

**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, DECEMBER 13-14, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
1.	339-02-BZ	Eric Palatnik, P.C. <b>146-65 Springfield Boulevard, Queens</b> Amendment to modify the Board's condition of term pursuant to (§ 1-07.3(3) (ii)) of the Board's Rules of Practice and Procedures for a previously granted Variance (§72-21) which permitted warehouse and office uses contrary to underlying use regulations which expired on February 25, 2013; Amendment to legalize the addition of mezzanine increasing the degree of non-conformance; Waiver of the Board's Rules. R3-2 zoning districts. <b>Community Board #13Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 12/13-14/2021</b>
2.	61-12-BZ	Sheppard Mullin Richter & Hampton LLP <b>216 Lafayette Street, Manhattan</b> Amendment of a previously approved Variance (§72-21) to permit a UG 6 restaurant in a portion of the cellar and first floor, contrary to use regulations (§42-10). The amendment seeks to extend the variance to the entire cellar and first floors; Extension of Time to Complete Construction which expired on February 26, 2017; Request to remove the 10-year term; Waiver of the Board's Rules of Practice and Procedure. M1-5B zoning district. <b>Community Board #2M</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 12/13-14/2021</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
3.	132-58-BZ	Nasir J. Khanzada <b>17-45/17-55 Francis Lewis Boulevard, Queens</b> 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 20, 2020; Waiver of the Board's Rules of Practice and Procedures. C1-2/R3-2 zoning district. Community Board 7, Queens. <b>Community Board #7Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 2/7-8/2022</b>

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

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>42-09-BZ</b>	Sheldon Lobel, P.C. <b>441-467 Prospect Avenue, Brooklyn</b> Extension of Term of a previously approved variance (expired July 12, 1992) which permitted the extension of a legal non-conforming commercial laundry use (Arrow Linen Supply) within a residential zoning district which expired on August 11, 2019; Extension of Time to Obtain a Certificate of Occupancy which expired on February 11, 2010; Waiver of the Board's Rules. R5B zoning district. <b>Community Board #7BK</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 2/28 &amp; 3/1/2022</b>

<b><i>SOC – NEW CASES</i></b>		
<b>5.</b>	<b>397-47-BZ</b>	Walter T. Gorman, P.E., P.C. <b>64-01/11 Woodhaven Boulevard, Queens</b> Amendment of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B). The amendment seeks to permit the installation of a new canopy and the relocation of air and vacuum tower. R3-1 zoning district. <b>Community Board #6Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 3/14-15/2022</b>
<b>6.</b>	<b>467-58-BZ</b>	Walter T. Gorman, P.E., P.C. <b>172-11 Northern Boulevard, Queens</b> Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on December 14, 2019, Waiver of the Board's Rules of Practice and Procedures. R3-2, R4B and R3X zoning districts. <b>Community Board #7Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 3/14-15/2022</b>
<b>7.</b>	<b>490-72-BZ</b>	Gerald J. Caliendo, RA, AIA <b>4200 Baychester Avenue, Bronx</b> Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance (§72-21) which permitted the operation of a retail or service establishment (UG 6) which expired on February 5, 2020; Waiver of the Board's Rules of Practice of Procedures. R4 zoning district. <b>Community Board #12BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 4/25-26/2022</b>

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<b><i>SOC – NEW CASES</i></b>		
8.	758-84-BZ	David L. Businelli <b>1444 Clove Road, Staten Island</b> Extension of Term of a variance (§72-21) permitted the operation of two-story and cellar commercial building contrary to use regulations which expired on July 2, 2020; Waiver of the Board's Rules of Practice and Procedures. R3X zoning district <b>Community Board #1SI</b>
		<b>Project Manager: Jszyllene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 2/7-8/2022</b>
9.	17-92-BZ	Eric Palatnik, P.C. <b>60-06/12 Northern Boulevard, Queens</b> Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the operation of an eating and drinking establishment with accessory drive thru which expired on December 6, 2017; Waiver of the Board's Rules of Practice and Procedures. R5 zoning district. <b>Community Board #2Q</b>
		<b>Project Manager: Jszyllene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 2/7-8/2022</b>
10.	307-00-BZ	Sheldon Lobel, P.C. <b>41-02 Main Street, Queens</b> Extension of Term of a previously approved Variance (§72-21) to permit the operation of non-commercial art gallery, community facility space and office use (UG 6) on floors two through five within a 5 story mixed-use building contrary to underlying use regulation which expired on July 10, 2021. C1-2/R6 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 2/7-8/2022</b>
11.	194-02-BZ	Akerman LLP <b>1775 South Avenue, Staten Island</b> Extension of Term of a previously granted special permit (§73-36) for the continued operation of a physical culture establishment (Planet Fitness) which expired on December 1, 2021. C4-3 zoning district. <b>Community Board #2SI</b>
		<b>Project Manager: Jszyllene Ebanks Chu (212) 386-0084</b>
		<b>Status: Postponed PCE</b>

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
12.	9-11-BZ	Akerman, LLP <b>2129 White Plains Road, Bronx</b> Extension of Term of a previously granted special permit (§73-36) for the continued operation of a physical culture establishment (Planet Fitness) which expired on June 14, 2021; Amendment to hours of operation. C4-4 zoning district. <b>Community Board #11BX</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Postponed PCE</b>
13.	55-11-BZ	Akerman LLP <b>2914 Third Avenue, Bronx</b> Extension of Term of a previously approved Special Permit (§73-36) which allowed the operation of a physical culture establishment (Planet Fitness) which expired on August 16, 2021; Amendment to reflect a correction in floor area. C4-4 zoning district. <b>Community Board #1BX</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Postponed PCE</b>
14.	57-11-BZ	Akerman, LLP <b>208 West 125th Street, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) which allowed the operation of a physical culture establishment (Planet Fitness) which expired on August 23, 2021. C6-3/C4-4D. <b>Community Board #1M</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Postponed PCE</b>
15.	2017-20-BZ	Rothkrug Rothkrug & Spector LLP <b>550 Fifth Avenue, Brooklyn</b> Amendment of a previously approved Variance (§72-21) which permitted the operation of a physical cultural establishment (Harbor Fitness Park Slope). The amendment seeks to legalize the enlargement of the establishment at the first floor; Extension of Time to Obtain a Certificate of Occupancy which expired on July 16, 2020. C4-3A/R6B zoning district. <b>Community Board #6BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Postponed PCE</b>

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<b><i>APPEALS – NEW CASES</i></b>		
16.	2020-39-A	Jeffrey Geary 235 Oder Avenue, Staten Island Proposed construction of a single-family residence, within the bed of a mapped street, contrary to General City Law §35. R3A zoning district. <b>Community Board #1SI</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 3/14-15/2022</b>

<b><i>BZ – DECISIONS</i></b>		
17.	2019-173-BZ	Eric Palatnik, P.C. 187-01 Hillside Avenue, Queens 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. C2-4/R6A Special Downtown Jamaica District. <b>Community Board #8Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 12/13-14/2021</b>
18.	2019-257-BZ	Sheldon Lobel, P.C. 179 East 79th Street, Manhattan Special Permit (§73-621) to permit a 390 square foot enlargement of an existing super's apartment contrary to ZR §§12-10 & 23-152. C1-5/R10A & R10A zoning districts. <b>Community Board # 8M</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 12/13-14/2021</b>
19.	2019-258-A	Sheldon Lobel, P.C. 179 East 79th Street, Manhattan Request to permit a 390 square foot enlargement of an existing super's apartment contrary Multiple Dwelling Law (MDL) and Housing and Maintenance Code (HMC). C1-5/R10A & R10A zoning districts. <b>Community Board # 8M</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 12/13-14/2021</b>

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<b><i>BZ - DECISIONS</i></b>		
20.	2020-65-BZ	Law Office of Lyra J. Altman 1215-1217 East 22nd Street, Brooklyn Special Permit (§73-622) to permit the enlargement and combination of two single-family residences into one single-family residence. R2 zoning district. <b>Community Board #14BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Deferred Decision – 2/28 &amp; 3/1/2022</b>
21.	2021-31-BZ	Friedman & Gotbaum, for Loyola School, owner. 65 East 83rd Street, Manhattan Variance (§72-21) to permit the expansion of existing school (Loyola School) contrary to ZR §§77-24 & 24-11 (lot coverage). R10 zoning district, R8 Zoning District, C5-1 zoning district, Special Park Improvement District, Special Madison Avenue Preservation District, Park Avenue Historic District. <b>Community Board #8M</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 12/13-14/2021</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
22.	2017-21-BZ	Mitchell S. Ross, Esq. 34-38 38th Street, Queens 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. <b>Community Board #1Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Withdrawn – 12/13-14/2021</b>
23.	2019-67-BZ	Sheldon Lobel, P.C. 2781 Coyle Street, Brooklyn Variance (§72-21) to permit the development of a six-story, three-family residential building contrary to ZR §§ 23-32 (minimum lot area), 23-45 (front yard), and 23-631 (street wall, setback and total height). R5 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 1/10-11/2022</b>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
24.	2019-298-BZ	Sheldon Lobel, P.C. <b>506 West 181<sup>st</sup> Street, Manhattan</b> Special Permit (§73-19) to permit the operation of a school (UG 3) (Washington Heights and Inwood Music Community Charter School) contrary to ZR §32-10. C8-3 zoning district. <b>Community Board #12M</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 1/24-25/2022</b>
25.	2020-87-BZ	Eric Palatnik, PC. <b>30 West 32<sup>nd</sup> Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment (Spa 32) contrary to ZR §32-10. C6-4 zoning district. <b>Community Board #5M</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Adjourned PCE</b>
26.	2021-15-BZ	Kramer Levin Naftalis & Frankel LLC <b>81 Beaver Street, Brooklyn</b> Variance (§72-21) to permit the residential conversion of an existing manufacturing building contrary to §ZR 42-10. M1-1 district. <b>Community Board #4BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 3/28-29/2022</b>
27.	2021-30-BZ	Sheldon Lobel, P.C. <b>222 44<sup>th</sup> Street, Brooklyn</b> Variance (§72-21) to permit the development of a school (UG 3) (Brooklyn Rise Charter School) contrary to ZR §42-10 (use), ZR §43-26 (rear yard), ZR §43-43 (street wall height, setback and sky exposure plane). M1-2 Zoning District. <b>Community Board #7BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing – 3/28-29/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, DECEMBER 13-14, 2021**  
**1:00 P.M.**

<b>BZ – NEW CASES</b>		
28.	2020-33-BZ	Rothkrug Rothkrug & Spector LLP <b>437 88th Street, Brooklyn</b> Special Permit (§73-36) to permit the operation of a physical cultural establishment (Blink Fitness) to be located within the cellar, first and second floors of an existing building contrary to ZR §32-10. C8-2 and C4-2A Special Bayridge zoning districts. <b>Community Board #10BK</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Postponed PCE</b>
29.	2020-44-BZ	Eric Palatnik, P.C. <b>2228 Gerritsen Avenue, Brooklyn</b> Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with accessory uses contrary to ZR §32-10. C2-2/R4 zoning district <b>Community Board #15BK</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 3/14-15/2022</b>
30.	2020-86-BZ	Pryor Cashman LLP <b>15 Parkville Avenue, Brooklyn</b> Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for a UG 6B office use and ambulatory diagnostic or treatment facilities (UG 4) (PRC-B1 parking category) contrary to ZR §44-42. M1-1 and R5 zoning district. <b>Community Board #12BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 3/14-15/2022</b>
31.	2021-19-BZ	Sheldon Lobel, P.C. <b>36-21 Prince Street, Queens</b> Special Permit (§73-66) to allow for a waiver of height restrictions around airports contrary to ZR 61-21. C4-2 & C4-3 zoning districts. <b>Community Board #7Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 3/14-15/2022</b>
32.	2021-41-BZ	Akerman LLP <b>22-38 Cumming Street, Manhattan</b> Variance (§72-21) to permit the development of a nine (9) story residential building contrary to height (ZR §23-662(a)) and parking (ZR §25-23). R7A & R7-2/C2-4 Special Inwood District. <b>Community Board #12M</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 3/28-29/2022</b>

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**MONDAY & TUESDAY MORNING, NOVEMBER 29-30, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
1.	282-79-BZ	David L Businelli, R.A. <b>840 Richmond Avenue, Staten Island</b> Amendment to a condition of term for a previously approved Variance (§72-21) which permitted an accessory off-site parking facility accessory to an eating and drinking establishment located on the opposite side of the street which expired on July 24, 2009; Waiver of the Board's rules. R3A zoning district. <b>Community Board # 1SI</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 11/29-30/2021</b>
2.	42-97-BZ	Law Offices of Marvin Mitzner LLC <b>93-20 Astoria Boulevard, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted the construction and use of a one-story and cellar retail drug store (UG 6) which expired on March 3, 2018; Amendment to permit the elimination of a term since the use is now permitted with the exception of a portion located in a R6B zoning district; Waiver of the Board's Rules. C1-3 and R6B zoning districts. <b>Community Board #3Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 11/29-30/2021</b>
3.	189-12-BZ	Kramer Levin Naftalis & Frankel LLP <b>98 Montague Street, Brooklyn</b> 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 July 23, 2020. C1-3/R7-1 and R6 (LH-1) zoning districts. Property is located within the Brooklyn Heights Historic District. <b>Community Board #2BK</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 11/29-30/2021</b>
4.	120-13-BZ	Pryor Cashman LLP <b>1815 Forest Avenue, Staten Island</b> Extension of Term of a previously approved Special Permit (§73-243) which permitted an accessory drive-thru to an eating and drinking establishment (UG 6) (McDonald's) which expired on January 14, 2019; Waiver of the Board's Rules. C1-1/R3-2 zoning district. <b>Community Board #1SI</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Deferred Decision – 3/14/2022</b>

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<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>220-14-BZ &amp; 221-14-BZ</b>	Hirschen Singer & Epstein LLP <b>8-10 Underhill Avenue, Brooklyn</b> Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the construction of two 3-story single family residences which expired on January 12, 2020; Waiver of the Board's Rules of Practice and Procedures. M1-1 zoning district. <b>Community Board #8BK</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Deferred Decision – 1/24-25/2022</b>
<b>6.</b>	<b>2017-240-BZ</b>	Troutman Pepper LLC <b>310 Lenox Avenue, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-244) permitting an eating and drinking establishment without restrictions and no limitation on entertainment and dancing (UG 12A) (Red Rooster Harlem Restaurant located on the cellar level which expired on March 27, 2021. C4-4A (Special 125th Street District). <b>Community Board # 10M</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 11/29-30/2021</b>

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
7.	378-45-BZ	Kochisarli Law Firm <b>116-60 Sutphin Boulevard, Queens</b> Amendment (§11-412) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) seeking to permit a change in the configuration of existing gasoline pumps. C2-3/R5D zoning district. <b>Community Board #12Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 1/24-25/2022</b>
8.	24-09-BZ	Bryan Cave Leighton Paisner LLP. <b>78-10 164<sup>th</sup> Road, Queens</b> 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. <b>Community Board #8Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 1/24-25/2022</b>
9.	61-12-BZ	Sheppard Mullin Richter & Hampton LLP <b>216 Lafayette Street, Manhattan</b> Amendment of a previously approved Variance (§72-21) to permit a UG 6 restaurant in a portion of the cellar and first floor, contrary to use regulations (§42-10). The amendment seeks to extend the variance to the entire cellar and first floors; Extension of Time to Complete Construction which expired on February 26, 2017; Request to remove the 10-year term; Waiver of the Board's Rules of Practice and Procedure. M1-5B zoning district. <b>Community Board #2M</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 12/14-15/2021</b>

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

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 29-30, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>10.</b>	<b>887-54-BZ</b>	Eric Palatnik, P.C. <b>218-01 Northern Boulevard, Queens</b> Extension of Term (§11-411) for the continued use of gasoline station (BP Amoco) with accessory convenience store which expired on June 15, 2020. C2-2/R6B zoning district. <b>Community Board #11Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 2/28 &amp; 3/1/2022</b>
<b>11.</b>	<b>808-55-BZ</b>	Eric Palatnik, P.C. <b>35-04 Bell Boulevard, Queens</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) (Amoco) with accessory uses which expired on March 27, 2021. C2-2/R4 zoning district. <b>Community Board #11Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 2/28 &amp; 3/1/2022</b>
<b>12.</b>	<b>827-55-BZ</b>	Eric Palatnik, P.C. <b>245-20 139th Avenue, Queens</b> 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 31, 2021. R3-2/C1-3 zoning district. <b>Community Board #13Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 2/28 &amp; 3/1/2022</b>
<b>13.</b>	<b>548-69-BZ</b>	Eric Palatnik, P.C. <b>107-10 Astoria Boulevard, Queens</b> Extension of Term of a previously approved variance (§72-21) which permitted the operation of an automotive service station (UG 16B) which expired on May 25, 2021; Extension of Time to Obtain a Certificate of Occupancy which expired on June 6, 2018; Waiver of the Board's Rules of Practice and Procedures. C2-3/R6B zoning district. <b>Community Board #3Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 2/28 &amp; 3/1/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 29-30, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
14.	435-74-BZ	Eric Palatnik, P.C. <b>552 Midland Avenue, Staten Island</b> Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an automotive service station (UG 16B) which expired on January 14, 2020. R3-1 zoning district. <b>Community Board #2SI</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 2/28 &amp; 3/1/2022</b>
15.	227-10-BZ	Eric Palatnik, P.C. <b>204-12 Northern Boulevard, Queens</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on September 20, 2021. C2-2/R3-2 zoning district. <b>Community Board #11Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 2/28 &amp; 3/1/2022</b>
16.	99-14-BZ	Greenberg Traurig, LLP <b>432-434 West 31st Street, Manhattan</b> Extension of Time to Complete Construction of a previously approved Variance (§72-21) to facilitate the construction of a new 21-story which expired on October 29, 2021. C6-4 Special Hudson Yards District. <b>Community Board #4M</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Closed, Decision – 1/10-11/2022</b>
17.	2017-243-BZ	Eric Palatnik, P.C. <b>29-16 Francis Lewis Boulevard, Queens</b> Extension of Time to Obtain a CO of a previously approved variance permitting the operation of an automotive service station with accessory uses which expired on October 29, 2020; Waiver of the Board's Rules of Practice and Procedures. R2A zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 2/7-8/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 29-30, 2021**  
**10:00 A.M.**

<b><i>APPEALS – DECISIONS</i></b>		
<b>18.</b>	<b>2021-11-BZY</b>	Kenneth K. Lowenstein <b>38-59 11th Street, Queens</b> Extension of Time to Complete Construction and Obtain a Certificate of Occupancy (§11-332) for a period of two years from December 20, 2020. <b>Community Board #1Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 11/29-30/2021</b>

<b><i>APPEALS – NEW CASES</i></b>		
<b>19.</b>	<b>170-93-A</b>	Rothkrug Rothkrug & Spector LLP <b>220 Industrial Loop, Staten Island</b> Proposed enlargement of a commercial building not fronting on a legally mapped street, contrary to General City Law §36. M3-1 zoning district/Special South Richmond District. <b>Community Board #3SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 3/14-15/2022</b>

