J. Altman<br/> <b>1926 East 21<sup>st</sup> Street, Brooklyn</b><br/>           Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a single family home contrary to floor area, lot coverage and open space (§23-141), side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 7/23/19</b></p>   |
| <b>17.</b>                             | <b>2017-56-BZ</b> | <p>Rampulla Associates Architects, LLP<br/> <b>1321 Richmond Road, Staten Island</b><br/>           Variance (§72-21) to permit construction of a cellar and three (3) story residential condominium with six (6) dwelling units and ten (10) off-street parking spaces contrary to ZR §22-11 (multi-family buildings not permitted in an R1-2 zoning district; ZR §§ 23-00 &amp; 25-00) no bulk or parking regulations for multi-family buildings. R1-2 zoning district. R1-2 Lower Density Growth Management Area.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 11/19/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 25, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>18.</b>                            | <b>2017-272-BZ</b> | <p>Kalyan Law Firm<br/> <b>10-19 46<sup>th</sup> Road, Queens</b><br/> Special Permit (§73-36) to permit the operation of physical cultural establishment (<i>CrossFit</i>) within an existing one store commercial building contrary to ZR §42-10 located in M1-4 zoning district.<br/> <b>Community Board #2Q</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 9/10/19</b></p>  |
| <b>19.</b>                            | <b>2017-273-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>975 East 24<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single family residence contrary to ZR §23-141 (Floor Area Ratio and Open Space); ZR §23-461 (Side Yard) and ZR §23-47 (Rear Yard). R2 zoning district.<br/> <b>Community Board #14BK</b></p> <p><b>Project Manager: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 7/23/19</b></p>   |
| <b>20.</b>                            | <b>2017-309-BZ</b> | <p>Amit Itshaki<br/> <b>406 Remsen Avenue, Brooklyn</b><br/> Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on September 28, 2009; Waiver of the Rules. C1-2 in R5 zoning district.<br/> <b>Community Board #17BK</b></p> <p><b>Project Manager: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 10/29/19</b></p>   |
| <b>21.</b>                            | <b>2018-33-BZ</b>  | <p>Arthur Yellin<br/> <b>31-41 97<sup>th</sup> Street, Queens</b><br/> Variance (§72-21) to permit the construction of a two-family home contrary to ZR §22-00 (building with no side yards); ZR §23-32 (required minimum lot area or width for residences); ZR §23-461(a) (side yards); ZR §23-142 (open space and FAR) and ZR §25-22(a) (parking). R4-1 zoning district.<br/> <b>Community Board #3Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 8/6/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 25, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>22.</b>                            | <b>2018-39-BZ</b>  | <p>Law Office of Lyra J. Altman<br/> <b>1249 East 23<sup>rd</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of a one family home contrary to ZR §23-141 (FAR and Open Space); ZR §23-461 (a) (side yard) and ZR §23-47 (rear yard). R2 zoning district.<br/> <b>Community Board #14BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 8/6/19</b></p> |
| <b>23.</b>                            | <b>2018-53-BZ</b>  | <p>Slater &amp; Beckerman, P.C.<br/> <b>104 DeGraw Street, Brooklyn</b><br/> Variance (§72-21) to permit residential use within a new four-story mixed-use building contrary to ZR §42-10. M1-1 zoning district.<br/> <b>Community Board #6BK</b></p> <p><b>Project Manager: Veronica Chuah</b></p> <p><b>Status: Continued Hearing – 9/10/19</b></p>  |
| <b>24.</b>                            | <b>2018-56-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>83 Coleridge Street, Brooklyn</b><br/> 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). R3-1 zoning district.<br/> <b>Community Board #15BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 8/13/19</b></p>  |
| <b>25.</b>                            | <b>2018-164-BZ</b> | <p>Pryor Cashman LLP<br/> <b>72-71 Kissena Boulevard, Queens</b><br/> Special Permit (§73-243) to permit the legalization of an accessory drive-through to an eating and drinking establishment (UG 6) (<i>McDonald's</i>) contrary to ZR §32-15. C1-2/R4 zoning district.<br/> <b>Community Board #8Q</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0034</b></p> <p><b>Status: Withdrawn – 6/25/19</b></p>                        |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY AFTERNOON, JUNE 25, 2019

1:00 P.M.

| <b><i>BZ – NEW CASES</i></b> |                    |   |
|------------------------------|--------------------|---|
| <b>1.</b>                    | <b>2018-154-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>966 East 24<sup>th</sup> Street, Brooklyn</b><br/>                     Special Permit (§73-622) to permit the enlargement of a single-family residence contrary to ZR §23-141 (FAR and Open Space Ratio); ZR §23-461 (Side Yard) and ZR §23-47 (Rear Yard). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 8/13/19</b></p>  |
| <b>2.</b>                    | <b>2018-168-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>1769 East 26<sup>th</sup> Street, Brooklyn</b><br/>                     Special Permit (§73-622) to permit the enlargement of a single-family detached residence contrary to floor area (ZR § 23-141); open space and lot coverage (ZR § 23-142); rear yard (ZR § 23-47), and side yard regulations (§§ 23-47 &amp; 23-461)). R3-2 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Continued Hearing – 9/17/19</b></p> |
| <b>3.</b>                    | <b>2019-15-BZ</b>  | <p>Akerman LLP, for CS Cooper Avenue LLC, owner.<br/> <b>79-40 Cooper Avenue, Queens</b><br/>                     Special Permit (§73-19) to permit the operation of a daycare center (UG 3) (<i>Children of America</i>) contrary to ZR §42-10. M1-1 zoning district.<br/> <b>Community Board #5Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 8/13/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 11, 2019**  
**10:00 A.M.**

| <b><i>RULEMAKING</i></b> |            |   |
|--------------------------|------------|---|
|                          | <b>N/A</b> | Board of Standards & Appeals<br><b>Proposed Rule-Making Under the City Administrative Procedures Act (CAPA) – Draft Rules</b><br>Amending 2 RCNY § 1-01.1 and adopting a new rule, 2 RCNY § 1-03.5, describing the conduct to be observed by BSA Commissioners.<br><b>Status: Adopted – 6/11/19</b> |

| <b><i>SOC – DECISIONS</i></b> |                  |  |
|-------------------------------|------------------|--|
| <b>1.</b>                     | <b>271-13-BZ</b> | Viktoriya Midyany<br><b>129 Norfolk Street, Brooklyn</b><br>Extension of Time to Complete Construction of a previously approved Special Permit (§73-622) for the enlargement of an existing single-family home which expires on January 30, 2019. R3-1 zoning district.<br><b>Community Board #15BK</b><br><b>Project Manager: Rory Levy (212) 386-0082</b><br><b>Status: Deferred Decision – 8/6/19</b> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 11, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>2.</b>                              | <b>933-28-BZ</b> | <p>Gerard J. Caliendo, R.A., AIA<br/> <b>125-24 Metropolitan Avenue, Queens</b><br/>                     Extension of Term, Amendment &amp; Waiver (11-413) for an extension of the term of a variance which permitted the operation of an automotive repair facility and gasoline service station (UG 16) and an Amendment for the legalization of the enlargement with an insulated corrugated metal enclosure. R5 zoning district.<br/> <b>Community Board #9Q</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Granted – 6/11/2019</b></p>  |
| <b>3.</b>                              | <b>509-37-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>202-01 Rocky Hill Road aka 202-02 47<sup>th</sup> Avenue, Queens</b><br/>                     Amendment (§11-413) to permit the legalization of a change of use of a previously approved variance permitting an Automotive Service Station (UG 16B) to an Automotive Repair Facility (UG 16B). R3-1 zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Continued Hearing – 8/6/19</b></p>   |
| <b>4.</b>                              | <b>867-55-BZ</b> | <p>Nasir J. Khanzada<br/> <b>66-15 Borden Avenue, Queens</b><br/>                     Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on June 19, 2011; Amendment (§11-411) to permit the conversion of service bays to an accessory convenience store and the enlargement of the building; Extension of Time to Obtain a Certificate of Occupancy which expired on February 10, 2005; Waiver of the Board’s Rules. R4-1 zoning district.<br/> <b>Community Board #4Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Adjourned, Continued Hearing – 11/19/19</b></p> |
| <b>5.</b>                              | <b>245-03-BZ</b> | <p>Seyfarth Shaw LLP<br/> <b>160-11 Willets Point Boulevard, Queens</b><br/>                     Extension of Term of a previously granted special permit (§72-243) for an accessory drive-thru to an existing eating and drinking establishment (McDonald's), which expired on December 9, 2018. C1-2/R3-2 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Adjourned, Continued Hearing – 9/10/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 11, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                     |  |
|-------------------------------|---------------------|--|
| <b>6.</b>                     | <b>2016-1211-BZ</b> | Board of Standards and Appeals<br><b>920 Shore Boulevard, Brooklyn</b><br>Compliance hearing pursuant to § 1-12.78 of the Board’s Rules of Practice and Procedure and § 666(11) of the New York City Charter.<br><b>Community Board #1BK</b>   |
|                               |                     | <b>Project Manager: Loreal Monroe (212) 386-0076</b>   |
|                               |                     | <b>Status: Granted – 6/11/19</b>   |
| <b>7.</b>                     | <b>222-90-BZ</b>    | Kennedys CMK LLP<br><b>80-02 Kew Gardens Road, Queens</b><br>Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Culture Establishment ( <i>24 Hour Fitness</i> ) which expired on August 13, 2016; Amendment to permit reflect a new operator, changes in hours of operation and minor alteration to the layout; Extension of Time to Obtain a Certificate of Occupancy which expired on March 7, 2009; Waiver of the Board’s Rules. C4-4 zoning district.<br><b>Community Board #9Q</b> |
|                               |                     | <b>Project Manager: Rory Levy (212) 386-0082</b>   |
|                               |                     | <b>Status: Granted – 6/11/19</b>   |
| <b>8.</b>                     | <b>157-06-BZ</b>    | Law Office of Fredrick A. Becker<br><b>28-56 Steinway Street, Queens</b><br>Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (New York Sports Club) on the first and second floor of a three-story commercial building which expired on February 27, 2017; Waiver of the Rules. C4-2A and C2-2/R6 zoning district.<br><b>Community Board #1Q</b>   |
|                               |                     | <b>Project Manager: Darrell Ruffin (212) 386-0034</b>  |
|                               |                     | <b>Status: Continued Hearing – 8/13/19</b>   |

| <b><i>APPEALS – DECISIONS</i></b> |                                      |   |
|-----------------------------------|--------------------------------------|---|
| <b>9.</b>                         | <b>2018-23-A &amp;<br/>2018-24-A</b> | Rothkrug, Rothkrug, & Spector LLP<br><b>29 and 31 Herbert Street, Staten Island</b><br>Proposed development of a three-story mix-use building not fronting on a mapped street contrary to General City Law 36. C1-1/R3X (SRD) zoning district.<br><b>Community Board #3SI</b> |
|                                   |                                      | <b>Project Manager: Veronica Chuah</b>  |
|                                   |                                      | <b>Status: Granted – 6/11/19</b>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 11, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                                       |  |
|--|---------------------------------------|--|
| <b>10.</b>                                 | <b>2017-5-A<br/>thru<br/>2017-7-A</b> | <p>Eric Palatnik, P.C.<br/> <b>620A, 620B, 620C Sharrotts Road, Staten Island- Adjourned</b><br/> Proposed construction of three buildings, two buildings with retail and office space and one warehouse, not fronting on a legally mapped street, contrary to General City Law 36. M1-1 zoning district.<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 9/10/19</b></p> |
| <b>11.</b>                                 | <b>2017-59-A</b>                      | <p>Eric Palatnik, P.C.<br/> <b>3857 Oceanview Avenue, Brooklyn</b><br/> Proposed enlargement of a one family home to a one family home with attic and community facility (UG 3) day care not fronting on a legally mapped street, contrary to General City Law 36. R3-1 zoning district.<br/> <b>Community Board #13BK</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 10/22/19</b></p>                |
| <b>12.</b>                                 | <b>2017-202-A</b>                     | <p>Law Office of Steven Simicich<br/> <b>43 Cunard Avenue, Staten Island</b><br/> Proposed construction of a two-family residential building not fronting on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3S (SHPD) zoning district.<br/> <b>Community Board #1SI</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Adjourned, Continued Hearing – 9/17/19</b></p>                     |
| <b>13.</b>                                 | <b>2017-323-A</b>                     | <p>Marianne Russo<br/> <b>108 Croak Avenue, Staten Island</b><br/> Proposed development of a one-family dwelling not fronting on a mapped street contrary to General City Law §36. R1-2 zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Withdrawn – 6/11/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 11, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – NEW CASES</i></b> |                  |  |
|-----------------------------------|------------------|--|
| <b>14.</b>                        | <b>2018-47-A</b> | <p>Jeffrey Geary<br/> <b>45 Case Avenue, Staten Island</b><br/>                     Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a proposed development under the prior R3X zoning prior to a rezoning which occurred on February 2, 2011.<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 8/13/19</b></p> |

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                     |   |
|---------------------------------------|---------------------|---|
| <b>15.</b>                            | <b>231-15-BZ</b>    | <p>Mitchell Ross<br/> <b>5278 Post Road, Bronx</b><br/>                     Variance (§72-21) Propose nine story, mixed use (residential, community facility and retail building) 120 unit multiple dwelling with UG 4 doctor's office, and UG 6 retail pharmacy, contrary to ZR 22-10 (UG 6 in a Res ZD), ZR 23-145 (Residential Floor Area), ZR 23-22 (Permitted Dwelling Units), and ZR 23-633 (wall height and total height). R6 zoning district.<br/> <b>Community Board #8BX</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 9/17/19</b></p>                        |
| <b>16.</b>                            | <b>2016-4465-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>129 Anderson Street, Staten Island</b><br/>                     Variance (§72-21) to permit the construction of a two-story, two-family detached dwelling contrary to ZR (§23-142) required lot coverage and open space; ZR (§23-142(b) ) floor area ratio; ZR (§23-32) required lot width; ZR (§23-45) required front yard; ZR (§23-461(a)) required side yard and ZR (§25-22) required parking space. R3A zoning district.<br/> <b>Community Board #1SI</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Adjourned, Continued Hearing – 9/17/19</b></p> |
| <b>17.</b>                            | <b>2017-246-BZ</b>  | <p>Seyfarth Shaw LLP<br/> <b>61/63 Crosby Street, Manhattan</b><br/>                     Variance (§72-21) to permit commercial retail (UG 6) on the level of the ground floor contrary to ZR §42-14. M1-5B (SoHo Cast Iron Historic District).<br/> <b>Community Board #2M</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Withdrawn – 6/11/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 11, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>18.</b>                            | <b>2017-265-BZ</b> | <p>Law Office of Emily Simons PLLC<br/> <b>318-320 54<sup>th</sup> Street aka 5401 3<sup>rd</sup> Avenue, Brooklyn</b><br/>           Re-instatement (§11-411) of a previously approved variance which permitted the storage, warehousing, office and showroom (UG 16B) and the assembly of venetian blinds (UG 17) which expired on June 24, 1991; Waiver of the Board’s rules. R6B zoning district.<br/> <b>Community Board #7BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 9/17/19</b></p>   |
| <b>19.</b>                            | <b>2018-8-BZ</b>   | <p>Eric Palatnik, P.C.<br/> <b>1820 Cropsey Avenue, Brooklyn</b><br/>           Re-instatement (§11-41) of a previously approved variance which permitted garage for trucks, motor vehicle repair shop, body and fender work and incidental painting and spraying (UG 16B) which expired on January 15, 2003: Amendment (§11-412) to permit the legalization of interior alterations; Waiver of the Board’s Rules. C1-2/R5 zoning district.<br/> <b>Community Board #11BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 7/23/19</b></p>   |
| <b>20.</b>                            | <b>2018-25-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>109 Wortman Avenue, Brooklyn</b><br/>           Special Permit (§73-44) for reduction of required off-street parking spaces for proposed ambulatory diagnostic treatment health care facilities (UG 4A) parking requirement. M1-1 Zoning District.<br/> <b>Community Board #5BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 8/13/19</b></p>   |
| <b>21.</b>                            | <b>2018-48-BZ</b>  | <p>Philip L. Rampulla<br/> <b>5205 Hylan Boulevard, Staten Island</b><br/>           Re-instatement of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory repair facilities which expired on September 13, 2004; Amendment to permit the legalization of an attendant booth and relocation of an existing free standing illuminated sign; Waiver of the Rules. R3X Special South Richmond District (Lower Density Growth Management Area).<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Closed, Decision – 7/23/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 11, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>22.</b>                            | <b>2018-96-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>145 Ludlow Street, Manhattan</b><br/> Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>F45 Training</i>) in the cellar and ground floor of a mixed-use building contrary to ZR §32-10. C4-4A zoning district.<br/> <b>Community Board #3M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Continued Hearing – 7/23/19</b></p>  |
| <b>23.</b>                            | <b>2018-140-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>100-03 North Conduit Avenue, Queens</b><br/> Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store contrary to ZR §32-10. C2-2/R3X zoning district.<br/> <b>Community Board #10Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 7/23/19</b></p>  |
| <b>24.</b>                            | <b>2018-141-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>110-37 68<sup>th</sup> Drive, Queens</b><br/> Special Permit (§73-621) to permit the enlargement of a one-family home contrary to ZR §23-142 (floor area ratio, lot coverage and open space). R1-2A zoning district.<br/> <b>Community Board #6Q</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Continued Hearing – 8/13/19</b></p>  |
| <b>25.</b>                            | <b>2018-156-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>80-97 Cypress Avenue, Queens</b><br/> Variance (§72-21) to permit the construction of a six-story plus cellar Use Group 2 residential building (WellLife Network Inc.) to provide 66 units of low-income affordable and supportive housing contrary to ZR §§ 23-142 (floor area and FAR), 23-142(g) (open space), 23-22 (density regulations), 23-45(a) (front yard), 23-451 (planting requirements), 23-631(d) (front height and setback), 23-632(b) (side setback) and 25-251 (parking). R5 zoning district.<br/> <b>Community Board #5Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 7/23/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, JUNE 11, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                   |  |
|------------------------------|-------------------|--|
| <b>1.</b>                    | <b>2017-12-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>750 Grand Street, Brooklyn</b><br/> Special Permit (§73-36) to operate a physical culture establishment (<i>Absolute Power</i>) within the cellar of an existing building. C4-4A zoning district.<br/> <b>Community Board #1BK</b></p> <hr/> <p><b>Project Manager: Darrell Ruffin (212) 386-0034</b></p> <hr/> <p><b>Status: Granted – 6/11/19</b></p>   |
| <b>2.</b>                    | <b>2017-51-BZ</b> | <p>Jay Goldstein, Esq.<br/> <b>51 Warren Street aka 49 Warren Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Dancebody</i>) located in the cellar and first floor of an existing building contrary to ZR §32-10. C6-2A/C6-3A (Tribeca South Historic District Extension)<br/> <b>Community Board #1M</b></p> <hr/> <p><b>Project Manager: Darrell Ruffin (212) 386-0034</b></p> <hr/> <p><b>Status: Withdrawn – 6/11/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 4, 2019**  
**10:00 A.M.**

| <b><i>SOC – DECISIONS</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>1.</b>                     | <b>177-06-BZ</b> | <p>Law Office of Steven Simicich<br/> <b>1840 Richmond Terrace, Staten Island</b><br/>           Extension of Term (§11-411) to permit the continued operation of an Automotive Repair Facility (UG 16B) with the sale of cars which expired on April 10, 2017; Amendment to permit the conversion of accessory storage area into an additional automotive service bay and changes to on-site planting; Waiver of the Board’s Rules. C2-2R3-2 zoning district.<br/> <b>Community Board #1SI</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 6/4/19</b></p> |

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>2.</b>                              | <b>156-73-BZ</b> | <p>The Design Alliance<br/> <b>1975 Eastchester Road, Bronx</b><br/>           Extension of Term of a previously approved variance made pursuant to Section 60(3) of the Multiple Dwelling Law, permitting the use of Transient parking for the unused and surplus tenants' space in the required accessory garage of a multiple dwelling which expires on June 26, 2013. R6 and R4 zoning districts.<br/> <b>Community Board #2BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Adjourned, Continued Hearing – 8/13/19</b></p> |
| <b>3.</b>                              | <b>132-92-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>3948 Amboy Road, Staten Island</b><br/>           Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance (§72-21) which permitted day care use in the cellar of the subject premises in conjunction with a banquet hall use, which expired on February 9, 2017; Waiver of the Rules. R3X, C1-1 SRD zoning district.<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Adjourned, Continued Hearing – 10/22/19</b></p>                  |
| <b>4.</b>                              | <b>126-93-BZ</b> | <p>Sohail Humayun<br/> <b>1225 East 233<sup>rd</sup> Street, Bronx</b><br/>           Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on January 18, 2015; Waiver of the Rules. R4 zoning district.<br/> <b>Community Board #12BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 6/4/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 4, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>5.</b>                              | <b>303-12-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>1106-1108 Utica Avenue, Brooklyn</b><br/>           Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit a three-story community facility building occupied as a house of worship (UG 4) which expired on May 6, 2018; Waiver of the Board’s Rules. C8-1 zoning district.<br/> <b>Community Board #17BK</b></p> <p><b>Project Manager: Veronica Chuah</b></p> <p><b>Status: Granted – 6/4/19</b></p>   |
| <b>6.</b>                              | <b>277-13-BZ</b> | <p>Schoeman Updike Kaufman Gerber LLP<br/> <b>1769 Fort George Hill, Manhattan</b><br/>           Amendment of a previously approved Variance (§72-21) to permit a proposed development of a 12-story, 125-unit residential building with two floors of community facility/church space, contrary to floor area (§23-145), lot coverage (§23-145), and base and building height (§23-633). The Amendment seeks an additional twenty (20) affordable dwelling units and an additional partial floor for tenant storage: Extension of Time to Complete Construction which expires on August 19, 2018. R7-2 zoning district.<br/> <b>Community Board #12M</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Granted – 6/4/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 4, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                  |  |
|-------------------------------|------------------|--|
| <b>7.</b>                     | <b>698-59-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>2773 Nostrand Avenue, Brooklyn</b><br/>           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, 2017. C2-2/R4 zoning district.<br/> <b>Community Board #18BK</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 6/4/19</b></p>  |
| <b>8.</b>                     | <b>67-91-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>54-55 Little Neck Parkway aka 260-01 Horace Harding Expressway, Queens</b><br/>           Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance which permitted the operation of an Automotive Service Station (Gulf) (UG 16B) which expired on March 28, 2018; Waiver of the Board’s rules C2-2/R3-2 zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 6/4/19</b></p> |
| <b>9.</b>                     | <b>21-08-BZ</b>  | <p>Law Office of Fredrick A. Becker<br/> <b>1601 Bronxdale Avenue, Bronx</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on November 1, 2017; Waiver of the Board’s Rules. M1-1 zoning district.<br/> <b>Community Board #11BX</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 6/4/19</b></p>   |
| <b>10.</b>                    | <b>271-13-BZ</b> | <p>Viktoriya Midyany<br/> <b>129 Norfolk Street, Brooklyn</b><br/>           Extension of Time to Complete Construction of a previously approved Special Permit (§73-622) for the enlargement of an existing single-family home which expires on January 30, 2019. R3-1 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Continued Hearing – 6/11/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 4, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                          |   |
|--|--------------------------|---|
| 11.  | 2018-23-A &<br>2018-24-A | <p>Rothkrug, Rothkrug, &amp; Spector LLP<br/> <b>29 and 31 Herbert Street, Staten Island</b><br/> Proposed development of a three-story mix-use building not fronting on a mapped street contrary to General City Law 36. C1-1/R3X (SRD) zoning district.<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Closed, Decision – 6/11/19</b></p>   |
| 12.  | 2018-166-A               | <p>Queens Neighborhoods United<br/> <b>40-31 82<sup>nd</sup> Street aka 40-19 82<sup>nd</sup> Street, Queens</b><br/> Interpretative Appeal challenging the Department of Buildings permit issued for the development of a mixed-use building. Appeal of DOB permit that classifies the retail space occupied by Target as a UG 6 use.<br/> <b>Community Board #4Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Denied – 6/4/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 4, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                     |  |
|--|---------------------|--|
| <b>13.</b>                             | <b>77-15-BZ</b>     | <p>Rothkrug, Rothkrug &amp; Spector LLP<br/> <b>244-36 85<sup>th</sup> Avenue, Queens</b><br/> Special Permit (§73-621) to allow the enlargement of an existing two-family dwelling, located within an R2A zoning district.<br/> <b>Community Board #13Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 9/10/19</b></p>  |
| <b>14.</b>                             | <b>263-15-BZ</b>    | <p>Rothkrug, Rothkrug, &amp; Spector LLP.<br/> <b>45/47 Little Clove Road, Staten Island</b><br/> Special Permit (§73-126) to allow a medical office, contrary to bulk regulations (§22-14). R3X zoning district.<br/> <b>Community Board #1SI</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 9/10/19</b></p>  |
| <b>15.</b>                             | <b>2016-4153-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>4701 19<sup>th</sup> Avenue, Brooklyn</b><br/> 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.<br/> <b>Community Board #12BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Closed, Decision – 7/16/19</b></p>   |
| <b>16.</b>                             | <b>2016-4217-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>1665 Bartow Avenue, Bronx</b><br/> Re-Instatement (§11-411) of a variance which permitted the operation of an Automotive Service Station with accessory uses (UG 16B), which expired on September 29, 2008; Amendment (§11-412) to permit structural alterations to the building; Amendment to permit Automotive Laundry; Waiver of the Rules. R3A zoning district.<br/> <b>Community Board #12BX</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 6/4/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 4, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |   |
|---------------------------------------|--------------------|---|
| <b>17.</b>                            | <b>2017-244-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>2208 Boller Avenue, Bronx</b><br/>           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.<br/> <b>Community Board #10BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 7/16/19</b></p> |
| <b>18.</b>                            | <b>2018-52-BZ</b>  | <p>Akerman, LLP<br/> <b>159 Boerum Street, Brooklyn</b><br/>           Special Permit (§73-433) to permit the waiver of 18 existing parking spaces accessory to an existing Section 8 dwelling to facilitate the development and preservation of affordable housing contrary to ZR §§25-23 and 25-251. R6 zoning district.<br/> <b>Community Board #1BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 8/6/19</b></p>   |
| <b>19.</b>                            | <b>2018-55-BZ</b>  | <p>Akerman, LLP<br/> <b>222 Johnson Avenue, Brooklyn</b><br/>           Special Permit (§73-433) to permit the waiver of 34 existing parking spaces accessory to an existing Section 8 dwelling to facilitate the development and preservation of affordable housing contrary to ZR §§25-23 and 25-251. R6 zoning district.<br/> <b>Community Board #1BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 8/6/19</b></p>  |
| <b>20.</b>                            | <b>2018-104-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>1234-1238 East 22<sup>nd</sup> Street, Brooklyn</b><br/>           Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to floor area and open space (§23-141); side yard requirements (§23-461) and less than the required rear yard (§23-47). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 7/23/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JUNE 4, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |   |
|---------------------------------------|--------------------|---|
| <b>21.</b>                            | <b>2018-109-BZ</b> | <p>Goldman Harris LLC-<b>ADJOURNED</b><br/> <b>9-03 44<sup>th</sup> Road, Queens</b><br/> Special Permit (§73-19) to permit the operation of a school (UG 3) (Our World Neighborhood Charter Schools (OWN) contrary to ZR §42-00. M1-4 zoning district.<br/> <b>Community Board #2Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 9/17/19</b></p>  |
| <b>22.</b>                            | <b>2018-171-BZ</b> | <p>Kramer Levin Naftalis &amp; Frankel, LLP<br/> <b>1 East 70<sup>th</sup> Street, Manhattan</b><br/> Variance (§72-21) to permit an addition to an existing museum and library buildings (The Frick Collection) contrary to ZR §24-591 (height); ZR §24-11 (lot coverage); ZR §§24-33 and 24-382 (rear yard equivalent) and ZR §§23-661 and 23-662 (street wall location and setback). R10 (Special Park Improvement District), R8B (Limited Height District 1-A) Upper East Side Historic District and an individual New York City Landmark.<br/> <b>Community Board #8M</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 7/23/19</b></p> |
| <b>23.</b>                            | <b>2018-180-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>1441G South Avenue, Staten Island</b><br/> Special Permit (§73-49) to permit roof parking on a public parking garage contrary to ZR §44-11. M1-1 zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 7/16/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, JUNE 4, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |   |
|------------------------------|--------------------|---|
| <b>1.</b>                    | <b>2018-191-BZ</b> | <p>Slater &amp; Beckerman, P.C.<br/> <b>215 North 10<sup>th</sup> Street, Brooklyn- POSTPONED</b><br/>                     Special Permit (§73-44) to permit a reduction in the required parking spaces for offices (UG 6B) with an PRC-B1 parking category within a proposed development of a new mixed use residential, office and retail building contrary to ZR §36-21. M1-2/R6A (MX-8) zoning district.<br/> <b>Community Board #1BK</b></p> <hr/> <p><b>Project Manager: Veronica Chuah</b></p> <hr/> <p><b>Status: Postponed Hearing – 9/17/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MAY 21, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>1.</b>                              | <b>429-29-BZ</b> | <p>Davidoff, Hutcher &amp; Citron, LLP<br/> <b>4801 Kings Highway, Brooklyn</b><br/>                     Amendment (§11-412) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses. The amendment seeks to change the configuration of the existing gasoline dispensing pumps; the addition of a canopy; conversion and enlargement of the accessory building from an accessory lubricatorium to an accessory convenience store with a drive-thru. R4 zoning district.<br/> <b>Community Board #8BK</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Continued Hearing – 8/6/19</b></p> |
| <b>2.</b>                              | <b>115-53-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>252-02 Union Turnpike, Queens</b><br/>                     Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 5/21/19</b></p>  |
| <b>3.</b>                              | <b>751-60-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>105 New Dorp Lane aka 1395 New Dorp Plaza, Staten Island</b><br/>                     Extension of Term of a previously granted Variance (§11-411) which permitted the operation of an Automotive Service Station (UG 16B) which expired on March 23, 2016; Extension of Time to Obtain a Certificate of Occupancy which expired on April 1, 2009; Waiver of the Board’s Rules. C2-1/R31 and R3X zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Adjourned, Continued Hearing – 7/23/19</b></p>   |
| <b>4.</b>                              | <b>81-74-BZ</b>  | <p>Gerald J. Caliendo, RA, AIA<br/> <b>97-27 57<sup>th</sup> Avenue, Queens</b><br/>                     Extension of Term /amendment of a previously approved variance which permitted the operation of a supermarket (UG 6) which expires on February 27, 2017. C1-2/R6A &amp; R6B zoning district.<br/> <b>Community Board #4Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Continued Hearing – 7/23/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MAY 21, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>5.</b>                              | <b>138-87-BZ</b> | <p>Carl A. Sulfaro, Esq.<br/> <b>218-36 Hillside Avenue, Queens</b><br/>           Extension of Term (§11-411) of a previously approved variance which permitted the operation of car rental facility (UG 8C) which expired on January 12, 2013; Amendment to permit changes to the interior layout and to the exterior of the building; Waiver of the Rules. C2-2/R2 zoning district.<br/> <b>Community Board #13Q</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <p><b>Status: Adjourned, Continued Hearing – 8/13/19</b></p>   |
| <b>6.</b>                              | <b>130-88-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>3602 Snyder Avenue, Brooklyn</b><br/>           Extension of Term of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B) which expires on January 29, 2019. C2-2/R4 zoning district.<br/> <b>Community Board #17BK</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Adjourned, Continued Hearing – 9/10/19</b></p>   |
| <b>7.</b>                              | <b>149-97-BZ</b> | <p>Francis R. Angelino, Esq.,<br/> <b>150-19 11<sup>th</sup> Avenue, Queens</b><br/>           Amendment of a previously approved Variance (§72-21) which permitted an accessory open parking lot (UG 7E) for use with a funeral establishment (UG 7B). The amendment seeks to reflect a reduction in the size of the zoning lot and number of parking spaces from 34 spaces to 29; Extension of Term which expired on August 11, 2018. R2A zoning district.<br/> <b>Community Board #7Q</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <p><b>Status: Granted – 5/21/19</b></p> |
| <b>8.</b>                              | <b>322-05-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>69-69 Main Street, Queens</b><br/>           Extension of Time to Complete Construction for a previously granted variance (§72-21) which permitted the enlargement of an existing two-story home and the change in use to a community use facility (Queens Jewish Community Council), which expired on March 7, 2017. R4B zoning district.<br/> <b>Community Board #8Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Adjourned, Continued Hearing – 12/17/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MAY 21, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – DECISIONS</i></b> |                  |   |
|-----------------------------------|------------------|---|
| <b>9.</b>                         | <b>2018-22-A</b> | <p>Law Offices of Marvin B. Mitzner LLC<br/> <b>255 18<sup>th</sup> Street, Brooklyn</b><br/>                     Request for a Rehearing/Reargument pursuant to §§1-12.4 and 1-12.5 of the Board’s Rules of Practice and Procedure. R6B zoning district.<br/> <b>Community Board #7BK</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Denied – 5/21/19</b></p> |

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                   |  |
|--|-------------------|--|
| <b>10.</b>                                 | <b>2018-166-A</b> | <p>Queens Neighborhoods United<br/> <b>40-31 82<sup>nd</sup> Street aka 40-19 82<sup>nd</sup> Street, Queens</b><br/>                     Interpretative Appeal challenging the Department of Buildings permit issued for the development of a mixed-use building. Appeal of DOB permit that classifies the retail space occupied by Target as a UG 6 use.<br/> <b>Community Board #4Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 6/4/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MAY 21, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – NEW CASES</i></b> |                   |  |
|-----------------------------------|-------------------|--|
| <b>11.</b>                        | <b>2017-48-A</b>  | Board of Standards and Appeals/Akeeb Shekoni<br><b>36 Hardy Street, Staten Island</b><br>Motion to review decision granting waiver of GCL 35 waiver to consider waiver of ZR 72-01(g) and 24-34: proposed enlargement in the required front yard is contrary to ZR 24-34.<br><b>Community Board #1SI</b><br><b>Project Manager: Toni Matias (212) 386-0084</b><br><b>Status: Granted – 5/21/19</b> |
| <b>12.</b>                        | <b>2017-147-A</b> | Beni Rachmanov<br><b>71-12 Main Street, Queens</b><br>Appeal of a NYC Department of Buildings denial. C1-2/R4 zoning district.<br><b>Community Board #8Q</b><br><b>Project Manager: Toni Matias (212) 386-0084</b><br><b>Status: Continued Hearing – 9/17/19</b>   |
| <b>13.</b>                        | <b>2018-183-A</b> | Beni Rachmanov<br><b>71-12 Main Street, Queens</b><br>Appeal of a NYC Department of Buildings denial. C1-2/R4 zoning district.<br><b>Community Board #8Q</b><br><b>Project Manager: Toni Matias (212) 386-0084</b><br><b>Status: Continued Hearing – 9/17/19</b>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MAY 21, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                     |  |
|---------------------------------------|---------------------|--|
| <b>14.</b>                            | <b>111-15-BZ</b>    | <p>Eric Palatnik, P.C.<br/> <b>98 Third Avenue, Brooklyn</b><br/> 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.<br/> <b>Community Board #2BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Withdrawn – 5/21/19</b></p>  |
| <b>15.</b>                            | <b>2016-1208-BZ</b> | <p>Akerman, LLP<br/> <b>300 East 64<sup>th</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit a physical culture establishment (Barry's Bootcamp) within a portion of an existing building's ground and second floors. C2-5/R8B &amp; C2-8 zoning districts.<br/> <b>Community Board #8M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Denied – 5/21/19</b></p>  |
| <b>16.</b>                            | <b>2016-4239-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>180 Mansion Avenue, Staten Island</b><br/> Special Permit (§73-242) to allow an existing building to be operated as an eating and drinking establishments (Use Group 6), contrary to use regulations (§32-15). C3A (SRD) zoning district.<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 9/17/19</b></p>  |
| <b>17.</b>                            | <b>2016-4469-BZ</b> | <p>Davidoff Hutcher &amp; Citron, LLP<br/> <b>49-23 Astoria Boulevard, Queens</b><br/> Variance (§72-21) to permit the legalization of an indirectly illuminated advertising sign contrary to ZR §22-30 (advertising signs not permitted in residential districts) and ZR §52-731 (non conforming advertising signs in residential districts shall be terminated after 10 years from December 15, 1961). R4 zoning district.<br/> <b>Community Board #1Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 8/6/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MAY 21, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |   |
|---------------------------------------|--------------------|---|
| <b>18.</b>                            | <b>2017-231-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>765 Pennsylvania Avenue, Brooklyn</b><br/> Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store. C2-3/R6 zoning district.<br/> <b>Community Board #5BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 9/10/19</b></p>   |
| <b>19.</b>                            | <b>2017-243-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>29-16 Francis Lewis Boulevard aka 29-29 172<sup>nd</sup> Street, Queens</b><br/> Re-instatement (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on December 26, 2015; Amendment to permit the addition of a convenience store within the existing building and permit the operation of a U-Haul rental establishment; Waiver of the Rules. R2A zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Veronica Chuah</b><br/> <b>Status: Adjourned, Continued Hearing – 9/10/19</b></p> |
| <b>20.</b>                            | <b>2017-298-BZ</b> | <p>Jay A Segal, Greenberg Traurig LLP<br/> <b>14 White Street, Manhattan</b><br/> Variance (§72-21) to permit the construction of a seven-story plus penthouse mixed commercial and residential building contrary to floor area regulations of ZR §111-20; street wall regulations of ZR §23-662; accessory parking regulations of ZR §13-11; and the curb cut location requirements of ZR §13-241. C6-2A (Special Tribeca Mixed Use District. Tribeca East Historic District.<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 7/23/19</b></p> |
| <b>21.</b>                            | <b>2018-96-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>145 Ludlow Street, Manhattan</b><br/> Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>F45 Training</i>) in the cellar and ground floor of a mixed-use building contrary to ZR §32-10. C4-4A zoning district.<br/> <b>Community Board #3M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Continued Hearing – 6/11/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MAY 21, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |   |
|---------------------------------------|--------------------|---|
| <b>22.</b>                            | <b>2018-98-BZ</b>  | <p>Akerman LLP<br/> <b>160-10 Cross Bay Boulevard, Queens</b><br/> Special Permit (§73-36) to operate a physical culture establishment (<i>Planet Fitness</i>) on a portion of the ground floor and the entire second floor of an existing commercial building contrary to ZR §32-10. C2-2/R3-1 zoning district.<br/> <b>Community Board #10Q</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 5/21/19</b></p>   |
| <b>23.</b>                            | <b>2018-116-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>1982 Utica Avenue, Brooklyn</b><br/> Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store contrary to ZR §32-35. C2-2/R3-2 zoning district.<br/> <b>Community Board #18BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 9/10/19</b></p>   |
| <b>24.</b>                            | <b>2018-143-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>20 West 14<sup>th</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>FitHouse</i>) to be located within portions of the cellar and first floor of the north wing of an existing six story mixed use building contrary to ZR §32-10. C6-2M and C6-2 zoning districts.<br/> <b>Community Board #2MRuffin</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 7/23/19</b></p> |
| <b>25.</b>                            | <b>2018-180-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>1441G South Avenue, Staten Island</b><br/> Special Permit (§73-49) to permit roof parking on a public parking garage contrary to ZR §44-11. M1-1 zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 6/4/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, MAY 21, 2019**  
**1:00 P.M.**

| <i><b>BZ – NEW CASES</b></i> |                     |   |
|------------------------------|---------------------|---|
| <b>1.</b>                    | <b>2016-1215-BZ</b> | Eric Palatnik, P.C.<br><b>142 West 29<sup>th</sup> Street, Manhattan</b><br>Variance (§72-21) to permit a non-conforming Use Group 2 in an M1-6 zoning district.<br><b>COMMUNITY BOARD #5M</b><br><b>Project Manager: Veronica Chuah</b><br><b>Status: Continued Hearing – 10/22/19</b> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MAY 7, 2019**  
**10:00 A.M.**

| <b><i>SOC – DECISIONS</i></b> |                  |  |
|-------------------------------|------------------|--|
| <b>1.</b>                     | <b>771-76-BZ</b> | <p>Stroock &amp; Stroock &amp; Lavan LLP<br/> <b>375 Pearl Street, Manhattan</b><br/>                     Amendment of a previously approved Variance (§72-21) that permitted the installation of an illuminated sign that exceeded the surface area along a district boundary and the height above curb level. The Amendment seeks to modify the previously approved sign to permit a digital sign and the new sign will be able to display messages for any principal use on the zoning lot, as opposed to a single principal use on the zoning lot. C6-4 zoning district.<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Denied – 5/7/19</b></p> |

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                                    |  |
|--|------------------------------------|--|
| <b>2.</b>                              | <b>126-93-BZ</b>                   | <p>Sohail Humayun<br/> <b>1225 East 233<sup>rd</sup> Street, Bronx</b><br/>                     Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on January 18, 2015; Waiver of the Rules. R4 zoning district.<br/> <b>Community Board #12BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Adjourned, Continued Hearing – 6/4/19</b></p>                         |
| <b>3.</b>                              | <b>62-13-BZ</b>                    | <p>Sheldon Lobel, P.C.<br/> <b>2703 East Tremont Avenue, Bronx</b><br/>                     Extension of Term of a previously approved Special Permit (§73-243) which permitted the legalization of an eating and drinking establishment (Wendy's) with an accessory drive-through facility which expires on July 9, 2018. C1-2/R6 zoning district.<br/> <b>Community Board #10BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 7/16/19</b></p> |
| <b>4.</b>                              | <b>163-14-A &amp;<br/>165-14-A</b> | <p>Board of Standards and Appeals<br/> <b>502, 504, 506 Canal Street, Manhattan</b><br/>                     Compliance Hearing<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Continued Hearing – 8/13/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MAY 7, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                  |  |
|-------------------------------|------------------|--|
| <b>5.</b>                     | <b>316-73-BZ</b> | <p>Vassalotti Associates Architects, LLP<br/> <b>31-02 68<sup>th</sup> Street, Queens</b><br/>           Extension of Term of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which is set to expire on January 8, 2019. R4 zoning district.<br/> <b>Community Board #3Q</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Continued Hearing – 7/16/19</b></p>   |
| <b>6.</b>                     | <b>303-12-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>1106-1108 Utica Avenue, Brooklyn</b><br/>           Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit a three-story community facility building occupied as a house of worship (UG 4) which expired on May 6, 2018; Waiver of the Board’s Rules. C8-1 zoning district.<br/> <b>Community Board #17BK</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Continued Hearing – 6/4/19</b></p>                |
| <b>7.</b>                     | <b>118-14-BZ</b> | <p>Rampulla Associates Architects, LLP<br/> <b>1891 Richmond Road, Staten Island</b><br/>           Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the construction of a three (3) story, sixteen (16) unit condominium building contrary to use regulations which expired on March 3, 2019. R1-2, R3X-NA-1 zoning district.<br/> <b>Community Board #5SI</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Granted – 5/7/19</b></p> |

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| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                                      |  |
|--|--------------------------------------|--|
| <b>8.</b>                                  | <b>2018-23-A &amp;<br/>2018-24-A</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>29 and 31 Herbert Street, Staten Island</b><br/>                     Proposed development of a three-story mix-use building not fronting on a mapped street contrary to General City Law 36. C1-1/R3X (SRD) zoning district.<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Continued Hearing – 6/4/19</b></p> |

| <b><i>APPEALS – NEW CASES</i></b> |                                    |  |
|-----------------------------------|------------------------------------|--|
| <b>9.</b>                         | <b>162-15-A thru<br/>164-15-A</b>  | <p>Akerman LLP<br/> <b>139-48 88<sup>th</sup> Road, 88-30/34 144<sup>th</sup> Street, Queens</b><br/>                     Extension of Time to Obtain a Certificate of Occupancy for a previously approved common law vested rights application which permitted the development of the proposed residential building at the premises which expired on May 17, 2018. R5 zoning district<br/> <b>Community Board #12Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Granted – 5/7/19</b></p> |
| <b>10.</b>                        | <b>165-15-A &amp;<br/>166-15-A</b> | <p>Akerman LLP<br/> <b>88-36/38 144<sup>th</sup> Street, Queens</b><br/>                     Extension of Time to Obtain a Certificate of Occupancy for a previously approved common law vested rights application which permitted the development of the proposed residential building at the premises which expired on May 17, 2018. R5 zoning district<br/> <b>Community Board #12Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Granted – 5/7/19</b></p>                              |
| <b>11.</b>                        | <b>2018-22-A</b>                   | <p>Law Offices of Marvin B. Mitzner LLC<br/> <b>255 18<sup>th</sup> Street, Brooklyn</b><br/>                     Request for a Rehearing/Reargument pursuant to §§1-12.4 and 1-12.5 of the Board’s Rules of Practice and Procedure. R6B zoning district.<br/> <b>Community Board #7BK</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Closed, Decision – 5/21/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MAY 7, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – NEW CASES</i></b> |                   |  |
|-----------------------------------|-------------------|--|
| <b>12.</b>                        | <b>2018-125-A</b> | <p>Cesare Giaquinto<br/> <b>495 Wild Avenue, Staten Island</b><br/>                     Proposed construction of a two-story commercial building for vehicle storage on the ground floor and accessory offices on the second floor not fronting a legally mapped street contrary to General City Law 36. M3-1 zoning district.<br/> <b>Community Board #2SI</b></p> <p><b>Project Manager: Toni Matias (212) 386-0084</b></p> <p><b>Status: Postponed – 8/6/19</b></p> |

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                     |  |
|---------------------------------------|---------------------|--|
| <b>13.</b>                            | <b>2016-4240-BZ</b> | <p>Law Office of Fredrick A. Becker<br/> <b>1231 Third Avenue, Manhattan</b><br/>                     Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>New York Sports Club</i>) on a portion of the first floor and cellar of the subject premises. C1-9 zoning district.<br/> <b>Community Board #8M</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 5/7/19</b></p> |
| <b>14.</b>                            | <b>2017-288-BZ</b>  | <p>Akerman, LLP<br/> <b>17-10 Whitestone Expressway, Queens</b><br/>                     Special Permit (§73-49) to permit roof top parking on a new four-story accessory parking garage serving a four-story office building contrary to ZR §44-11. M1-1 College Point Special District.<br/> <b>Community Board #19Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 8/13/19</b></p>            |
| <b>15.</b>                            | <b>2017-301-BZ</b>  | <p>Law Offices of Marvin B. Mitzner LLC<br/> <b>467 Marcy Avenue, Brooklyn</b><br/>                     Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Trapeze School</i>) contrary to ZR §32-10. M1-3 zoning district.<br/> <b>Community Board #3BK</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <p><b>Status: Granted – 5/7/19</b></p>   |

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**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                     |  |
|--|---------------------|--|
| <b>16.</b>                             | <b>2017-313-BZ</b>  | <p>Moshe M. Friedman, P.E.<br/> <b>853 Kent Avenue, Brooklyn</b><br/> Variance (§72-21) to permit the development of a 2-family dwelling contrary to ZR §42-10. M1-1 zoning district.<br/> <b>Community Board #3BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 5/7/19</b></p>   |
| <b>17.</b>                             | <b>2018-116-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>1982 Utica Avenue, Brooklyn</b><br/> Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store contrary to ZR §32-35. C2-2/R3-2 zoning district.<br/> <b>Community Board #18BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 5/21/19</b></p>                  |
| <b>18.</b>                             | <b>2016-1208-BZ</b> | <p>Akerman, LLP<br/> <b>300 East 64<sup>th</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit a physical culture establishment (Barry's Bootcamp) within a portion of an existing building's ground and second floors. C2-5/R8B &amp; C2-8 zoning districts.<br/> <b>Community Board #8M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Continued Hearing – 5/21/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, MAY 7, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |  |
|------------------------------|--------------------|--|
| <b>1.</b>                    | <b>2018-136-BZ</b> | <p>Eric Palatnik, P.C..<br/> <b>251-77 Jericho Turnpike, Queens</b><br/> Special Permit (§73-44) to permit a reduction in the required parking spaces for an ambulatory diagnostic or treatment facility with an PRC-B1 parking category contrary to ZR §36-21. C8-1/R2A zoning district.<br/> <b>Community Board #13Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 8/6/19</b></p>   |
| <b>2.</b>                    | <b>2018-137-BZ</b> | <p>Eric Palatnik, P.C..<br/> <b>251-77 Jericho Turnpike, Queens</b><br/> Special Permit (§73-19) to permit the operation of a daycare (<i>Children of America</i>) contrary to ZR §32-10. C8-1 zoning district.<br/> <b>Community Board #13Q</b></p> <p><b>Project Manager: Veronica Chuah (212) 386-0084</b></p> <p><b>Status: Continued Hearing – 8/6/19</b></p>   |
| <b>3.</b>                    | <b>2018-145-BZ</b> | <p>Akerman, LLP<br/> <b>251-73 Jericho Turnpike, Queens</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Planet Fitness</i>) to be located on portions of the first and second floors of a new building contrary to ZR §32-10. C8-1 Zoning District.<br/> <b>Community Board #13Q</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <p><b>Status: Continued Hearing – 8/6/19</b></p>                           |
| <b>4.</b>                    | <b>2018-180-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>1441G South Avenue, Staten Island</b><br/> Special Permit (§73-49) to permit roof parking on a public parking garage contrary to ZR §44-11. M1-1 zoning district.<br/> <b>Community Board #2SI</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 5/21/19</b></p>   |
| <b>5.</b>                    | <b>2017-261-BZ</b> | <p>Davidoff Hutcher &amp; Citron LLP.<br/> <b>527 East New York Avenue, Brooklyn</b><br/> Variance (§72-21) to permit the development of a five-story and cellar house of worship (UG 4) (<i>Congregation Chabad-In-Reach-Aliya</i>) contrary to ZR §24-11(Lot Coverage) and ZR §24-36 (Required 30 Foot Rear Yard). R6 zoning district.<br/> <b>Community Board #9BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Postponed – 7/23/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 30, 2019**  
**10:00 A.M.**

| <b><i>RULEMAKING</i></b> |            |   |
|--------------------------|------------|---|
| <b>1.</b>                | <b>N/A</b> | <p>Board of Standards &amp; Appeals / FDNY<br/> <b>Proposed Rule-Making Under the City Administrative Procedures Act (CAPA) – Draft Rules</b><br/>           Amending Chapter 1 and 3 through 26 of the Rules of the NYC Board of Standards and Appeals (Title 2 of the Rules of the City of New York) [and Chapters 14 and 48 of the Rules of the NYC Fire Department (Title 3 of the Rules of the City of New York)].<br/>           Adoption of new rule, 2 RCNY § 1-15, which specifically authorizes FDNY to enforce BSA resolutions within the scope of FDNY’s enforcement authority.</p> <p><b>Status: Adopted – 4/30/19</b></p> |
| <b>2.</b>                | <b>N/A</b> | <p>Board of Standards &amp; Appeals<br/> <b>Proposed Rule-Making Under the City Administrative Procedures Act (CAPA) – Draft Rules</b><br/>           Amending 2 RCNY § 1-01.1 and adopting a new rule, 2 RCNY § 1-03.5, describing the conduct to be observed by BSA Commissioners.</p> <p><b>Status: No Date – Off Calendar</b></p>   |