<b><i>BZ – DECISIONS</i></b>		
<b>20.</b>	<b>2021-8-BZ</b>	Victor Han AIA, PC <b>79-26 214th Street, Queens</b> Special Permit (§73-621) to permit an enlargement of an existing one-family residence. R2A zoning district <b>Community Board #11Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 11/29-30/2021</b>
<b>21.</b>	<b>2020-89-BZ</b>	Eric Palatnik, P.C. <b>111 Langham Street, Brooklyn</b> Special Permit (§73-622) to permit the enlargement of an existing single-family home. R3-1 zoning district. <b>Community Board # 15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 11/29-30/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 29-30, 2021**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
<b>22.</b>	<b>2021-12-BZ</b>	Terminus Group LLC <b>250 Westervelt Avenue, Staten Island</b> Variance (§72-21) to permit the construction of a single-family dwelling contrary to ZR 23-45 (Front Yard Regulations). R3A Special Hillside Preservation District. <b>Community Board #1SI</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 11/29-30/2021</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>23.</b>	<b>2018-173-BZ</b>	Law Office of Jay Goldstein <b>128 Beach 9th Street, Queens</b> Variance (§72-21) to permit the development of a 17-story, mixed-use, community facility and residential building on a waterfront lot contrary to ZR §62-322 (Floor Area and Floor Area Ratio (“FAR”)); ZR §62-341 (Maximum Base Height and Building Height); ZR §62-341(a)(2) (Setbacks) and ZR §§25-23 & 25-31(parking). R6 zoning district. <b>Community Board #14Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned Hearing – 2/28 &amp; 3/1/2022</b>
<b>24.</b>	<b>2020-84-BZ</b>	Goldman Harris II LLC <b>161 Emerson Place, Brooklyn</b> Variance (§72-21) to permit the development of income restricted supportive and affordable housing building contrary to floor area (§23-153), density (§23-22) and height and setback (§23-662). Special Permit (§73-623) seeking rear yard (§23-471 and §23-52) for a Quality Housing Building. R6 zoning district. <b>Community Board #2BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 1/10-11/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, NOVEMBER 29-30, 2021**  
**1:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
25.	2019-264-BZ	Eric Palatnik, P.C. <b>3568 Nostrand Avenue, Brooklyn</b> Variance (§72-21) to permit the development of school (UG 3) (Congregation Lev Bais Yaakov) contrary to ZR §33-121 (FAR) and ZR §33-431 (height of front wall and sky exposure). C1-2/R4 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 2/28 &amp; 3/1/2022</b>
26.	2019-277-BZ	Jay Goldstein, Esq. <b>81-04 166th Street, Queens</b> Variance (§72-21) to permit the construction of a three-story plus cellar House of Worship (UG 4) ( <i>Bukharian Jewish Congregation of Hillcrest</i> ) contrary to ZR §24-11 (FAR); ZR §24-34 (front yard); ZR §24-521 (height) and ZR §24-35 (side yard). R2A zoning district. <b>Community Board #8Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 2/7-8/2022</b>
27.	2021-31-BZ	Friedman & Gotbaum, for Loyola School, owner. <b>65 East 83rd Street, Manhattan</b> Variance (§72-21) to permit the expansion of existing school (Loyola School) contrary to ZR §§77-24 & 24-11 (lot coverage). R10 zoning district, Special Park Improvement District, Park Avenue Historic District. <b>Community Board #8M</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 12/14-15/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 15-16, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
1.	81-74-BZ	Gerald J. Caliendo, RA, AIA <b>97-27 57<sup>th</sup> Avenue, Queens</b> Extension of Time to Obtain a Certificate of Occupancy for a previously approved variance (§72-21) which permitted the operation of a supermarket (UG 6) which expired on July 23, 2020. C1-2/R6A & R6B zoning district. <b>Community Board #4Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 11/15-16/2021</b>
2.	72-04-BZ	Eric Palatnik, P.C. <b>141-54 Northern Boulevard, Queens</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) (Getty) which expired on June 3, 2020. C1-2/R6 & R6 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 11/15-16/2021</b>
3.	114-07-BZ	Eric Palatnik, P.C. <b>7-05 152<sup>nd</sup> Street, Queens</b> Amendment of a previously approved Special Permit (§73-19) which permitted the operation of a day-care center (Kiddie Academy) (UG3). The amendment seeks an enlargement to the existing day care facility, a modification in the approved floor area, a change in the number of parking spaces, as well as request to permit a proposed outdoor play area on the roof and side yard. M1-1/R2A zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 11/15-16/2021</b>
4.	6-09-BZ	Rampulla Associates Architects <b>24 Nelson Avenue, Staten Island</b> Extension of Term of a previously approved Variance (§72-21) which permitted the use of Automotive Repair (UG 16B) which expired on November 9, 2020. C4-1 Special South Richmond Development and Special Growth Management Districts. <b>Community Board #3SI</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Granted – 11/15-16/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 15-16, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
5.	2016-4337-BZ	Eric Palatnik, P.C. <b>127 Vanderbilt Street, Brooklyn</b> Extension of Time to Complete Construction and obtain a Certificate of Occupancy, of a previously approved Special Permit (§73-69) to permit the enlargement of an existing single-family home which expired on September 19, 2021. R5 zoning district. <b>Community Board #7BK</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 11/15-16/2021</b>
6.	2017-213-BZ	Hirschen Singer & Epstein, LLP <b>1808 Coney Island Avenue, Brooklyn</b> Amendment of a previously approved variance (ZR 72-21) for a six-story with cellar, community-facility building (Use Group 3), contrary to use and bulk regulations. Amendment to reduce the size of the cellar level, modify interior program, and change certain finishing materials. C8-2 ZD/Special Ocean Parkway District. <b>Community Board #12BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 11/15-16/2021</b>
7.	2017-286-BZ	Eric Palatnik, P.C. <b>22-06 31st Street, Queens</b> Amendment of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Culture Establishment ( <i>The Rock Health &amp; Fitness</i> ) to be located within the cellar level of a proposed three-story retail building. The Amendment seeks to permit the enlargement of the facility to include the first floor. C4-2A/R5D zoning district. <b>Community Board #1Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Deferred Decision – 3/14-15/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 15-16, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>5-98-BZ</b>	<p>Mitchell S. Ross, Esq.  <b>1861 McDonald Avenue, Brooklyn</b>  Extension of Term of a previously approved variance (§72-21) which permitted a garden supply sales and nursery establishment (UG 17) with accessory parking and storage which expired on February 23, 2019; Waiver of the Board's Rules. R5 zoning district.  <b>Community Board #15BK</b></p>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 1/24-25/2022</b>
<b>9.</b>	<b>339-02-BZ</b>	<p>Eric Palatnik, P.C.  <b>146-65 Springfield Boulevard, Queens</b>  Amendment to modify the Board's condition of term pursuant to (§ 1-07.3(3) (ii)) of the Board's Rules of Practice and Procedures for a previously granted Variance (§72-21) which permitted warehouse and office uses contrary to underlying use regulations which expired on February 25, 2013; Amendment to legalize the addition of mezzanine increasing the degree of non-conformance; Waiver of the Board's Rules. R3-2 zoning districts.  <b>Community Board #13Q</b></p>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 12/13-14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 15-16, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
10.	360-49-BZ	Eric Palatnik, P.C. <b>69-05 Eliot Avenue, Queens</b> Extension of Term of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on May 2, 2006; Waiver of the Board's Rules. R4-1 zoning district. <b>Community Board #5Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 2/28 &amp; 3/1/2022</b>
11.	221-88-BZ	Kramer Levin Naftalis & Frankel LLP <b>102-01 66th Road, Queens</b> Amendment to the Board's condition of term of a previously approved Special Permit (73-49) which permitted open parking on the roof of an accessory parking garage which expired on December 6, 2013. R7-1 zoning district. <b>Community Board #6Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 1/10-11/2022</b>
12.	129-92-BZ	Akerman LLP <b>150-55 Cross Island Parkway, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted the use of Automobile Laundry (UG 16B) which expired on October 19, 2013; Waiver of the Board's Rules of Practice and Procedure. C1-2/R3-2 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 1/10-11/2022</b>
13.	215-06-BZ	Eric Palatnik, P.C. <b>202-06 Hillside Avenue, Queens</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) (Amoco) with accessory uses which expired on July 21, 2021. C1-2/R4 zoning district. <b>Community Board #12Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 2/28 &amp; 3/1/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 15-16, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
14.	49-11-BZ	Akerman LLP <b>135 West 20th Street, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a physical cultural establishment (Barry's Bootcamp Fitness Center) located on the cellar and first floor of an existing building which expired on July 12, 2021. C6-3A zoning district. <b>Community Board #4M</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 1/10-11/2022</b>
15.	78-11-BZ	Rothkrug Rothkrug & Spector LLP <b>78-70 Winchester Boulevard, Queens</b> Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the construction of a four-story mixed-use building which expired on March 10, 2019. Waiver of the Board's Rules of Practice and Procedures §1-07.3(c)(2). C8-1 zoning district. <b>Community Board #13Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 2/7-8/2022</b>
16.	2016-4249-BZ	Kramer Levin Naftalis & Frankel LLP <b>2420 Amsterdam Avenue, Manhattan</b> Extension of Time to Complete Construction of a previously approved Variance (§72-21) to allow the development of a commercial building which expired on June 20, 2021, and obtain a certificate of occupancy. Waiver of the Board's Rules of Practice and Procedures. C8-3 & R7-2 zoning district. <b>Community Board #12M</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Postponed Hearing – 2/28 &amp; 3/1/2022</b>
17.	2017-4-A	Eric Palatnik, P.C. <b>339 Victory Boulevard, Staten Island</b> Extension of Time to Complete Construction of a previously approved General City Law § 35 waiver to construct a two-story mixed-use commercial and residential building within the bed of a mapped street which expired on July 25, 2021. C1-3/R4 Special Hillside Preservation District. <b>Community Board #1SI</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 1/24-25/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 15-16, 2021**  
**10:00 A.M.**

<b><i>APPEALS – DECISIONS</i></b>		
<b>18.</b>	<b>2017-59-A</b>	Eric Palatnik, P.C. <b>3857 Oceanview Avenue, Brooklyn</b> 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. <b>Community Board #13BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 11/15-16/2021</b>
<b>19.</b>	<b>2019-255-A</b>	Schmuel D. Flaum <b>621 Alonzo Road, Queens</b> Proposed enlargement of an existing single-family home with a portion located within the bed of a mapped street and within the street widening line contrary to General City Law §35. R3X zoning district. <b>Community Board #14Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Deferred Decision – 1/24-25/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 15-16, 2021**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
20.	2019-24-BZ	Eric Palatnik, P.C. <b>2721 Nostrand Avenue, Brooklyn</b> Special Permit (§73-49) to permit accessory parking on the roof of an under-construction DOB-approved Use Group 9A automotive sales use establishment contrary to ZR §36-11. C2-2/R4 zoning district. <b>Community Board #18BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 11/15-16/2021</b>
21.	2020-25-BZ	Sheldon Lobel, P.C. <b>142-30 13<sup>th</sup> Avenue, Queens</b> Variance (§72-21) to legalize an existing single-family house contrary to ZR §§23-45 & 23-48 (side and front yard requirements. R1-2 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Denied – 11/15-16/2021</b>
22.	2020-70-BZ	Law Office of Lyra J. Altman <b>1903 Homecrest Avenue, Brooklyn</b> Special Permit (§73-622) to permit the enlargement and conversion of an existing two-family residence to a single-family residence. R4-1 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 11/15-16/2021</b>
23.	2020-75-BZ	Eric Palatnik, P.C. <b>474 7th Avenue, Manhattan</b> Special Permit (§73-36) to permit the legalization of a physical cultural establishment (Spa 7) located in the third floor an existing building contrary to ZR §42-10. M1-6 zoning district. <b>Community Board #5M</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Deferred Decision – 2/28 &amp; 3/1/2022</b>

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

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, NOVEMBER 15-16, 2021**  
**1:00 P.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
24.	2019-66-BZ	Law Office of Jay Goldstein <b>15 Terrace View Avenue, Manhattan</b> Variance (§72-21) to permit the development of a seven (7) story building containing 59 rental apartments contrary to ZR §42-00. M1-1 zoning district. <b>Community Board #8BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 1/24-25/2022</b>
25.	2019-173-BZ	Eric Palatnik, P.C. <b>187-01 Hillside Avenue, Queens</b> 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. C2-4/R6A Special Downtown Jamaica District. <b>Community Board #8Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 12/13-14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, NOVEMBER 15-16, 2021**  
**1:00 P.M.**

<b>BZ – NEW CASES</b>		
26.	2019-304-BZ 2019-305-A	Sheldon Lobel, P.C. <b>180 East 132nd Street, Bronx</b> Variance (§72-21) to permit the development of a fifteen-story residential building (UG 2) contrary to ZR §42-00 (use); ZR §§23-662(a) and 123-662 (b)) (height). Waiver of General City Law §36 to permit the construction not fronting on a mapped city street. M3-1 and M1-5/R8A (MX-1) zoning district. <b>Community Board #1BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 2/7-8/2022</b>
27.	2021-8-BZ	Victor Han AIA, PC <b>79-26 214th Street, Queens</b> Special Permit (§73-621) to permit an enlargement of an existing one-family residence. R2A zoning district <b>Community Board #11Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 11/29-30/2021</b>
28.	2021-36-BZ 2020-90-A	Terminus Group, LLC <b>244 Gansevoort Boulevard, Staten Island</b> Variance (§72-21) to permit the development of a two-family detached home (UG 2) contrary to ZR §23-461(a) (side yard). Proposed construction of a two-family building located within the bed of a mapped street, contrary to General City Law Section 35 and waiver of 72-01-(g). R3X Zoning District. Lower Density Growth Management Area. <b>Community Board #2SI</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 2/7-8/2022</b>
29.	2021-16-BZ	Rosenberg & Estis, P.C. <b>302 W 128th Street, Manhattan</b> Variance (§72-21) to permit the development of a building to contrary to ZR §23-692(d)(2), a/k/a the “sliver law,” to allow the proposed building to exceed the maximum allowable building height by 6.07 feet, and (b) ZR §23-62(g)(3)(i) to allow the elevator and stair bulkheads to exceed the maximum allowable area for permitted obstructions by 148.64 square feet. R8A/C2-4 zoning district. <b>Community Board #10M</b>
		<b>Project Manager: Jszyllene Ebanks Chu (212) 386-0084</b>
		<b>Status: Postponed – 1/10-11/2022</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

MONDAY & TUESDAY, OCTOBER 18-19, 2021

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
1.	528-71-BZ	<p>Eric Palatnik, P.C.  <b>133-40 150th Street, Queens</b>  Amendment of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired on October 3, 1982. The Amendment is filed pursuant to §1-07.3 (b)(4)(ii) of the Board's Rules of Practice and Procedures to requests a modification of the term specified as a condition of the Board's resolution. The application seeks to legalize modifications to signage, landscaping, site layout and the accessory building; Waiver of the Board's Rules. R3A zoning district.  <b>Community Board # 12Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Deferred Decision – 1/24-25/2022</b></p>
2.	90-91-BZ	<p>Sheldon Lobel, P.C.  <b>630-636 City Island Avenue, Bronx</b>  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.  <b>Community Board #10BX</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 2/7-8/2022</b></p>
3.	2017-100-BZ	<p>Friedman &amp; Gotbaum LLP  <b>412 East 90th Street, Manhattan</b>  Amendment of a previously variance for the Spence School Inc., a non-profit private school, to facilitate the transfer of unused development rights from the variance site for incorporation into a new as-of-right commercial development. C8-4 zoning district.  <b>Community Board #8M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 10/18-19/2021</b></p>
4.	2017-261-BZ	<p>Belkin Burden Wenig &amp; Goldman, LLP  <b>527 East New York Avenue, Brooklyn</b>  Reopening to allow for new objection/discuss ownership of adjacent lot. R6 zoning district.  <b>Community Board #9BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 10/18-19/2021</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY, OCTOBER 18-19, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
5.	332-79-BZ	Rothkrug Rothkrug & Spector LLP <b>43-20 Little Neck Parkway, Queens</b> 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. <b>Community Board #11Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 1/10-11/2022</b>
6.	6-04-BZ	Law Office of Fredrick A. Becker <b>7118-7124 Third Avenue, Brooklyn</b> Extension of Term of a variance granted pursuant to §72-21 allow the operation of a physical culture establishment located in a C1-3/R6B, Special Bay Ridge zoning district. <b>Community Board #1BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 2/7-8/2022</b>
7.	42-08-BZ	Eric Palatnik, P.C. <b>182 Girard Street, Brooklyn</b> Amendment of a previously approved Special Permit (§73-622) which permitted the enlargement of an existing home; Extension of Time to Complete Construction which expired on September 18, 2019; Waiver of the Board's Rules of Practice and Procedures. R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 1/10-11/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY, OCTOBER 18-19, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
8.	837-85-BZ	William Gati, <b>166-78 73rd Avenue, Queens</b> Extension of term to allow the continued operation of a medical office (UG4) in an existing frame structure contrary to Section C26-254.0 of the 1938 Building Code which expired on December 17, 2020. R2 Zoning District. <b>Community Board #8Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Postponed Hearing – 1/10-11/2022</b>
9.	914-86-BZ	Klein Slowik, PLLC, <b>19 Eastern Parkway, Brooklyn</b> Extension of Term of a previously granted Variance (§72-21) for the continued operation of a Physical Culture Establishment (Eastern Athletic) which expired on May 19, 2017; Extension of Time to obtain a Certificate of Occupancy which expired on December 14, 2011; Amendments to the Board's conditions on term, Amendment to enlarge the mezzanine; Waiver of the Rules. R8X zoning district. <b>Community Board #8BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 2/7-8/2022</b>
10.	13-01-BZ	Greenberg Taurig LLP <b>2875 Edson Avenue, Bronx</b> Amendment of a previously approved Variance (§72-21) which permitted a five-story (UG 16) self-storage facility which will expire on July 17, 2021. Amendment to legalize minor deviations from the BSA approved plans for parking, landscaping, interior floor plans, and accessory building signs. Request for an extension of Term for twenty (20) years. R4 zoning district. <b>Community Board # 12BX</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 1/24-25/2022</b>
11.	36-11-BZ	Rothkrug Rothkrug & Spector LLP <b>270 Greenwich Street, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Culture Establishment (SoulCycle) which expired on January 15, 2020, Waiver of the Board's Rules of Practice and Procedures. C6-3 zoning district. <b>Community Board #1M</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 1/24-25/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY, OCTOBER 18-19, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>12.</b>	<b>2016-4337-BZ</b>	Eric Palatnik, P.C. <b>127 Vanderbilt Street, Brooklyn</b> Extension of Time to Complete Construction of a previously approved Special Permit (§73-69) to permit the enlargement of an existing single-family home which expires on September 19, 2021. R5 zoning district. <b>Community Board #7BK</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 11/15-16/2021</b>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>13.</b>	<b>2019-276-A</b>	Pryor Cashman LLP <b>15 Stuart Lane, Queens</b> Proposed enlargement of an existing two-story with cellar single-family home located on the bed of a mapped street contrary to General City Law §35. R1-2 zoning district. <b>Community Board #11Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 1/10-11/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY, OCTOBER 18-19, 2021**  
**10:00 A.M.**