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>3.</b>                              | <b>933-28-BZ</b> | <p>Gerard J. Caliendo, R.A., AIA<br/> <b>125-24 Metropolitan Avenue, Queens</b><br/>           Extension of Term, Amendment &amp; Waiver (11-413) for an extension of the term of a variance which permitted the operation of an automotive repair facility and gasoline service station (UG 16) and an Amendment for the legalization of the enlargement with an insulated corrugated metal enclosure. R5 zoning district.<br/> <b>Community Board #9Q</b></p> <p><b>Project Manager: Veronica Chuah (212) 386-0084</b></p> <p><b>Status: Adjourned, Continued Hearing – 6/11/19</b></p> |
| <b>4.</b>                              | <b>509-37-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>202-01 Rocky Hill Road aka 202-02 47<sup>th</sup> Avenue, Queens</b><br/>           Amendment (§11-413) to permit the legalization of a change of use of a previously approved variance permitting an Automotive Service Station (UG 16B) to an Automotive Repair Facility (UG 16B). R3-1 zoning district.<br/> <b>Community Board #11Q</b></p> <p><b>Project Manager: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 6/11/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 30, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>5.</b>                              | <b>30-58-BZ</b>  | <p>Vassalotti Associates Architects, LLP<br/> <b>184-17 Horace Harding Expressway, Queens</b><br/>           Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) which expired on March 12, 2017; Waiver of the Rules. C2-1/R3-1 zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 4/30/19</b></p>  |
| <b>6.</b>                              | <b>332-79-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>43-20 Little Neck Parkway, Queens</b><br/>           Extension of Term of a previously approved Variance (§72-21) which permitted the construction and maintenance of an accessory parking facility which expired on February 13, 2015; Waiver of the Board’s Rules. R2A zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Adjourned, Continued Hearing – 7/23/19</b></p>   |
| <b>7.</b>                              | <b>149-97-BZ</b> | <p>Francis R. Angelino, Esq.,<br/> <b>150-19 11<sup>th</sup> Avenue, Queens</b><br/>           Amendment of a previously approved Variance (§72-21) which permitted an accessory open parking lot (UG 7E) for use with a funeral establishment (UG 7B). The amendment seeks to reflect a reduction in the size of the zoning lot and number of parking spaces from 34 spaces to 29; Extension of Term which expired on August 11, 2018. R2A zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 5/21/19</b></p> |
| <b>8.</b>                              | <b>85-99-BZ</b>  | <p>Walter T. Gorman, P.E., P.C.<br/> <b>1106 Metcalf Avenue, Bronx</b><br/>           Extension of Term of a previously approved Variance (§72-21) permitting, the operation of an automotive service station (Use Group 16B) with an accessory convenience store which is set to expire on June 27, 2020; Waiver of the Board’s Rules to permit the early filing. R6 zoning district.<br/> <b>Community Board #9BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Adjourned, Continued Hearing – 7/23/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 30, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>9.</b>                              | <b>223-00-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>272 West 10<sup>th</sup> Street, Manhattan</b><br/>                     Amendment of a previously approved variance (§72-21) which permitted the development of a five-story plus cellar Use Group (“UG”) 3 School (Village Community School) (VCS). The amendment seeks to permit a three-story plus cellar and play-yard enlargement contrary ZR §24-11 (maximum permitted lot coverage). R6 zoning district.<br/> <b>Community Board #2M</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Granted – 4/30/19</b></p>   |
| <b>10.</b>                             | <b>208-03-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>2555 Shell Road, Brooklyn</b><br/>                     Extension of Term and Amendment of a previously approved Variance (§72-21) which permitted an enlargement of a one-story commercial building to a two-story commercial building, occupied as a catering hall (Use Group 9) which expires on October 19, 2019. Extension of Time to obtain a Certificate of Occupancy which expired in 2007. M1-1 and C1-2/R4 Special Ocean Parkway Special District.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Granted – 4/30/19</b></p> |
| <b>11.</b>                             | <b>177-06-BZ</b> | <p>Law Office of Steven Simicich<br/> <b>1840 Richmond Terrace, Staten Island</b><br/>                     Extension of Term (§11-411) to permit the continued operation of an Automotive Repair Facility (UG 16B) with the sale of cars which expired on April 10, 2017; Amendment to permit the conversion of accessory storage area into an additional automotive service bay and changes to on-site planting; Waiver of the Board’s Rules. C2-2R3-2 zoning district.<br/> <b>Community Board #1SI</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Closed, Decision – 6/4/19</b></p>            |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 30, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                  |  |
|-------------------------------|------------------|--|
| <b>12.</b>                    | <b>197-02-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>2825 Nostrand Avenue, Brooklyn</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a physical cultural establishment (Harbor Fitness) which expired on November 26, 2017; Waiver of the Board’s Rules. C2-2/R3-2 zoning district.<br/> <b>Community Board #18BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 6/25/19</b></p>   |
| <b>13.</b>                    | <b>49-12-BZ</b>  | <p>Powerhouse Gym “FLB” Inc.<br/> <b>34-09 Francis Lewis Boulevard, Queens</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (Powerhouse Gym) in a portion of an existing one-story commercial building which expired on June 12, 2017; Waiver of the Rules. C2-2R5B zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Postponed Hearing – 6/25/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 30, 2019**  
**10:00 A.M.**

| <b><i>APPEALS CALENDAR</i></b> |   |   |
|--------------------------------|---|---|
| <b>14.</b>                     | <b>205-15-A<br/>thru<br/>214-15-A</b>   | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>128-60 to 128-76 Hook Creek Boulevard and 128-63 to 128-75 Fortune Way, Queens</b><br/>                     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 &amp; Hook Creek Boulevard, contrary to Article 3 of the General City Law, Section 35 located within an R2 zoning district.<br/> <b>Community Board #12Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Continued Hearing – 9/10/19</b></p> |
| <b>15.</b>                     | <b>2017-16-A<br/>thru<br/>2017-19-A</b> | <p>Gerald J. Caliendo, RA, AIA<br/> <b>15-58/62 Clintonville Street, 150-93/95 Clintonville Court, Queens</b><br/>                     Proposed construction of a two story, two family building located within the bed of a mapped street, contrary to General City Law §§ 35 and 36. R3-1 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Adjourned, Continued Hearing – 7/16/19</b></p>   |
| <b>16.</b>                     | <b>2018-105-A</b>                       | <p>Gerald J. Caliendo, RA, AIA<br/> <b>150-87 Clintonville Court, Queens</b><br/>                     Proposed construction of a two story, two family building located within the bed of a mapped street, contrary to General City Law §§ 35 and 36. R3-1 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Adjourned, Continued Hearing – 7/16/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 30, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                    |   |
|--|--------------------|---|
| <b>17.</b>                             | <b>2017-217-BZ</b> | <p>Akerman, LLP<br/> <b>4855 Hylan Boulevard, Staten Island</b><br/> Special Permit (§73-126) to permit a two-story with cellar ambulatory diagnostic or treatment health care facility (UG 4) contrary to ZR §22-14(A). R3X (Special South Richmond Development District) (Lower Density Growth Management Area).<br/> <b>Community Board #3 SI</b></p> <p><b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Adjourned, Continued Hearing – 7/23/19</b></p>  |
| <b>18.</b>                             | <b>2017-233-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>446-448 Park Avenue, Brooklyn</b><br/> Variance (§72-21) to allow for the development of six-story plus cellar (UG 2) residential building contrary to ZR §42-10. M1-1 zoning district.<br/> <b>Community Board #3BK</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Adjourned, Continued Hearing – 9/10/19</b></p>   |
| <b>19.</b>                             | <b>2017-273-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>975 East 24<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single family residence contrary to ZR §23-141 (Floor Area Ratio and Open Space); ZR §23-461 (Side Yard) and ZR §23-47 (Rear Yard). R2 zoning district.<br/> <b>Community Board #14BK</b></p> <p><b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Adjourned, Continued Hearing – 6/25/19</b></p> |
| <b>20.</b>                             | <b>2017-295-BZ</b> | <p>Law Office of Jay Goldstein<br/> <b>128 West 26<sup>th</sup> Street, Manhattan</b><br/> Variance (§72-21) to permit the development of a fourteen (14) story, 24,684.5 square foot (10 FAR), mixed-use, commercial ground floor and residential above, contrary to ZR 42-00. M1-6 zoning district.<br/> <b>Community Board #4M</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 4/30/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 30, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |   |
|---------------------------------------|--------------------|---|
| <b>21.</b>                            | <b>2017-315-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>2030 Eastchester Road, Bronx</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Dolphin Fitness Club</i>) located on the first floor and mezzanine area of the subject building contrary to ZR §42-10. M1-1 zoning district.<br/> <b>Community Board #11BX</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 4/30/19</b></p>  |
| <b>22.</b>                            | <b>2018-16-BZ</b>  | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>974 Sacket Avenue, Bronx</b><br/> Re-instatement (§11-411) of a previously approved variance which permitted the operation of non-storage garage which expired on April 19, 2002; Extension of Time to Obtain a Certificate of Occupancy which expired on April 13, 2000; Waiver of the Board’s Rules. R4 zoning district.<br/> <b>Community Board #11BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Adjourned, Continued Hearing – 7/16/19</b></p>   |
| <b>23.</b>                            | <b>2018-21-BZ</b>  | <p>Law Office of Lyra J. Altman<br/> <b>1773 East 22<sup>nd</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to ZR §23-142 (floor area, open space and lot coverage) and ZR §23-461(a) (required side yard). R3-2 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 4/30/19</b></p>  |
| <b>24.</b>                            | <b>2018-48-BZ</b>  | <p>Philip L. Rampulla<br/> <b>5205 Hylan Boulevard, Staten Island</b><br/> Re-instatement of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory repair facilities which expired on September 13, 2004; Amendment to permit the legalization of an attendant booth and relocation of an existing free standing illuminated sign; Waiver of the Rules. R3X Special South Richmond District (Lower Density Growth Management Area).<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 6/11/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 30, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |   |
|---------------------------------------|--------------------|---|
| <b>25.</b>                            | <b>2018-194-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>2317 Avenue K aka 1086 East 24<sup>th</sup> Street, Brooklyn</b><br/>           Special Permit (§73-622) to permit the conversion and enlargement of a two-family home to a single-family home contrary to ZR §23-141 (Floor Area Ratio and Open Space). R2 zoning district.<br/> <b>Community Board #14BK</b></p> <hr/> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <hr/> <p><b>Status: Granted – 4/30/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, APRIL 30, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |   |
|------------------------------|--------------------|---|
| <b>1.</b>                    | <b>2018-140-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>100-03 North Conduit Avenue, Queens</b><br/> Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store contrary to ZR §32-10. C2-2/R3X zoning district.<br/> <b>Community Board #10Q</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <p><b>Status: Continued Hearing – 6/11/19</b></p>   |
| <b>2.</b>                    | <b>2018-149-BZ</b> | <p>Alfonse Duarte<br/> <b>230-48 146<sup>th</sup> Avenue, Queens</b><br/> Special Permit (§73-621) to permit a one-story extension to a one family dwelling contrary to ZR §23-142) (Floor Area Ratio). R3-1 zoning district.<br/> <b>Community Board #13Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Adjourned, Continued Hearing – 7/16/19</b></p>  |
| <b>3.</b>                    | <b>2018-164-BZ</b> | <p>Pryor Cashman LLP<br/> <b>72-71 Kissena Boulevard, Queens</b><br/> Special Permit (§73-243) to permit the legalization of an accessory drive-through to an eating and drinking establishment (UG 6) (<i>McDonald's</i>) contrary to ZR §32-15. C1-2/R4 zoning district.<br/> <b>Community Board #8Q</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <p><b>Status: Continued Hearing – 6/25/19</b></p>   |
| <b>4.</b>                    | <b>2018-200-BZ</b> | <p>Victor Han Architect P.C.<br/> <b>100 West 72<sup>nd</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (Renzo Gracie Upper West Side – Mixed Martial Arts Studio) located at the sub-cellar level of a 7-story mixed use building contrary to ZR §32-10. C4-6A Upper West Side/Central Park West Historic District.<br/> <b>Community Board #7M</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Granted – 4/30/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 23, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>1.</b>                              | <b>218-58-BZ</b> | <p>Nasir J. Khanzada<br/> <b>77-40 Hewlett Street, Queens</b><br/>           Extension of Term (11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expired on July 29, 2018; Amendment to permit the legalization of the addition of an accessory convenience store; Waiver of the Board’s Rules.<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 6/25/19</b></p>   |
| <b>2.</b>                              | <b>159-00-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>383 3<sup>rd</sup> Avenue, Brooklyn</b><br/>           Extension of Term &amp; 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.<br/> <b>Community Board #6BK</b><br/> <b>Project Manager: Tracie Behnke (212) 386-0086</b><br/> <b>Status: Granted – 4/23/19</b></p>   |
| <b>3.</b>                              | <b>132-04-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>310 East Houston Street, Manhattan</b><br/>           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. R8-A zoning district.<br/> <b>Community Board #3M</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Adjourned, Continued Hearing – 7/16/19</b></p>  |
| <b>4.</b>                              | <b>122-07-BZ</b> | <p>Law Office of Fredrick A. Becker<br/> <b>1630 East 15<sup>th</sup> Street, Brooklyn</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Culture Establishment (New York Sports Club) on portions of the first and second floors of a three-story commercial building which expired on August 1, 2017; Waiver of the Board’s Rules. C4-4A zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 4/23/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 23, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>5.</b>                              | <b>231-14-BZ</b> | <p>Bryan Cave Leighton Paisner<br/> <b>124 West 23<sup>rd</sup> Street, Manhattan</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (Orangetheory Fitness) within a portion of an existing commercial building which expired on April 12, 2018. C6-3X zoning district.<br/> <b>Community Board #4M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 4/23/19</b></p> |

| <b><i>SOC – NEW CASES</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>6.</b>                     | <b>222-90-BZ</b> | <p>Kennedys CMK LLP<br/> <b>80-02 Kew Gardens Road, Queens</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Culture Establishment (<i>24 Hour Fitness</i>) which expired on August 13, 2016: Amendment to permit reflect a new operator, changes in hours of operation and minor alteration to the layout; Extension of Time to Obtain a Certificate of Occupancy which expired on March 7, 2009; Waiver of the Board’s Rules. C4-4 zoning district.<br/> <b>Community Board #9Q</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Postponed Hearing – 6/11/19</b></p> |
| <b>7.</b>                     | <b>246-01-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>35-11 Prince Street, Queens</b><br/>           Extension of Term of a previously approved Special Permit (73-36) which permitted the operation of a Physical Cultural Establishment (Bodhi Fitness Center) which expired on June 1, 2018; Amendment to permit the enlargement of the establishment by 4,037.41 square feet. C2-2/R6 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 4/23/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 23, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |           |   |
|-------------------------------|-----------|---|
| 8.                            | 208-03-BZ | <p>Eric Palatnik, P.C.<br/> <b>2555 Shell Road, Brooklyn</b><br/>           Extension of Term and Amendment of a previously approved Variance (§72-21) which permitted an enlargement of a one-story commercial building to a two-story commercial building, occupied as a catering hall (Use Group 9) which expires on October 19, 2019. M1-1 and C1-2/R4 Special Ocean Parkway Special District.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Continued Hearing – 4/30/19</b></p>   |
| 9.                            | 183-09-BZ | <p>Law Office of Fredrick A. Becker<br/> <b>1400 Fifth Avenue, Manhattan</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>NY Sports Club</i>) on a portion of the ground floor and cellar in an eight-story mixed-use building which expired on November 1, 2018; Amendment to permit a change in the hours of operation; Waiver of the Board Rules. C4-5X zoning district.<br/> <b>Community Board #10M</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 6/25/19</b></p> |

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                           |   |
|--|---------------------------|---|
| 10.  | 238-15-A thru<br>243-15-A | <p>Jeffrey Geary<br/> <b>102-04, 08, 12, 16, 20, 24 Dunton Court, Queens</b><br/>           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.<br/> <b>Community Board #14Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Granted – 4/23/19</b></p>  |
| 11.  | 2017-310-A                | <p>Cozen O'Connor<br/> <b>10002 Farragut Road, Brooklyn</b><br/>           Pursuant to § 645 of the New York City Charter, the Department of Buildings (the Department") respectfully submits to the Board of Standards and Appeals (the "Board") this statement in support of its application to modify certificate of occupancy 321114450F dated September 1, 2015.<br/> <b>Community Board #18BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 7/23/19</b></p> |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

TUESDAY MORNING, APRIL 23, 2019

10:00 A.M.

| <b><i>APPEALS – NEW CASES</i></b> |           |  |
|-----------------------------------|-----------|--|
| 12.                               | 2019-45-A | NYC Department of Buildings<br><b>10002 Farragut Road, Brooklyn</b><br>Appeal of the DOB interpretation (dated 1/31/2019) that motor freight station for regulated medical waste use at the premises constitutes a UG 18 use pursuant to ZR § 42-15 and seeks the Board’s confirmation that such use constitutes a UG 16 use pursuant to ZR § 32-25.<br><b>Community Board #18BK</b> |
|                                   |           | <b>Project Manager: Gjela Prenga (212) 386-0067</b>  |
|                                   |           | <b>Status: Continued Hearing – 7/23/19</b>   |

| <b><i>BZ - DECISIONS</i></b> |              |  |
|------------------------------|--------------|--|
| 13.                          | 2016-4265-BZ | Law Office of Fredrick A. Becker<br><b>25 Bleecker Street, Manhattan</b><br>Variance (§72-21) to permit the development of a six-story and penthouse structure containing commercial retail (UG 6) on the first and cellar floors contrary to ZR §42-14(D)(2)(B) and residential (UG 2) in the upper floors contrary to ZR §42-10. The proposed rear yard does not comply with ZR §§43-26 & 43-27. M1-5B (NOHO Historic District) zoning district.<br><b>Community Board #2M</b> |
|                              |              | <b>Project Manager: Gjela Prenga (212) 386-0067</b>  |
|                              |              | <b>Status: Granted – 4/23/19</b>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 23, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                   |   |
|---------------------------------------|-------------------|---|
| <b>14.</b>                            | <b>43-11-BZ</b>   | <p>Law Office of Lyra J. Altman<br/> <b>1926 East 21<sup>st</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a single family home contrary to floor area, lot coverage and open space (§23-141), side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 6/25/19</b></p>   |
| <b>15.</b>                            | <b>2017-20-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>550 5<sup>th</sup> Avenue, Brooklyn</b><br/> Variance (§72-21) to permit legalization of a Physical Cultural Establishment (<i>Harbor Fitness</i>) on a portion of the cellar and first floors contrary to ZR §§22-10 &amp; 32-10. R6B &amp; C4-3A zoning district.<br/> <b>Community Board #6BK</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Adjourned, Continued Hearing – 7/16/19</b></p>  |
| <b>16.</b>                            | <b>2017-34-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>311 Adams Avenue, Staten Island</b><br/> Variance (§72-21) to permit construction of a three-story, single family residence contrary to ZR §23-45 (Front Yard), ZR § 23-461(a) (Side Yards on Corner Lots), ZR §25-622 (Parking Spaces between the street wall line and street line) and ZR §23-451 (Plantings on Corner Lots). R3-1 zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 7/16/19</b></p>                                 |
| <b>17.</b>                            | <b>2018-8-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>1820 Cropsey Avenue, Brooklyn</b><br/> Re-instatement (§11-41) of a previously approved variance which permitted garage for trucks, motor vehicle repair shop, body and fender work and incidental painting and spraying (UG 16B) which expired on January 15, 2003: Amendment (§11-412) to permit the legalization of interior alterations; Waiver of the Board's Rules. C1-2/R5 zoning district.<br/> <b>Community Board #11BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Adjourned, Continued Hearing – 6/11/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 23, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                                       |  |
|---------------------------------------|---------------------------------------|--|
| <b>18.</b>                            | <b>2018-53-BZ</b>                     | <p>Slater &amp; Beckerman, P.C.<br/> <b>104 DeGraw Street, Brooklyn</b><br/> Variance (§72-21) to permit residential use within a new four-story mixed-use building contrary to ZR §42-10. M1-1 zoning district.<br/> <b>Community Board #6BK</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Continued Hearing – 6/25/19</b></p>   |
| <b>19.</b>                            | <b>2018-52-BZ</b>                     | <p>Akerman, LLP<br/> <b>159 Boerum Street, Brooklyn</b><br/> Special Permit (§73-433) to permit the waiver of 18 existing parking spaces accessory to an existing Section 8 dwelling to facilitate the development and preservation of affordable housing contrary to ZR §§25-23 and 25-251. R6 zoning district.<br/> <b>Community Board #1BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 6/4/19</b></p>  |
| <b>20.</b>                            | <b>2018-55-BZ</b>                     | <p>Akerman, LLP<br/> <b>222 Johnson Avenue, Brooklyn</b><br/> Special Permit (§73-433) to permit the waiver of 34 existing parking spaces accessory to an existing Section 8 dwelling to facilitate the development and preservation of affordable housing contrary to ZR §§25-23 and 25-251. R6 zoning district.<br/> <b>Community Board #1BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 6/4/19</b></p>   |
| <b>21.</b>                            | <b>2018-64-BZ &amp;<br/>2018-65-A</b> | <p>Sheldon Lobel, P.C.<br/> <b>725 Mobile Road, Queens</b><br/> Variance (§72-21) to permit the construction of a House of Worship (UG 4) (<i>Kehilas Bais Yisroel</i>) contrary to ZR §24-111 (FAR); ZR §24-521 (maximum wall height); ZR §24-35(a) (side yard regulations); ZR §24-36 (rear yard); ZR §24-34 (front yard); and ZR §§25-31 &amp; 25-32 (parking regulations) within the bed of a mapped street contrary to Article III, Section 35 of the General City Law. R2X zoning district.<br/> <b>Community Board #14Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Closed, Decision – 7/16/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 23, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |   |
|---------------------------------------|--------------------|---|
| <b>22.</b>                            | <b>2018-95-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>120 Avenue M, Brooklyn</b><br/>           Variance (§72-21) to permit the development of a four-story educational institution (UG 3) (HASC Center) contrary to ZR §23-142 (floor area and lot coverage), ZR §23-45 (front yard), ZR §23-631 (height and setback), ZR §23-632 (side setback), and ZR §36-21 (parking). C2-3/R5 Special Ocean Parkway District.<br/> <b>Community Board #12BK</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Continued Hearing – 7/16/19</b></p> |
| <b>23.</b>                            | <b>2018-117-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>2060 63<sup>rd</sup> Street, Brooklyn</b><br/>           Special Permit (§73-622) to permit the enlargement of an existing two family, two-story home contrary to ZR §23-142 (floor area ratio) and ZR §23-461 (side yard requirements). R5 zoning district.<br/> <b>Community Board #11BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Granted – 4/23/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, APRIL 23, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |   |
|------------------------------|--------------------|---|
| <b>1.</b>                    | <b>2017-265-BZ</b> | <p>Law Office of Emily Simons PLLC<br/> <b>318-320 54<sup>th</sup> Street aka 5401 3<sup>rd</sup> Avenue, Brooklyn</b><br/>           Re-instatement (§11-411) of a previously approved variance which permitted the storage, warehousing, office and showroom (UG 16B) and the assembly of venetian blinds (UG 17) which expired on June 24, 1991; Waiver of the Board’s rules. R6B zoning district.<br/> <b>Community Board #7BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 6/11/19</b></p> |
| <b>2.</b>                    | <b>2018-34-BZ</b>  | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>102-02 Metropolitan Avenue, Queens</b><br/>           Special Permit (§73-36) to permit the operation of physical cultural establishment (<i>Sedona Fitness</i>) to be located on portions of the cellar, first floor and the entirety of the second floor of an existing building contrary ZR §32-10. C2-3/R3A zoning district.<br/> <b>Community Board #6Q</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 7/16/19</b></p>                           |
| <b>3.</b>                    | <b>2018-174-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>1440 3<sup>rd</sup> Avenue, Manhattan</b><br/>           Special Permit (§73-36) to permit the operation of a Physical Culture Establishment (<i>305 Fitness</i>) to occupy the cellar, first and second floors of an existing two-story building contrary to ZR §32-10. C1-9R8B zoning district.<br/> <b>Community Board #8M</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 4/23/19</b></p>  |
| <b>4.</b>                    | <b>2018-182-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>220-05 Hillside Avenue, Queens</b><br/>           Special Permit (§73-36) to permit the operation of a Physical Culture Establishment (<i>Blink</i>) in an existing building contrary to ZR §32-10. C4-1 zoning district.<br/> <b>Community Board #13Q</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 4/23/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, APRIL 23, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                  |   |
|------------------------------|------------------|---|
| <b>5.</b>                    | <b>2019-8-BZ</b> | Rothkrug Rothkrug & Spector LLP<br><b>3000 Jerome Avenue, Bronx</b><br>Special Permit (§73-36) to permit the operation of a physical culture establishment ( <i>Blink Fitness</i> ) on a portion of the first and the entire second floor of an existing building contrary to ZR §32-10. C8-2 zoning district.<br><b>Community Board #7BX</b> |
|                              |                  | <b>Project Manager: Rory Levy (212) 386-0082</b>  |
|                              |                  | <b>Status: Granted – 4/23/19</b>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 9, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>1.</b>                              | <b>539-66-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>61-19 Fresh Meadow Lane, Queens</b><br/>           Amendment of a Variance (§72-21) to permit the reconstruction of a previously approved automotive service station (UG 16B). C2-2/R4 zoning district.<br/> <b>Community Board #8Q</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Continued Hearing – 6/25/19</b></p>  |
| <b>2.</b>                              | <b>410-68-BZ</b> | <p>Vassalotti Associates Architects, LLP<br/> <b>85-05 Astoria Boulevard, Queens</b><br/>           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 26, 2018. C1-3/R3-2 zoning district.<br/> <b>Community Board #3Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 4/9/19</b></p> |
| <b>3.</b>                              | <b>540-84-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>341 Soundview Avenue, Bronx</b><br/>           Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired on Jun 20, 2016. R3-2 zoning district.<br/> <b>Community Board #9BX</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 7/16/19</b></p>                        |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 9, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |           |  |
|-------------------------------|-----------|--|
| 4.                            | 751-60-BZ | <p>Law Office of Lyra J. Altman<br/> <b>105 New Dorp Lane aka 1395 New Dorp Plaza, Staten Island</b><br/>           Extension of Term of a previously granted Variance (§11-411) which permitted the operation of an Automotive Service Station (UG 16B) which expired on March 23, 2016; Extension of Time to Obtain a Certificate of Occupancy which expired on April 1, 2009; Waiver of the Board’s Rules. C2-1/R31 and R3X zoning district.<br/> <b>Community Board #2SI</b></p> <p><b>Project Manager: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 5/21/19</b></p>   |
| 5.                            | 279-12-BZ | <p>Sheldon Lobel, P.C.<br/> <b>27-24 College Point Boulevard, Queens</b><br/>           Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the operation of a bank (UG 6) in a residential zoning district, contrary to §22-00 which expired on January 28, 2018; Waiver of the Board’s Rules. R4/R5B zoning districts.<br/> <b>Community Board #7Q</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 4/9/19</b></p>   |
| 6.                            | 271-13-BZ | <p>Viktoriya Midyany<br/> <b>129 Norfolk Street, Brooklyn</b><br/>           Extension of Time to Complete Construction of a previously approved Special Permit (§73-622) for the enlargement of an existing single-family home which expires on January 30, 2019. R3-1 zoning district.<br/> <b>Community Board #15BK</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Postponed – 6/4/19</b></p>  |
| 7.                            | 277-13-BZ | <p>Schoeman Updike Kaufman Gerber LLP<br/> <b>1769 Fort George Hill, Manhattan</b><br/>           Amendment of a previously approved Variance (§72-21) to permit a proposed development of a 12-story, 125-unit residential building with two floors of community facility/church space, contrary to floor area (§23-145), lot coverage (§23-145), and base and building height (§23-633). The Amendment seeks an additional twenty (20) affordable dwelling units and an additional partial floor for tenant storage; Extension of Time to Complete Construction which expires on August 19, 2018. R7-2 zoning district.<br/> <b>Community Board #12M</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 6/4/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 9, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                   |   |
|--|-------------------|---|
| <b>8.</b>                                  | <b>2017-318-A</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>155 Johnson Street, Staten Island</b><br/>                     Proposed development of a one-story warehouse building (UG 16B) to be divided into six separate units not fronting on a mapped street contrary to General City Law §36. M3-1 (Special Richmond District).<br/> <b>Community Board #3SI</b></p> <hr/> <p><b>Project Manager: Veronica Chuah (212) 386-0084</b></p> <hr/> <p><b>Status: Continued Hearing – 6/25/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 9, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>9.</b>                              | <b>56-02-BZ</b>  | New York City Board of Standards and Appeals<br><b>317 Dahill Road, Brooklyn</b><br>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.<br><b>Community Board #12BK</b> |
|  |                  | <b>Project Manager: Loreal Monroe (212) 386-0076</b>   |
|  |                  | <b>Status: Continued Hearing – 6/25/19</b>   |
| <b>10.</b>                             | <b>1-96-BZ</b>   | New York City Board of Standards and Appeals<br><b>600 McDonald Avenue, Brooklyn</b><br>Amendment for an extension of an existing school building to add 3 <sup>rd</sup> and 4 <sup>th</sup> floors. R5 zoning district.<br><b>Community Board #12BK</b>   |
|  |                  | <b>Project Manager: Loreal Monroe (212) 386-0076</b>   |
|  |                  | <b>Status: Continued Hearing – 6/25/19</b>   |
| <b>11.</b>                             | <b>268-14-BZ</b> | Akerman LLP<br><b>231-06/10 Northern Boulevard, Queens</b><br>Variance (§72-21) proposed enlargement of the existing Use Group 6, eating and drinking establishment at the subject site. Located within and R1-2 zoning district.<br><b>Community Board #11Q</b>   |
|  |                  | <b>Project Manager: Veronica Chuah (212) 386-0084</b>  |
|  |                  | <b>Status: Adjourned, Continued Hearing – 9/10/19</b>  |
| <b>12.</b>                             | <b>77-15-BZ</b>  | Rothkrug, Rothkrug & Spector LLP<br><b>244-36 85<sup>th</sup> Avenue, Queens</b><br>Variance (§72-21) to allow the alteration of an existing two-family dwelling on the second floor and an enlargement, located within an R2A zoning district.<br><b>Community Board #13Q</b>   |
|  |                  | <b>Project Manager: Gjela Prenga (212) 386-0067</b>  |
|  |                  | <b>Status: Adjourned, Continued Hearing – 6/4/19</b>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 9, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                     |  |
|---------------------------------------|---------------------|--|
| <b>13.</b>                            | <b>2016-4171-BZ</b> | Sheldon Lobel, P.C.<br><b>823 Kent Avenue, Brooklyn</b><br>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.<br><b>Community Board #3BK</b>   |
|                                       |                     | <b>Project Manager: Gjela Prenga (212) 386-0067</b>  |
|                                       |                     | <b>Status: Granted – 4/9/19</b>  |
| <b>14.</b>                            | <b>2017-56-BZ</b>   | Rampulla Associates Architects, LLP<br><b>1321 Richmond Road, Staten Island</b><br>Variance (§72-21) to permit construction of a cellar and three (3) story residential condominium with six (6) dwelling units and ten (10) off-street parking spaces contrary to ZR §22-11 (multi-family buildings not permitted in an R1-2 zoning district; ZR §§ 23-00 & 25-00) no bulk or parking regulations for multi-family buildings. R1-2 zoning district. R1-2 Lower Density Growth Management Area.<br><b>Community Board #2SI</b> |
|                                       |                     | <b>Project Manager: Darrell Ruffin (212) 386-0054</b>  |
|                                       |                     | <b>Status: Adjourned, Continued Hearing – 6/25/19</b>  |
| <b>15.</b>                            | <b>2017-131-BZ</b>  | Sheldon Lobel, P.C.<br><b>77-85 Gerry Street, Brooklyn</b><br>Variance (§72-21) to permit the construction of a mixed residential and community facility ( <i>Congregation Divrei Yoel</i> ) contrary to ZR §23-153 (Maximum Lot Coverage) and ZR §§24-36 & 23-47 (Required Rear Yards), and ZR 23-33(b) permitted obstructions in rear yard. R7A zoning district.<br><b>Community Board #1BK</b>  |
|                                       |                     | <b>Project Manager: Gjela Prenga (212) 386-0067</b>  |
|                                       |                     | <b>Status: Granted – 4/9/19</b>  |
| <b>16.</b>                            | <b>2017-244-BZ</b>  | Eric Palatnik, P.C.<br><b>2208 Boller Avenue, Bronx</b><br>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.<br><b>Community Board #10BX</b>  |
|                                       |                     | <b>Project Manager: Darrell Ruffin (212) 386-0054</b>  |
|                                       |                     | <b>Status: Continued Hearing – 6/4/19</b>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 9, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>17.</b>                            | <b>2017-309-BZ</b> | <p>Amit Itshaki<br/> <b>406 Remsen Avenue, Brooklyn</b><br/>           Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on September 28, 2009; Waiver of the Rules. C1-2 in R5 zoning district.<br/> <b>Community Board #17BK</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Continued Hearing – 6/25/19</b></p>                    |
| <b>18.</b>                            | <b>2018-38-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>1717 Richmond Road, Staten Island</b><br/>           Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (Starbucks) with an accessory drive-through facility contrary to ZR §32-15. C1-2/R1-2 zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 4/9/19</b></p>  |
| <b>19.</b>                            | <b>2018-39-BZ</b>  | <p>Law Office of Lyra J. Altman<br/> <b>1249 East 23<sup>rd</sup> Street, Brooklyn</b><br/>           Special Permit (§73-622) to permit the enlargement of a one family home contrary to ZR §23-141 (FAR and Open Space); ZR §23-461 (a) (side yard) and ZR §23-47 (rear yard). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 6/25/19</b></p> |
| <b>20.</b>                            | <b>2018-56-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>83 Coleridge Street, Brooklyn</b><br/>           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). R3-1 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 6/25/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, APRIL 9, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |             |   |
|---------------------------------------|-------------|---|
| 21.                                   | 2018-104-BZ | <p>Law Office of Lyra J. Altman<br/> <b>1234-1238 East 22<sup>nd</sup> Street, Brooklyn</b><br/>           Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to floor area and open space (§23-141); side yard requirements (§23-461) and less than the required rear yard (§23-47). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 6/4/19</b></p> |
| 22.                                   | 2018-109-BZ | <p>Goldman Harris LLC<br/> <b>9-03 44<sup>th</sup> Road, Queens</b><br/>           Special Permit (§73-19) to permit the operation of a school (UG 3) (Our World Neighborhood Charter Schools (OWN) contrary to ZR §42-00. M1-4 zoning district.<br/> <b>Community Board #2Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 6/4/19</b></p>  |
| 23.                                   | 2018-116-BZ | <p>Eric Palatnik, P.C.<br/> <b>1982 Utica Avenue, Brooklyn</b><br/>           Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store contrary to ZR §32-35. C2-2/R3-2 zoning district.<br/> <b>Community Board #18BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 5/7/19</b></p>  |
| 24.                                   | 2018-118-BZ | <p>Law Office of Lyra J. Altman<br/> <b>710 Avenue W, Brooklyn</b><br/>           Special Permit (§73-622) to permit the enlargement of an existing one family home contrary to ZR §23-142 (floor area ratio, lot coverage, rear yard and open space). R4 Special Ocean Parkway district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Granted – 4/9/19</b></p>   |
| 25.                                   | 2018-155-BZ | <p>Jay Goldstein, Esq.<br/> <b>1123 East 27<sup>th</sup> Street, Brooklyn</b><br/>           Special Permit (§73-622) to permit the enlargement of a single-family residence contrary to ZR §23-141 (FAR and Open Space Ratio); ZR §23-461(A) (Side Yard) and ZR §23-47 (Rear Yard). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Granted – 4/9/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, APRIL 9, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |  |
|------------------------------|--------------------|--|
| <b>1.</b>                    | <b>2017-142-BZ</b> | <p>Alexander Levkovich, Esq.<br/> <b>3000 Coney Island Avenue, Brooklyn</b><br/>           Variance (§72-21) to permit the construction of a House of Worship (Use Group 4A) (<i>Congregation Iglesia Misioneras De Evangelización De Jovanes Cristianos</i>) contrary to ZR §23-153 (Floor area), ZR §24-11 (Open Space and Lot Coverage), ZR §24-47 (Rear Yard). R6 (Special Ocean Parkway District).<br/> <b>Community Board #13BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Off-Calendar – 4/9/19</b></p> |
| <b>2.</b>                    | <b>2018-103-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>936 Avenue R, Brooklyn</b><br/>           Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to ZR §23-47 (less than the required rear yard). R5 (Special Ocean Parkway) and R5 (Special Ocean Parkway Sub-district).<br/> <b>Community Board #15BK</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0034</b></p> <p><b>Status: Granted – 4/9/19</b></p>  |
| <b>3.</b>                    | <b>2018-152-BZ</b> | <p>Law Office of Fredrick A. Becker<br/> <b>2 East 15<sup>th</sup> Street aka 71 Fifth Avenue, Manhattan</b><br/>           Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>The Well</i>) to be located in portions of the cellar and first floor of an existing eleven story commercial building contrary to ZR §32-10. C6-4M Ladies Mile Historic District.<br/> <b>Community Board #5M</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0034</b></p> <p><b>Status: Granted – 4/9/19</b></p>       |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 26, 2019**  
**10:00 A.M.**

| <b><i>SOC – DECISIONS</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>1.</b>                     | <b>813-87-BZ</b> | <p>Law Office of Fredrick A. Becker<br/> <b>110 Boerum Place, Brooklyn</b><br/>                     Extension of Term of a previously approved special permit (§73-36) permitting the operation of a Physical Culture Establishment (New York Sports Club) which expired on April 12, 2018; Amendment to request a change in hours of operation; Waiver of the Rules. C2-3 (R6) zoning district.<br/> <b>Community Board #2BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Granted – 3/26/19</b></p> |

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>2.</b>                              | <b>429-29-BZ</b> | <p>Davidoff, Hatcher &amp; Citron, LLP<br/> <b>4801 Kings Highway, Brooklyn</b><br/>                     Amendment (§11-412) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses. The amendment seeks to change the configuration of the existing gasoline dispensing pumps; the addition of a canopy; conversion and enlargement of the accessory building from an accessory lubritorium to an accessory convenience store with a drive-thru. R4 zoning district.<br/> <b>Community Board #8BK</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Continued Hearing – 5/21/19</b></p> |
| <b>3.</b>                              | <b>867-55-BZ</b> | <p>Nasir J. Khanzada<br/> <b>66-15 Borden Avenue, Queens</b><br/>                     Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on June 19, 2011; Amendment (§11-411) to permit the conversion of service bays to an accessory convenience store and the enlargement of the building; Extension of Time to Obtain a Certificate of Occupancy which expired on February 10, 2005; Waiver of the Board’s Rules. R4-1 zoning district.<br/> <b>Community Board #4Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 6/11/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 26, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>4.</b>                              | <b>223-00-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>272 West 10<sup>th</sup> Street, Manhattan</b><br/>                     Amendment of a previously approved variance (§72-21) which permitted the development of a five-story plus cellar Use Group (“UG”) 3 School (Village Community School) (VCS). The amendment seeks to permit a three-story plus cellar and play-yard enlargement contrary ZR §24-11 (maximum permitted lot coverage). R6 zoning district.<br/> <b>Community Board #2M</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Continued Hearing – 4/30/19</b></p>                                     |
| <b>5.</b>                              | <b>26-02-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>1680 Richmond Avenue, Staten Island</b><br/>                     Extension of Time to Obtain a Certificate of Occupancy for a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses, which expired on April 15, 2017; Waiver of the Rules. C1-2/R3-2 zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Continued Hearing – 6/25/19</b></p>  |
| <b>6.</b>                              | <b>189-08-BZ</b> | <p>Law Office of Fredrick A. Becker<br/> <b>228-230 Mercer Street, Manhattan</b><br/>                     Extension of Term of a previously approved Special Permit (§73-36) which permitted the legalization of a Physical Culture Establishment (New York Sports Club) in the cellar, first and second floors in the six-story mixed-use building which expired on November 18, 2018. C6-2 NOHO Historic District.<br/> <b>Community Board #2M</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 3/26/19</b></p>   |
| <b>7.</b>                              | <b>150-14-BZ</b> | <p>Law Office of Fredrick A. Becker<br/> <b>30 Broad Street, Manhattan</b><br/>                     Amendment of a previously approved Special Permit (§73-36) permitting the operation of a physical culture establishment (New York Sports Club) in portions of the second floor and second floor mezzanine with an entrance at the ground level. The amendment seeks to enlarge the establishment into a portion of the sub-cellar and reflect a change in the operator. C5-5 zoning district.<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 3/26/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 26, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                  |  |
|-------------------------------|------------------|--|
| <b>8.</b>                     | <b>156-73-BZ</b> | <p>The Design Alliance<br/> <b>1975 Eastchester Road, Bronx</b><br/>           Extension of Term of a previously approved variance made pursuant to Section 60(3) of the Multiple Dwelling Law, permitting the use of Transient parking for the unused and surplus tenants' space in the required accessory garage of a multiple dwelling which expires on June 26, 2013. R6 and R4 zoning districts.<br/> <b>Community Board #2BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 6/4/19</b></p> |
| <b>9.</b>                     | <b>245-03-BZ</b> | <p>Seyfarth Shaw LLP<br/> <b>160-11 Willets Point Boulevard, Queens</b><br/>           Extension of Term of a previously granted special permit (§72-243) for an accessory drive-thru to an existing eating and drinking establishment (McDonald's), which expired on December 9, 2018. C1-2/R3-2 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Continued Hearing – 6/11/19</b></p>  |
| <b>10.</b>                    | <b>209-04-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>109-09 15<sup>th</sup> Avenue, Queens</b><br/>           Extension of Time to complete construction of an approved variance (§72-21) to permit the conversion and enlargement of an existing industrial building to residential use contrary to underlying use regulations which expired on December 4, 2016. M2-1 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Continued Hearing – 6/25/19</b></p>                                       |
| <b>11.</b>                    | <b>161-11-A</b>  | <p>Amelia Arcamone-Makinano<br/> <b>82-20 Britton Avenue, Queens</b><br/>           Request for a Rehearing pursuant to §§1-12.4 and 1-12.5 of the Board's Rules of Practice and Procedure.<br/> <b>Community Board #4Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Denied – 3/26/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 26, 2019**  
**10:00 A.M.**

| <b><i>APPEALS - DECISIONS</i></b> |                   |   |
|-----------------------------------|-------------------|---|
| <b>12.</b>                        | <b>2017-316-A</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>95 Androvetta Street, Staten Island</b><br/>                     Proposed development of a one-story and mezzanine warehouse building (UG 16B) not fronting on a mapped street contrary to General City Law §36. M1-1 (Special Richmond District).<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 3/26/19</b></p> |