<b>ZONING – CONTINUED HEARINGS</b>		
14.	2016-4463-BZ	Law Office of Jay Goldstein <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)</b> <b>Brooklyn</b> Variance (§72-21) to permit the construction of a Use Group 3 school (Mosdos Sammar 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. <b>Community Board #10BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 1/24-25/2022</b>
15.	2017-317-BZ	Sheldon Lobel, P.C. <b>1693 Flatbush Avenue, Brooklyn</b> Variance (§72-21) to permit the development of a 5 ½-story commercial office building contrary to ZR §36-121 (floor area); ZR §33-431 (street wall, setback & sky exposure plane and ZR §36-21 (parking). C2-2/R5 zoning district. <b>Community Board #18BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Withdrawn – 10/18-19/2021</b>
16.	2018-13-BZ	Law Office of Lyra J. Altman <b>30-32 Village Road North, Brooklyn</b> Special Permit (§73-19) to permit a school (UG 3) (Yeshivat Lev Torah) contrary to ZR §42-00. Variance (§72-21) to permit the construction of a new building for the proposed school contrary to ZR §43-122 (floor area); ZR §43-43 (wall height greater than the maximum permitted); ZR §43-304 (front yard); ZR §43-25 (side yards) and the proposal does not provide the required parking and loading zone. M1-1 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing – 1/10-11/2022</b>
17.	2018-26-BZ	Gerald J. Caliendo, RA, AIA <b>79-03 Roosevelt Avenue, Queens</b> Special Permit (§73-244) to allow an eating and drinking establishment without restrictions and no limitation on entertainment and dancing contrary to ZR §32-21. C2-2/R5 zoning district. <b>Community Board #3Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 3/28-29/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY, OCTOBER 18-19, 2021**  
**10:00 A.M.**

<b>ZONING – CONTINUED HEARINGS</b>		
18.	<b>2020-45-BZ &amp; 127-15-BZ</b>	Goldman Harris LLC <b>135-35 Northern Boulevard, Queens</b> Variance (ZR §72-21) to permit the construction of a 16-story mixed-use building contrary to Residential FAR (ZR §23-151), Commercial FAR (ZR §33-121), and Total FAR (ZR §35-311(d)); Open Space and Open Space Ratio (ZR §23-151) and (ZR §35-32), permitted obstruction in the rear yard (ZR §24-33(b)(3) and ZR §33-23(b)(3)), Density (ZR §23-22), location of eating and drinking establishment above the ground floor (ZR §32-421), and contrary to maximum height for new buildings in the Airport Approach District (ZR §61-21); Amendment of a previously approved Special Permit (ZR §73-66) for the construction of a building in excess of the height limits in the Airport Approach District (ZR §61-21). R6 (C2-2) Zoning District. <b>Community Board #7Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing – 12/13-14/2021</b>
19.	<b>2020-55-BZ</b>	Eric Palatnik, P.C. <b>1284 East 19th Street, Brooklyn</b> Variance (§72-21) to permit the development of an eight story and cellar residential building contrary to ZR §23-47 (rear yard). R7A zoning district. <b>Community Board #14BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing – 1/24-25/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY, OCTOBER 18-19, 2021**  
**10:00 A.M.**

<b><i>BZ – NEW CASES</i></b>		
20.	2019-179-BZ	Eric Palatnik, P.C. <b>118 West 28th Street, Manhattan</b> Variance (§72-21) to permit the development of a twelve (12) story mixed-use building containing commercial use at the ground floor and twelve residential condominium units above contrary to ZR §42-00. M1-6 zoning district. <b>Community Board #5M</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 1/10-11/2022</b>
21.	2020-77-BZ	AMP Architecture, PLLC <b>68 Austin Avenue, Staten Island</b> Variance (§72-21) to permit the enlargement of an existing building contrary to ZR 23-45 (front yard setback). R3-1 zoning district. <b>Community Board #2SI</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 1/10-11/2022</b>
22.	2020-81-BZ	Michael Scaduto AIA, PLLC <b>220 East 2nd Street, Brooklyn</b> Variance (§72-21) to permit parking contrary to ZR §25-20 for a two-family (2) home. R5 zoning district. <b>Community Board #12BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 1/10-11/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY, OCTOBER 4-5, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
1.	<b>92-99-BZ</b> <b>94-99-BZ</b> <b>96-99-BZ</b> <b>98-99-BZ</b> <b>100-99-BZ</b> <b>102-99-BZ</b>	Goldman Harris LLC <b>98-09, 98-25, 98-41, 64<sup>th</sup> Road, 98-51, 98-33, 98-19 64th Avenue, Queens</b> Application to extend the term of an MDL § 60 waiver allowing transient parking at the above-referenced Premises pursuant to §1-07.1(a)(2); extend the Applicant's time to obtain Certificate of Occupancy pursuant to §1-07.1(a)(3); waiver pursuant to §1-07.3(d)(2). R7-1 Zoning District. <b>Community Board #6Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Granted – 10/4-5/2021</b>
2.	<b>189-12-BZ</b>	Kramer Levin Naftalis & Frankel LLP <b>98 Montague Street, Brooklyn</b> 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 July 23, 2020. C1-3/R7-1 and R6 (LH-1) zoning districts. Property is located within the Brooklyn Heights Historic District. <b>Community Board #2BK</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Deferred Decision – 11/29-30/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY, OCTOBER 4-5, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
3.	378-45-BZ	Davidoff Hutcher & Citron, LLP <b>116-60 Sutphin Boulevard, Queens</b> Amendment (§11-412) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) seeking to permit a change in the configuration of existing gasoline pumps, the addition of a canopy and the conversion of an accessory lubricatorium to an accessory convenience store with a drive-through. C2-3/R5D zoning district. <b>Community Board #12Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 11/19-20/2021</b>
4.	523-58-BZ	Glen V. Cutrona, AIA <b>117-30 Farmers Boulevard, Queens</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expired on May 7, 2014; Waiver of the Board's Rules. C1-3/R5D zoning district. <b>Community Board #12Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Adjourned, Continued Hearing – 1/24-25/2022</b>
5.	282-79-BZ	David L. Businelli, R.A. <b>840 Richmond Avenue, Staten Island</b> Amendment to a condition of term for a previously approved Variance (§72-21) which permitted an accessory off-site parking facility accessory to an eating and drinking establishment located on the opposite side of the street which expired on July 24, 2009; Waiver of the Board's rules. R3A zoning district. <b>Community Board #1SI</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed Decision – 11/29-30/2021</b>
6.	42-97-BZ	Law Offices of Marvin Mitzner LLC <b>93-20 Astoria Boulevard, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted the construction and use of a one-story and cellar retail drug store (UG 6) which expired on March 3, 2018; Amendment to permit the elimination of a term since the use is now permitted with the exception of a portion located in a R6B zoning district; Waiver of the Board's Rules. C1-3 and R6B zoning districts. <b>Community Board #3Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 11/29-30/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY, OCTOBER 4-5, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
7.	299-99-BZ	Glen V. Cutrono, AIA <b>8-16 Malcom X Boulevard, Brooklyn</b> Extension of Term (11-411) of a previously approved variance which permitted the operation of automotive service station (UG 16B) (Getty) which will expire on July 25, 2020. C2-4/R6A zoning district. <b>Community Board #3BK</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 1/24-25/2022</b>
8.	7-95-BZ	Law Office of Fredrick A. Becker <b>153-37 Cross Island Parkway, Queens</b> Extension of Term of a previously approved variance (§72-21) which permitted the operation of a Physical Culture Establishment ( <i>New York Sports Club</i> ) which expired on August 8, 2016; Amendment to permit a change in hours of operation. C1-2/R3-2 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 1/24-25/2022</b>
9.	2017-261-BZ	Belkin Burden Wenig & Goldman, LLP <b>527 East New York Avenue, Brooklyn</b> Reopening to allow for new objection/discuss ownership of adjacent lot. R6 zoning district. <b>Community Board #9BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 10/18-19/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY, OCTOBER 4-5, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
10.	467-58-BZ	Walter T. Gorman, P.E., P.C. <b>172-11 Northern Boulevard, Queens</b> Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on December 14, 2019, Waiver of the Board's Rules of Practice and Procedures. R3-2, R4B and R3X zoning districts. <b>Community Board # 7Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Postponed Hearing – 12/6-7/2021</b>
11.	584-82-BZ	Sheldon Lobel, P.C. <b>200 East 64<sup>th</sup> Street, Manhattan</b> Amendment of a previously approved Variance (§72-21) permitting the construction of a required plaza at a height in excess of 5 feet above the curb level. The seeks modifications to the layout of a Privately Owned Public Space ("POPS"). R8B and C1-9 zoning districts. <b>Community Board #8M</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 2/28/2022</b>
12.	238-07-BZ	Kramer Levin Naftalis & Frankel LLP <b>5-17 47<sup>th</sup> Avenue, Queens</b> Extension of Time to Complete Construction of a previously approved variance (§72-21) which allowed the construction of a 12-story mixed-use residential/commercial building and a 6-story graduate student housing building which expired on September 23, 2020. M1-4 and M1-4/R6A Special Long Island City Purpose District. <b>Community Board #2Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Withdrawn – 10/4-5/2021</b>
13.	160-08-BZ	Rothkrug Rothkrug & Spector LLP <b>651-671 Fountain Avenue, Brooklyn</b> Extension of Term of a previously approved Variance (§72-21) permitting commercial storage of motor vehicles/buses (UG 16C) with accessory fuel storage and motor vehicles sales and repair(UG 16B) which expired on July 13, 2013; Amendment to eliminate the accessory fuel storage and motor vehicles sales and repair use; Extension of Time to obtain a Certificate of Occupancy which expired on January 13, 2012; Waiver of the Board's Rules of Practice and Procedures. R4 zoning district. <b>Community Board #5BK</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 12/6-7/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY, OCTOBER 4-5, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
14.	226-10-BZ	Rothkrug Rothkrug & Spector LLP <b>421 Hudson Street, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) permitting a Physical Culture Establishment (Equinox Fitness) on the first, ninth and tenth floors of an existing 10-story mixed-use building which expired on January 1, 2021. M1-5 zoning district. <b>Community Board #2M</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Postponed Hearing – 1/10-11/2022</b>
15.	2017-100-BZ	Friedman & Gotbaum LLP <b>412 East 90th Street, Manhattan</b> Amendment of a previously variance for the Spence School Inc., a non-profit private school, to facilitate the transfer of unused development rights from the variance site for incorporation into a new as-of-right commercial development. C8-4 zoning district. <b>Community Board #8M</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 10/18-19/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY, OCTOBER 4-5, 2021**  
**10:00 A.M.**

<b><i>APPEALS – DECISIONS</i></b>		
16.	2017-16-A thru 2017-19-A	Gerald J. Caliendo, RA, AIA <b>15-58/62 Clintonville Street, 150-93/95 Clintonville Court, Queens</b> 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. <b>Community Board #7Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Deferred Decision – 1/10-11/2022</b>
17.	2018-105-A	Gerald J. Caliendo, RA, AIA <b>150-87 Clintonville Court, Queens</b> 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. <b>Community Board #7Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Deferred Decision – 1/10-11/2022</b>
18.	2019-190-A	Sheldon Lobel, P.C. <b>40-17 28th Avenue a/k/a 25-92 41st Street, Queens</b> Appeal of a New York City Department of Buildings determination dated June 14, 2019, that parking garage with 150 parking spaces or less do not require reservoir spaces at this location and that ZR 36-521 does not require commissioner approval for parking garage layouts between 200 and 300 square feet per space if the applicant certifies and states on the Certificate of Occupancy that the garage will be fully attended. C2-2/R5 zoning district. <b>Community Board #1Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Deferred Decision – 1/24-25/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY, OCTOBER 4-5, 2021**  
**10:00 A.M.**

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
19.	2017-59-A	Eric Palatnik, P.C. <b>3857 Oceanview Avenue, Brooklyn</b> 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. <b>Community Board #13BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 11/29-30/2021</b>
20.	2018-188-A & 2018-189-A	Sheldon Lobel, P.C. <b>194-28 &amp; 194-32 Dunton Avenue, Queens</b> Proposed construction of two two-story, single-family detached residential buildings seeking waivers of General City Law § 35, which are partially within the bed of a mapped but unbuilt portion of Clover Place. R1-2 zoning district. <b>Community Board #8Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 1/10-11/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY, OCTOBER 4-5, 2021**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
21.	2017-262-BZ	Rothkrug Rothkrug & Spector LLP <b>18 Stanwix Street, Brooklyn</b> Variance (§72-21) to permit the construction of three-story plus cellar residential building contrary to ZR §42-00. M1-1 zoning district. <b>Community Board #4BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 12/6-7/2021</b>
22.	2019-263-BZ	Eric Palatnik, P.C. <b>2122 Richmond Avenue, Staten Island</b> Special Permit (§73-243) to permit an eating and drinking establishment (Starbucks) with an accessory drive-thru contrary to ZR §32-10. C1-2/R3-2 zoning district. <b>Community Board #2SI</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 3/28-29/2022</b>
23.	2019-294-BZ	The Law Offices of Marvin B. Mitzner LLC <b>241-243 Throop Avenue, Brooklyn</b> Variance (§72-21) to permit the construction of a mixed-use residential building (UG 2) with ground floor commercial (UG 6) contrary to underlying bulk requirements. C2-4/R7D zoning district. <b>Community Board #3BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 1/24-25/2022</b>
24.	2020-88-BZ	Sheldon Lobel, P.C. <b>315 Berry Street, Brooklyn</b> Special Permit (§73-14) to permit the construction of an electric utility substation (UG 6D) on the roof of an existing building contrary to ZR §22-10. R6 zoning district. <b>Community Board #1BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 1/10-11/2022</b>
25.	2019-192-BZ	Rothkrug Rothkrug & Spector LLP <b>16 Harrison Place, Brooklyn</b> Variance (§72-21) to permit the construction of a cellar and four-story residential building contrary to ZR §42-10. M1-2 zoning district. <b>Community Board #1BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 1/10-11/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY, OCTOBER 4-5, 2021**  
**10:00 A.M.**

<b><i>BZ - DECISIONS</i></b>		
<b>26.</b>	<b>2021-12-BZ</b>	Terminus Group LLC
		<b>250 Westervelt Avenue, Staten Island</b>
		Variance (§72-21) to permit the construction of a single-family dwelling contrary to ZR 23-45 (Front Yard Regulations). R3A Special Hillside Preservation District.
		<b>Community Board #1SI</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed Decision – 11/29-30/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY, OCTOBER 4-5, 2021**  
**10:00 A.M.**

<b>BZ – NEW CASES</b>		
27.	2017-269-BZ	David L. Businelli, R.A. <b>65 Grasmere Avenue, Staten Island</b> Variance (§72-21) to permit the legalization of a one-story enlargement of an existing non-conforming Automotive Repair Facility (UG 16B) contrary to ZR §22-10. R3-2 zoning district. <b>Community Board #2SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Postponed Hearing – 3/1/2022</b>
28.	2020-89-BZ	Eric Palatnik, P.C. <b>111 Langham Street, Brooklyn</b> Special Permit (§73-622) to permit the enlargement of an existing single-family home. R3-1 zoning district. <b>Community Board # 15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 11/29-30/2021</b>
29.	2021-9-BZ	Stroock & Stroock & Lavan LLP <b>145-163 Wolcott Street, Brooklyn</b> Variance (§72-21) to permit the development of a 15-story mixed-use residential, commercial and manufacturing building contrary to ZR §42-10 (Use), ZR §43-12 (FAR) and ZR §43-28 (Rear Yard). M2-1 zoning district. <b>Community Board #6BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 2/28/2022</b>
30.	2021-15-BZ	Kramer Levin Naftalis & Frankel LLC <b>81 Beaver Street, Brooklyn</b> Variance (§72-21) to permit the residential conversion of an existing manufacturing building contrary to §ZR 42-10. M1-1 district. <b>Community Board #4BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 12/6-7/2021</b>
31.	2021-30-BZ	Sheldon Lobel, P.C. <b>222 44th Street, Brooklyn</b> Variance (§72-21) to permit the development of a school (UG 3) (Brooklyn Rise Charter School) contrary to ZR §42-10 (use), ZR §43-26 (rear yard), ZR §43-43 (street wall height, setback and sky exposure plane). M1-2 Zoning District. <b>Community Board #7BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 12/6-7/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**EXECUTIVE SESSION & PUBLIC HEARING**  
**MONDAY, SEPTEMBER 27, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
1.	6-09-BZ	Rampulla Associates Architects 24 Nelson Avenue, Staten Island Extension of Term of a previously approved Variance (§72-21) which permitted the use of Automotive Repair (UG 16B) which will expire on November 9, 2020. C4-1 Special South Richmond Development and Special Growth Management Districts. <b>Community Board #3SI</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Closed, Decision – 11/15-16/2021</b>
2.	24-09-BZ	Bryan Cave Leighton Paisner LLP. 78-10 164 <sup>th</sup> Road, Queens 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. <b>Community Board #8Q</b>
		<b>Project Manager: Toni Matias (212) 386-0085</b>
		<b>Status: Continued Hearing – 11/29-30/2021</b>
3.	2017-213-BZ	Hirschen Singer & Epstein, LLP 1808 Coney Island Avenue, Brooklyn Amendment of a previously approved variance (ZR 72-21) for a six-story with cellar, community-facility building (Use Group 3), contrary to use and bulk regulations. Amendment to reduce the size of the cellar level, modify interior program, and change certain finishing materials. C8-2 ZD/Special Ocean Parkway District. <b>Community Board #12BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 11/15-16/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**EXECUTIVE SESSION & PUBLIC HEARING**  
**MONDAY, SEPTEMBER 27, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
4.	81-74-BZ	Gerald J. Caliendo, RA, AIA <b>97-27 57<sup>th</sup> Avenue, Queens</b> Extension of Time to Obtain a Certificate of Occupancy for a previously approved variance (§72-21) which permitted the operation of a supermarket (UG 6) which expired on July 23, 2020. C1-2/R6A & R6B zoning district. <b>Community Board #4Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 11/15-16/2021</b>
5.	490-72-BZ	Gerald J. Caliendo, RA, AIA <b>4200 Baychester Avenue, Bronx</b> Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance (§72-21) which permitted the operation of a commercial bank (UG 6) which expired on February 5, 2020; Waiver of the Board's Rules of Practice of Procedures. R4 zoning district. <b>Community Board #12BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Postponed Hearing – 12/6-7/2021</b>
6.	42-09-BZ	Sheldon Lobel, P.C. <b>441-467 Prospect Avenue, Brooklyn</b> Extension of Term of a previously approved variance (expired July 12, 1992) which permitted the extension of a legal non-conforming commercial laundry use (Arrow Linen Supply) within a residential zoning district which expired on August 11, 2019; Extension of Time to Obtain a Certificate of Occupancy which expired on February 11, 2010; Waiver of the Board's Rules. R5B zoning district. <b>Community Board #3BK</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 12/6-7/2021</b>
7.	220-14-BZ & 221-14-BZ	Hirschen Singer & Epstein LLP <b>8-10 Underhill Avenue, Brooklyn</b> Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the construction of two 3-story single family residences which expired on January 12, 2020; Waiver of the Board's Rules of Practice and Procedures. M1-1 zoning district. <b>Community Board #8BK</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Closed, Decision – 11/29-30/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**EXECUTIVE SESSION & PUBLIC HEARING**  
**MONDAY, SEPTEMBER 27, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>8.</b>	<b>2017-240-BZ</b>	Troutman Pepper LLC <b>310 Lenox Avenue, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-244) permitting an eating and drinking establishment without restrictions and no limitation on entertainment and dancing (UG 12A) (Red Rooster Harlem Restaurant located on the cellar level which expires on expiring March 27, 2021. C4-4A (Special 125th Street District). <b>Community Board # 10M</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 11/29-30/2021</b>

<b><i>APPEALS – NEW CASES</i></b>		
<b>9.</b>	<b>2021-11-BZY</b>	Kenneth K. Loweinstein <b>38-59 11th Street, Queens</b> Extension of Time to Complete Construction and Obtain a Certificate of Occupancy (§11-332) for a period of two years from December 20, 2020. <b>Community Board #1Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 11/29-30/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**EXECUTIVE SESSION & PUBLIC HEARING**  
**MONDAY, SEPTEMBER 27, 2021**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
10.	2020-70-BZ	Law Office of Lyra J. Altman <b>1903 Homecrest Avenue, Brooklyn</b> Special Permit (§73-622) to permit the enlargement and conversion of an existing two-family residence to a single-family residence. R4-1 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Deferred Decision – 11/15-16/2021</b>
11.	2020-76-BZ	Law Office of Jay Goldstein, <b>8902 5<sup>th</sup> Avenue (8902-8906 5<sup>th</sup> Avenue, 442-452 89<sup>th</sup> Street), Brooklyn</b> Special Permit (§73-19) to permit the operation of a day care facility (TLE) contrary to ZR §32-10. C8-2 Special Bay Ridge Purpose District. <b>Community Board #10BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 9/27/2021</b>

<b><i>BZ – CONTINUED HEARING</i></b>		
12.	2019-32-BZ	Rothkrug & Spector LLP <b>801 Co-Op City Boulevard, Bronx</b> Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for an ambulatory diagnostic or treatment facility (UG 4) (PRC-B1 parking category) contrary to ZR §36-21. C4-1 zoning district. <b>Community Board #10BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 1/10-11/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**EXECUTIVE SESSION & PUBLIC HEARING**  
**THURSDAY, SEPTEMBER 23, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
1.	853-53-BZ	Eric Palatnik, P.C. <b>2402/16 Knapp Street, Brooklyn</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expires on October 23, 2019. C2-2/R3-2 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 2/7-8/2022</b>
2.	803-61-BZ	Eric Palatnik, P.C. <b>1416 Hylan Boulevard, Staten Island</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expires on July 27, 2020. C2-1/R3-2 zoning district. <b>Community Board #2SI</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 1/10-11/2022</b>
3.	339-02-BZ	Eric Palatnik, P.C. <b>146-65 Springfield Boulevard, Queens</b> Amendment to modify the Board's condition of term pursuant to (§ 1-07.3(3)(ii)) of the Board's Rules of Practice and Procedures for a previously granted Variance (§72-21) which permitted warehouse and office uses contrary to underlying use regulations which expired on February 25, 2013;. Amendment to legalize the addition of mezzanine increasing the degree of non-conformance; Waiver of the Board's Rules. R3-2 zoning districts. <b>Community Board #13Q</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 11/15-16/2021</b>
4.	114-07-BZ	Eric Palatnik, P.C. <b>7-05 152<sup>nd</sup> Street, Queens</b> Amendment of a previously approved Special Permit (§73-19) which permitted the operation of a day-care center (Kiddie Academy) (UG3). The amendment seeks an enlargement to the existing day care facility, a modification in the approved floor area, a change in the number of parking spaces, as well as request to permit a proposed outdoor play area on the roof. M1-1/R2A zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 11/15-16/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**EXECUTIVE SESSION & PUBLIC HEARING**  
**THURSDAY, SEPTEMBER 23, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>5.</b>	<b>2017-286-BZ</b>	Eric Palatnik, P.C. <b>22-06 31st Street, Queens</b> Amendment of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Culture Establishment ( <i>The Rock Health &amp; Fitness</i> ) to be located within the cellar level of a proposed three-story retail building. The Amendment seeks to permit the enlargement of the facility to include the first floor. C4-2A/R5D zoning district. <b>Community Board #1Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 11/15-16/2021</b>

<b><i>APPEALS – NEW CASES</i></b>		
<b>6.</b>	<b>2019-255-A</b>	Schmuel D. Flaum <b>621 Alonzo Road, Queens</b> Proposed enlargement of an existing single-family home with a portion located within the bed of a mapped street contrary to General City Law §36 and within the street widening line contrary to General City Law §35. R3X zoning district. <b>Community Board #14Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 11/15-16/2021</b>

<b><i>BZ - DECISIONS</i></b>		
<b>7.</b>	<b>2019-206-BZ</b>	Akerman LLP <b>51-22 Roosevelt Avenue, Queens</b> Special Permit (§73-66) to permit the construction of a development that exceeds the height limits established contrary ZR §61-20. C2-3/R6 zoning district. <b>Community Board # 2Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 9/23/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**EXECUTIVE SESSION & PUBLIC HEARING**  
**THURSDAY, SEPTEMBER 23, 2021**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
8.	2019-67-BZ	Sheldon Lobel, P.C. <b>2781 Coyle Street, Brooklyn</b> Variance (§72-21) to permit the development of a six-story, three-family residential building contrary to ZR §§ 23-32 (minimum lot area), 23-45 (front yard), and 23-631 (street wall, setback and total height). R5 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 12/6-7/2021</b>
9.	2019-257-BZ	Sheldon Lobel, P.C. <b>179 East 79th Street, Manhattan</b> Special Permit (§73-621) to permit a 390 square foot enlargement of an existing super's apartment contrary to ZR §§12-10 & 23-152. C1-5/R10A & R10A zoning districts. <b>Community Board # 8M</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 12/6-7/2021</b>
10.	2019-258-A	Sheldon Lobel, P.C. <b>179 East 79th Street, Manhattan</b> Request to permit a 390 square foot enlargement of an existing super's apartment contrary Multiple Dwelling Law (MDL) and Housing and Maintenance Code (HMC). C1-5/R10A & R10A zoning districts. <b>Community Board # 8M</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 11/15-16/2021</b>
11.	2020-25-BZ	Sheldon Lobel, P.C. <b>142-30 13<sup>th</sup> Avenue, Queens</b> Variance (§72-21) to legalize an existing single-family house contrary to ZR §§23-45 & 23-48 (side and front yard requirements). R1-2 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 12/6-7/2021</b>
12.	2020-65-BZ	Law Office of Lyra J. Altman <b>1215-1217 East 22nd Street, Brooklyn</b> Special Permit (§73-622) to permit the enlargement and combination of two single-family residences into one single-family residence. R2 zoning district. <b>Community Board #14BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 12/6-7/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**EXECUTIVE SESSION & PUBLIC HEARING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 13-14, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
1.	21-91-BZ	Sheldon Lobel, P.C. <b>2407-2417 Linden Boulevard, Brooklyn</b> 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 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. <b>Community Board #5BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Denied – 9/13-14/2021</b>
2.	122-95-BZ	Capell Barnett Matalon & Schoenfeld LLC <b>152-65 Rockaway Boulevard, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted a warehouse (UG 16) and trucking terminal (UG 17) with accessory offices, loading and unloading contrary to use regulations which expired on July 11, 2016; Amendment to permit a change in the hours of operation and a request to eliminate the term. C2-2/R3-1 zoning district. <b>Community Board #12Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 9/13-14/2021</b>
3.	23-08-BZ	Sheldon Lobel, P.C. <b>80-14 Chevy Chase Street, Queens</b> Amendment of a previously approved Variance (§72-21) which permitted the construction of a two-story and cellar house of worship (UG 4) contrary to floor area and parking requirements. Amendment to include an obstruction in the front yard contrary to ZR 24-33 and ZR 24-34, change to cellar layout and landscaping. R1-2 zoning district. <b>Community Board #8Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 9/13-14/2021</b>
4.	18-09-BZ	Klein Slowik PLLC <b>250 West 54<sup>th</sup> Street, Manhattan</b> 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 (Crunch Fitness) which expires on May 21, 2020; Waiver of the Rule 1-07.3(d)(2). C6-5 and C6-7 zoning district, Special Midtown District. <b>Community Board #5M</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 9/13-14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**EXECUTIVE SESSION & PUBLIC HEARING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 13-14, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>120-13-BZ</b>	Pryor Cashman LLP <b>1815 Forest Avenue, Staten Island</b> Extension of Term of a previously approved Special Permit (§73-243) which permitted an accessory drive-thru to an eating and drinking establishment (UG 6) (McDonald's) which expired on January 14, 2019; Waiver of the Board's Rules. C1-1/R3-2 zoning district. <b>Community Board #1SI</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 11/15-16/2021</b>
<b>6.</b>	<b>2019-299-BZ</b>	Nasir J. Khanzada, PE <b>82-01 to 82-13 Queens Boulevard, Queens</b> Re-instatement (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expired on December 13, 1987; Amendment to permit the conversion of automotive repair bays to accessory convenience store; Waiver of the Board's Rules. C2-3/R6 zoning district. <b>Community Board #4Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 9/13-14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**EXECUTIVE SESSION & PUBLIC HEARING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 13-14, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
7.	863-48-BZ	Alfonso Duarte <b>259-16 Union Turnpike, Queens</b> 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. <b>Community Board #13Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 1/24-25/2022</b>
8.	169-49-BZ	Rampulla Associates Architect, LLP <b>5270 Amboy Road, Staten Island</b> Amendment (§11-412) to permit the enlargement of an accessory repair establishment of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B). R3A Special South Richmond District within the Lower Density Growth Management Area. <b>Community Board #3SI</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 4/25-26/2022</b>
9.	12-01-BZ	Greenberg Taurig, LLP <b>2829 Edson Avenue, Bronx</b> Amendment or Extension of Term of a previously approved Variance (§72-21) which permitted the development of a one-story commercial building (UG 6) with 93 accessory parking spaces which is set to expire on July 17, 2021. The application seeks to change to remove the Board's condition of term. R4 zoning district. <b>Community Board #12BX</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: TBD</b>
10.	72-04-BZ	Eric Palatnik, P.C. <b>141-54 Northern Boulevard, Queens</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) (Getty) which expires on June 3, 2020. C1-2/R6 & R6 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 11/15-16/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**EXECUTIVE SESSION & PUBLIC HEARING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 13-14, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
11.	132-58-BZ	Nasir J. Khanzada <b>17-45/17-55 Francis Lewis Boulevard, Queens</b> 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 20, 2020; Waiver of the Board's Rules of Practice and Procedures. C1-2/R3-2 zoning district. Community Board 7, Queens. <b>Community Board #7Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 12/6-7/2021</b>
12.	129-92-BZ	Akerman LLP <b>150-55 Cross Island Parkway, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted the use of Automobile Laundry (UG 16B) which expired on October 19, 2013; Waiver of the Board's Rules of Practice and Procedure. C1-2/R3-2 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Postponed Hearing – 11/15-16/2021</b>
13.	758-84-BZ	David L. Businelli <b>1444 Clove Road, Staten Island</b> Extension of Term of a variance (§72-21) permitted the operation of two-story and cellar commercial building contrary to use regulations which expired on July 2, 2020 ; Waiver of the Board's Rules of Practice and Procedures. R3X zoning district <b>Community Board #1SI</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Postponed Hearing – 12/6-7/2021</b>
14.	61-12-BZ	Sheppard Mullin Richter & Hampton LLP <b>216 Lafayette Street, Manhattan</b> Amendment of a previously approved Variance (§72-21) to permit a UG 6 restaurant in a portion of the cellar and first floor, contrary to use regulations (§42-10). The amendment seeks to extend the variance to the entire first floor; Extension of Time to Complete Construction which expired on February 26, 2017; Waiver of the Board's Rules of Practice and Procedure. M1-5B zoning district. <b>Community Board #2M</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 11/29-30/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**EXECUTIVE SESSION & PUBLIC HEARING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 13-14, 2021**  
**10:00 A.M.**

<b><i>APPEALS – DECISIONS</i></b>		
15.	2018-68-A thru 2018-90-A	Sanna & Loccisano Architects, P.C. <b>Santina Drive, Staten Island</b> Proposed construction of 19 detached residences, not fronting on a legally mapped street, contrary to General City Law 36. R3-X South Richmond Special Purpose district. <b>Community Board #5SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 9/13-14/2021</b>
16.	2018-178-A	Rampulla Associates Architects, LLP <b>2 Oaktree Way aka 300 Ocean Terrace, Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 9/13-14/2021</b>
17.	2019-69-A & 2019-70-A	Rothkrug Rothkrug & Spector LLP <b>341 &amp; 343 Mallory Avenue, Staten Island</b> Proposed construction of a new two-family not fronting on a legally mapped street contrary to General City Law Section §36. R3X zoning district. <b>Community Board # 2SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Withdrawn – 9/13-14/2021</b>
18.	2019-265-BZ & 603-71-A	Sheldon Lobel, P.C. <b>35 Giffords Lane, Staten Island</b> Application September 12, 2019 – Variance (72-21) to permit the conversion and enlargement of a one-story plus mezzanine House of Worship (UG 4 Faith Community Church) contrary to ZR 24-34 & 104-461 (front yards) and ZR 24-35 & 107-464 (side yards). Amendment of a previously approved application that permitted a building located within the bed of a mapped street contrary to General City Law 35. C1-1/R2 Special South Richmond District. <b>Community Board #3SI</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 2/7-8/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**EXECUTIVE SESSION & PUBLIC HEARING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 13-14, 2021**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
19.	2019-162-BZ	Jay Goldstein, Esq. <b>3336-3338 Bedford Avenue, Brooklyn</b> 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 ratio) and ZR §23-47 (rear yard). R2 zoning district. <b>Community Board #14BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 9/13-14/2021</b>
20.	2020-1-BZ	Rothkrug Rothkrug & Spector LLP <b>31 West 27<sup>th</sup> Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment (Equinox) within an existing commercial building §42-10. M1-6 zoning district. Madison Square North Historic District. <b>Community Board #5M</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Deferred Decision – 12/6-7/2021</b>
21.	2020-18-BZ	Eric Palatnik, P.C. <b>920 Shore Boulevard, Brooklyn</b> Request for Re-Hearing of an application requesting a Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to ZR §23-142 (floor area) which was denied on October 19, 2020. R3-1 zoning district <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 9/13-14/2021</b>
22.	2020-70-BZ	Law Office of Lyra J. Altman <b>1903 Homecrest Avenue, Brooklyn</b> Special Permit (§73-622) to permit the enlargement and conversion of an existing two family residence to a single-family residence. R4-1 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Deferred Decision – 9/27-28/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**EXECUTIVE SESSION & PUBLIC HEARING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 13-14, 2021**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
23.	2019-24-BZ	Eric Palatnik, P.C. <b>2721 Nostrand Avenue, Brooklyn</b> Special Permit (§73-49) to permit accessory parking on the roof of an under-construction DOB-approved Use Group 9A automotive sales use establishment contrary to ZR §36-11. C2-2/R4 zoning district. <b>Community Board #18BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 11/15-16/2021</b>
24.	2019-95-BZ	Hirschen Singer & Epstein LLP <b>19 Maspeth Avenue aka 220 Conselyea Street, Brooklyn</b> Variance (§72-21) to permit the construction of a six-story mixed-use building with conforming commercial use on the ground floor and residential uses on the upper floors contrary to ZR §32-10. C8-2 zoning district. <b>Community Board #1BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned Hearing – 2/7-8/2022</b>
25.	2019-173-BZ	Eric Palatnik, P.C. <b>187-01 Hillside Avenue, Queens</b> 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. C2-4/R6A Special Downtown Jamaica District. <b>Community Board #8Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 11/15-16/2021</b>
26.	2019-278-BZ	Rothkrug Rothkrug & Spector LLP <b>9201 5<sup>th</sup> Avenue, Brooklyn</b> Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for a UG 6B office use and ambulatory diagnostic or treatment facilities (UG 4) (PRC-B1 parking category) contrary to ZR §36-21. C2-3/R6B & R5B Special Bay Ridge District. <b>Community Board #10BK</b>
		<b>Project Manager: Tracie Behnke (212) 386-0086</b>
		<b>Status: Adjourned Hearing – 1/10-11/2022</b>
27.	2020-14-BZ	Akerman LLP <b>34-10 12<sup>th</sup> Street, Queens</b> Variance (§72-21) to permit the enlargement of a one-story, non-conforming manufacturing establishment (UG 17) contrary to ZR §§22-10 and 52-41. R5 zoning district. <b>Community Board #1Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned Hearing – 6/6-7/2022</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**EXECUTIVE SESSION & PUBLIC HEARING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 13-14, 2021**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
28.	2020-43-BZ	Law Office of Christopher Wright PLLC <b>982 39th Street, Brooklyn</b> Variance (§72-21) to permit the legalization of 2 residential units on the 2nd and 3rd floors of an existing 3 story building contrary to ZR §42-10. M1-2 zoning district. <b>Community Board #12BK</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 1/10-11/2022</b>
29.	2020-76-BZ	Law Office of Jay Goldstein, <b>8902 5th Avenue (8902-8906 5th Avenue, 442-452 89th Street), Brooklyn</b> Special Permit (§73-19) to permit the operation of a day care facility (TLE) contrary to ZR §32-10. C8-2 Special Bay Ridge Purpose District. <b>Community Board #10BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 9/27-28/2021</b>
30.	2020-84-BZ	Goldman Harris II LLC <b>161 Emerson Place, Brooklyn</b> Variance (§72-21) to permit the development of income restricted supportive and affordable housing building contrary to floor area (§23-153) and density (§23-22). Special Permit (§73-623) seeking waivers of height, setback (§23-662(a)) and rear yard (§23-471 and §23-52) regulations for a Quality Housing Building. R6 zoning district. <b>Community Board #2BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned Hearing – 11/29-30/2021</b>
31.	2020-87-BZ	Eric Palatnik, PC. <b>30 West 32nd Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment (Spa 32) contrary to ZR §32-10. C6-4 zoning district. <b>Community Board #5M</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Adjourned Hearing – 12/6-7/2021</b>