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                                      |  |
|--|--------------------------------------|--|
| <b>13.</b>                                 | <b>2017-144-A</b>                    | <p>NYC Department of Buildings<br/> <b>25-30 44<sup>th</sup> Street, Queens</b><br/>                     Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy.<br/> <b>Community Board #1Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Continued Hearing – 10/22/19</b></p>  |
| <b>14.</b>                                 | <b>103-79-BZ</b>                     | <p>Akerman, LLP<br/> <b>25-30 44<sup>th</sup> Street, Queens</b><br/>                     Amendment of a previously approved Variance (§72-21) which permitted the development of a two-family residence contrary to side yard requirements. The amendment seeks to modify the Board’s prior approval to allow a conversion of the building from a two-family residence to a three-family residence contrary to ZR §23-49 and to request a termination of a Board condition that required a recorded declaration describing the use of the site as a two-family residence. R5 zoning district.<br/> <b>Community Board #1Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Granted – 3/26/19</b></p> |
| <b>15.</b>                                 | <b>2018-23-A &amp;<br/>2018-24-A</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>29 and 31 Herbert Street, Staten Island</b><br/>                     Proposed development of a three-story mix-use building not fronting on a mapped street contrary to General City Law 36. C1-1/R3X (SRD) zoning district.<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Continued Hearing – 5/7/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 26, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – NEW CASES</i></b> |                   |  |
|-----------------------------------|-------------------|--|
| <b>16.</b>                        | <b>2017-202-A</b> | <p>Law Office of Steven Simicich<br/> <b>43 Cunard Avenue, Staten Island</b><br/> Proposed construction of a two-family residential building not fronting on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3S (SHPD) zoning district.<br/> <b>Community Board #1SI</b></p> <hr/> <p><b>Project Manager: Toni Matias (212) 386-0084</b></p> <hr/> <p><b>Status: Continued Hearing – 6/11/19</b></p>                                      |
| <b>17.</b>                        | <b>2018-47-A</b>  | <p>Jeffrey Geary<br/> <b>45 Case Avenue, Staten Island</b><br/> Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a proposed development under the prior R3X zoning prior to a rezoning which occurred on February 2, 2011.<br/> <b>Community Board #3SI</b></p> <hr/> <p><b>Project Manager: Toni Matias (212) 386-0084</b></p> <hr/> <p><b>Status: Postponed – 6/11/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 26, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                     |  |
|---------------------------------------|---------------------|--|
| <b>18.</b>                            | <b>2016-1208-BZ</b> | <p>Akerman, LLP<br/> <b>300 East 64<sup>th</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit a physical culture establishment (Barry's Bootcamp) within a portion of an existing building's ground and second floors. C2-5/R8B &amp; C2-8 zoning districts.<br/> <b>Community Board #8M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Continued Hearing – 6/11/19</b></p>   |
| <b>19.</b>                            | <b>2016-4127-BZ</b> | <p>Dennis D. Dell'Angelo<br/> <b>1547 East 26<sup>th</sup> Street, Brooklyn</b><br/> 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.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Granted – 3/26/19</b></p>   |
| <b>20.</b>                            | <b>2016-4240-BZ</b> | <p>Law Office of Fredrick A. Becker<br/> <b>1231 Third Avenue, Manhattan</b><br/> Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>New York Sports Club</i>) on a portion of the first floor and cellar of the subject premises. C1-9 zoning district.<br/> <b>Community Board #8M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Adjourned, Continued Hearing – 5/7/19</b></p>  |
| <b>21.</b>                            | <b>2016-4465-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>129 Anderson Street, Staten Island</b><br/> Variance (§72-21) to permit the construction of a two-story, two-family detached dwelling contrary to ZR (§23-142) required lot coverage and open space; ZR (§23-142(b)) floor area ratio; ZR (§23-32) required lot width; ZR (§23-45) required front yard; ZR (§23-461(a)) required side yard and ZR (§25-22) required parking space. R3A zoning district.<br/> <b>Community Board #1SI</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Adjourned, Continued Hearing – 6/11/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 26, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>22.</b>                            | <b>2017-246-BZ</b> | <p>Seyfarth Shaw LLP<br/> <b>61/63 Crosby Street, Manhattan</b><br/> Variance (§72-21) to permit commercial retail (UG 6) on the level of the ground floor contrary to ZR §42-14. M1-5B (SoHo Cast Iron Historic District).<br/> <b>Community Board #2M</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 6/11/19</b></p>   |
| <b>23.</b>                            | <b>2017-272-BZ</b> | <p>Kalyan Law Firm<br/> <b>10-19 46<sup>th</sup> Road, Queens</b><br/> Special Permit (§73-36) to permit the operation of physical cultural establishment (<i>CrossFit</i>) within an existing one store commercial building contrary to ZR §42-10 located in M1-4 zoning district.<br/> <b>Community Board #2Q</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Continued Hearing – 6/25/19</b></p>  |
| <b>24.</b>                            | <b>2017-288-BZ</b> | <p>Akerman, LLP<br/> <b>17-10 Whitestone Expressway, Queens</b><br/> Special Permit (§73-49) to permit roof top parking on a new four-story accessory parking garage serving a four-story office building contrary to ZR §44-11. M1-1 College Point Special District.<br/> <b>Community Board #19Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 5/7/19</b></p>  |
| <b>25.</b>                            | <b>2017-298-BZ</b> | <p>Jay A Segal, Greenberg Traurig LLP<br/> <b>14 White Street, Manhattan</b><br/> Variance (§72-21) to permit the construction of a seven-story plus penthouse mixed commercial and residential building contrary to floor area regulations of ZR §111-20; street wall regulations of ZR §23-662; accessory parking regulations of ZR §13-11; and the curb cut location requirements of ZR §13-241. C6-2A (Special Tribeca Mixed Use District. Tribeca East Historic District).<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 5/21/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 26, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>26.</b>                            | <b>2018-33-BZ</b>  | <p>Arthur Yellin<br/> <b>31-41 97<sup>th</sup> Street, Queens</b><br/>           Variance (§72-21) to permit the construction of a two-family home contrary to ZR §22-00 (building with no side yards); ZR §23-32 (required minimum lot area or width for residences); ZR §23-461(a) (side yards); ZR §23-142 (open space and FAR) and ZR §25-22(a) (parking). R4-1 zoning district.<br/> <b>Community Board #3Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Adjourned, Continued Hearing – 6/25/19</b></p> |
| <b>27.</b>                            | <b>2018-106-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>124 Hastings Street, Brooklyn</b><br/>           Special Permit (§73-622) to permit the enlargement of an existing two-family residence to be converted to a single-family home, contrary to floor area, lot coverage and open space (§23-142); side yard requirements (§§23-461) and less than the required rear yard (§23-47). R3-1 zoning district.<br/> <b>Community Board #15BK</b></p> <p><b>Project Manager: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Granted – 3/26/19</b></p>                  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, MARCH 26, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |  |
|------------------------------|--------------------|--|
| <b>1.</b>                    | <b>2018-108-BZ</b> | <p>Kramer Levin Naftalis &amp; Frankel LLP.<br/> <b>1 Wall Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a physical cultural establishment (Life Time) to be located on 72,630 square feet of the ground floor, and portions of three below-grade levels of a mixed-use residential and commercial building contrary to ZR §32-10. C5-5 Special Lower Manhattan District (One Wall Street – North Tower is designated as an Individual New York City Landmark).<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Granted – 3/26/19</b></p>   |
| <b>2.</b>                    | <b>2018-141-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>110-50 68<sup>th</sup> Drive, Queens</b><br/> Special Permit (§73-621) to permit the enlargement of a two-family home contrary to ZR §23-142 (floor area ratio, lot coverage and open space). R1-2A zoning district.<br/> <b>Community Board #6Q</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Continued Hearing – 6/11/19</b></p>   |
| <b>3.</b>                    | <b>2018-156-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>80-97 Cypress Avenue, Queens</b><br/> Variance (§72-21) to permit the construction of a six-story plus cellar Use Group 2 residential building (WellLife Network Inc.) to provide 66 units of low-income affordable and supportive housing contrary to ZR §§ 23-142 (floor area and FAR), 23-142(g) (open space), 23-22 (density regulations), 23-45(a) (front yard), 23-451 (planting requirements), 23-631(d) (front height and setback), 23-632(b) (side setback) and 25-251 (parking). R5 zoning district.<br/> <b>Community Board #5Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 6/11/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 19, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>1.</b>                              | <b>30-58-BZ</b>  | <p>Vassalotti Associates Architects, LLP<br/> <b>184-17 Horace Harding Expressway, Queens</b><br/>           Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) which expired on March 12, 2017; Waiver of the Rules. C2-1/R3-1 zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 4/30/19</b></p>   |
| <b>2.</b>                              | <b>645-59-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>10824 Flatlands Avenue, Brooklyn</b><br/>           Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on October 7, 2015; Waiver of the Board’s Rules. C2-3/R5 zoning district.<br/> <b>Community Board #18BK</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 3/19/19</b></p>   |
| <b>3.</b>                              | <b>58-99-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>18-10 Utopia Parkway, Queens</b><br/>           Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) with accessory automotive repair which expires on October 26, 2019. C1-2/R3-2 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 3/19/19</b></p>  |
| <b>4.</b>                              | <b>223-00-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>272 West 10<sup>th</sup> Street, Manhattan</b><br/>           Amendment of a previously approved variance (§72-21) which permitted the development of a five-story plus cellar Use Group (“UG”) 3 School (Village Community School) (VCS). The amendment seeks to permit a three-story plus cellar and play-yard enlargement contrary ZR §24-11 (maximum permitted lot coverage). R6 zoning district.<br/> <b>Community Board #2M</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Adjourned, Continued Hearing – 3/26/19 and Continued Hearing – 4/30/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 19, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>5.</b>                              | <b>16-12-BZ</b>  | <p>Law Office of Jay Goldstein<br/> <b>184 Nostrand Avenue, Brooklyn</b><br/>                     Amendment of a previously approved Special Permit (§73-19) permitting a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). The amendment seeks changes to the interior, an increase in the height of the building. M1-2 zoning district.<br/> <b>Community Board #3BK</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Granted – 3/19/19</b></p>  |
| <b>6.</b>                              | <b>67-13-A</b>   | <p>NYC Department of Buildings.<br/> <b>945 Zerega Avenue, Bronx</b><br/>                     Request for a Rehearing to provide new evidence to demonstrate that the advertising sign never existed at the premises as of November 1, 1979, and therefore was never granted legal non-conforming status pursuant to ZR §42-55.<br/> <b>Community Board #9BX</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Granted – 3/19/19</b></p>  |
| <b>7.</b>                              | <b>67-13-AIV</b> | <p>Goldman Harris LLC<br/> <b>945 Zerega Avenue, Bronx</b><br/>                     Appeal of Department of Building’s determinations *a) denying the registration for an advertising sign located at 945 Zerega Avenue, Bronx, NY; and (b) revoking permit numbers 201143253 and 210039224 for the aforementioned sign. This is a remand from New York State Supreme Court limited to review of the BSA’s prior resolution in light of its decision in BSA Calendar Numbers 24-12-A and 147-12-A.<br/> <b>Community Board #9BX</b><br/> <b>Project Manager: Toni Matias (212) 386-0084</b><br/> <b>Status: Continued Hearing – 6/25/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 19, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                  |  |
|-------------------------------|------------------|--|
| <b>8.</b>                     | <b>278-86-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>1677 Bruckner Boulevard, Bronx</b><br/>           Extension of Term of a previously approved Special Permit (§73-243) to permit the operation of an accessory drive-thru facility to an eating and drinking establishment (White Castle), which expired on November 26, 2011, amendment to the plans, and Waiver of the Rules. C1-2/R5 zoning district.<br/> <b>Community Board #9BX</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <p><b>Status: Granted – 3/19/19</b></p> |
| <b>9.</b>                     | <b>126-93-BZ</b> | <p>Sohail Humayun<br/> <b>1225 East 233<sup>rd</sup> Street, Bronx</b><br/>           Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on January 18, 2015; Waiver of the Rules. R4 zoning district.<br/> <b>Community Board #12BX</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <p><b>Status: Continued Hearing – 5/7/19</b></p>  |
| <b>10.</b>                    | <b>271-09-BZ</b> | <p>Akerman LLP<br/> <b>132-40 Metropolitan Avenue, Queens</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (Planet Fitness) on the first, second, and third floors of an existing three-story building which is set to expire on January 17, 2019. C2-3 zoning district.<br/> <b>Community Board #9Q</b></p> <p><b>Project Manager: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Granted – 3/19/19</b></p>         |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 19, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                     |  |
|---------------------------------------|---------------------|--|
| <b>11.</b>                            | <b>263-15-BZ</b>    | <p>Rothkrug Rothkrug &amp; Spector LLP.<br/> <b>45/47 Little Clove Road, Staten Island</b><br/> Special Permit (§73-126) to allow a medical office, contrary to bulk regulations (§22-14). R3X zoning district.<br/> <b>Community Board #1SI</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Adjourned, Continued Hearing – 6/4/19</b></p>  |
| <b>12.</b>                            | <b>2016-4217-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>1665 Bartow Avenue, Bronx</b><br/> Re-Instatement (§11-411) of a variance which permitted the operation of an Automotive Service Station with accessory uses (UG 16B), which expired on September 29, 2008; Amendment (§11-412) to permit structural alterations to the building; Amendment to permit Automotive Laundry; Waiver of the Rules. R3A zoning district.<br/> <b>Community Board #12BX</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 6/4/19</b></p>                                     |
| <b>13.</b>                            | <b>2016-4273-BZ</b> | <p>Akerman LLP<br/> <b>669 Second Avenue, Manhattan</b><br/> Variance (§72-21) to permit the legalization of an existing non-conforming replacement advertising sign based upon good-faith reliance. C1-9 zoning district.<br/> <b>Community Board #6M</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Denied – 3/19/19</b></p>   |
| <b>14.</b>                            | <b>2016-4469-BZ</b> | <p>Davidoff Hutcher &amp; Citron, LLP<br/> <b>49-23 Astoria Boulevard, Queens</b><br/> Variance (§72-21) to permit the legalization of an indirectly illuminated advertising sign contrary to ZR §22-30 (advertising signs not permitted in residential districts) and ZR §52-731 (non conforming advertising signs in residential districts shall be terminated after 10 years from December 15, 1961). R4 zoning district.<br/> <b>Community Board #1Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Adjourned, Continued Hearing – 5/21/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 19, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>15.</b>                            | <b>2017-247-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>1367 East 24<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-14); and less than the required rear yard (ZR 23-47). R3-1 zoning district.<br/> <b>Community Board #14BK</b></p> <p><b>Project Manager: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Granted – 3/19/19</b></p>                      |
| <b>16.</b>                            | <b>2018-20-BZ</b>  | <p>Jay Goldstein, Esq.<br/> <b>2801 Avenue M, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to ZR §23-141 (floor area and open space) and ZR §23-461(1) (required side yard). R2 zoning district.<br/> <b>Community Board #14BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Granted – 3/19/19</b></p>   |
| <b>17.</b>                            | <b>2018-21-BZ</b>  | <p>Law Office of Lyra J. Altman<br/> <b>1773 East 22<sup>nd</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to ZR §23-142 (floor area, open space and lot coverage) and ZR §23-461(a) (required side yard). R3-2 zoning district.<br/> <b>Community Board #15BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 4/30/19</b></p> |
| <b>18.</b>                            | <b>2018-138-BZ</b> | <p>Law Office of Jay Goldstein PLLC<br/> <b>257 West 17<sup>th</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (Brick New York in a portion of the cellar and first floor of an existing building) contrary to ZR 32-10. C6-2A zoning district.<br/> <b>Community Board #4M</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Withdrawn – 3/19/19</b></p>     |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, MARCH 19, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |   |
|------------------------------|--------------------|---|
| <b>1.</b>                    | <b>2017-243-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>29-16 Francis Lewis Boulevard aka 29-29 172<sup>nd</sup> Street, Queens</b><br/>           Re-instatement (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on December 26, 2015; Amendment to permit the addition of a convenience store within the existing building and permit the operation of a U-Haul rental establishment; Waiver of the Rules. R2A zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Continued Hearing – 5/21/19</b></p> |
| <b>2.</b>                    | <b>2017-273-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>975 East 24<sup>th</sup> Street, Brooklyn</b><br/>           Special Permit (§73-622) to permit the enlargement of an existing single family residence contrary to ZR §23-141 (Floor Area Ratio and Open Space); ZR §23-461 (Side Yard) and ZR §23-47 (Rear Yard). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 4/30/19</b></p>  |
| <b>3.</b>                    | <b>2018-25-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>109 Wortman Avenue, Brooklyn</b><br/>           Special Permit (§73-44) for reduction of required off-street parking spaces for proposed ambulatory diagnostic treatment health care facilities (UG 4A) parking requirement. M1-1 Zoning District.<br/> <b>Community Board #5BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 6/11/19</b></p>   |
| <b>4.</b>                    | <b>2018-143-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>20 West 14<sup>th</sup> Street, Manhattan</b><br/>           Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>FitHouse</i>) to be located within portions of the cellar and first floor of the north wing of an existing six story mixed use building contrary to ZR §32-10. C6-2M and C6-2 zoning districts.<br/> <b>Community Board #2M</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0034</b><br/> <b>Status: Continued Hearing – 5/21/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, MARCH 19, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |   |
|------------------------------|--------------------|---|
| <b>5.</b>                    | <b>2018-194-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>2317 Avenue K aka 1086 East 24<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the conversion and enlargement of a two-family home to a single-family home contrary to ZR §23-141 (Floor Area Ratio and Open Space). R2 zoning district.<br/> <b>Community Board #14BK</b></p> <hr/> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <hr/> <p><b>Status: Continued Hearing – 4/30/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**SPECIAL HEARING**  
**THURSDAY MORNING, MARCH 7, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – NEW CASES</i></b> |                   |   |
|-----------------------------------|-------------------|---|
| <b>1.</b>                         | <b>2018-166-A</b> | <p>Queens Neighborhoods United<br/> <b>40-31 82<sup>nd</sup> Street aka 40-19 82<sup>nd</sup> Street, Queens</b><br/>                     Interpretative Appeal challenging the Department of Buildings permit issued for the development of a mixed-use building. Appeal of DOB permit that classifies the retail space occupied by Target as a UG 6 use.<br/> <b>Community Board #4Q</b></p> <hr/> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <hr/> <p><b>Status: Continued Hearing – 5/21/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 5, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>1.</b>                              | <b>30-58-BZ</b>  | <p>Vassalotti Associates Architects, LLP<br/> <b>184-17 Horace Harding Expressway, Queens</b><br/>           Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) which expired on March 12, 2017; Waiver of the Rules. C2-1/R3-1 zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 3/19/19</b></p>   |
| <b>2.</b>                              | <b>624-68-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>188-07/15 Northern Boulevard, Queens</b><br/>           Extension of Term of a Variance (§72-21) which permitted the operation of wholesale plumbing supply establishment (UG16) and stores and office (UG6) which expired on February 7, 2017; Extension of Time to obtain a Certificate of Occupancy which expired on February 7, 2013; Waiver of the rules. R3-2 zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 3/5/19</b></p>   |
| <b>3.</b>                              | <b>771-76-BZ</b> | <p>Stroock &amp; Stroock &amp; Lavan LLP<br/> <b>375 Pearl Street, Manhattan</b><br/>           Amendment of a previously approved Variance (§72-21) that permitted the installation of an illuminated sign that exceeded the surface area along a district boundary and the height above curb level. The Amendment seeks to modify the previously approved sign to permit a digital sign and the new sign will be able to display messages for any principal use on the zoning lot, as opposed to a single principal use on the zoning lot. C6-4 zoning district.<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Closed, Decision – 5/7/19</b></p> |
| <b>4.</b>                              | <b>61-08-BZ</b>  | <p>Law Office of Fredrick A. Becker<br/> <b>439 86<sup>th</sup> Street, Block 6035, Brooklyn</b><br/>           Extension of Term of a previously approve Special Permit (§73-36) permitting the operation of a Physical Cultural Establishment (New York Sports Club) located on the second and third floors of a three-story commercial building, which expired on June 1, 2018; Waiver of the Board’s Rules. C4-2A zoning district and Special Bay Ridge District.<br/> <b>Community Board #10BK</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Granted – 3/5/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 5, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                 |  |
|--|-----------------|--|
| <b>5.</b>                              | <b>89-10-BZ</b> | <p>Kramer Levin Naftalis &amp; Frankel LLP<br/> <b>53 Mercer Street, Manhattan</b><br/>           Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting commercial use below the floor level of the second story, contrary to §§42-14(D)(2)(b) which expired on November 23, 2018. M1-5B zoning district.<br/> <b>Community Board #2M</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Granted – 3/5/19</b></p> |

| <b><i>SOC – NEW CASES</i></b> |                   |  |
|-------------------------------|-------------------|--|
| <b>6.</b>                     | <b>218-58-BZ</b>  | <p>Nasir J. Khanzada<br/> <b>77-40 Hewlett Street, Queens</b><br/>           Extension of Term (11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expired on July 29, 2018; Amendment to permit the legalization of the addition of an accessory convenience store; Waiver of the Board’s Rules.<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 4/23/19</b></p>   |
| <b>7.</b>                     | <b>1016-86-BZ</b> | <p>Law Office of Fredrick A. Becker<br/> <b>2162-2166 Broadway, Manhattan</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Cultural Establishment (New York Sports Club) which expired on May 5, 2017; Amendment to permit a change in hours of operation and to reflect a new operator (Studio IX); Waiver of the Board’s Rules. C4-6A zoning district.<br/> <b>Community Board #7M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 3/5/19</b></p> |
| <b>8.</b>                     | <b>130-88-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>3602 Snyder Avenue, Brooklyn</b><br/>           Extension of Term of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B) which expires on January 29, 2019. C2-2/R4 zoning district.<br/> <b>Community Board #17BK</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Continued Hearing – 5/21/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 5, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>9.</b>                     | <b>132-92-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>3948 Amboy Road, Staten Island</b><br/>           Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance (§72-21) which permitted day care use in the cellar of the subject premises in conjunction with a banquet hall use, which expired on February 9, 2017; Waiver of the Rules. R3X, Cl-1 SRD zoning district.<br/> <b>Community Board #3SI</b></p> <p><b>Project Manager: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 6/4/19</b></p>  |
| <b>10.</b>                    | <b>149-97-BZ</b> | <p>Francis R. Angelino, Esq.,<br/> <b>150-19 11<sup>th</sup> Avenue, Queens</b><br/>           Amendment of a previously approved Variance (§72-21) which permitted an accessory open parking lot (UG 7E) for use with a funeral establishment (UG 7B). The amendment seeks to reflect a reduction in the size of the zoning lot and number of parking spaces from 34 spaces to 29; Extension of Term which expired on August 11, 2018. R2A zoning district.<br/> <b>Community Board #7Q</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <p><b>Status: Continued Hearing – 4/30/19</b></p> |
| <b>11.</b>                    | <b>271-09-BZ</b> | <p>Akerman LLP<br/> <b>132-40 Metropolitan Avenue, Queens</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (Planet Fitness) on the first, second, and third floors of an existing three-story building which is set to expire on January 17, 2019. C2-3 zoning district.<br/> <b>Community Board #9Q</b></p> <p><b>Project Manager: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Postponed Hearing – 3/19/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 5, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                                  |  |
|--|----------------------------------|--|
| <b>12.</b>                                 | <b>2017-316-A</b>                | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>95 Androvette Street, Staten Island</b><br/>                     Proposed development of a one-story and mezzanine warehouse building (UG 16B) not fronting on a mapped street contrary to General City Law §36. M1-1 (Special Richmond District).<br/> <b>Community Board #3SI</b></p> <p style="color: green;"><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p style="color: red;"><b>Status: Closed, Decision – 3/26/19</b></p> |
| <b>13.</b>                                 | <b>2018-23-A &amp; 2018-24-A</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>29 and 31 Herbert Street, Staten Island</b><br/>                     Proposed development of a three-story mix-use building not fronting on a mapped street contrary to General City Law 36. C1-1/R3X (SRD) zoning district.<br/> <b>Community Board #3SI</b></p> <p style="color: green;"><b>Project Manager: Veronica Chuah (212) 386-0084</b></p> <p style="color: red;"><b>Status: Continued Hearing – 3/26/19</b></p>                    |

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                     |   |
|---------------------------------------|---------------------|---|
| <b>14.</b>                            | <b>2016-4171-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>823 Kent Avenue, Brooklyn</b><br/>                     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.<br/> <b>Community Board #3BK</b></p> <p style="color: green;"><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p style="color: red;"><b>Status: Continued Hearing – 4/9/19</b></p>   |
| <b>15.</b>                            | <b>2016-4239-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>180 Mansion Avenue, Staten Island</b><br/>                     Special Permit (§73-242) to allow an existing building to be operated as an eating and drinking establishments (Use Group 6), contrary to use regulations (§32-15). C3A (SRD) zoning district.<br/> <b>Community Board #3SI</b></p> <p style="color: green;"><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p style="color: red;"><b>Status: Adjourned, Continued Hearing – 5/21/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 5, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |              |   |
|---------------------------------------|--------------|---|
| 16.                                   | 2016-4265-BZ | <p>Law Office of Fredrick A. Becker<br/> <b>25 Bleecker Street, Manhattan</b><br/> Variance (§72-21) to permit the development of a six-story and penthouse structure containing commercial retail (UG 6) on the first and cellar floors contrary to ZR §42-14(D)(2)(B) and residential (UG 2) in the upper floors contrary to ZR §42-10. The proposed rear yard does not comply with ZR §§43-26 &amp; 43-27. M1-5B (NOHO Historic District) zoning district.<br/> <b>Community Board #2M</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Closed, Decision – 4/23/19</b></p> |
| 17.                                   | 2017-217-BZ  | <p>Akerman, LLP<br/> <b>4855 Hylan Boulevard, Staten Island</b><br/> Special Permit (§73-126) to permit a two-story with cellar ambulatory diagnostic or treatment health care facility (UG 4) contrary to ZR §22-14(A). R3X (Special South Richmond Development District) (Lower Density Growth Management Area).<br/> <b>Community Board #3 SI</b></p> <p><b>Project Manager: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Adjourned, Continued Hearing – 4/30/19</b></p>  |
| 18.                                   | 2017-222-BZ  | <p>Gerald J. Caliendo<br/> <b>200-01 116<sup>th</sup> Avenue, Queens</b><br/> Variance (§72-21) to permit the construction of a two-family residence contrary to ZR §23-142 (Floor Area) and ZR §23-45 (Front Yard Requirements). R3A zoning district.<br/> <b>Community Board #12Q</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <p><b>Status: Granted – 3/5/19</b></p>   |
| 19.                                   | 2017-268-BZ  | <p>Sheldon Lobel, P.C.<br/> <b>33-73 154<sup>th</sup> Street, Queens</b><br/> Variance (§72-21) to permit the construction of a three-story plus cellar house of worship (<i>Buddhist Temple</i>) (UG 4) with an accessory caretaker's apartment contrary to ZR §24-11 (Floor Area Ratio). R2 zoning district.<br/> <b>Community Board #7Q</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <p><b>Status: Granted – 3/5/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, MARCH 5, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |   |
|---------------------------------------|--------------------|---|
| <b>20.</b>                            | <b>2017-270-BZ</b> | <p>Edward Lauria, P.E.<br/> <b>1434 Utica Avenue, Brooklyn</b><br/> Special Permit (§73-53) to permit the enlargement of an automotive body repair facility (UG 17B) contrary to ZR §43-121 (Maximum Permitted Floor Area). M1-1 zoning district.<br/> <b>Community Board #17BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 9/10/19</b></p>  |
| <b>21.</b>                            | <b>2018-3-BZ</b>   | <p>Troutman Sanders LLP<br/> <b>154-160 West 124<sup>th</sup> Street, Manhattan</b><br/> Variance (§72-21) to permit the development of an integrated educational and medical facility in conjunction with the Ichan School of Medicine at Mount Sinai contrary to ZR §33-432(a) (height and setback); ZR §33-26 (rear yard) and ZR §33-292 (required depth of yard along district boundaries. C4-4 zoning district.<br/> <b>Community Board #10M</b></p> <p><b>Project Manager: Veronica Chuah (212) 386-0084</b></p> <p><b>Status: Adjourned, Continued Hearing – 9/10/19</b></p> |
| <b>22.</b>                            | <b>2018-98-BZ</b>  | <p>Akerman LLP<br/> <b>160-10 Cross Bay Boulevard, Queens</b><br/> Special Permit (§73-36) to operate a physical culture establishment (<i>Planet Fitness</i>) on a portion of the ground floor and the entire second floor of an existing commercial building contrary to ZR §32-10. C2-2/R3-1 zoning district.<br/> <b>Community Board #10Q</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 5/21/19</b></p>   |
| <b>23.</b>                            | <b>2018-120-BZ</b> | <p>Bryan Cave Leighton Paisner LLP<br/> <b>550 West 41<sup>st</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (550 West 41st Gym) to be located within a proposed building contrary to ZR §32-10. C6-4 Special Hudson Yards District.<br/> <b>Community Board #4M</b></p> <p><b>Project Manager: Veronica Chuah (212) 386-0084</b></p> <p><b>Status: Granted – 3/5/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, MARCH 5, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |  |
|------------------------------|--------------------|--|
| <b>1.</b>                    | <b>2019-33-BZ</b>  | <p>NYC Mayor’s Office of Housing Recovery Operations<br/> <b>423 Beach 43 Street, Queens</b><br/> 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 minimum required front yard (ZR 23-45) side yard (ZR 23-461, ZR 23-48). R4 zoning district.<br/> <b>Community Board #14Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Granted – 3/5/19</b></p> |
| <b>2.</b>                    | <b>2017-233-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>446-448 Park Avenue, Brooklyn</b><br/> Variance (§72-21) to allow for the development of six-story plus cellar (UG 2) residential building contrary to ZR §42-10. M1-1 zoning district.<br/> <b>Community Board #3BK</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <p><b>Status: Continued Hearing – 4/30/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, FEBRUARY 12, 2019**  
**10:00 A.M.**

| <b><i>SOC – DECISIONS</i></b> |                  |  |
|-------------------------------|------------------|--|
| <b>1.</b>                     | <b>103-70-BZ</b> | <p>Herrick Feinstein LLP<br/> <b>203 East 74<sup>th</sup> Street, Manhattan</b><br/>                     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. C1-9/R8B zoning district.<br/> <b>Community Board #8M</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Granted – 2/12/19</b></p>  |
| <b>2.</b>                     | <b>40-80-BZ</b>  | <p>Kramer Levin Naftalis &amp; Frankel LLP<br/> <b>35-41 &amp; 39-41 West 23<sup>rd</sup> Street, 20-22 West 24<sup>th</sup> Street, Manhattan</b><br/>                     Amendment of a previously variance (§72-21) to facilitate the transfer of unused development rights from the variance site for incorporation into a new as-of-right development and approval of previously constructed rooftop additions totaling 754 square feet. M1-6 Ladies’ Mile Historic District.<br/> <b>Community Board #5M</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 2/12/19</b></p> |