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

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**THURSDAY & FRIDAY MORNING, JULY 22-23, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
1.	92-99-BZIII, 94-99-BZ, 96- 99-BZ, 98-99- BZ, 100-99-BZ, 102-99-BZ	Goldman Harris LLC <b>98-09, 98-25, 98-41, 64<sup>th</sup> Road, 98-51, 98-33, 98-19 64<sup>th</sup> Avenue, Queens</b> Application to extend the term of an MDL § 60 waiver allowing transient parking at the above-referenced Premises pursuant to §1-07.1(a)(2); extend the Applicant's time to obtain Certificate of Occupancy pursuant to §1-07.1(a)(3); waiver pursuant to §1-07.3(d)(2). R7-1 Zoning District. <b>Community Board #6Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Deferred Decision – 10/4-5/2021</b>
2.	23-08-BZ	Sheldon Lobel, P.C. <b>80-14 Chevy Chase Street, Queens</b> Amendment of a previously approved Variance (§72-21) which permitted the construction of a two-story and cellar house of worship (UG 4) contrary to floor area and parking requirements. Amendment to include an obstruction in the front yard contrary to ZR 24-33 and ZR 24-34, change to cellar layout and landscaping. R1-2 zoning district. <b>Community Board #8Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Deferred Decision – 9/13-14/2021</b>
3.	18-09-BZ	Klein Slowik PLLC <b>250 West 54<sup>th</sup> Street, Manhattan</b> 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 (Crunch Fitness) which expires on May 21, 2020; Waiver of the Rule 1-07.3(d)(2). C6-5 and C6-7 zoning district, Special Midtown District. <b>Community Board #5M</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Deferred Decision – 9/13-14/2021</b>
4.	120-13-BZ	Pryor Cashman LLP <b>1815 Forest Avenue, Staten Island</b> Extension of Term of a previously approved Special Permit (§73-243) which permitted an accessory drive-thru to an eating and drinking establishment (UG 6) (McDonald's) which expired on January 14, 2019; Waiver of the Board's Rules. C1-1/R3-2 zoning district. <b>Community Board #1SI</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Deferred Decision – 9/13-14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**THURSDAY & FRIDAY MORNING, JULY 22-23, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>189-12-BZ</b>	Kramer Levin Naftalis & Frankel LLP <b>98 Montague Street, Brooklyn</b> 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 July 23, 2020. C1-3/R7-1 and R6 (LH-1) zoning districts. Property is located within the Brooklyn Heights Historic District. <b>Community Board #2BK</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Deferred Decision – 10/4-5/2021</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>378-45-BZ</b>	Davidoff Hutter & Citron, LLP <b>116-60 Sutphin Boulevard, Queens</b> Amendment (§11-412) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) seeking to permit a change in the configuration of existing gasoline pumps, the addition of a canopy and the conversion of an accessory lubricatorium to an accessory convenience store with a drive-through. C2-3/R5D zoning district. <b>Community Board #12Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 10/4-5/2021</b>
<b>7.</b>	<b>523-58-BZ</b>	Glen V. Cutrona, AIA <b>117-30 Farmers Boulevard, Queens</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expired on May 7, 2014; Waiver of the Board's Rules. C1-3/R5D zoning district. <b>Community Board #12Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Adjourned, Continued Hearing – 10/4-5/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**THURSDAY & FRIDAY MORNING, JULY 22-23, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
8.	339-02-BZ	Eric Palatnik, P.C. <b>146-65 Springfield Boulevard, Queens</b> Amendment to modify the Board's condition of term pursuant to (§ 1-07.3(3) (ii)) of the Board's Rules of Practice and Procedures for a previously granted Variance (§72-21) which permitted warehouse and office uses contrary to underlying use regulations which expired on February 25, 2013;. Amendment to legalize the addition of mezzanine increasing the degree of non-conformance; Waiver of the Board's Rules. R3-2 zoning districts. <b>Community Board #13Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 9/23-24/2021</b>
9.	6-04-BZ	Law Office of Fredrick A. Becker <b>7118-7124 Third Avenue, Brooklyn</b> Extension of Term of a variance granted pursuant to §72-21 allow the operation of a physical culture establishment located in a C1-3/R6B, Special Bay Ridge zoning district. <b>Community Board #1BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 10/18-19/2021</b>
10.	114-07-BZ	Eric Palatnik, P.C. <b>7-05 152<sup>nd</sup> Street, Queens</b> Amendment of a previously approved Special Permit (§73-19) which permitted the operation of a day-care center (Kiddie Academy) (UG3). The amendment seeks an enlargement to the existing day care facility, a modification in the approved floor area, a change in the number of parking spaces, as well as request to permit a proposed outdoor play area on the roof. M1-1/R2A zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing – 9/23-24/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**THURSDAY & FRIDAY MORNING, JULY 22-23, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
11.	490-72-BZ	Gerald J. Caliendo, RA, AIA <b>4200 Baychester Avenue, Bronx</b> Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance (§72-21) which permitted the operation of a commercial bank (UG 6) which expired on February 5, 2020; Waiver of the Board's Rules of Practice of Procedures. R4 zoning district. <b>Community Board #12BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Postponed Hearing – 9/27-28/2021</b>
12.	220-14-BZ & 221-14-BZ	Hirschen Singer & Epstein LLP <b>8-10 Underhill Avenue, Brooklyn</b> Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the construction of two 3-story single family residences which expired on January 12, 2020; Waiver of the Board's Rules of Practice and Procedures. M1-1 zoning district. <b>Community Board #8BK</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Postponed Hearing – 9/27-28/2021</b>
13.	2017-286-BZ	Eric Palatnik, P.C. <b>22-06 31st Street, Queens</b> Amendment of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Culture Establishment ( <i>The Rock Health &amp; Fitness</i> ) to be located within the cellar level of a proposed three-story retail building. The Amendment seeks to permit the enlargement of the facility to include the first floor. C4-2A/R5D zoning district. <b>Community Board #1Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Postponed Hearing – 9/23-24/2021</b>

<b><i>APPEALS – DECISIONS</i></b>		
14.	2018-178-A	Rampulla Associates Architects, LLP <b>2 Oaktree Way aka 300 Ocean Terrace, Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Deferred Decision – 9/13-14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**THURSDAY & FRIDAY MORNING, JULY 22-23, 2021**  
**10:00 A.M.**

***APPEALS – CONTINUED HEARINGS***

15.	2019-276-A	Pryor Cashman LLP <b>15 Stuart Lane, Queens</b> Proposed enlargement of an existing two-story with cellar single-family home located on the bed of a mapped street contrary to General City Law §35. R1-2 zoning district. <b>Community Board #11Q</b> <b>Project Manager: Toni Matias (212) 386-0084</b> <b>Status: Adjourned, Continued Hearing – 10/18-19/2021</b>
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***APPEALS – NEW CASES***

16.	2019-255-A	Schmuel D. Flaum <b>621 Alonzo Road, Queens</b> Proposed enlargement of an existing single-family home with a portion located within the bed of a mapped street contrary to General City Law §36 and within the street widening line contrary to General City Law §35. R3X zoning district. <b>Community Board #14Q</b> <b>Project Manager: Toni Matias (212) 386-0084</b> <b>Status: Postponed Hearing – 9/23/2021</b>
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***BZ – DECISIONS***

17.	2019-162-BZ	Jay Goldstein, Esq. <b>3336-3338 Bedford Avenue, Brooklyn</b> 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 ratio) and ZR §23-47 (rear yard). R2 zoning district. <b>Community Board #14BK</b> <b>Project Manager: Gjela Prenga (212) 386-0067</b> <b>Status: Deferred Decision – 9/13-14/2021</b>
18.	2019-206-BZ	Akerman LLP <b>51-22 Roosevelt Avenue, Queens</b> Special Permit (§73-66) to permit the construction of a development that exceeds the height limits established contrary ZR §61-20. C2-3/R6 zoning district. <b>Community Board # 2Q</b> <b>Project Manager: Darrell Ruffin (212) 386-0034</b> <b>Status: Deferred Decision – 9/23-24/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**THURSDAY & FRIDAY MORNING, JULY 22-23, 2021**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
19.	2018-26-BZ	<p>Gerald J. Caliendo, RA, AIA  <b>79-03 Roosevelt Avenue, Queens</b>  Special Permit (§73-244) to allow an eating and drinking establishment without restrictions and no limitation on entertainment and dancing contrary to ZR §32-21. C2-2/R5 zoning district.  <b>Community Board #3Q</b>  <b>Project Manager: Toni Matias (212) 386-0084</b>  <b>Status: Adjourned, Continued Hearing – 10/18-19/2021</b></p>
20.	2018-173-BZ	<p>Law Office of Jay Goldstein  <b>128 Beach 9th Street, Queens</b>  Variance (§72-21) to permit the development of a 17-story, mixed-use, community facility and residential building on a waterfront lot contrary to ZR §62-322 (Floor Area and Floor Area Ratio (“FAR”)); ZR §62-341 (Maximum Base Height and Building Height); ZR §62-341(a)(2) (Setbacks) and ZR §§25-23 &amp; 25-31 (parking). R6 zoning district.  <b>Community Board #14Q</b>  <b>Project Manager: Darrell Ruffin (212) 386-0034</b>  <b>Status: Adjourned, Continued Hearing – 11/29-30/2021</b></p>
21.	2019-32-BZ	<p>Rothkrug &amp; Spector LLP  <b>801 Co-Op City Boulevard, Bronx</b>  Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for an ambulatory diagnostic or treatment facility (UG 4) (PRC-B1 parking category) contrary to ZR §36-21. C4-1 zoning district.  <b>Community Board #10BX</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Adjourned, Continued Hearing – 9/27-28/2021</b></p>
22.	2020-45-BZ & 127-15-BZ	<p>Goldman Harris LLC  <b>135-35 Northern Boulevard, Queens</b>  Variance (ZR §72-21) to permit the construction of a 16-story mixed-use building contrary to Residential FAR (ZR §23-151), Commercial FAR (ZR §33-121), and Total FAR (ZR §35-311(d)); Open Space and Open Space Ratio (ZR §23-151) and (ZR §35-32), permitted obstruction in the rear yard (ZR §24-33(b)(3) and ZR §33-23(b)(3)), Density (ZR §23-22), location of eating and drinking establishment above the ground floor (ZR §32-421), and contrary to maximum height for new buildings in the Airport Approach District (ZR §61-21) ; Amendment of a previously approved Special Permit (ZR §73-66) for the construction of a building in excess of the height limits in the Airport Approach District (ZR §61-21). R6 (C2-2) Zoning District.  <b>Community Board #7Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Adjourned, Continued Hearing – 10/18-19/2021</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**THURSDAY & FRIDAY MORNING, JULY 22-23, 2021**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
23.	2019-257-BZ	Sheldon Lobel, P.C. <b>179 East 79th Street, Manhattan</b> Special Permit (§73-621) to permit a 390 square foot enlargement of an existing super's apartment contrary to ZR §§12-10 & 23-152. C1-5/R10A & R10A zoning districts. <b>Community Board # 8M</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 9/23-24/2021</b>
24.	2019-258-A	Sheldon Lobel, P.C. <b>179 East 79th Street, Manhattan</b> Request to permit a 390 square foot enlargement of an existing super's apartment contrary Multiple Dwelling Law (MDL) and Housing and Maintenance Code (HMC). C1-5/R10A & R10A zoning districts. <b>Community Board # 8M</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 9/23-24/2021</b>
25.	2020-25-BZ	Sheldon Lobel, P.C. <b>142-30 13<sup>th</sup> Avenue, Queens</b> Variance (§72-21) to legalize an existing single-family house contrary to ZR §§23-45 & 23-48 (side and front yard requirements. R1-2 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 9/23-24/2021</b>
26.	2020-55-BZ	Eric Palatnik, P.C. <b>1284 East 19th Street, Brooklyn</b> Variance (§72-21) to permit the development of an eight story and cellar residential building contrary to ZR §23-47 (rear yard). R7A zoning district. <b>Community Board #14BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing – 10/18-19/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**THURSDAY & FRIDAY MORNING, JULY 22-23, 2021**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
27.	2020-65-BZ	Law Office of Lyra J. Altman <b>1215-1217 East 22nd Street, Brooklyn</b> Special Permit (§73-622) to permit the enlargement and combination of two single-family residences into one single-family residence. R2 zoning district. <b>Community Board #14BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 9/23-24/2021</b>
28.	2020-76-BZ	Law Office of Jay Goldstein, <b>8902 5<sup>th</sup> Avenue (8902-8906 5<sup>th</sup> Avenue, 442-452 89<sup>th</sup> Street), Brooklyn</b> Special Permit (§73-19) to permit the operation of a day care facility (TLE) contrary to ZR §32-10. C8-2 Special Bay Ridge Purpose District. <b>Community Board #10BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing – 9/23-24/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY-TUESDAY & THURSDAY MORNING & AFTERNOON**  
**JUNE 28-29 & 30, 2021 – 10:00 A.M. & 2:00 P.M.**

<b><i>SOC – DECISIONS</i></b>		
1.	55-45-BZ	<p>Carl A. Sulfaro, Esq.,  <b>63 Kingsland Avenue (f/k/a 51-61 Kingsland Avenue, Brooklyn</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) (Spirit) with accessory automotive repair which expired on February 27, 2019. C2-4/R6B zoning district.  <b>Community Board #1BK</b></p>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 6/28-29 &amp; 30/2021</b>
2.	764-56-BZ	<p>Alfonso Duarte  <b>200-05 Horace Harding Expressway, Queens</b>            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.  <b>Community Board #11Q</b></p>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 6/28-29 &amp; 30/2021</b>
3.	516-75-BZ	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>330 East 61st Street, Manhattan</b>            Extension of Term of a previously approved Variance (§72-21) which permit the operation of a physical culture establishment (Equinox) which expired on October 17, 2020. C8-4 zoning district.  <b>Community Board #8M</b></p>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Granted – 6/28-29 &amp; 30/2021</b>
4.	599-76-BZ	<p>Eric Palatnik, PC  <b>70-02 72nd Place, Queens</b>            Amendment and Extension of Term of a previously approved Variance (72-21) which permitted the operation of a two-story (UG 17) accessory storage and shipping building (FM Brush Company) which expired on December 21, 2016. The amendment seeks to amend the Board's condition of term to re-instate the variance; Waiver of the Board's Rules of Practice and Procedures. R4-1 zoning district.  <b>Community Board #5Q</b></p>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Granted – 6/28-29 &amp; 30/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY-TUESDAY & THURSDAY MORNING & AFTERNOON**  
**JUNE 28-29 & 30, 2021 - 10:00 A.M. & 2:00 P.M.**

<b><i>SOC – DECISIONS</i></b>		
5.	105-81-BZ	David L. Businelli, R.A. <b>235 Forest Avenue, Staten Island</b> Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a commercial office building which expired on August 10, 2012; Amendment for signage, Waiver of the Board's Rules. R3A zoning district. <b>Community Board #5SI</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 6/28-29 &amp; 30/2021</b>
6.	21-91-BZ	Sheldon Lobel, P.C. <b>2407-2417 Linden Boulevard, Brooklyn</b> 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 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. <b>Community Board #5BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Deferred Decision – 9/13-14/2021</b>
7.	200-01-BZ	Davidoff Hatcher & Citron LLP <b>182-15 Hillside Avenue, Queens</b> Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance (72-21) to permit the enlargement of an existing 11-story and penthouse rehabilitation and long-term care facility (Hillside Manor Rehabilitation and Extended Care Center) which expired on March 17, 2011; Waiver of the Board's Rules. C2-4/R6A Special Downtown Jamaica District. <b>Community Board #8Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 6/28-29 &amp; 30/2021</b>
8.	21-10-BZ	Law Office of Fredrick A. Becker <b>2801 Roebling Avenue, Bronx</b> Extension of Term of a previously approved Special Permit (§73-243) which permitted the operation of an accessory drive-through to an eating and drinking establishment which expired on September 14, 2020; Extension of Time to Obtain a Certificate of Occupancy which expired on February 13, 2020; Waiver of the Board's Rules of Practice and Procedures. C1-2/R4A zoning district. <b>Community Board #10BX</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Granted – 6/28-29 &amp; 30/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY-TUESDAY & THURSDAY MORNING & AFTERNOON**  
**JUNE 28-29 & 30, 2021 - 10:00 A.M. & 2:00 P.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
9.	853-53-BZ	Eric Palatnik, P.C. <b>2402/16 Knapp Street, Brooklyn</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expires on October 23, 2019. C2-2/R3-2 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 9/23-24/2021</b>
10.	803-61-BZ	Eric Palatnik, P.C. <b>1416 Hylan Boulevard, Staten Island</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expires on July 27, 2020. C2-1/R3-2 zoning district. <b>Community Board #2SI</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 9/23-24/2021</b>
11.	282-79-BZ	David L Businelli, R.A. <b>840 Richmond Avenue, Staten Island</b> Amendment to a condition of term for a previously approved Variance (§72-21) which permitted an accessory off-site parking facility accessory to an eating and drinking establishment located on the opposite side of the street which expired on July 24, 2009; Waiver of the Board's rules. R3A zoning district. <b>Community Board # 1SI</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 10/4-5/2021</b>
12.	42-97-BZ	Law Offices of Marvin Mitzner LLC <b>93-20 Astoria Boulevard, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted the construction and use of a one-story and cellar retail drug store (UG 6) which expired on March 3, 2018; Amendment to permit the elimination of a term since the use is now permitted with the exception of a portion located in a R6B zoning district; Waiver of the Board's Rules. C1-3 and R6B zoning districts. <b>Community Board #3Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 10/4-5/2021</b>

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**REGULAR MEETING**  
**MONDAY-TUESDAY & THURSDAY MORNING & AFTERNOON**  
**JUNE 28-29 & 30, 2021 - 10:00 A.M. & 2:00 P.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
13.	5-98-BZ	<p>Heywood Blaufeux  <b>1861 McDonald Avenue, Brooklyn</b>            Extension of Term of a previously approved variance (§72-21) which permitted a garden supply sales and nursery establishment (UG 17) with accessory parking and storage which expired on February 23, 2019; Waiver of the Board's Rules. R5 zoning district.  <b>Community Board #15BK</b></p>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 11/15-16/2021</b>
14.	6-09-BZ	<p>Rampulla Associates Architects  <b>24 Nelson Avenue, Staten Island</b>            Extension of Term of a previously approved Variance (§72-21) which permitted the use of Automotive Repair (UG 16B) which will expire on November 9, 2020. C4-1 Special South Richmond Development and Special Growth Management Districts.  <b>Community Board #3SI</b></p>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Adjourned, Continued Hearing – 9/27-28/2021</b>
15.	24-09-BZ	<p>Bryan Cave Leighton Paisner LLP.  <b>78-10 164<sup>th</sup> Road, Queens</b>            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.  <b>Community Board #8Q</b></p>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 9/27-28/2021</b>
16.	2017-213-BZ	<p>Hirschen Singer &amp; Epstein, LLP  <b>1808 Coney Island Avenue, Brooklyn</b>            Amendment of a previously approved variance (ZR 72-21) for a six-story with cellar, community-facility building (Use Group 3), contrary to use and bulk regulations. Amendment to reduce the size of the cellar level, modify interior program, and change certain finishing materials. C8-2 ZD/Special Ocean Parkway District.  <b>Community Board #12BK</b></p>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing – 9/27-28/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY-TUESDAY & THURSDAY MORNING & AFTERNOON**  
**JUNE 28-29 & 30, 2021 – 10:00 A.M. & 2:00 P.M.**