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |   |
|--|------------------|---|
| <b>3.</b>                              | <b>429-29-BZ</b> | <p>Davidoff, Hutcher &amp; Citron, LLP<br/> <b>4801 Kings Highway, Brooklyn</b><br/>                     Amendment (§11-412) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses. The amendment seeks to change the configuration of the existing gasoline dispensing pumps; the addition of a canopy; conversion and enlargement of the accessory building from an accessory lubricatorium to an accessory convenience store with a drive-thru. R4 zoning district.<br/> <b>Community Board #8BK</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Adjourned, Continued Hearing – 3/26/19</b></p> |
| <b>4.</b>                              | <b>138-87-BZ</b> | <p>Carl A. Sulfaro, Esq.<br/> <b>218-36 Hillside Avenue, Queens</b><br/>                     Extension of Term (§11-411) of a previously approved variance which permitted the operation of car rental facility (UG 8C) which expired on January 12, 2013; Amendment to permit changes to the interior layout and to the exterior of the building; Waiver of the Rules. C2-2/R2 zoning district.<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Adjourned, Continued Hearing – 5/21/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, FEBRUARY 12, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>5.</b>                     | <b>115-53-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>252-02 Union Turnpike, Queens</b><br/>           Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 5/21/19</b></p>  |
| <b>6.</b>                     | <b>26-02-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>1680 Richmond Avenue, Staten Island</b><br/>           Extension of Time to Obtain a Certificate of Occupancy for a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses, which expired on April 15, 2017; Waiver of the Rules. C1-2/R3-2 zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Continued Hearing – 3/26/19</b></p>  |
| <b>7.</b>                     | <b>189-08-BZ</b> | <p>Law Office of Fredrick A. Becker<br/> <b>232 Mercer Street, Manhattan</b><br/>           Extension of Term of a previously approved Special Permit (§73-36) which permitted the legalization of a Physical Culture Establishment (New York Sports Club) in the cellar, first and second floors in the six-story mixed-use building which expired on November 18, 2018. C6-2 NOHO Historic District.<br/> <b>Community Board #2M</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 3/26/19</b></p>   |
| <b>8.</b>                     | <b>150-14-BZ</b> | <p>Law Office of Fredrick A. Becker<br/> <b>30 Broad Street, Manhattan</b><br/>           Amendment of a previously approved Special Permit (§73-36) permitting the operation of a physical culture establishment (New York Sports Club) in portions of the second floor and second floor mezzanine with an entrance at the ground level. The amendment seeks to enlarge the establishment into a portion of the sub-cellar and reflect a change in the operator. C5-5 zoning district.<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Continued Hearing – 3/26/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, FEBRUARY 12, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                              |  |
|--|------------------------------|--|
| 9.   | 2017-5-A<br>thru<br>2017-7-A | <p>Eric Palatnik, P.C.<br/> <b>620A, 620B, 620C Sharrotts Road, Staten Island</b><br/>                     Proposed construction of three buildings, two buildings with retail and office space and one warehouse, not fronting on a legally mapped street, contrary to General City Law 36. M1-1 zoning district.<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Adjourned, Continued Hearing – 6/11/19</b></p> |
| 10.  | 2017-59-A                    | <p>Eric Palatnik, P.C.<br/> <b>3857 Oceanview Avenue, Brooklyn</b><br/>                     Proposed enlargement of a one family home to a one family home with attic and community facility (UG 3) day care not fronting on a legally mapped street, contrary to General City Law 36. R3-1 zoning district.<br/> <b>Community Board #13BK</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 6/11/19</b></p>                 |

| <b><i>BZ – CONTINUED HEARINGS</i></b> |              |   |
|---------------------------------------|--------------|---|
| 11.                                   | 2016-1208-BZ | <p>Akerman, LLP<br/> <b>300 East 64<sup>th</sup> Street, Manhattan</b><br/>                     Special Permit (§73-36) to permit a physical culture establishment (Barry's Bootcamp) within a portion of an existing building's ground and second floors. C2-5/R8B &amp; C2-8 zoning districts.<br/> <b>Community Board #8M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Continued Hearing – 3/26/19</b></p>                    |
| 12.                                   | 2016-4240-BZ | <p>Law Office of Fredrick A. Becker<br/> <b>1231 Third Avenue, Manhattan</b><br/>                     Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>New York Sports Club</i>) on a portion of the first floor and cellar of the subject premises. C1-9 zoning district.<br/> <b>Community Board #8M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Continued Hearing – 3/26/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, FEBRUARY 12, 2019**  
**10:00 A.M.**

| <b>BZ – CONTINUED HEARINGS</b> |                    |  |
|--------------------------------|--------------------|--|
| <b>13.</b>                     | <b>2017-131-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>77-85 Gerry Street, Brooklyn</b><br/>           Variance (§72-21) to permit the construction of a mixed residential and community facility (<i>Congregation Divrei Yoel</i>) contrary to ZR §23-153 (Maximum Lot Coverage) and ZR §§24-36 &amp; 23-47 (Required Rear Yards), and ZR 23-33(b) permitted obstructions in rear yard. R7A zoning district.<br/> <b>Community Board #1BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 4/9/19</b></p>                           |
| <b>14.</b>                     | <b>2017-244-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>2208 Boller Avenue, Bronx</b><br/>           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.<br/> <b>Community Board #10BX</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 4/9/19</b></p> |
| <b>15.</b>                     | <b>2017-258-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>6161 Broadway, Bronx</b><br/>           Special Permit (§73-211) to permit the use of Automotive Service Station (UG 16B) (Mobil) with accessory automotive repair contrary to ZR §32-35. C2-2/R6 zoning district.<br/> <b>Community Board #8BX</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 2/12/19</b></p>  |
| <b>16.</b>                     | <b>2017-291-BZ</b> | <p>Law Office of Jay Goldstein<br/> <b>1367 East 26<sup>th</sup> Street, Brooklyn</b><br/>           Special Permit (§73-622) to permit the enlargement of the existing single family home contrary to ZR §23-141 (floor area ratio &amp; open space ratio); ZR §23-461(a) (side yard) and ZR §23-47 (rear yard). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Granted – 2/12/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, FEBRUARY 12, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |             |  |
|---------------------------------------|-------------|--|
| 17.                                   | 2017-292-BZ | <p>Law Office of Jay Goldstein<br/> <b>1363 East 26<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of the existing single family home contrary to ZR §23-141 (floor area ratio &amp; open space ratio); ZR §23-461(a) (side yard) and ZR §23-47 (rear yard). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Withdrawn – 2/12/19</b></p>  |
| 18.                                   | 2017-298-BZ | <p>Jay A Segal, Greenberg Traurig LLP<br/> <b>14 White Street, Manhattan</b><br/> Variance (§72-21) to permit the construction of a seven-story plus penthouse mixed commercial and residential building contrary to floor area regulations of ZR §111-20; street wall regulations of ZR §23-662; accessory parking regulations of ZR §13-11; and the curb cut location requirements of ZR §13-241. C6-2A (Special Tribeca Mixed Use District. Tribeca East Historic District.<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 3/26/19</b></p> |
| 19.                                   | 2017-309-BZ | <p>Eric Palatnik, P.C.<br/> <b>406 Remsen Avenue, Brooklyn</b><br/> Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on September 28, 2009; Waiver of the Rules. C1-2 in R5 zoning district.<br/> <b>Community Board #17BK</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Continued Hearing – 4/9/19</b></p>  |
| 20.                                   | 2017-313-BZ | <p>Moshe M. Friedman, P.E.<br/> <b>853 Kent Avenue, Brooklyn</b><br/> Variance (§72-21) to permit the development of a 2-family dwelling contrary to ZR §42-10. M1-1 zoning district.<br/> <b>Community Board #3BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 5/7/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, FEBRUARY 12, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                   |   |
|---------------------------------------|-------------------|---|
| <b>21.</b>                            | <b>2018-51-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>11-01 Plainview Avenue, Queens</b><br/> Variance (§72-21) to permit the construction of a two-story single-family home with an attic that does not provide the required lot area and lot width, front yard, side yard, setback distance and sky exposure plane, contrary to ZR §§ 23-32, 23-45,23-461(a) and 23-631(d). R5 zoning district.<br/> <b>Community Board #14Q</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Granted – 2/12/19</b></p>                    |
| <b>22.</b>                            | <b>2018-52-BZ</b> | <p>Akerman, LLP<br/> <b>159 Boerum Street, Brooklyn</b><br/> Special Permit (§73-433) to permit the waiver of 18 existing parking spaces accessory to an existing Section 8 dwelling to facilitate the development and preservation of affordable housing contrary to ZR §§25-23 and 25-251. R6 zoning district.<br/> <b>Community Board #1BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 4/23/19</b></p>  |
| <b>23.</b>                            | <b>2018-55-BZ</b> | <p>Akerman, LLP<br/> <b>222 Johnson Avenue, Brooklyn</b><br/> Special Permit (§73-433) to permit the waiver of 34 existing parking spaces accessory to an existing Section 8 dwelling to facilitate the development and preservation of affordable housing contrary to ZR §§25-23 and 25-251. R6 zoning district.<br/> <b>Community Board #1BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 4/23/19</b></p>   |
| <b>24.</b>                            | <b>2018-95-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>120 Avenue M, Brooklyn</b><br/> Variance (§72-21) to permit the development of a four-story educational institution (UG 3) (HASC Center) contrary to ZR §23-142 (floor area and lot coverage), ZR §23-45 (front yard), ZR §23-631 (height and setback), ZR §23-632 (side setback), and ZR §36-21 (parking). C2-3/R5 Special Ocean Parkway District.<br/> <b>Community Board #12BK</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Continued Hearing – 4/23/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, FEBRUARY 12, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |  |
|------------------------------|--------------------|--|
| <b>1.</b>                    | <b>2018-58-BZ</b>  | <p>Sahn Ward Coschignano, PLLC<br/> <b>1182 Broadway, Manhattan</b><br/> Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (<i>AKT In-Motion</i>) on the second floor of an existing mixed-use building contrary to ZR §42-10. M1-6 (Madison Square North Historic District).<br/> <b>Community Board #5M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Continued Hearing – 2/26/19</b></p>                      |
| <b>2.</b>                    | <b>2018-165-BZ</b> | <p>Jay Goldstein, Esq<br/> <b>25 Hudson Street, Manhattan</b><br/> Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (<i>CorePower Yoga</i>) on a portion of the first floor on an existing building contrary to ZR §32-10. C6-2A (TMU) Tribeca West Historic District.<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 2/12/19</b></p>                                      |
| <b>3.</b>                    | <b>43-11-BZ</b>    | <p>Law Office of Lyra J. Altman<br/> <b>1926 East 21<sup>st</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (§23-141), side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 4/23/19</b></p> |
| <b>4.</b>                    | <b>2018-140-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>100-03 North Conduit Avenue, Queens</b><br/> Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store contrary to ZR §32-10. C2-2/R3X zoning district.<br/> <b>Community Board #10Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Postponed Hearing – 4/30/19</b></p>  |
| <b>5.</b>                    | <b>2018-155-BZ</b> | <p>Jay Goldstein, Esq.<br/> <b>1123 East 27<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of a single-family residence contrary to ZR §23-141 (FAR and Open Space Ratio); ZR §23-461(A) (Side Yard) and ZR §23-47 (Rear Yard). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 4/9/19</b></p>                                      |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, FEBRUARY 5, 2019**  
**10:00 A.M.**

| <b><i>SOC – DECISIONS</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>1.</b>                     | <b>176-99-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>45-17 Marathon Parkway, Queens</b><br/>                     Extension of Term of a previously approved Variance (§72-21) permitting the erection of a cellar and two-story professional retail building which expires on May 2, 2020; Waiver of the Board’s Rules. C1-2/R3-1 and R2A zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 2/5/19</b></p> |

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>2.</b>                              | <b>539-66-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>61-19 Fresh Meadow Lane, Queens</b><br/>                     Amendment of a Variance (§72-21) to permit the reconstruction of a previously approved automotive service station (UG 16B). C2-2/R4 zoning district.<br/> <b>Community Board #8Q</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Continued Hearing – 4/9/19</b></p>   |
| <b>3.</b>                              | <b>490-72-BZ</b> | <p>Gerald J. Caliendo, RA, AIA<br/> <b>4200 Baychester Avenue, Bronx</b><br/>                     Amendment of a previously approved Variance (§72-21) which permitted the operation of a commercial bank (UG 6). The amendment seeks to permit a change in use from commercial bank to retail grocery store (UG 6); Extension of Term which expired on March 13, 2008; Waiver of the Rules. R4 zoning district.<br/> <b>Community Board #12BX</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 2/5/19</b></p> |
| <b>4.</b>                              | <b>81-74-BZ</b>  | <p>Gerald J. Caliendo, RA, AIA<br/> <b>97-27 57<sup>th</sup> Avenue, Queens</b><br/>                     Extension of Term /amendment of a previously approved variance which permitted the operation of a supermarket (UG 6) which expires on February 27, 2017. C1-2/R6A &amp; R6B zoning district.<br/> <b>Community Board #4Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Adjourned, Continued Hearing – 5/21/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, FEBRUARY 5, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>5.</b>                              | <b>103-79-BZ</b> | <p>Akerman, LLP<br/> <b>25-30 44<sup>th</sup> Street, Queens</b><br/>                     Amendment of a previously approved Variance (§72-21) which permitted the development of a two-family residence contrary to side yard requirements. The amendment seeks to modify the Board’s prior approval to allow a conversion of the building from a two-family residence to a three-family residence contrary to ZR §23-49 and to request a termination of a Board condition that required a recorded declaration describing the use of the site as a two-family residence. R5 zoning district.<br/> <b>Community Board #1Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 3/26/19</b></p> |
| <b>6.</b>                              | <b>280-01-BZ</b> | <p>Akerman LLP<br/> <b>663-673 Second Avenue Manhattan</b><br/>                     Extension of Time to complete construction for a previously approved variance (§72-21) to permit a mixed-use building which expired on May 7, 2018. C1-9 zoning district.<br/> <b>Community Board #6M</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Withdrawn – 2/5/19</b></p>  |
| <b>7.</b>                              | <b>132-04-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>310 East Houston Street, Manhattan</b><br/>                     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. R8-A zoning district.<br/> <b>Community Board #3M</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 4/23/19</b></p>   |
| <b>8.</b>                              | <b>141-06-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>2084 60<sup>th</sup> Street, Brooklyn</b><br/>                     Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the construction of a House of Worship (<i>Congregation Tefiloh Ledovid</i>) UG 3) contrary to underlying bulk requirements which expired on March 12, 2017; Amendment to plans to add rabbi apartment and Waiver of the Board's Rules. R5 zoning district.<br/> <b>Community Board #12BK</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Granted – 2/5/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, FEBRUARY 5, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>9.</b>                     | <b>244-97-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>158/62 West 83<sup>rd</sup> Street, Manhattan</b><br/>                     Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Cultural Establishment (Crunch Fitness) which expires on November 4, 2018; Extension of Time to Obtain a Certificate of Occupancy which expired on September 25, 2008; Waiver of the Board’s Rules. C2-5/R8B zoning district.<br/> <b>Community Board #7M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 2/5/19</b></p>                                |
| <b>10.</b>                    | <b>156-03-BZ</b> | <p>Goldman Harris LLC<br/> <b>135-35 Northern Boulevard, Queens</b><br/>                     Extension of Time to commence construction of a previously granted Variance § (72-21) for the construction of a 16-story mixed-use commercial/community facility/ residential building contrary to the bulk regulations which expires on October 21, 2019. C2-2/R6 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Granted – 2/5/19</b></p>   |
| <b>11.</b>                    | <b>127-15-BZ</b> | <p>Goldman Harris LLC<br/> <b>135-35 Northern Boulevard, Queens</b><br/>                     Extension of Time to commence construction of a previously approved Special Permit (§73-66) permitting construction of building more than the height limits established pursuant Z.R. §§61-211 &amp; 61-22 which expires on October 27, 2019. The proposed building was approved by the Board pursuant to BSA Calendar Number 156-03-BZ. C2-2/R6 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Granted – 2/5/19</b></p>                               |
| <b>12.</b>                    | <b>61-08-BZ</b>  | <p>Law Office of Fredrick A. Becker<br/> <b>439 86<sup>th</sup> Street, Block 6035, Brooklyn</b><br/>                     Extension of Term of a previously approve Special Permit (§73-36) permitting the operation of a Physical Cultural Establishment (New York Sports Club) located on the second and third floors of a three-story commercial building, which expired on June 1, 2018; Waiver of the Board’s Rules. C4-2A zoning district and Special Bay Ridge District.<br/> <b>Community Board #10BK</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Continued Hearing – 3/5/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, FEBRUARY 5, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                 |  |
|-------------------------------|-----------------|--|
| <b>13.</b>                    | <b>89-10-BZ</b> | <p>Kramer Levin Naftalis &amp; Frankel LLP<br/> <b>53 Mercer Street, Manhattan</b><br/>                     Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting commercial use below the floor level of the second story, contrary to §§42-14(D)(2)(b) which expired on November 23, 2018. M1-5B zoning district.<br/> <b>Community Board #2M</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Continued Hearing – 3/5/19</b></p> |

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                                   |  |
|--|-----------------------------------|--|
| <b>14.</b>                                 | <b>238-15-A thru<br/>243-15-A</b> | <p>Jeffrey Geary<br/> <b>102-04, 08, 12, 16, 20, 24 Dunton Court, Queens</b><br/>                     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.<br/> <b>Community Board #14Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 4/23/19</b></p>   |
| <b>15.</b>                                 | <b>2017-144-A</b>                 | <p>NYC Department of Buildings<br/> <b>25-30 44<sup>th</sup> Street, Queens</b><br/>                     Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy.<br/> <b>Community Board #1Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 3/26/19</b></p>   |
| <b>16.</b>                                 | <b>2017-249-A</b>                 | <p>Tarter Krinsky &amp; Drogin LLP<br/> <b>Major Deegan Expressway and S/O Van Cortland, Bronx</b><br/>                     An administrative appeal challenging the Department of Buildings' final determination as to whether the NYC Department of Building's correctly found that the Sign is not exempt, permitted as-of-right, or established as a legal non-conforming use. M1-2 zoning district.<br/> <b>Community Board #8BX</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 8/6/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, FEBRUARY 5, 2019**  
**10:00 A.M.**

| <b><i>APPEAL – NEW CASES</i></b> |                  |  |
|----------------------------------|------------------|--|
| <b>17.</b>                       | <b>2018-47-A</b> | <p>Jeffrey Geary<br/> <b>45 Case Avenue, Staten Island</b><br/>                     Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a proposed development under the prior R3X zoning prior to a rezoning which occurred on February 2, 2011.<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Postponed Hearing – 3/26/19</b></p> |

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                  |  |
|---------------------------------------|------------------|--|
| <b>18.</b>                            | <b>56-02-BZ</b>  | <p>New York City Board of Standards and Appeals<br/> <b>317 Dahill Road, Brooklyn</b><br/>                     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.<br/> <b>Community Board #12BK</b><br/> <b>Project Manager: Loreal Monroe (212) 386-0076</b><br/> <b>Status: Continued Hearing – 4/9/19</b></p> |
| <b>19.</b>                            | <b>1-96-BZ</b>   | <p>New York City Board of Standards and Appeals<br/> <b>600 McDonald Avenue, Brooklyn</b><br/>                     Amendment for an extension of an existing school building to add 3<sup>rd</sup> and 4<sup>th</sup> floors. R5 zoning district.<br/> <b>Community Board #12BK</b><br/> <b>Project Manager: Loreal Monroe (212) 386-0076</b><br/> <b>Status: Continued Hearing – 4/9/19</b></p>   |
| <b>20.</b>                            | <b>268-14-BZ</b> | <p>Akerman LLP<br/> <b>231-06/10 Northern Boulevard, Queens</b><br/>                     Variance (§72-21) proposed enlargement of the existing Use Group 6, eating and drinking establishment at the subject site. Located within and R1-2 zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Adjourned, Continued Hearing – 4/9/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, FEBRUARY 5, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                     |   |
|---------------------------------------|---------------------|---|
| <b>21.</b>                            | <b>111-15-BZ</b>    | <p>Eric Palatnik, P.C.<br/> <b>98 Third Avenue, Brooklyn</b><br/> 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.<br/> <b>Community Board #2BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 5/21/19</b></p>   |
| <b>22.</b>                            | <b>2016-4273-BZ</b> | <p>Akerman LLP<br/> <b>669 Second Avenue, Manhattan</b><br/> Variance (§72-21) to permit the legalization of an existing non-conforming replacement advertising sign based upon good-faith reliance. C1-9 zoning district.<br/> <b>Community Board #6M</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 3/19/19</b></p>   |
| <b>23.</b>                            | <b>2017-33-BZ</b>   | <p>Philip L. Rampulla<br/> <b>398 Lenevar Avenue, Staten Island</b><br/> Variance (§72-21) to permit construction of a single family detached home contrary to ZR §23-142 (Minimum Yards), ZR §107-251 (Setback), ZR §107-42 (Lot Area and Lot Width) and ZR §107-462 (Side Yard). R3X zoning district. (South Richmond Special District) (Special Area LL) (Lower Density Growth Management Area).<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Withdrawn – 2/5/19</b></p> |
| <b>24.</b>                            | <b>2017-217-BZ</b>  | <p>Akerman, LLP<br/> <b>4855 Hylan Boulevard, Staten Island</b><br/> Special Permit (§73-126) to permit a two-story with cellar ambulatory diagnostic or treatment health care facility (UG 4) contrary to ZR §22-14(A). R3X (Special South Richmond Development District) (Lower Density Growth Management Area).<br/> <b>Community Board #3 SI</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Continued Hearing – 3/5/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, FEBRUARY 5, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |   |
|---------------------------------------|--------------------|---|
| <b>25.</b>                            | <b>2017-247-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>1367 East 24<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-14); and less than the required rear yard (ZR 23-47). R3-1 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 3/19/19</b></p>   |
| <b>26.</b>                            | <b>2017-288-BZ</b> | <p>Akerman, LLP<br/> <b>17-10 Whitestone Expressway, Queens</b><br/> Special Permit (§73-49) to permit roof top parking on a new four-story accessory parking garage serving a four-story office building contrary to ZR §44-11. M1-1 College Point Special District.<br/> <b>Community Board #19Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 2/26/19</b></p>  |
| <b>27.</b>                            | <b>2017-295-BZ</b> | <p>Law Office of Jay Goldstein<br/> <b>128 West 26<sup>th</sup> Street, Manhattan</b><br/> Variance (§72-21) to permit the development of a fourteen (14) story, 24,684.5 square foot (10 FAR), mixed-use, commercial ground floor and residential above, contrary to ZR 42-00. M1-6 zoning district.<br/> <b>Community Board #4M</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 4/30/19</b></p>  |
| <b>28.</b>                            | <b>2018-42-BZ</b>  | <p>Bryan Cave LLP<br/> <b>1360 36<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-19) to allow for a Use Group 3 school use (<i>Bobover Yeshiva Bnei Zion</i>) contrary to ZR §32-31 (Use Regulations); Variance (§72-21) to permit the development of the building contrary to ZR §33-283 (rear yard equivalent) and ZR §33-432 (height and setback regulations). C8-2 zoning district.<br/> <b>Community Board #12BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Granted – 2/5/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, FEBRUARY 5, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |   |
|------------------------------|--------------------|---|
| <b>1.</b>                    | <b>2017-231-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>765 Pennsylvania Avenue, Brooklyn</b><br/> Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store. C2-3/R6 zoning district.<br/> <b>Community Board #5BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 5/21/19</b></p>  |
| <b>2.</b>                    | <b>2018-103-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>936 Avenue R, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to ZR §23-47 (less than the required rear yard). R5 (Special Ocean Parkway) and R5 (Special Ocean Parkway Sub-district).<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Postponed Hearing – 4/9/19</b></p>   |
| <b>3.</b>                    | <b>2018-106-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>124 Hastings Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing two-family residence to be converted to a single-family home, contrary to floor area, lot coverage and open space (§23-142); side yard requirements (§§23-461) and less than the required rear yard (§23-47). R3-1 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 3/26/19</b></p> |
| <b>4.</b>                    | <b>2018-120-BZ</b> | <p>Bryan Cave Leighton Paisner LLP<br/> <b>550 West 41<sup>st</sup> Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (550 West 41st Gym) to be located within a proposed building contrary to ZR §32-10. C6-4 Special Hudson Yards District.<br/> <b>Community Board #4M</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Continued Hearing – 3/5/19</b></p>   |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 29, 2019