<b><i>SOC – NEW CASES</i></b>		
17.	467-58-BZ	<p>Walter T. Gorman, P.E., P.C.  <b>172-11 Northern Boulevard, Queens</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on December 14, 2019, Waiver of the Board's Rules of Practice and Procedures. R3-2, R4B and R3X zoning districts.  <b>Community Board # 7Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Postponed Hearing – 10/4-5/2021</b></p>
18.	81-74-BZ	<p>Gerald J. Caliendo, RA, AIA  <b>97-27 57<sup>th</sup> Avenue, Queens</b>            Extension of Time to Obtain a Certificate of Occupancy for a previously approved variance (§72-21) which permitted the operation of a supermarket (UG 6) which expired on July 23, 2020. C1-2/R6A &amp; R6B zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Postponed Hearing – 9/27-28/2021</b></p>
19.	42-09-BZ	<p>Sheldon Lobel, P.C.  <b>441-467 Prospect Avenue, Brooklyn</b>            Extension of Term of a previously approved variance (expired July 12, 1992) which permitted the extension of a legal non-conforming commercial laundry use (Arrow Linen Supply) within a residential zoning district which expired on August 11, 2019; Extension of Time to Obtain a Certificate of Occupancy which expired on February 11, 2010; Waiver of the Board's Rules. R5B zoning district.  <b>Community Board #3BK</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Postponed Hearing – 9/27-28/2021</b></p>
20.	2017-240-BZ	<p>Troutman Pepper LLC  <b>310 Lenox Avenue, Manhattan</b>            Extension of Term of a previously approved Special Permit (§73-244) permitting an eating and drinking establishment without restrictions and no limitation on entertainment and dancing (UG 12A) (Red Rooster Harlem Restaurant located on the cellar level which expires on expiring March 27, 2021. C4-4A (Special 125th Street District).  <b>Community Board # 10M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Postponed Hearing – 9/27-28/2021</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY-TUESDAY & THURSDAY MORNING & AFTERNOON**  
**JUNE 28-29 & 30, 2021 – 10:00 A.M. & 2:00 P.M.**

<b><i>APPEALS – DECISIONS</i></b>		
<b>21.</b>	<b>2020-34-A</b>	Goldner Architects <b>45 John Street, Manhattan</b> Application requesting a variance of the Multiple Dwelling Law to existing HACA multiple dwelling to be partially converted to a hotel. An existing inner court supplying legal light and air to apartments does not meet the size requirements for hotels. C6-4 Lower Manhattan Special Purpose District. <b>Community Board #1M</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 6/28-29 &amp; 30/2021</b>

<b><i>APPEALS – NEW CASES</i></b>		
<b>22.</b>	<b>2021-11-BZY</b>	Kenneth K. Loweinstein <b>38-59 11th Street, Queens</b> Extension of Time to Complete Construction and Obtain a Certificate of Occupancy (§11-332) for a period of two years from December 20, 2020. <b>Community Board #2Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Postponed Hearing – 9/27-28/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY-TUESDAY & THURSDAY MORNING & AFTERNOON**  
**JUNE 28-29 & 30, 2021 – 10:00 A.M. & 2:00 P.M.**

<b><i>BZ – DECISIONS</i></b>		
23.	2019-16-BZ	Pryor Cashman LLP <b>250-01 Northern Boulevard, Queens</b> Special Permit (§73-243) to permit an accessory drive-through to a proposed eating and drinking establishment (UG 6) ( <i>McDonald's</i> ) contrary to ZR §32-15. C1-2/R3-1 and R2A zoning districts. <b>Community Board #11Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 6/28-29 &amp; 30/2021</b>
24.	2019-275-BZ	Sheldon Lobel, P.C. <b>122 West 27th Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (Fit Hit) located in the cellar and ground floor of an existing building contrary to ZR §42-10. M1-6 zoning district. <b>Community Board #5M</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 6/28-29 &amp; 30/2021</b>
25.	2020-18-BZ	Eric Palatnik, P.C. <b>920 Shore Boulevard, Brooklyn</b> Request for Re-Hearing of an application requesting a Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to ZR §23-142 (floor area) which was denied on October 19, 2020. R3-1 zoning district <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Deferred Decision – 9/13-14/2021</b>
26.	2020-42-BZ	Eric Palatnik, PC <b>155 Girard Street, Brooklyn</b> Special Permit (§73-622) to permit the enlargement of an existing one-family dwelling. R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 6/28-29 &amp; 30/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY-TUESDAY & THURSDAY MORNING & AFTERNOON**  
**JUNE 28-29 & 30, 2021 – 10:00 A.M. & 2:00 P.M.**

<b><i>BZ – DECISIONS</i></b>		
27.	2020-70-BZ	Law Office of Lyra J. Altman <b>1903 Homecrest Avenue, Brooklyn</b> Special Permit (§73-622) to permit the enlargement and conversion of an existing two family residence to a single-family residence. R4-1 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Deferred Decision – 10/18-19/2021</b>
28.	2020-75-BZ	Eric Palatnik, P.C. <b>474 7th Avenue, Manhattan</b> Special Permit (§73-36) to permit the legalization of a physical cultural establishment (Spa 7) located in the third floor an existing building contrary to ZR §42-10. M1-6 zoning district. <b>Community Board #5M</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Deferred Decision – 11/15-16/2021</b>
29.	2020-80-BZ	Eric Palatnik, P.C. <b>459 Lexington Avenue, Manhattan</b> Special Permit (§73-36) to permit the operation of a Physical Culture Establishment (Spa 45) contrary to ZR §32-10. C5-3 Special Midtown Purpose District. <b>Community Board #6M</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 6/28-29 &amp; 30/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY-TUESDAY & THURSDAY MORNING & AFTERNOON**  
**JUNE 28-29 & 30, 2021 – 10:00 A.M. & 2:00 P.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
30.	2016-4463-BZ	Law Office of Jay Goldstein <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)</b> <b>Brooklyn</b> Variance (§72-21) to permit the construction of a Use Group 3 school (Mosdos Sammar 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. <b>Community Board #10BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 10/18-19/2021</b>
31.	2019-24-BZ	Eric Palatnik, P.C. <b>2721 Nostrand Avenue, Brooklyn</b> Special Permit (§73-49) to permit accessory parking on the roof of an under-construction DOB-approved Use Group 9A automotive sales use establishment contrary to ZR §36-11. C2-2/R4 zoning district. <b>Community Board #18BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing – 9/13-14/2021</b>
32.	2019-66-BZ	Law Office of Jay Goldstein <b>15 Terrace View Avenue, Manhattan</b> Variance (§72-21) to permit the development of a seven (7) story building containing 59 rental apartments contrary to ZR §42-00. M1-1 zoning district. <b>Community Board #8BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing – 11/15-16/2021</b>
33.	2019-67-BZ	Sheldon Lobel, P.C. <b>2781 Coyle Street, Brooklyn</b> Variance (§72-21) to permit the development of a six-story, three-family residential building contrary to ZR §§ 23-32 (minimum lot area), 23-45 (front yard), and 23-631 (street wall, setback and total height). R5 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 9/23-24/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY-TUESDAY & THURSDAY MORNING & AFTERNOON**  
**JUNE 28-29 & 30, 2021 – 10:00 A.M. & 2:00 P.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
34.	2019-263-BZ	Eric Palatnik, P.C. <b>2122 Richmond Avenue, Staten Island</b> Special Permit (§73-243) to permit an eating and drinking establishment (Starbucks) with an accessory drive-thru contrary to ZR §32-10. C1-2/R3-2 zoning district. <b>Community Board #2SI</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 10/4-5/2021</b>
35.	2019-279-BZ	Terminus Group, LLC <b>4119 Richmond Avenue, Staten Island</b> Special Permit (§73-126) to permit the enlargement of an ambulatory diagnostic or treatment care facility which exceeds 1,500 square feet, located within a lower density growth management area, contrary to ZR §22-14. R3A Special South Richmond District (Lower Density Growth Management Area). <b>Community Board #3SI</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Withdrawn – 6/28-29 &amp; 30/2021</b>
36.	2019-294-BZ	The Law Offices of Marvin B. Mitzner LLC <b>241-243 Throop Avenue, Brooklyn</b> Variance (§72-21) to permit the construction of a mixed-use residential building (UG 2) with ground floor commercial (UG 6) contrary to underlying bulk requirements. C2-4/R7D zoning district. <b>Community Board #3BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 10/4-5/2021</b>
37.	2020-88-BZ	Sheldon Lobel, P.C. <b>315 Berry Street, Brooklyn</b> Special Permit (§73-14) to permit the construction of an electric utility substation (UG 6D) on the roof of an existing building contrary to ZR §22-10. R6 zoning district. <b>Community Board #1BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing – 10/4-5/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JUNE 13-14, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>315-90-BZ</b>	Vassalotti Associates Architects, LLP <b>82-06 Astoria Boulevard, Queens</b> Extension of Term (§11-411) for the continued operation of an Automotive Service Station (BP Amoco) with accessory convenience store which expires on January 25, 2021. C2-2/R4 zoning district. <b>Community Board #3Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 6/13-14/2021</b>
<b>2.</b>	<b>122-95-BZ</b>	Capell Barnett Matalon & Schoenfeld LLC <b>152-65 Rockaway Boulevard, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted a warehouse (UG 16) and trucking terminal (UG 17) with accessory offices, loading and unloading contrary to use regulations which expired on July 11, 2016; Amendment to permit a change in the hours of operation and a request to eliminate the term. C2-2/R3-1 zoning district. <b>Community Board #12Q</b>
		<b>Project Manager: Carlo Costanza (212) 386-0068</b>
		<b>Status: Deferred Decision – 9/13-14/2021</b>
<b>3.</b>	<b>2017-289-BZ and 252-06-BZ</b>	Sheldon Lobel, P.C. <b>1761 Walton Avenue, Bronx</b> Extension of Time to complete construction of a previously approved Variance (§72-21) and Special Permit (§73-623) to permit development of a new, fourteen-story building with a gymnasium for the Mount Hope Community Center and approximately 103 affordable housing units developed under the Extremely Low and Low-Income Affordability (“ELLA”) financing program administered by the Department of Housing Preservation and Development (“HPD”). The proposal is contrary to ZR §23-711 (distance of legally required windows) and ZR §23-622 (base and building heights). Extension of Time to complete construction for the companion amendment of a variance under BSA Cal. No. 252-06-BZ. <b>Community Board #5BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 6/13-14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JUNE 13-14, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
4.	863-48-BZ	Alfonso Duarte <b>259-16 Union Turnpike, Queens</b> 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. <b>Community Board #13Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 9/13-14/2021</b>
5.	169-49-BZ	Rampulla Associates Architect, LLP <b>5270 Amboy Road, Staten Island</b> Amendment (§11-412) to permit the enlargement of an accessory repair establishment of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B). R3A Special South Richmond District within the Lower Density Growth Management Area. <b>Community Board #3SI</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 9/13-14/2021</b>
6.	803-61-BZ	Eric Palatnik, P.C. <b>1416 Hylan Boulevard, Staten Island</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expires on July 27, 2020. C2-1/R3-2 zoning district. <b>Community Board #2SI</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 6/28-29/2021</b>
7.	528-71-BZ	Eric Palatnik, P.C. <b>133-40 150th Street, Queens</b> Amendment of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired on October 3, 1982. The Amendment is filed pursuant to §1-07.3 (b)(4)(ii) of the Board's Rules of Practice and Procedures to requests a modification of the term specified as a condition of the Board's resolution. The application seeks to legalize modifications to signage, landscaping, site layout and the accessory building; Waiver of the Board's Rules. R3A zoning district. <b>Community Board # 12Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 10/18-19/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JUNE 13-14, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
8.	92-99-BZIII 94-99-BZ 96-99-BZ 98-99-BZ 100-99-BZ 102-99-BZ	Goldman Harris LLC 98-09, 98-25, 98-41, 64 <sup>th</sup> Road, 98-51, 98-33, 98-19 64 <sup>th</sup> Avenue, Queens Application to extend the term of an MDL § 60 waiver allowing transient parking at the above-referenced Premises pursuant to §1-07.1(a)(2); extend the Applicant's time to obtain Certificate of Occupancy pursuant to §1-07.1(a)(3); waiver pursuant to §1-07.3(d)(2). R7-1 Zoning District. <b>Community Board #6Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Closed, Decision – 7/22-23/2021</b>
9.	299-99-BZ	Glen V. Cutrono, AIA 8-16 Malcom X Boulevard, Brooklyn Extension of Term (11-411) of a previously approved variance which permitted the operation of automotive service station (UG 16B) (Getty) which will expire on July 25, 2020. C2-4/R6A zoning district. <b>Community Board #3BK</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 10/4-5/2021</b>
10.	12-01-BZ	Greenberg Taurig, LLP 2829 Edson Avenue, Bronx Amendment or Extension of Term of a previously approved Variance (§72-21) which permitted the development of a one-story commercial building (UG 6) with 93 accessory parking spaces which is set to expire on July 17, 2021. The application seeks to change to remove the Board's condition of term. R4 zoning district. <b>Community Board #12BX</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 9/13-14/2021</b>
11.	72-04-BZ	Eric Palatnik, P.C. 141-54 Northern Boulevard, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) (Getty) which expires on June 3, 2020. C1-2/R6 & R6 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 9/13-14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JUNE 13-14, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
12.	42-08-BZ	Eric Palatnik, P.C. <b>182 Girard Street, Brooklyn</b> Amendment of a previously approved Special Permit (§73-622) which permitted the enlargement of an existing home; Extension of Time to Complete Construction which expired on September 18, 2019; Waiver of the Board's Rules of Practice and Procedures. R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 10/18-19/2021</b>
13.	2017-261-BZ	Belkin Burden Wenig & Goldman, LLP <b>527 East New York Avenue, Brooklyn</b> Reopening to allow for new objection/discuss ownership of adjacent lot. R6 zoning district. <b>Community Board #9BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing – 10/4-5/2021</b>
14.	2019-299-BZ	Nasir J. Khanzada, PE <b>82-01 to 82-13 Queens Boulevard, Queens</b> Re-instatement (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expired on December 13, 1987; Amendment to permit the conversion of automotive repair bays to accessory convenience store; Waiver of the Board's Rules. C2-3/R6 zoning district. <b>Community Board #4Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 9/13-14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JUNE 13-14, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
15.	758-84-BZ	David L. Businelli, <b>1444 Clove Road, Staten Island</b> Extension of Term of a variance (§72-21) permitted the operation of two-story and cellar commercial building contrary to use regulations which expired on July 2, 2020; Waiver of the Board's Rules of Practice and Procedures. R3X zoning district. <b>Community Board #1 SI</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Postponed Hearing – 9/13-14/2021</b>
16.	339-02-BZ <u>(Formally 2020-29-BZ)</u>	Eric Palatnik, P.C. <b>146-65 Springfield Boulevard, Queens</b> Variance (§72-21) to permit the enlargement of a UG 16 & 6 warehouse and office building previously before the Board contrary to ZR 22-00. R3-1 and R3-2 zoning districts. <b>Community Board #13Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 7/22-23/2021</b>
17.	18-09-BZ	Klein Slowik PLLC <b>250 West 54<sup>th</sup> Street, Manhattan</b> 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 (Crunch Fitness) which expires on May 21, 2020; Waiver of the Rules. C6-5 and C6-7 zoning district. <b>Community Board #5M</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 7/22-23/2021</b>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
18.	2019-69-A 2019-70-A	Rothkrug Rothkrug & Spector LLP <b>341 &amp; 343 Mallory Avenue, Staten Island</b> Proposed construction of a new two-family not fronting on a legally mapped street contrary to General City Law Section §36. R3X zoning district. <b>Community Board # 2SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 9/13-14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JUNE 13-14, 2021**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
<b>19.</b>	<b>2017-145-BZ</b>	Mango & Lacoviello, LLP <b>241 East 59th Street Manhattan</b> Special Permit (§73-36) to permit a physical culture establishment (Tracy Anderson Method) in the cellar, ground floor and ground floor mezzanine of floor of an existing building. C2-8, C1-5 and R8B zoning district. <b>Community Board #8M</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 6/13-14/2021</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>20.</b>	<b>2017-21-BZ</b>	Mitchell S. Ross, Esq. <b>34-38 38th Street, Queens</b> 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. <b>Community Board #1Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing – 12/6-7/2021</b>
<b>21.</b>	<b>2017-262-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>18 Stanwix Street, Brooklyn</b> Variance (§72-21) to permit the construction of three-story plus cellar residential building contrary to ZR §42-00. M1-1 zoning district. <b>Community Board #4BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 10/4-5/2021</b>
<b>22.</b>	<b>2019-162-BZ</b>	Jay Goldstein, Esq. <b>3336-3338 Bedford Avenue, Brooklyn</b> 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 ratio) and ZR §23-47 (rear yard). R2 zoning district. <b>Community Board #14BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 7/22-23/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, JUNE 13-14, 2021**  
**1:00 P.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
23.	2019-173-BZ	Eric Palatnik, P.C. <b>187-01 Hillside Avenue, Queens</b> 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. C2-4/R6A Special Downtown Jamaica District. <b>Community Board #8Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 9/13-14/2021</b>
24.	2019-192-BZ	Rothkrug Rothkrug & Spector LLP <b>16 Harrison Place, Brooklyn</b> Variance (§72-21) to permit the construction of a cellar and four-story residential building contrary to ZR §42-10. M1-2 zoning district. <b>Community Board #1BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 10/4-5/2021</b>
25.	2019-269-BZ	Snyder & Snyder LLP <b>3425 Rombouts Avenue, Bronx</b> Special Permit (§73-30) to permit non-accessory antennas to be affixed to signs or other similar structures. M1-1 zoning district. <b>Community Board #12BX</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Withdrawn – 6/13-14/2021</b>
26.	2019-271-BZ	New York SMSA Limited Partnership <b>37 Mansion Avenue, Staten Island</b> Special Permit (§73-30) to permit a non-accessory radio tower consisting of a cupola on the roof of the building. C3A Special South Richmond district. <b>Community Board #3SI</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Withdrawn – 6/13-14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, JUNE 13-14, 2021**  
**1:00 P.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
27.	2020-29-BZ	Eric Palatnik, P.C. <b>146-65 Springfield Boulevard, Queens</b> Variance (§72-21) to permit the enlargement of a UG 16 & 6 warehouse and office building previously before the Board contrary to ZR 22-00. R3-1 and R3-2 zoning districts. <b>Community Board #13Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Withdrawn – 6/13-14/2021</b>
28.	2020-76-BZ	Law Office of Jay Goldstein, <b>8902 5<sup>th</sup> Avenue (8902-8906 5<sup>th</sup> Avenue, 442-452 89<sup>th</sup> Street), Brooklyn</b> Special Permit (§73-19) to permit the operation of a day care facility (TLE) contrary to ZR §32-10. C8-2 Special Bay Ridge Purpose District. <b>Community Board #10BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 7/22-23/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, JUNE 13-14, 2021**  
**2:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
29.	2019-206-BZ	Akerman LLP <b>51-22 Roosevelt Avenue, Queens</b> Special Permit (§73-66) to permit the construction of a development that exceeds the height limits established contrary ZR §61-20. C2-3/R6 zoning district. <b>Community Board # 2Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 7/22-23/2021</b>
30.	2019-277-BZ	Jay Goldstein, Esq. <b>81-04 166th Street, Queens</b> Variance (§72-21) to permit the construction of a three-story plus cellar House of Worship (UG 4) (Bukharian Jewish Congregation of Hillcrest) contrary to ZR §24-11 (FAR); ZR §24-34 (front yard); ZR §24-521 (height) and ZR §24-35 (side yard). R2A zoning district. <b>Community Board #8Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Postponed Hearing – 11/15-16/2021</b>
31.	2020-33-BZ	Rothkrug Rothkrug & Spector LLP <b>437 88<sup>th</sup> Street, Brooklyn</b> Special Permit (§73-36) to permit the operation of a physical cultural establishment (Blink Fitness) to be located within the cellar, first and second floors of an existing building contrary to ZR §32-10. C8-2 and C4-2A Special Bayridge zoning districts. <b>Community Board #10BK</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Postponed Hearing – 12/6-7/2021</b>
32.	2021-12-BZ	Terminus Group LLC <b>250 Westervelt Avenue, Staten Island</b> Variance (§72-21) to permit the construction of a single-family dwelling contrary to ZR 23-45 (Front Yard Regulations). R3A Special Hillside Preservation District. <b>Community Board #1SI</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 10/4-5/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 24-25, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
1.	55-45-BZ	<p>Carl A. Sulfaro, Esq.,  <b>63 Kingsland Avenue (f/k/a 51-61 Kingsland Avenue, Brooklyn</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) (Spirit) with accessory automotive repair which expired on February 27, 2019. C2-4/R6B zoning district.  <b>Community Board #1BK</b></p>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Deferred Decision – 6/28-29/2021</b>
2.	207-68-BZ	<p>Gerald Caliendo, R.A.  <b>115-58 Dunkirk Street, Queens</b>            Extension of Term of a previously approved Variance (§72-21) which permitted the use manufacture and storage of paper vacuum bags UG's 16 &amp; 17), with accessory parking, which expired on June 18, 2013; Waiver of the Board's Rules. R3-2 zoning district.  <b>Community Board #12Q</b></p>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 5/24-25/2021</b>
3.	274-00-BZ	<p>Troutman Sanders LLP  <b>134 East 38th Street, Manhattan</b>            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, 2021; Extension of Time to Obtain a Certificate of Occupancy which expired on October 22, 2020; Waiver of the Board's Rules of Practice and Procedures. R10, Murray Hill Historic District.  <b>Community Board #6M</b></p>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 5/24-25/2021</b>
4.	395-04-BZ	<p>Moshe Friedman, PE  <b>1232 54th Street, Brooklyn</b>            Extension of Time to Complete Construction of a previously approved variance (§72-21) for the construction of a UG4 synagogue which expired on June 5, 2016; waiver of the Rules. R5 zoning district.  <b>Community Board #12BK</b></p>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 5/24-25/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 24-25, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>2017-204-BZ</b>	Paul F. Bonfilio <b>124-14 20th Avenue, Queens</b> Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) to permit the enlargement of a non-conforming Automotive Repair Facility (UG 16B) contrary to ZR §52-22 which expired on March 27, 2019. R4A zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 5/24-25/2021</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>378-45-BZ</b>	Davidoff Hatcher & Citron, LLP <b>116-60 Sutphin Boulevard, Queens</b> Amendment (§11-412) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) seeking to permit a change in the configuration of existing gasoline pumps, the addition of a canopy and the conversion of an accessory lubricatorium to an accessory convenience store with a drive-through. C2-3/R5D zoning district. <b>Community Board #12Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 7/22-23/2021</b>
<b>7.</b>	<b>523-58-BZ</b>	Glen V. Cutrona, AIA <b>117-30 Farmers Boulevard, Queens</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expired on May 7, 2014; Waiver of the Board's Rules. C1-3/R5D zoning district. <b>Community Board #12Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 7/22-23/2021</b>
<b>8.</b>	<b>332-79-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>43-20 Little Neck Parkway, Queens</b> 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. <b>Community Board #11Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 10/18-19/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 24-25, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
9.	90-91-BZ	Sheldon Lobel, P.C. <b>630-636 City Island Avenue, Bronx</b> 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. <b>Community Board #10BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 10/18-19/2021</b>
10.	42-97-BZ	Law Offices of Marvin Mitzner LLC <b>93-20 Astoria Boulevard, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted the construction and use of a one-story and cellar retail drug store (UG 6) which expired on March 3, 2018; Amendment to permit the elimination of a term since the use is now permitted with the exception of a portion located in a R6B zoning district; Waiver of the Board's Rules. C1-3 and R6B zoning districts. <b>Community Board #3Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 6/28-29-2021</b>
11.	114-07-BZ	Eric Palatnik, P.C. <b>7-05 152<sup>nd</sup> Street, Queens</b> Amendment of a previously approved Special Permit (§73-19) which permitted the operation of a day-care center (Kiddie Academy) (UG3). The amendment seeks an enlargement to the existing day care facility, a modification in the approved floor area, a change in the number of parking spaces, as well as request to permit a proposed outdoor play area on the roof. M1-1/R2A zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 7/22-23/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 24-25, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
12.	516-75-BZ	Rothkrug Rothkrug & Spector LLP <b>330 East 61st Street, Manhattan</b> Extension of Term of a previously approved Variance (§72-21) which permit the operation of a physical culture establishment (Equinox) which expired on October 17, 2020. C8-4 zoning district. <b>Community Board #8M</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Closed, Decision – 6/28-29/2021</b>
13.	2017-20-BZ	Rothkrug Rothkrug & Spector LLP <b>550 Fifth Avenue, Brooklyn</b> Amendment of a previously approved Variance (§72-21) which permitted the operation of a physical cultural establishment (Harbor Fitness Park Slope). The amendment seeks to legalize the enlargement of the establishment at the first floor; Extension of Time to Obtain a Certificate of Occupancy which expired on July 16, 2020. C4-3A/R6B zoning district. <b>Community Board #6BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Postponed Hearing – 12/6-7/2021</b>
14.	2017-289-BZ and 252-06-BZ	Sheldon Lobel, P.C. <b>1761 Walton Avenue, Bronx</b> Extension of Time to complete construction of a previously approved Variance (§72-21) and Special Permit (§73-623) to permit development of a new, fourteen-story building with a gymnasium for the Mount Hope Community Center and approximately 103 affordable housing units developed under the Extremely Low and Low-Income Affordability (“ELLA”) financing program administered by the Department of Housing Preservation and Development (“HPD”). The proposal is contrary to ZR §23-711 (distance of legally required windows) and ZR §23-622 (base and building heights). Extension of Time to complete construction for the companion amendment of a variance under BSA Cal. No. 252-06-BZ. <b>Community Board #5BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 6/14-15/2021</b>