10:00 A.M.

| <b><i>SOC – CONTINUED HEARINGS</i></b> |           |  |
|--|-----------|--|
| 1.                                     | 866-49-BZ | <p>Carl A. Sulfaro, Esq.<br/> <b>200-01 47<sup>th</sup> Avenue, Queens</b><br/>                     Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 7, 2015; Waiver of the Rules. R3X zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Granted – 1/29/19</b></p>   |
| 2.                                     | 645-59-BZ | <p>Eric Palatnik, P.C.<br/> <b>10824 Flatlands Avenue, Brooklyn</b><br/>                     Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on October 7, 2015; Waiver of the Board’s Rules. C2-3/R5 zoning district.<br/> <b>Community Board #18BK</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Continued Hearing – 3/19/19</b></p>   |
| 3.                                     | 624-68-BZ | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>188-07/15 Northern Boulevard, Queens</b><br/>                     Extension of Term of a Variance (§72-21) which permitted the operation of wholesale plumbing supply establishment (UG16) and stores and office (UG6) which expired on February 7, 2017; Extension of Time to obtain a Certificate of Occupancy which expired on February 7, 2013; Waiver of the rules. R3-2 zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 3/5/19</b></p>   |
| 4.                                     | 103-79-BZ | <p>Akerman, LLP<br/> <b>25-30 44<sup>th</sup> Street, Queens</b><br/>                     Amendment of a previously approved Variance (§72-21) which permitted the development of a two-family residence contrary to side yard requirements. The amendment seeks to modify the Board’s prior approval to allow a conversion of the building from a two-family residence to a three-family residence contrary to ZR §23-49 and to request a termination of a Board condition that required a recorded declaration describing the use of the site as a two-family residence. R5 zoning district.<br/> <b>Community Board #1Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Adjourned, Continued Hearing – 3/5/19</b></p> |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 29, 2019

10:00 A.M.

| <b><i>SOC – CONTINUED HEARINGS</i></b> |           |  |
|--|-----------|--|
| 5.                                     | 31-91-BZ  | <p>Alfonso Duarte<br/> <b>173 Kingsland Avenue aka 635 Meeker Avenue, Brooklyn</b><br/>                     Extension of term and amendment (§ 1-07.3(3) (ii)) of the Board's Rules of Practice and Procedures for a previously granted Variance (§72-21) which permitted a one-story enlargement to an existing non-conforming eating and drinking establishment (Use Group 6) which expired on July 28, 2012; Waiver of the Rules. R6 &amp; R6B zoning districts.<br/> <b>Community Board #1BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Adjourned, Continued Hearing – 7/16/19</b></p> |
| 6.                                     | 159-00-BZ | <p>Eric Palatnik, P.C.<br/> <b>383 3<sup>rd</sup> Avenue, Brooklyn</b><br/>                     Extension of Term &amp; 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.<br/> <b>Community Board #6BK</b></p> <p><b>Project Manager: Tracie Behnke (212) 386-0086</b></p> <p><b>Status: Continued Hearing – 4/23/19</b></p>   |
| 7.                                     | 322-05-BZ | <p>Eric Palatnik, P.C.<br/> <b>69-69 Main Street, Queens</b><br/>                     Extension of Time to Complete Construction for a previously granted variance (§72-21) which permitted the enlargement of an existing two-story home and the change in use to a community use facility (Queens Jewish Community Council), which expired on March 7, 2017. R4B zoning district.<br/> <b>Community Board #8Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Adjourned, Continued Hearing – 5/21/19</b></p>  |
| 8.                                     | 93-08-BZ  | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>113-16 Astoria Boulevard, Queens</b><br/>                     Extension of Time to Complete Construction of a Variance (§72-21) permitting the construction of a six-story transient hotel (UG 5) which expired on June 4, 2017; Waiver of the Board's Rules.<br/> <b>Community Board #3Q</b></p> <p><b>Project Manager: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Granted – 1/29/19</b></p>   |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 29, 2019

10:00 A.M.

| <b><i>SOC – CONTINUED HEARINGS</i></b> |           |  |
|--|-----------|--|
| 9.                                     | 247-09-BZ | <p>Kramer Levin Naftalis &amp; Frankel, LLP<br/> <b>123 East 55th Street, Manhattan</b><br/>                     Extension of Time to complete construction of a previously approved variance (§72-21) for the expansion of a UG4 community use facility (Central Synagogue), which expired on June 10, 2018. C5-2 &amp; C5-2.5 (MiD) zoning district.<br/> <b>Community Board #5M</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Withdrawn – 1/29/19</b></p>   |
| 10.                                    | 67-13-A   | <p>NYC Department of Buildings.<br/> <b>945 Zerega Avenue, Bronx</b><br/>                     Request for a Rehearing to provide new evidence to demonstrate that the advertising sign never existed at the premises as of November 1, 1979, and therefore was never granted legal non-conforming status pursuant to ZR §42-55.<br/> <b>Community Board #9BX</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Adjourned, Continued Hearing – 3/19/19</b></p>  |
| 11.                                    | 67-13-AIV | <p>Goldman Harris LLC<br/> <b>945 Zerega Avenue, Bronx</b><br/>                     Appeal of Department of Building’s determinations *a) denying the registration for an advertising sign located at 945 Zerega Avenue, Bronx, NY; and (b) revoking permit numbers 201143253 and 210039224 for the aforementioned sign. This is a remand from New York State Supreme Court limited to review of the BSA’s prior resolution in light of its decision in BSA Calendar Numbers 24-12-A and 147-12-A.<br/> <b>Community Board #9BX</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Adjourned, Continued Hearing – 3/19/19</b></p> |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 29, 2019

10:00 A.M.

| <b><i>SOC – NEW CASES</i></b> |           |   |
|-------------------------------|-----------|---|
| 12.                           | 410-68-BZ | <p>Vassalotti Associates Architects, LLP<br/> <b>85-05 Astoria Boulevard, Queens</b><br/>                     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 26, 2018. C1-3/R3-2 zoning district.<br/> <b>Community Board #3Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 4/9/19</b></p>  |
| 13.                           | 103-70-BZ | <p>Herrick Feinstein LLP<br/> <b>203 East 74<sup>th</sup> Street, Manhattan</b><br/>                     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. C1-9/R8B zoning district.<br/> <b>Community Board #8M</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Closed, Decision – 2/12/19</b></p>  |
| 14.                           | 40-80-BZ  | <p>Kramer Levin Naftalis &amp; Frankel LLP<br/> <b>35-41 &amp; 39-41 West 23<sup>rd</sup> Street, 20-22 West 24<sup>th</sup> Street, Manhattan</b><br/>                     Amendment of a previously variance (§72-21) to facilitate the transfer of unused development rights from the variance site for incorporation into a new as-of-right development and approval of previously constructed rooftop additions totaling 754 square feet. M1-6 Ladies' Mile Historic District.<br/> <b>Community Board #5M</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Closed, Decision – 2/12/19</b></p>   |
| 15.                           | 498-83-BZ | <p>Rampulla Associates Architects<br/> <b>2131 Hylan Boulevard, Staten Island</b><br/>                     Amendment of a previously approved Variance (§72-21) which permitted the enlargement of a then existing banquet hall into the residential portion of the lot and permitted accessory parking within the residential portion of the lot. The amendment seeks to demolish the existing building to permit the development of an As-of-Right commercial building retaining the accessory parking on the residential portion of the lot; extension of time to complete construction; Waiver of the Rules. C8-1 &amp; R3X (Lower Density Growth Management Area).<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Granted – 1/29/19</b></p> |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 29, 2019

10:00 A.M.

| <b><i>SOC – NEW CASES</i></b> |            |   |
|-------------------------------|------------|---|
| 16.                           | 1059-84-BZ | <p>Kennedys CMK LLP<br/> <b>943/61 Kings Highway aka 2032 Coney Island Avenue, Brooklyn</b><br/>                     Amendment of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Culture Establishment (<i>24 Hour Fitness</i>) to permit changes to the interior partitions and layout. C4-2/C9-2 (Special Ocean Parkway District).<br/> <b>Community Board #15BK</b></p> <hr/> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <hr/> <p><b>Status: Postponed Hearing – 2/26/19</b></p>                     |
| 17.                           | 813-87-BZ  | <p>Law Office of Fredrick A. Becker<br/> <b>110 Boerum Place, Brooklyn</b><br/>                     Extension of Term of a previously approved special permit (§73-36) permitting the operation of a Physical Culture Establishment (New York Sports Club) which expired on April 12, 2018; Amendment to request a change in hours of operation; Waiver of the Rules. C2-3 (R6) zoning district.<br/> <b>Community Board #2BK</b></p> <hr/> <p><b>Project Manager: Henry Segovia (212) 386-0074</b></p> <hr/> <p><b>Status: Continued Hearing – 2/26/19</b></p> |
| 18.                           | 16-12-BZ   | <p>Eric Palatnik, P.C.<br/> <b>184 Nostrand Avenue, Brooklyn</b><br/>                     Amendment of a previously approved Special Permit (§73-19) permitting a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). The amendment seeks changes to the interior, an increase in the height of the building. M1-2 zoning district.<br/> <b>Community Board #3BK</b></p> <hr/> <p><b>Project Manager: Carlo Costanza (212) 386-0068</b></p> <hr/> <p><b>Status: Continued Hearing – 3/19/19</b></p>                                  |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 29, 2019

10:00 A.M.

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |            |  |
|--|------------|--|
| 19.  | 215-15-A   | Gerald J. Caliendo, RA, AIA<br><b>144-14 181<sup>st</sup> Street, Queens</b><br>Proposed construction of a two story two family dwelling (U.G. 2), located within the bed of a mapped street contrary to Article 3, Section 35, of the General City Law, within an R3A zoning district.<br><b>Community Board #12Q</b><br><b>Project Manager: Toni Matias (212) 386-0085</b><br><b>Status: Continued Hearing – 7/16/19</b> |
| 20.  | 2017-144-A | NYC Department of Buildings<br><b>25-30 44<sup>th</sup> Street, Queens</b><br>Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy.<br><b>Community Board #1Q</b><br><b>Project Manager: Toni Matias (212) 386-0085</b><br><b>Status: Adjourned, Continued Hearing – 2/5/19</b>  |
| 21.  | 2017-323-A | Marianne Russo<br><b>108 Croak Avenue, Staten Island</b><br>Proposed development of a one-family dwelling not fronting on a mapped street contrary to General City Law §36. R1-2 zoning district.<br><b>Community Board #2SI</b><br><b>Project Manager: Veronica Chuah (212) 386-0084</b><br><b>Status: Adjourned, Continued Hearing – 6/11/19</b>   |

| <b><i>APPEAL – NEW CASES</i></b> |           |  |
|----------------------------------|-----------|--|
| 22.                              | 2018-97-A | Edward Lauria, P.E.<br><b>50 Storer Avenue, Staten Island</b><br>Proposed construction of a new building not fronting on a legally mapped street contrary to General City Law Section §36. M1-1 Special South Richmond District.<br><b>Community Board #3SI</b><br><b>Project Manager: Veronica Chuah (212) 386-0084</b><br><b>Status: Granted – 1/29/19</b> |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 29, 2019

10:00 A.M.

| <b><i>BZ – CONTINUED HEARINGS</i></b> |              |  |
|---------------------------------------|--------------|--|
| 23.                                   | 17-15-BZ     | <p>Law Office of Lyra J. Altman<br/> <b>133 Beach 5<sup>th</sup> Street, Queens</b><br/>                     Variance (72-21) to allow the construction of a four-story residential building at the premises, located within an R4A zoning district.<br/> <b>Community Board #14Q</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Adjourned, Continued Hearing – 9/10/19</b></p>  |
| 24.                                   | 87-15-BZ     | <p>Law Office of Jay Goldstein<br/> <b>182 Minna Street, Brooklyn</b><br/>                     Variance (§72-21) to permit the development of a new community facility (UG 3) contrary to underlying bulk requirements. R5 zoning district.<br/> <b>Community Board #12BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Withdrawn – 1/29/19</b></p>   |
| 25.                                   | 157-15-BZ    | <p>Law Office of Lyra J. Altman<br/> <b>3925 Bedford Avenue, Brooklyn</b><br/>                     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.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 9/10/19</b></p>                 |
| 26.                                   | 2016-4127-BZ | <p>Dennis D. Dell'Angelo<br/> <b>1547 East 26<sup>th</sup> Street, Brooklyn</b><br/>                     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.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 3/26/19</b></p> |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 29, 2019

10:00 A.M.

| <b><i>BZ – CONTINUED HEARINGS</i></b> |             |   |
|---------------------------------------|-------------|---|
| 27.                                   | 2017-8-BZ   | <p>Sheldon Lobel, P.C.<br/> <b>356-362 East 139<sup>th</sup> Street, Bronx</b><br/>                     Variance (§72-21) to permit the construction of a new school (UG 3) (<i>Academic Leadership Charter School</i>) contrary to ZR §24-11 (Maximum Allowable Lot Coverage), ZR §24-522 (Heights and Setbacks) and ZR §2436 (Rear Yard). R6 zoning district.<br/> <b>Community Board #1BX</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 2/26/19</b></p>  |
| 28.                                   | 2017-33-BZ  | <p>Philip L. Rampulla<br/> <b>398 Lenevar Avenue, Staten Island</b><br/>                     Variance (§72-21) to permit construction of a single family detached home contrary to ZR §23-142 (Minimum Yards), ZR §107-251 (Setback), ZR §107-42 (Lot Area and Lot Width) and ZR §107-462 (Side Yard). R3X zoning district. (South Richmond Special District) (Special Area LL) (Lower Density Growth Management Area).<br/> <b>Community Board #3SI</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 2/5/19</b></p> |
| 29.                                   | 2018-107-BZ | <p>Eric Palatnik, P.C.<br/> <b>1441 South Avenue, Staten Island</b><br/>                     Variance (§72-21) to permit a school campus (UG 3) (Integration Charter Schools) contrary to ZR §42-00. M1-1 zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 2/26/19</b></p>  |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 29, 2019

1:00 P.M.

| <b><i>BZ – NEW CASES</i></b> |                    |  |
|------------------------------|--------------------|--|
| <b>1.</b>                    | <b>2018-38-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>1717 Richmond Road, Staten Island</b><br/>                     Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (Starbucks) with an accessory drive-through facility contrary to ZR §32-15. C1-2/R1-2 zoning district.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 4/9/19</b></p>              |
| <b>2.</b>                    | <b>2018-109-BZ</b> | <p>Goldman Harris LLC<br/> <b>9-03 44<sup>th</sup> Road, Queens</b><br/>                     Special Permit (§73-19) to permit the operation of a school (UG 3) (Our World Neighborhood Charter Schools (OWN) contrary to ZR §42-00. M1-4 zoning district.<br/> <b>Community Board #2Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 4/9/19</b></p>   |
| <b>3.</b>                    | <b>2018-116-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>1982 Utica Avenue, Brooklyn</b><br/>                     Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store contrary to ZR §32-35. C2-2/R3-2 zoning district.<br/> <b>Community Board #18BK</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 4/9/19</b></p>                           |
| <b>4.</b>                    | <b>2018-118-BZ</b> | <p>Law Office of Lyr J. Altman<br/> <b>710 Avenue W, Brooklyn</b><br/>                     Special Permit (§73-622) to permit the enlargement of an existing one family home contrary to ZR §23-142 (floor area ratio, lot coverage, rear yard and open space). R4 Special Ocean Parkway district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Continued Hearing – 4/9/19</b></p> |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 29, 2019

1:00 P.M.

| <b><i>BZ – NEW CASES</i></b> |             |  |
|------------------------------|-------------|--|
| 5.                           | 2018-144-BZ | <p>Akerman LLP<br/> <b>551 Madison Avenue, Manhattan</b><br/>                     Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>NOVA Fitness</i>) to be located on a portion of the third floor of an existing commercial building contrary to ZR §32-10. C5-3 zoning districts.<br/> <b>Community Board #5M</b></p> <p><b>Project Manager: Veronica Chuah (212) 386-0084</b></p> <p><b>Status: Granted – 1/29/19</b></p>   |
| 6.                           | 2018-8-BZ   | <p>Eric Palatnik, P.C.<br/> <b>1820 Cropsey Avenue, Brooklyn</b><br/>                     Re-instatement (§11-41) of a previously approved variance which permitted garage for trucks, motor vehicle repair shop, body and fender work and incidental painting and spraying (UG 16B) which expired on January 15, 2003: Amendment (§11-412) to permit the legalization of interior alterations; Waiver of the Board’s Rules. C1-2/R5 zoning district.<br/> <b>Community Board #11BK</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <p><b>Status: Continued Hearing – 4/23/19</b></p> |
| 7.                           | 2017-222-BZ | <p>Gerald J. Caliendo<br/> <b>200-01 116<sup>th</sup> Avenue, Queens</b><br/>                     Variance (§72-21) to permit the construction of a two-family residence contrary to ZR §23-142 (Floor Area) and ZR §23-45 (Front Yard Requirements). R3A zoning district.<br/> <b>Community Board #12Q</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <p><b>Status: Continued Hearing – 3/5/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JANUARY 15, 2019**  
**10:00 A.M.**

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |  |
|--|------------------|--|
| <b>1.</b>                              | <b>866-49-BZ</b> | <p>Carl A. Sulfaro, Esq.<br/> <b>200-01 47<sup>th</sup> Avenue, Queens</b><br/>           Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 7, 2015; Waiver of the Rules. R3X zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Continued Hearing – 1/29/19</b></p>               |
| <b>2.</b>                              | <b>30-58-BZ</b>  | <p>Vassalotti Associates Architects, LLP<br/> <b>184-17 Horace Harding Expressway, Queens</b><br/>           Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) which expired on March 12, 2017; Waiver of the Rules. C2-1/R3-1 zoning district.<br/> <b>Community Board #11Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Adjourned, Continued Hearing – 3/5/19</b></p> |

| <b><i>SOC – NEW CASES</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>3.</b>                     | <b>645-59-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>10824 Flatlands Avenue, Brooklyn</b><br/>           Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on October 7, 2015; Waiver of the Board’s Rules. C2-3/R5 zoning district.<br/> <b>Community Board #18BK</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Continued Hearing – 1/29/19</b></p>  |
| <b>4.</b>                     | <b>58-99-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>18-10 Utopia Parkway, Queens</b><br/>           Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) with accessory automotive repair which expires on October 26, 2019. C1-2/R3-2 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Continued Hearing – 3/19/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JANUARY 15, 2019**  
**10:00 A.M.**

| <b><i>SOC – NEW CASES</i></b> |                     |   |
|-------------------------------|---------------------|---|
| <b>5.</b>                     | <b>159-07-BZ</b>    | <p>Eric Palatnik, P.C.<br/> <b>2402 86<sup>th</sup> Street, Brooklyn</b><br/>           Extension of Time to Obtain a final Certificate of Occupancy a previously approved Special Permit (§73-36) which allowed a physical cultural establishment (<i>Dolphin Fitness Club</i>) which expired on October 28, 2015; Waiver of the Board’s Rules. C8-2 zoning district.<br/> <b>Community Board #11BK</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Granted – 1/15/19</b></p>  |
| <b>6.</b>                     | <b>93-08-BZ</b>     | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>113-16 Astoria Boulevard, Queens</b><br/>           Extension of Time to Complete Construction of a Variance (§72-21) permitting the construction of a six-story transient hotel (UG 5) which expired on June 4, 2017; Waiver of the Board’s Rules.<br/> <b>Community Board #3Q</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 1/29/19</b></p>  |
| <b>7.</b>                     | <b>245-15-BZ</b>    | <p>Eric Palatnik, P.C.<br/> <b>350 West 50<sup>th</sup> Street, Manhattan</b><br/>           Extension of Time to Obtain a final Certificate of Occupancy a previously approved Special Permit (§73-36) which allowed a physical cultural establishment (TMPL Gym) which expired on November 1, 2017; Waiver of the Board’s Rules. C6-4 Special Clinton District.<br/> <b>Community Board #4M</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Granted – 1/15/19</b></p>   |
| <b>8.</b>                     | <b>2016-4141-BZ</b> | <p>Kramer Levin Naftalis &amp; Frankel, LLP<br/> <b>27 Barclay Street, Manhattan</b><br/>           Amendment of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (Four Seasons Hotel New York Downtown) on a portion of the first and third floors of a mixed-use hotel and residential building. The amendment seeks to permit the expansion of the use include an existing accessory fitness center, dance studio and pool on the third-floor level for a total of 18,980 square feet. C5-3 (LM) zoning district.<br/> <b>Community Board # 1M</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Postponed Hearing – 2/26/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JANUARY 15, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – DECISIONS</i></b> |   |  |
|-----------------------------------|---|--|
| <b>9.</b>                         | <b>2016-4142-A<br/>thru<br/>2016-4146-A</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>70/72/74/76/78 Cunard Avenue, Staten Island</b><br/>                     To permit the proposed development consisting of five one family homes contrary Article 3 Section 36 of the General City Law. R3A (HS) zoning district.<br/> <b>Community Board #1SI</b></p> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p><b>Status: Withdrawn – 1/15/19</b></p> |

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                    |   |
|--|--------------------|---|
| <b>10.</b>                                 | <b>2016-4473-A</b> | <p>Law Office of Marvin B. Mitzner LLC<br/> <b>72-74 East 3<sup>rd</sup> Street, Manhattan</b><br/>                     Application filed pursuant to §310 of the Multiple Dwelling Law ("MDL") requesting to vary §211 of the MDL to allow for the partial one story vertical enlargement of an existing tenement building. R8B zoning district.<br/> <b>Community Board #3M</b></p> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p><b>Status: Closed, Decision – 2/26/19</b></p>  |
| <b>11.</b>                                 | <b>2017-248-A</b>  | <p>Tarter Krinsky &amp; Drogin LLP<br/> <b>Long Island Expressway and 74<sup>th</sup> Street, Queens</b><br/>                     An administrative appeal challenging the Department of Buildings' final determination as to whether the NYC Department of Building's correctly found that the Sign is not exempt, permitted as-of-right, or established as a legal non-conforming use. M1-2 zoning district.<br/> <b>Community Board #5Q</b></p> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p><b>Status: Adjourned, Continued Hearing – 2/26/19</b></p> |
| <b>12.</b>                                 | <b>2017-318-A</b>  | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>155 Johnson Street, Staten Island</b><br/>                     Proposed development of a one-story warehouse building (UG 16B) to be divided into six separate units not fronting on a mapped street contrary to General City Law §36. M3-1 (Special Richmond District).<br/> <b>Community Board #3SI</b></p> <p><b>Project Manager: Veronica Chuah (212) 386-0084</b></p> <p><b>Status: Continued Hearing – 4/9/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JANUARY 15, 2019**  
**10:00 A.M.**

| <b><i>BZ – DECISIONS</i></b> |                     |   |
|------------------------------|---------------------|---|
| <b>13.</b>                   | <b>2016-4128-BZ</b> | <p>Herrick, Feinstein, LLP<br/> <b>511 Canal Street, Manhattan</b><br/>                     Special Permit (§73-36) to legalize a physical culture establishment (<i>Dogpound Fitness</i>) to be located at the ground-floor level of an existing commercial building. C6-2A zoning district.<br/> <b>Community Board #2M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 1/15/19</b></p> |
| <b>14.</b>                   | <b>2016-4238-BZ</b> | <p>Qiang Su Ra<br/> <b>388 Broadway, Manhattan</b><br/>                     Special Permit (§73-36) to legalize a physical culture establishment (<i>Eden Day Spa</i>) within an existing building. C6-2A zoning district within the Tribeca East Historic District.<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 1/15/19</b></p>                          |