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

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 24-25, 2021**  
**10:00 A.M.**

<b><i>APPEALS - DECISIONS</i></b>		
15.	2017-16-A thru 2017-19-A	Gerald J. Caliendo, RA, AIA <b>15-58/62 Clintonville Street, 150-93/95 Clintonville Court, Queens</b> 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. <b>Community Board #7Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Deferred Decision – 10/4-5/2021</b>
16.	2018-105-A	Gerald J. Caliendo, RA, AIA <b>150-87 Clintonville Court, Queens</b> 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. <b>Community Board #7Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Deferred Decision – 10/4-5/2021</b>
17.	2020-49-A	Law Office of Marvin B. Mitzner LLC <b>38-30 28th Street, Queens</b> Extension of time to complete construction and obtain a Certificate of Occupancy of a previously granted common law vested right to construct an 8-story hotel, which expired on October 7, 2018. <b>Community Board #1Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Granted – 5/24-25/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 24-25, 2021**  
**10:00 A.M.**

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>18.</b>	<b>2020-34-A</b>	Goldner Architects <b>45 John Street, Manhattan</b> Application requesting a variance of the Multiple Dwelling Law to existing HACA multiple dwelling to be partially converted to a hotel. An existing inner court supplying legal light and air to apartments does not meet the size requirements for hotels. C6-4 Lower Manhattan Special Purpose District. <b>Community Board #1M</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 6/28-29/2021</b>

<b><i>APPEALS – NEW CASES</i></b>		
<b>19.</b>	<b>2021-11-BZY</b>	Kenneth K. Loweinstein, <b>38-59 11th Street, Queens</b> Extension of Time to Complete Construction and Obtain a Certificate of Occupancy (§11-332) for a period of two years from December 20, 2020. <b>Community Board #2Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Postponed Hearing – 6/28-29/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 24-25, 2021**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
20.	2019-16-BZ	Pryor Cashman LLP <b>250-01 Northern Boulevard, Queens</b> Special Permit (§73-243) to permit an accessory drive-through to a proposed eating and drinking establishment (UG 6) ( <i>McDonald's</i> ) contrary to ZR §32-15. C1-2/R3-1 and R2A zoning districts. <b>Community Board #11Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Deferred Decision – 6/28-29/2021</b>
21.	2019-30-BZ	Eric Palatnik, P.C. <b>2705 East 28<sup>th</sup> Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 5/24-25/2021</b>
22.	2019-38-BZ	Sheldon Lobel, P.C. <b>222-34 96th Avenue, Queens</b> Special Permit (§73-36) to permit the operation of a Physical Culture Establishment ( <i>CoreBalance</i> ) to be located on the 1st floor of an existing building contrary to ZR §42-10. M1-1 zoning districts. <b>Community Board #13Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 5/24-25/2021</b>
23.	2019-91-BZ	Michio Sanga <b>97-09 24th Avenue, Queens</b> Variance (§72-21) to permit the development of a two-family residence contrary to ZR §23-142 (floor area ratio); ZR §23-22 (density); ZR §23-45 (front yard); ZR §23-461 (side yard); and ZR §25-22 (parking). R3X zoning district. <b>Community Board #3Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 5/24-25/2021</b>
24.	2019-92-BZ	Michio Sanga <b>23-39 98th Street, Queens</b> Variance (§72-21) to permit the development of a two-family residence contrary to ZR 22-12 (Use); ZR §23-142 (floor area ratio); ZR §23-22 (density); ZR §23-461 (side yard); ZR 23-47 (rear yard); and ZR §§25-22 & 25-621 (parking). R3X zoning district. <b>Community Board #3Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 5/24-25/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 24-25, 2021**  
**10:00 P.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
25.	2020-42-BZ	Eric Palatnik, PC <b>155 Girard Street, Brooklyn</b> Special Permit (§73-622) to permit the enlargement of an existing one-family dwelling. R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 6/28-29/2021</b>
26.	2020-70-BZ	Law Office of Lyra J. Altman <b>1903 Homecrest Avenue, Brooklyn</b> Special Permit (§73-622) to permit the enlargement and conversion of an existing two family residence to a single-family residence. R4-1 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 6/28-29/2021</b>
27.	2020-75-BZ	Eric Palatnik, P.C. <b>474 7th Avenue, Manhattan</b> Special Permit (§73-36) to permit the legalization of a physical cultural establishment (Spa 7) located in the third floor an existing building contrary to ZR §42-10. M1-6 zoning district. <b>Community Board #5M</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 6/28-29/2021</b>
28.	2020-80-BZ	Eric Palatnik, P.C. <b>459 Lexington Avenue, Manhattan</b> Special Permit (§73-36) to permit the operation of a Physical Culture Establishment (Spa 45) contrary to ZR §32-10. C5-3 Special Midtown Purpose District. <b>Community Board #6M</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 6/28-29/2021</b>
29.	2020-87-BZ	Eric Palatnik, PC. <b>30 West 32nd Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment (Spa 32) contrary to ZR §32-10. C6-4 zoning district. <b>Community Board #5M</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 9/13-14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, MAY 24-25, 2021**  
**2:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
30.	2019-179-BZ	Eric Palatnik, P.C. <b>118 West 28th Street, Manhattan</b> Variance (§72-21) to permit the development of a twelve (12) story mixed-use building containing commercial use at the ground floor and twelve residential condominium units above contrary to ZR §42-00. M1-6 zoning district. <b>Community Board #5M</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Postponed Hearing – 10/18-19/2021</b>
31.	2019-257-BZ	Sheldon Lobel, P.C. <b>179 East 79th Street, Manhattan</b> Special Permit (§73-621) to permit a 390 square foot enlargement of an existing super's apartment contrary to ZR §§12-10 & 23-152. C1-5/R10A & R10A zoning districts. <b>Community Board # 8M</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 7/22-23/2021</b>
32.	2019-258-A	Sheldon Lobel, P.C. <b>179 East 79th Street, Manhattan</b> Request to permit a 390 square foot enlargement of an existing super's apartment contrary Multiple Dwelling Law (MDL) and Housing and Maintenance Code (HMC). C1-5/R10A & R10A zoning districts. <b>Community Board # 8M</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 7/22-23/2021</b>
33.	2019-275-BZ	Sheldon Lobel, P.C. <b>122 West 27th Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (Fit Hit) located in the cellar and ground floor of an existing building contrary to ZR §42-10. M1-6 zoning district. <b>Community Board #5M</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 6/28-29/2021</b>
34.	2020-43-BZ	Law Office of Christopher Wright PLLC <b>982 39th Street, Brooklyn</b> Variance (§72-21) to permit the legalization of 2 residential units on the 2nd and 3rd floors of an existing 3 story building contrary to ZR §42-10. M1-2 zoning district. <b>Community Board #12BK</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 9/13-14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 10-11, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>189-12-BZ</b>	Kramer Levin Naftalis & Frankel LLP <b>98 Montague Street, Brooklyn</b> 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 July 23, 2020. C1-3/R7-1 and R6 (LH-1) zoning districts. Property is located within the Brooklyn Heights Historic District. <b>Community Board #2BK</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Deferred Decision – 7/22-23/2021</b>
<b>2.</b>	<b>2016-4340-BZ</b>	Law Office of Vincent L. Petraro, PLLC <b>131-02 40th Road, Queens</b> Amendment of a previously approved Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR §61-21. The amendment seeks to increase the height of the building contrary to the previous approval. C4-2 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 5/10-11/2021</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>3.</b>	<b>599-76-BZ</b>	Eric Palatnik, PC <b>70-02 72nd Place, Queens</b> Amendment and Extension of Term of a previously approved Variance (72-21) which permitted the operation of a two-story (UG 17) accessory storage and shipping building (FM Brush Company) which expired on December 21, 2016. The amendment seeks to amend the Board's condition of term to reinstate the variance; Waiver of the Board's Rules of Practice and Procedures. R4-1 zoning district. <b>Community Board #5Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Closed, Decision – 6/28-29/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 10-11, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>21-10-BZ</b>	Law Office of Fredrick A. Becker <b>2801 Roebling Avenue, Bronx</b> Extension of Term of a previously approved Special Permit (§73-243) which permitted the operation of an accessory drive-through to an eating and drinking establishment which expired on September 14, 2020; Extension of Time to Obtain a Certificate of Occupancy which expired on February 13, 2020; Waiver of the Board's Rules of Practice and Procedures. C1-2/R4A zoning district. <b>Community Board #10BX</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Closed, Decision – 6/28-29/2021</b>

<b><i>SOC – NEW CASES</i></b>		
<b>5.</b>	<b>282-79-BZ</b>	David L. Businelli, R.A. <b>840 Richmond Avenue, Staten Island</b> Amendment to a condition of term for a previously approved Variance (§72-21) which permitted an accessory off-site parking facility accessory to an eating and drinking establishment located on the opposite side of the street which expired on July 24, 2009; Waiver of the Board's rules. R3A zoning district. <b>Community Board # 1SI</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 6/28-29/2021</b>
<b>6.</b>	<b>105-81-BZ</b>	David L. Businelli, R.A. <b>235 Forest Avenue, Staten Island</b> Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a commercial office building which expired on August 10, 2012; Amendment for signage, Waiver of the Board's Rules. R3A zoning district. <b>Community Board #5SI</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 6/28-29/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 10-11, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
7.	274-00-BZ	Troutman Sanders LLP <b>134 East 38th Street, Staten Island</b> 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, 2021; Extension of Time to Obtain a Certificate of Occupancy which expired on October 22, 2020; Waiver of the Board's Rules of Practice and Procedures. R10, Murray Hill Historic District. <b>Community Board #6M</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 5/24-25/2021</b>
8.	2017-204-BZ	Paul F. Bonfilio <b>124-14 20th Avenue, Queens</b> Extension of Time to obtain a Certificate of Occupancy of a previously approved Variance (§72-21) to permit the enlargement of a non-conforming Automotive Repair Facility (UG 16B) contrary to ZR §52-22 which expired on March 27, 2019. R4A zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 5/24-25/2021</b>

<b><i>APPEALS – DECISIONS</i></b>		
9.	2019-68-A	Rothkrug Rothkrug & Spector LLP <b>235 Industrial Loop, Staten Island</b> Proposed construction of a one-story warehouse building (UG 16) on site not fronting on a mapped street contrary to General City Law §36. M3-1 Special South Richmond. <b>Community Board #3SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 5/10-11/2021</b>
10.	2020-78-A & 2020-79-A	Terminus Group, LLC <b>90 &amp; 92 Elm Street Staten Island</b> Common Law Vesting to allow for the reinstatement of alteration permits to obtain a Certificate of Occupancy under the former R3-2 zoning regulations. <b>Community Board #1SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 5/10-11/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 10-11, 2021**  
**10:00 A.M.**

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
11.	2018-68-A thru 2018-90-A	Sanna & Loccisano Architects, P.C. <b>Santina Drive, Staten Island</b> 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. <b>Community Board #5SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 9/13-14/2021</b>
12.	2018-178-A	Rampulla Associates Architects, LLP-adorned <b>2 Oaktree Way aka 300 Ocean Terrace, Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 7/22-23/2021</b>
13.	2018-188-A & 2018-189-A	Sheldon Lobel, P.C. <b>194-28 &amp; 194-32 Dunton Avenue, Queens</b> Proposed construction of two two-story, single-family detached residential buildings seeking waivers of General City Law § 35, which are partially within the bed of a mapped but unbuilt portion of Clover Place. R1-2 zoning district. <b>Community Board #8Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 10/4-5/2021</b>
14.	2019-265-BZ & 603-71-A	Sheldon Lobel, P.C. <b>35 Giffords Lane, Staten Island</b> Application September 12, 2019 – Variance (72-21) to permit the conversion and enlargement of a one-story plus mezzanine House of Worship (UG 4) Faith Community Church) contrary to ZR 24-34 & 104-461 (front yards) and ZR 24-35 & 107-464 (side yards). Amendment of a previously approved application that permitted a building located within the bed of a mapped street contrary to General City Law 35. C1-1/R2 Special South Richmond District. <b>Community Board #3SI</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 9/13-14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 10-11, 2021**  
**10:00 A.M.**

<b><i>APPEALS – NEW CASES</i></b>		
15.	2019-190-A	Sheldon Lobel, P.C. <b>40-17 28th Avenue a/k/a 25-92 41st Street, Queens</b> Appeal of a New York City Department of Buildings determination dated June 14, 2019, that parking garage with 150 parking spaces or less do not require reservoir spaces at this location and that ZR 36-521 does not require commissioner approval for parking garage layouts between 200 and 300 square feet per space if the applicant certifies and states on the Certificate of Occupancy that the garage will be fully attended. C2-2/R5 zoning district. <b>Community Board #1Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 10/4-5/2021</b>
16.	2019-195-A	Rothkrug Rothkrug & Spector LLP <b>191 Industrial Loop, Staten Island</b> Proposed development of a one-story warehouse (UG 16) not fronting on a mapped street contrary to General City Law §36. M3-1 Special South Richmond District. <b>Community Board #3SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 5/10-11/2021</b>
17.	2019-276-A	Pryor Cashman LLP <b>15 Stuart Lane, Queens</b> Proposed enlargement of an existing two-story with cellar single-family home located on the bed of a mapped street contrary to General City Law §35. R1-2 zoning district. <b>Community Board #11Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 7/22-23/2021</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

MONDAY & TUESDAY MORNING, MAY 10-11, 2021

10:00 A.M.