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>15.</b>                            | <b>2017-43-BZ</b>  | <p>Law Office of Steven Simicich<br/> <b>140 Hendricks Avenue, Staten Island</b><br/>                     Variance (§72-21) to permit the construction of a single family, detached home contrary to ZR §23-461c (Side Yard and Open Area). R3A (Special Hillside Preservation District (SHPD) Lower Density Growth Management Area (LDGMA) zoning district.<br/> <b>Community Board #1SI</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 1/15/19</b></p> |
| <b>16.</b>                            | <b>2017-268-BZ</b> | <p>Sheldon Lobel, P.C.<br/> <b>33-73 154<sup>th</sup> Street, Queens</b><br/>                     Variance (§72-21) to permit the construction of a three-story plus cellar house of worship (<i>Buddhist Temple</i>) (UG 4) with an accessory caretaker's apartment contrary to ZR §24-11 (Floor Area Ratio). R2 zoning district.<br/> <b>Community Board #7Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 3/5/19</b></p>                   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JANUARY 15, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>17.</b>                            | <b>2017-277-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>1022 East 23<sup>rd</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to ZR §23-141 (Floor Area Ratio and Open Space); and ZR §23-47 (Rear Yard). R2 zoning district.<br/> <b>Community Board #14BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Granted – 1/15/19</b></p>          |
| <b>18.</b>                            | <b>2017-309-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>406 Remsen Avenue, Brooklyn</b><br/> Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on September 28, 2009; Waiver of the Rules. C1-2 in R5 zoning district.<br/> <b>Community Board #17BK</b></p> <p><b>Project Manager: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 2/12/19</b></p>     |
| <b>19.</b>                            | <b>2017-315-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>2030 Eastchester Road, Bronx</b><br/> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Dolphin Fitness Club</i>) located on the first floor and mezzanine area of the subject building contrary to ZR §42-10. M1-1 zoning district.<br/> <b>Community Board #11BX</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 1/15/19</b></p> |
| <b>20.</b>                            | <b>2018-7-BZ</b>   | <p>Law Office of Lyra J. Altman<br/> <b>291 Avenue W, Brooklyn</b><br/> Special Permit (§73-622) for the enlargement of an existing single-family home contrary ZR §23-142 (floor area, open space and lot coverage); ZR §23-461 (side yards) and ZR §23-47 (rear yard). R4 zoning district.<br/> <b>Community Board #15BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Granted – 1/15/19</b></p>            |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JANUARY 15, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                    |  |
|---------------------------------------|--------------------|--|
| <b>21.</b>                            | <b>2018-10-BZ</b>  | <p>Sheldon Lobel, P.C.<br/> <b>1238 East 26<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of a detached single-family home contrary to ZR §23-141 (FAR and open space ratio); ZR §23-631 (front yard sky exposure plane) and ZR §23-632 (rear yard and side yards). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Continued Hearing – 2/26/19</b></p>                       |
| <b>22.</b>                            | <b>2018-20-BZ</b>  | <p>Jay Goldstein, Esq.<br/> <b>2801 Avenue M, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to ZR §23-141 (floor area and open space) and ZR §23-461(1) (required side yard). R2 zoning district.<br/> <b>Community Board #14BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 3/19/19</b></p>   |
| <b>23.</b>                            | <b>2018-119-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>8701 4<sup>th</sup> Avenue, Brooklyn</b><br/> Special Permit (§73-36) to permit the operation of a physical cultural establishment (Dolphin Fitness) to be located on a portion of the first floor and the entirety of the second floor of a commercial building contrary to ZR §32-10. C4-2A Special Bay Ridge District.<br/> <b>Community Board #10BK</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 1/15/19</b></p> |
| <b>24.</b>                            | <b>2018-132-BZ</b> | <p>Deirdre A. Carson, Greenberg Traurig LLP.<br/> <b>100 Church Street, Manhattan</b><br/> Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Club</i>) within an existing building contrary to ZR §32-10. C5-3 Special Lower Manhattan District.<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 1/15/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, JANUARY 15, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |  |
|------------------------------|--------------------|--|
| <b>1.</b>                    | <b>2017-34-BZ</b>  | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>311 Adams Avenue, Staten Island</b><br/> Variance (§72-21) to permit construction of a three-story, single family residence contrary to ZR §23-45 (Front Yard), ZR § 23-461(a) (Side Yards on Corner Lots), ZR §25-622 (Parking Spaces between the street wall line and street line) and ZR §23-451 (Plantings on Corner Lots). R3-1 zoning district.<br/> <b>Community Board #2SI</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 4/23/19</b></p> |
| <b>2.</b>                    | <b>2017-98-BZ</b>  | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>21 West End Avenue, Manhattan</b><br/> Special Permit (§73-36) to operate a physical culture establishment (<i>SoulCycle</i>) within an existing building. C4-7 zoning district.<br/> <b>Community Board #7M</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 1/15/19</b></p>  |
| <b>3.</b>                    | <b>2017-270-BZ</b> | <p>Edward Lauria, P.E.<br/> <b>1434 Utica Avenue, Brooklyn</b><br/> Special Permit (§73-53) to permit the enlargement of an automotive body repair facility (UG 17B) contrary to ZR §43-121 (Maximum Permitted Floor Area). M1-1 zoning district.<br/> <b>Community Board #17BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 3/5/19</b></p>  |
| <b>4.</b>                    | <b>2018-21-BZ</b>  | <p>Law Office of Lyra J. Altman<br/> <b>1773 East 22<sup>nd</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to ZR §23-142 (floor area, open space and lot coverage) and ZR §23-461(a) (required side yard). R3-2 zoning district.<br/> <b>Community Board #15BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 3/19/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, JANUARY 15, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |   |
|------------------------------|--------------------|---|
| <b>5.</b>                    | <b>2018-33-BZ</b>  | <p>Arthur Yellin<br/> <b>31-41 97<sup>th</sup> Street, Queens</b><br/> Variance (§72-21) to permit the construction of a two-family home contrary to ZR §22-00 (building with no side yards); ZR §23-32 (required minimum lot area or width for residences); ZR §23-461(a) (side yards); ZR §23-142 (open space and FAR) and ZR §25-22(a) (parking). R4-1 zoning district.<br/> <b>Community Board #3Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 3/26/19</b></p> |
| <b>6.</b>                    | <b>2018-39-BZ</b>  | <p>Law Office of Lyra J. Altman<br/> <b>1249 East 23<sup>rd</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of a one family home contrary to ZR §23-141 (FAR and Open Space); ZR §23-461 (a) (side yard) and ZR §23-47 (rear yard). R2 zoning district.<br/> <b>Community Board #14BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 4/9/19</b></p>  |
| <b>7.</b>                    | <b>2018-98-BZ</b>  | <p>Akerman LLP<br/> <b>160-10 Cross Bay Boulevard, Queens</b><br/> Special Permit (§73-36) to operate a physical culture establishment (<i>Planet Fitness</i>) on a portion of the ground floor and the entire second floor of an existing commercial building contrary to ZR §32-10. C2-2/R3-1 zoning district.<br/> <b>Community Board #10Q</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 3/5/19</b></p>  |
| <b>8.</b>                    | <b>2018-104-BZ</b> | <p>Law Office of Lyra J. Altman<br/> <b>1234-1238 East 22<sup>nd</sup> Street, Brooklyn</b><br/> Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to floor area and open space (§23-141); side yard requirements (§23-461) and less than the required rear yard (§23-47). R2 zoning district.<br/> <b>Community Board #14BK</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0054</b></p> <p><b>Status: Continued Hearing – 4/9/19</b></p>                             |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 8, 2019

10:00 A.M.

| <b><i>SOC – DECISIONS</i></b> |              |   |
|-------------------------------|--------------|---|
| 1.                            | 103-79-BZ    | <p>Akerman, LLP<br/> <b>25-30 44<sup>th</sup> Street, Queens</b><br/>                     Amendment of a previously approved Variance (§72-21) which permitted the development of a two-family residence contrary to side yard requirements. The amendment seeks to modify the Board’s prior approval to allow a conversion of the building from a two-family residence to a three-family residence contrary to ZR §23-49 and to request a termination of a Board condition that required a recorded declaration describing the use of the site as a two-family residence. R5 zoning district.<br/> <b>Community Board #1Q</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Adjourned, Continued Hearing – 1/29/19</b></p> |
| 2.                            | 540-84-BZ    | <p>Eric Palatnik, P.C.<br/> <b>341 Soundview Avenue, Bronx</b><br/>                     Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired on Jun 20, 2016. R3-2 zoning district.<br/> <b>Community Board #9BX</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 4/9/19</b></p>  |
| 3.                            | 219-97-BZ    | <p>Eric Palatnik, P.C.<br/> <b>130-11 North Conduit Avenue, Queens</b><br/>                     Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on February 23, 2019. R3-2 zoning district.<br/> <b>Community Board #10Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 1/8/19</b></p>   |
| 4.                            | 2016-4150-BZ | <p>Sheldon Lobel, P.C.<br/> <b>667 Grand Street, Brooklyn</b><br/>                     Special Permit (§73-36) to permit a physical culture establishment (<i>CrossFit</i>) on the cellar, first floor and mezzanine of an existing building commercial building. C6-4A zoning district.<br/> <b>Community Board #1BK</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 1/8/19</b></p>  |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 8, 2019

10:00 A.M.

| <b><i>SOC – NEW CASES</i></b> |                  |   |
|-------------------------------|------------------|---|
| <b>5.</b>                     | <b>867-55-BZ</b> | <p>Nasir J. Khanzada<br/> <b>66-15 Borden Avenue, Queens</b><br/>                     Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on June 19, 2011; Amendment (§11-411) to permit the conversion of service bays to an accessory convenience store and the enlargement of the building; Extension of Time to Obtain a Certificate of Occupancy which expired on February 10, 2005; Waiver of the Board’s Rules. R4-1 zoning district.<br/> <b>Community Board #4Q</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 2/26/19</b></p>                          |
| <b>6.</b>                     | <b>771-76-BZ</b> | <p>Stroock &amp; Stroock &amp; Lavan LLP<br/> <b>375 Pearl Street, Manhattan</b><br/>                     Amendment of a previously approved Variance (§72-21) that permitted the installation of an illuminated sign that exceeded the surface area along a district boundary and the height above curb level. The Amendment seeks to modify the previously approved sign to permit a digital sign and the new sign will be able to display messages for any principal use on the zoning lot, as opposed to a single principal use on the zoning lot. C6-4 zoning district.<br/> <b>Community Board #1M</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Continued Hearing – 3/5/19</b></p> |
| <b>7.</b>                     | <b>212-97-BZ</b> | <p>Snyder &amp; Snyder LLP<br/> <b>10 Highpoint Drive aka 140 Merrick Avenue, Staten Island</b><br/>                     Amendment of a previously approved Special Permit (§73-30) permitting the operation of a non-accessory radio tower which will expire on September 15, 2018. The amendment seeks to remove the discretionary condition of term and remove a term for the subject use. R1-1 zoning district.<br/> <b>Community Board #1SI</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Granted – 1/8/19</b></p>  |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JANUARY 8, 2019**  
**10:00 A.M.**

| <b><i>APPEALS – DECISIONS</i></b> |  |  |
|-----------------------------------|--|--|
| <b>8.</b>                         | <b>2016-4330-A &amp;<br/>2016-4331-A</b> | Eric Palatnik, P.C.<br><b>16 &amp; 19 Tuttle Street, Staten Island</b><br>To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district.<br><b>Community Board #1SI</b> |
|                                   |  | <b>Project Manager: Toni Matias (212) 386-0085</b>   |
|                                   |  | <b>Status: Granted - 1/8/19</b>  |
| <b>9.</b>                         | <b>2017-30-A</b>                         | Eric Palatnik, P.C.<br><b>16 Garage Tuttle Street, Staten Island</b><br>To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district.<br><b>Community Board #1SI</b>   |
|                                   |  | <b>Project Manager: Toni Matias (212) 386-0085</b>   |
|                                   |  | <b>Status: Withdrawn – 1/8/19</b>  |
| <b>10.</b>                        | <b>2017-226-A</b>                        | Eric Palatnik, P.C.<br><b>18 Tuttle Street, Staten Island</b><br>To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district.<br><b>Community Board #1SI</b>          |
|                                   |  | <b>Project Manager: Toni Matias (212) 386-0085</b>   |
|                                   |  | <b>Status: Granted – 1/8/19</b>  |

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                   |   |
|--|-------------------|---|
| <b>11.</b>                                 | <b>2017-144-A</b> | NYC Department of Buildings<br><b>25-30 44<sup>th</sup> Street, Queens</b><br>Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy.<br><b>Community Board #1Q</b> |
|  |                   | <b>Project Manager: Toni Matias (212) 386-0085</b>  |
|  |                   | <b>Status: Adjourned, Continued Hearing – 1/29/19</b>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JANUARY 8, 2019**  
**10:00 A.M.**

| <b><i>APPEAL – NEW CASES</i></b> |                                      |   |
|----------------------------------|--------------------------------------|---|
| <b>12.</b>                       | <b>2018-23-A &amp;<br/>2018-24-A</b> | Rothkrug Rothkrug & Spector LLP<br><b>29 and 31 Herbert Street, Staten Island</b><br>Proposed development of a three-story mix-use building not fronting on a mapped street contrary to General City Law 36. C1-1/R3X (SRD) zoning district.<br><b>Community Board #3SI</b><br><b>Project Manager: Veronica Chuah (212) 386-0084</b><br><b>Status: Continued Hearing – 3/5/19</b> |

| <b><i>BZ – DECISIONS</i></b> |                    |   |
|------------------------------|--------------------|---|
| <b>13.</b>                   | <b>2017-101-BZ</b> | Carl A. Sulfaro, Esq.<br><b>104-06 Rockaway Beach Boulevard, Queens</b><br>Special Permit (§73-36) to permit a physical culture establishment ( <i>Burn Fitness</i> ) within an existing commercial building. C2-3/R5D zoning district.<br><b>Community Board #14Q</b><br><b>Project Manager: Rory Levy (212) 386-0082</b><br><b>Status: Granted – 1/8/19</b> |

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                     |  |
|---------------------------------------|---------------------|--|
| <b>14.</b>                            | <b>263-15-BZ</b>    | Rothkrug Rothkrug & Spector LLP.<br><b>45/47 Little Clove Road, Staten Island</b><br>Special Permit (§73-126) to allow a medical office, contrary to bulk regulations (§22-14). R3X zoning district.<br><b>Community Board #1SI</b><br><b>Project Manager: Gjela Prenga (212) 386-0067</b><br><b>Status: Adjourned, Continued Hearing – 3/19/19</b>  |
| <b>15.</b>                            | <b>2016-4265-BZ</b> | Law Office of Fredrick A. Becker<br><b>25 Bleecker Street, Manhattan</b><br>Variance (§72-21) to permit the development of a six-story and penthouse structure containing commercial retail (UG 6) on the first and cellar floors contrary to ZR §42-14(D)(2)(B) and residential (UG 2) in the upper floors contrary to ZR §42-10. The proposed rear yard does not comply with ZR §§43-26 & 43-27. M1-5B (NOHO Historic District) zoning district.<br><b>Community Board #2M</b><br><b>Project Manager: Gjela Prenga (212) 386-0067</b><br><b>Status: Continued Hearing – 3/5/19</b> |

\*\*\*\*\***DISCLAIMER**\*\*\*\*\*

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JANUARY 8, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                     |   |
|---------------------------------------|---------------------|---|
| <b>16.</b>                            | <b>2016-4335-BZ</b> | <p>Gerald J. Caliendo, RA, AIA<br/> <b>220-21 137<sup>th</sup> Avenue, Queens</b><br/> Variance (§72-21) proposed construction of a two story, two family dwelling contrary to Floor Area Ratio and Maximum Lot Coverage (ZR 23-141), Number of Dwelling Units (ZR 23-22) and Front Yard (ZR 23-45). R3X zoning district.<br/> <b>Community Board #13Q</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Adjourned, Continued Hearing – 2/26/19</b></p>   |
| <b>17.</b>                            | <b>2016-4465-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>129 Anderson Street, Staten Island</b><br/> Variance (§72-21) to permit the construction of a two-story, two-family detached dwelling contrary to ZR (§23-142) required lot coverage and open space; ZR (§23-142(b) ) floor area ratio; ZR (§23-32) required lot width; ZR (§23-45) required front yard; ZR (§23-461(a)) required side yard and ZR (§25-22) required parking space. R3A zoning district.<br/> <b>Community Board #1SI</b><br/> <b>Project Manager: Henry Segovia (212) 386-0074</b><br/> <b>Status: Adjourned, Continued Hearing – 3/26/19</b></p>   |
| <b>18.</b>                            | <b>2017-8-BZ</b>    | <p>Sheldon Lobel, P.C.<br/> <b>356-362 East 139<sup>th</sup> Street, Bronx</b><br/> Variance (§72-21) to permit the construction of a new school (UG 3) (<i>Academic Leadership Charter School</i>) contrary to ZR §24-11 (Maximum Allowable Lot Coverage), ZR §24-522 (Heights and Setbacks) and ZR §2436 (Rear Yard). R6 zoning district.<br/> <b>Community Board #1BX</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 1/29/19</b></p>   |
| <b>19.</b>                            | <b>2017-56-BZ</b>   | <p>Rampulla Associates Architects, LLP<br/> <b>1321 Richmond Road, Staten Island</b><br/> Variance (§72-21) to permit construction of a cellar and three (3) story residential condominium with six (6) dwelling units and ten (10) off-street parking spaces contrary to ZR §22-11 (multi-family buildings not permitted in an R1-2 zoning district; ZR §§ 23-00 &amp; 25-00) no bulk or parking regulations for multi-family buildings. R1-2 zoning district. R1-2 Lower Density Growth Management Area.<br/> <b>Community Board #2SI</b><br/> <b>Project Manager: Darrell Ruffin (212) 386-0054</b><br/> <b>Status: Continued Hearing – 4/9/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY MORNING, JANUARY 8, 2019**  
**10:00 A.M.**

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                           |   |
|---------------------------------------|---------------------------|---|
| 20.                                   | 2017-246-BZ               | <p>Seyfarth Shaw LLP<br/> <b>61/63 Crosby Street, Manhattan</b><br/>           Variance (§72-21) to permit commercial retail (UG 6) on the level of the ground floor contrary to ZR §42-14. M1-5B (SoHo Cast Iron Historic District).<br/> <b>Community Board #2M</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 3/26/19</b></p>  |
| 21.                                   | 2017-20-BZ                | <p>Rothkrug Rothkrug &amp; Spector LLP<br/> <b>550 5<sup>th</sup> Avenue, Brooklyn</b><br/>           Variance (§72-21) to permit legalization of a Physical Cultural Establishment (<i>Harbor Fitness</i>) on a portion of the cellar and first floors contrary to ZR §§22-10 &amp; 32-10. R6B &amp; C4-3A zoning district.<br/> <b>Community Board #6BK</b><br/> <b>Project Manager: Toni Matias (212) 386-0085</b><br/> <b>Status: Continued Hearing – 4/23/19</b></p>   |
| 22.                                   | 2018-56-BZ                | <p>Sheldon Lobel, P.C.<br/> <b>83 Coleridge Street, Brooklyn</b><br/>           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). R3-1 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Adjourned, Continued Hearing – 4/9/19</b></p>   |
| 23.                                   | 2018-64-BZ &<br>2018-65-A | <p>Sheldon Lobel, P.C.<br/> <b>725 Mobile Road, Queens</b><br/>           Variance (§72-21) to permit the construction of a House of Worship (UG 4) (<i>Kehilas Bais Yisroel</i>) contrary to ZR §24-111 (FAR); ZR §24-521 (maximum wall height); ZR §24-35(a) (side yard regulations); ZR §24-36 (rear yard); ZR §24-34 (front yard); and ZR §§25-31 &amp; 25-32 (parking regulations) within the bed of a mapped street contrary to Article III, Section 35 of the General City Law. R2X zoning district.<br/> <b>Community Board #14Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 2/26/19</b></p> |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, JANUARY 8, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                     |   |
|------------------------------|---------------------|---|
| <b>1.</b>                    | <b>2016-4469-BZ</b> | <p>Davidoff Hutcher &amp; Citron, LLP<br/> <b>49-23 Astoria Boulevard, Queens</b><br/> Variance (§72-21) to permit the legalization of an indirectly illuminated advertising sign contrary to ZR §22-30 (advertising signs not permitted in residential districts) and ZR §52-731 (non conforming advertising signs in residential districts shall be terminated after 10 years from December 15, 1961). R4 zoning district.<br/> <b>Community Board #1Q</b><br/> <b>Project Manager: Gjela Prenga (212) 386-0067</b><br/> <b>Status: Continued Hearing – 3/19/19</b></p> |
| <b>2.</b>                    | <b>2017-257-BZ</b>  | <p>Law Offices of Marvin B. Mitzner, LLC<br/> <b>159 North 4<sup>th</sup> Street, Brooklyn</b><br/> Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (<i>CorePower Yoga</i>) in the cellar and ground floor of an existing five-story building contrary to ZR §42-10. M1-2/R6B zoning district.<br/> <b>Community Board #1BK</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Granted – 1/8/19</b></p>   |
| <b>3.</b>                    | <b>2017-272-BZ</b>  | <p>Kalyan Law Firm<br/> <b>10-19 46<sup>th</sup> Road, Queens</b><br/> Special Permit (§73-36) to permit the operation of physical cultural establishment (<i>CrossFit</i>) within an existing one store commercial building contrary to ZR §42-10 located in M1-4 zoning district.<br/> <b>Community Board #2Q</b><br/> <b>Project Manager: Rory Levy (212) 386-0082</b><br/> <b>Status: Continued Hearing – 3/26/19</b></p>   |
| <b>4.</b>                    | <b>2018-51-BZ</b>   | <p>Eric Palatnik, P.C.<br/> <b>11-01 Plainview Avenue, Queens</b><br/> Variance (§72-21) to permit the construction of a two-story single-family home with an attic that does not provide the required lot area and lot width, front yard, side yard, setback distance and sky exposure plane, contrary to ZR §§ 23-32, 23-45, 23-461(a) and 23-631(d). R5 zoning district.<br/> <b>Community Board #14Q</b><br/> <b>Project Manager: Veronica Chuah (212) 386-0084</b><br/> <b>Status: Continued Hearing – 2/12/19</b></p>   |

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**TUESDAY AFTERNOON, JANUARY 8, 2019**  
**1:00 P.M.**

| <b><i>BZ – NEW CASES</i></b> |                    |  |
|------------------------------|--------------------|--|
| <b>5.</b>                    | <b>2018-53-BZ</b>  | Slater & Beckerman, P.C.<br><b>104 DeGraw Street, Brooklyn</b><br>Variance (§72-21) to permit residential use within a new four-story mixed-use building contrary to ZR §42-10. M1-1 zoning district.<br><b>Community Board #6BK</b>   |
|                              |                    | <b>Project Manager: Veronica Chuah (212) 386-0084</b>  |
|                              |                    | <b>Status: Continued Hearing – 4/23/19</b>   |
| <b>6.</b>                    | <b>2018-119-BZ</b> | Rothkrug Rothkrug & Spector LLP<br><b>8701 4<sup>th</sup> Avenue, Brooklyn</b><br>Special Permit (§73-36) to permit the operation of a physical cultural establishment (Dolphin Fitness) to be located on a portion of the first floor and the entirety of the second floor of a commercial building contrary to ZR §32-10. C4-2A Special Bay Ridge District.<br><b>Community Board #10BK</b>                |
|                              |                    | <b>Project Manager: Rory Levy (212) 386-0082</b>   |
|                              |                    | <b>Status: Continued Hearing – 1/15/19</b>   |
| <b>7.</b>                    | <b>2018-123-BZ</b> | Law Office of Jay Goldstein, PLLC<br><b>2381 Broadway aka 2381-2387 Broadway, 251-257 W 87<sup>th</sup> Street, Manhattan</b><br>Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (Bar Method) to be in a portion of the cellar and first floor of an existing building Contrary to ZR §32-10. C4-6A Special Enhanced Commercial District.<br><b>Community Board #7M</b> |
|                              |                    | <b>Project Manager: Gjela Prenga (212) 386-0067</b>  |
|                              |                    | <b>Status: Granted – 1/8/19</b>  |
| <b>8.</b>                    | <b>2018-138-BZ</b> | Law Office of Jay Goldstein PLLC<br><b>257 West 17<sup>th</sup> Street, Manhattan</b><br>Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (Brick New York in a portion of the cellar and first floor of an existing building) contrary to ZR 32-10. C6-2A zoning district.<br><b>Community Board #4M</b>  |
|                              |                    | <b>Project Manager: Rory Levy (212) 386-0082</b>   |
|                              |                    | <b>Status: Continued Hearing – 3/19/19</b>   |

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