<b>APPEALS – NEW CASES</b>		
18.	2019-255-A	<p>Schmuel D. Flaum  <b>621 Alonzo Road, Borough of Queens</b>  Proposed enlargement of an existing single-family home with a portion located within the bed of a mapped street contrary to General City Law §36 and within the street widening line contrary to General City Law §35. R3X zoning district.  <b>Community Board #14Q</b>  <b>Project Manager: Darrell Ruffin (212) 386-0034</b>  <b>Status: Postponed Hearing – 7/22-23/2021</b></p>

<b>BZ – CONTINUED HEARINGS</b>		
19.	2016-4463-BZ	<p>Law Office of Jay Goldstein  <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) Brooklyn</b>  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.  <b>Community Board #10BK</b>  <b>Project Manager: Darrell Ruffin (212) 386-0034</b>  <b>Status: Adjourned, Continued Hearing – 6/28-29/2021</b></p>
20.	2017-145-BZ	<p>Mango &amp; Lacoviello, LLP  <b>241 East 59<sup>th</sup> Street Manhattan</b>  Special Permit (§73-36) to permit a physical culture establishment (Tracy Anderson Method) in the cellar, ground floor and ground floor mezzanine of floor of an existing building. C2-8, C1-5 and R8B zoning district.  <b>Community Board #8M</b>  <b>Project Manager: Darrell Ruffin (212) 386-0034</b>  <b>Status: Closed, Decision – 6/14-15/2021</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 10-11, 2021**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
21.	2019-24-BZ	Eric Palatnik, P.C. <b>2721 Nostrand Avenue, Brooklyn</b> Special Permit (§73-49) to permit accessory parking on the roof of an under-construction DOB-approved Use Group 9A automotive sales use establishment contrary to ZR §36-11. C2-2/R4 zoning district. <b>Community Board #18BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 6/28-29/2021</b>
22.	2019-91-BZ	Michio Sanga <b>97-09 24th Avenue, Queens</b> Variance (§72-21) to permit the development of a two-family residence contrary to ZR §23-142 (floor area ratio); ZR §23-22 (density); ZR §23-45 (front yard); ZR §23-461 (side yard); and ZR §25-22 (parking). R3X zoning district. <b>Community Board #4Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 5/24-25/2021</b>
23.	2019-92-BZ	Michio Sanga <b>23-39 98th Street, Queens</b> Variance (§72-21) to permit the development of a two-family residence contrary to ZR 22-12 (Use); ZR §23-142 (floor area ratio); ZR §23-22 (density); ZR §23-461 (side yard); ZR 23-47 (rear yard); and ZR §§25-22 & 25-621 (parking). R3X zoning district. <b>Community Board #4Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 5/24-25/2021</b>
24.	2019-196-BZ	Eric Palatnik, P.C. <b>41 East 20<sup>th</sup> Street, Manhattan</b> Special Permit (§73-36) to permit the legalization of a physical culture establishment ( <i>La Casa Day Spa</i> ) contrary to ZR §42-10. M1-5M zoning district. <b>Community Board #5M</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Withdrawn – 5/10-11/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 10-11, 2021**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>25.</b>	<b>2020-45-BZ &amp; 127-15-BZ</b>	Goldman Harris LLC <b>135-35 Northern Boulevard, Queens</b> Variance (ZR §72-21) to permit the construction of a 16-story mixed-use building contrary to Residential FAR (ZR §23-151), Commercial FAR (ZR §33-121), and Total FAR (ZR §35-311(d)); Open Space and Open Space Ratio (ZR §23-151) and (ZR §35-32), permitted obstruction in the rear yard (ZR §24-33(b)(3) and ZR §33-23(b)(3)), Density (ZR §23-22), location of eating and drinking establishment above the ground floor (ZR §32-421), and contrary to maximum height for new buildings in the Airport Approach District (ZR §61-21) ; Amendment of a previously approved Special Permit (ZR §73-66) for the construction of a building in excess of the height limits in the Airport Approach District (ZR §61-21). R6 (C2-2) Zoning District. <b>Community Board #7Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing – 7/22-23/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, MAY 10-11, 2021**  
**2:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>2017-269-BZ</b>	David L. Businelli, R.A. <b>65 Grasmere Avenue, Staten Island</b> Variance (§72-21) to permit the legalization of a one-story enlargement of an existing non-conforming Automotive Repair Facility (UG 16B) contrary to ZR §22-10. R3-2 zoning district. <b>Community Board #2SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Postponed Hearing – 10/4-5/2021</b>
<b>2.</b>	<b>2020-84-BZ</b>	Goldman Harris II LLC <b>161 Emerson Place, Brooklyn</b> Variance (§72-21) to permit the development of income restricted supportive and affordable housing building contrary to floor area (§23-153) and density (§23-22). Special Permit (§73-623) seeking waivers of height, setback (§23-662(a)) and rear yard (§23-471 and §23-52) regulations for a Quality Housing Building. R6 zoning district. <b>Community Board #2BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 9/13-14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 26-27, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>648-88-BZ</b>	Rampulla Associates Architects <b>2107 Richmond Road, Staten Island</b> Amendment of a previously approved Variance (§72-21) which permitted the development of a UG 6 Pharmacy. The amendment seeks to permit the change in use to a UG 6 food store, addition of refrigeration space, the removal of a curb cut and relocation of 2 parking spaces. R1-2 zoning district. <b>Community Board #2SI</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 4/26-27/2021</b>
<b>2.</b>	<b>23-08-BZ</b>	Sheldon Lobel, P.C. <b>80-14 Chevy Chase Street, Queens</b> Amendment of a previously approved Variance (§72-21) which permitted the construction of a two-story and cellar house of worship (UG 4) contrary to floor area and parking requirements. Amendment to include an obstruction in the front yard contrary to ZR 24-33 and ZR 24-34, change to cellar layout and landscaping. R1-2 zoning district. <b>Community Board #8Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>/Status: Deferred Decision – 7/22-23/2021</b>
<b>3.</b>	<b>193-13-BZ</b>	Eric Palatnik, P.C. <b>4-770 White Plains Road, Bronx</b> Extension of Time to Complete Construction of a previously approved Special Permit (§73-44) to permitting the reduction in the required number of accessory parking spaces for a Use Group (“UG”) 6 office space which expired on January 22, 2020. C2-2/R6A and R5 zoning district. <b>Community Board #12BX</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 4/26-27/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 26-27, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
4.	169-49-BZ	Rampulla Associates Architect, LLP <b>5270 Amboy Road, Staten Island</b> Amendment (§11-412) to permit the enlargement of an accessory repair establishment of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B). R3A Special South Richmond District within the Lower Density Growth Management Area. <b>Community Board #3SI</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Adjourned, Continued Hearing –6/14-15/2021</b>
5.	853-53-BZ	Eric Palatnik, P.C. <b>2402/16 Knapp Street, Brooklyn</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expires on October 23, 2019. C2-2/R3-2 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 6/28-29/2021</b>
6.	523-58-BZ	Glen V. Cutrona, AIA <b>117-30 Farmers Boulevard, Queens</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expired on May 7, 2014; Waiver of the Board's Rules. C1-3/R5D zoning district. <b>Community Board #12Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 5/24-25/2021</b>
7.	803-61-BZ	Eric Palatnik, P.C. <b>1416 Hylan Boulevard, Staten Island</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expires on July 27, 2020. C2-1/R3-2 zoning district. <b>Community Board #2SI</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 6/14-15/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 26-27, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
8.	528-71-BZ	Eric Palatnik, P.C. <b>133-40 150<sup>th</sup> Street, Queens</b> Amendment of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired on October 3, 1982. The Amendment is filed pursuant to §1-07.3 (b)(4)(ii) of the Board's Rules of Practice and Procedures to requests a modification of the term specified as a condition of the Board's resolution. The application seeks to legalize modifications to signage, landscaping, site layout and the accessory building; Waiver of the Board's Rules. R3A zoning district. <b>Community Board # 12Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 6/14-15/2021</b>
9.	315-90-BZ	Vassalotti Associates Architects, LLP <b>82-06 Astoria Boulevard, Queens</b> Extension of Term (§11-411) for the continued operation of an Automotive Service Station (BP Amoco) with accessory convenience store which expires on January 25, 2021. C2-2/R4 zoning district. <b>Community Board #3Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 6/14-15/2021</b>
10.	6-09-BZ	Rampulla Associates Architects <b>24 Nelson Avenue, Staten Island</b> Extension of Term of a previously approved Variance (§72-21) which permitted the use of Automotive Repair (UG 16B) which will expire on November 9, 2020. C4-1 Special South Richmond Development and Special Growth Management Districts. <b>Community Board #3SI</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Adjourned, Continued Hearing – 6/28-29/2021</b>
11.	24-09-BZ	Bryan Cave Leighton Paisner LLP. <b>78-10 164<sup>th</sup> Road, Queens</b> 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. <b>Community Board #8Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 6/28-29/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 26-27, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
12.	120-13-BZ	Pryor Cashman LLP <b>1815 Forest Avenue, Staten Island</b> Extension of Term of a previously approved Special Permit (§73-243) which permitted an accessory drive-thru to an eating and drinking establishment (UG 6) (McDonald's) which expired on January 14, 2019; Waiver of the Board's Rules. C1-1/R3-2 zoning district. <b>Community Board #1SI</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 7/22-23/2021</b>
13.	2016-4340-BZ	Law Office of Vincent L. Petraro, PLLC <b>131-02 40th Road, Queens</b> Amendment of a previously approved Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR §61-21. The amendment seeks to increase the height of the building contrary to the previous approval. C4-2 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 5/10-11/2021</b>
14.	2017-213-BZ	Hirschen Singer & Epstein, LLP <b>1808 Coney Island Avenue, Brooklyn</b> Amendment of a previously approved variance (ZR 72-21) for a six-story with cellar, community-facility building (Use Group 3), contrary to use and bulk regulations. Amendment to reduce the size of the cellar level, modify interior program, and change certain finishing materials. C8-2 ZD/Special Ocean Parkway District. <b>Community Board #12BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 6/28-29/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 26-27, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
15.	7-95-BZ	Law Office of Fredrick A. Becker <b>153-37 Cross Island Parkway, Queens</b> Amendment of a previously approved Variance (§72-21) which permitted the operation of a physical cultural establishment ( <i>New York Sports Club</i> ). The amendment seeks to relocate the facility to another portion of the zoning lot; Extension of Time to Obtain a Certificate of Occupancy which expired on February 14, 2018; Waiver of the Board's Rules of Practice and Procedures. C1-2/R3-2 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 10/4-5/2021</b>
16.	238-07-BZ	Kramer Levin Naftalis & Frankel LLP <b>5-17 47<sup>th</sup> Avenue, Queens</b> Extension of Time to Complete Construction of a previously approved variance (§72-21) which allowed the construction of a 12-story mixed-use residential/commercial building and a 6-story graduate student housing building which expired on September 23, 2020. M1-4 and M1-4/R6A Special Long Island City Purpose District. <b>Community Board #2Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Postponed Hearing – 10/4-5/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 26-27, 2021**  
**10:00 A.M.**

<b><i>APPEALS – DECISIONS</i></b>		
17.	2019-90-A	Riverside Tenants Association c/o Stephen Dobkin <b>24, 32 Joralemon Streets, 10, 20, 30 Columbia Place, Brooklyn</b> Appeal of a New York City Department of Buildings challenging the validity of a building permit dated April 10, 2019. R2 Brooklyn Heights Historic District <b>Community Board #2BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Dismissed – 4/26-27/2021</b>
18.	2020-78-A & 2020-79-A	Terminus Group, LLC <b>90 &amp; 92 Elm Street Staten Island</b> Common Law Vesting to allow for the reinstatement of alteration permits to obtain a Certificate of Occupancy under the former R3-2 zoning regulations. <b>Community Board #1SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 5/10-11/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 26-27, 2021**  
**10:00 A.M.**

<b><i>APPEALS – NEW CASES</i></b>		
19.	2019-207-A	Eric Palatnik, P.C. <b>32-35 Queens Boulevard, Queens</b> Appeal of a New York City Department of Buildings determination. <b>Community Board # 2Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Withdrawn – 4/26-27/2021</b>
20.	2020-16-A	Eric Palatnik, P.C. <b>32-35 Queens Boulevard, Queens</b> 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 zoning district regulations. <b>Community Board #2Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Withdrawn – 4/26-27/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 26-27, 2021**  
**10:00 A.M.**

<b><i>BZ - DECISIONS</i></b>		
<b>21.</b>	<b>2019-25-BZ</b>	Sheldon Lobel, P.C. <b>40-48 Commercial Street, Brooklyn</b> 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. <b>Community Board #1BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Denied – 4/26-27/2021</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>22.</b>	<b>2020-42-BZ</b>	Eric Palatnik, PC <b>155 Girard Street, Brooklyn</b> Special Permit (§73-622) to permit the enlargement of an existing one-family dwelling. R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 5/24-25/2021</b>
<b>23.</b>	<b>2019-203-BZ</b>	Snyder & Snyder LLP <b>144-43 Farmers Boulevard, Queens</b> Special Permit (§73-30) to allow a non-accessory radio tower (Verizon) on the rooftop of an existing building. R3-2 zoning district. <b>Community Board #13Q</b>
		<b>Project Manager: Jsziellene Ebanks Chu (212) 386-0084</b>
		<b>Status: Withdrawn – 4/26-27/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 26-27, 2021**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
24.	2019-263-BZ	Eric Palatnik, P.C. <b>2122 Richmond Avenue, Staten Island</b> Special Permit (§73-243) to permit an eating and drinking establishment (Starbucks) with an accessory drive-thru contrary to ZR §32-10. C1-2/R3-2 zoning district. <b>Community Board #2SI</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 6/28-29/2021</b>
25.	2019-278-BZ	Rothkrug Rothkrug & Spector LLP <b>9201 5<sup>th</sup> Avenue, Brooklyn</b> Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for a UG 6B office use and ambulatory diagnostic or treatment facilities (UG 4) (PRC-B1 parking category) contrary to ZR §36-21. C2-3/R6B & R5B Special Bay Ridge District. <b>Community Board #10BK</b>
		<b>Project Manager: Tracie Behnke (212) 386-0086</b>
		<b>Status: Adjourned, Continued Hearing – 9/13-14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, APRIL 26-27, 2021**  
**1:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
1.	2019-32-BZ	Rothkrug Rothkrug & Spector LLP <b>801 Co-Op City Boulevard, Bronx</b> Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for an ambulatory diagnostic or treatment facility (UG 4) (PRC-B1 parking category) contrary to ZR §36-21. C4-1 zoning district. <b>Community Board #10BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 7/22-23/2021</b>
2.	2019-38-BZ	Sheldon Lobel, P.C. <b>222-34 96th Avenue, Queens</b> Special Permit (§73-36) to permit the operation of a Physical Culture Establishment ( <i>CoreBalFit</i> ) to be located on the 1st floor of an existing building contrary to ZR §42-10. M1-1 zoning districts. <b>Community Board #13Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 5/24-25/2021</b>
3.	2019-294-BZ	The Law Offices of Marvin B. Mitzner LLC <b>241-243 Throop Avenue, Brooklyn</b> Variance (§72-21) to permit the construction of a mixed-use residential building (UG 2) with ground floor commercial (UG 6) contrary to underlying bulk requirements. C2-4/R7D zoning district. <b>Community Board #3BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 6/28-29/2021</b>
4.	2020-1-BZ	Rothkrug Rothkrug & Spector LLP <b>31 West 27<sup>th</sup> Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment (Equinox) within an existing commercial building §42-10. M1-6 zoning district. Madison Square North Historic District. <b>Community Board #5M</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 9/13-14/2021</b>

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

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, APRIL 26-27, 2021**  
**1:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>5.</b>	<b>2020-18-BZ</b>	Eric Palatnik, P.C. <b>920 Shore Boulevard, Brooklyn</b> Request for Re-Hearing of an application requesting a Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to ZR §23-142 (floor area) which was denied on October 19, 2020. R3-1 zoning district <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 6/28-29/2021</b>
<b>6.</b>	<b>2020-73-BZ</b>	Sheldon Lobel, P.C. <b>2500 Park Avenue, Bronx</b> Special Permit (73-19) to permit the construction of a new school (UG 3) (South Bronx Charter School for International Cultures and the Arts) contrary to ZR 42-10. M1-4 zoning district. <b>Community Board #1BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 4/30/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**THURSDAY MORNING, APRIL 30, 2021**  
**10:00 A.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>2020-73-BZ</b>	Sheldon Lobel, P.C. <b>2500 Park Avenue, Bronx</b> Special Permit (73-19) to permit the construction of a new school (UG 3) (South Bronx Charter School for International Cultures and the Arts) contrary to ZR 42-10. M1-4 zoning district. <b>Community Board #1BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Grant – 04/30/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 12-13, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>677-53-BZ</b>	Akerman LLP <b>61-28 Fresh Meadow Lane, Queens</b> Extension of time to obtain a Certificate of Occupancy of a previously granted Variance permitting the operation of a UG16 Auto Body Repair Shop (Carriage House) with incidental painting and spraying which expired on October 30, 2019; Waiver of the Board's Rules of Practice and Procedures. C2-2/R4 zoning district. <b>Community Board #8Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 4/12-13/2021</b>
<b>2.</b>	<b>245-03-BZ</b>	Seyfarth Shaw LLP <b>160-11 Willets Point Boulevard, Queens</b> 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. <b>Community Board #7Q</b>
		<b>Project Manager: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 4/12-13/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 12-13, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
3.	55-45-BZ	Carl A. Sulfaro, Esq., <b>63 Kingsland Avenue (f/k/a 51-61 Kingsland Avenue, Brooklyn</b> Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) (Spirit) with accessory automotive repair which expired on February 27, 2019. C2-4/R6B zoning district. <b>Community Board #1BK</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Decision, Hearing Closed – 5/4-5/2021</b>
4.	648-88-BZ	Rampulla Associates Architects <b>2107 Richmond Road, Staten Island</b> Amendment of a previously approved Variance (§72-21) which permitted the development of a UG 6 Pharmacy. The amendment seeks to permit the change in use to a UG 6 food store, addition of refrigeration space, the removal of a curb cut and relocation of 2 parking spaces. R1-2 zoning district. <b>Community Board #2SI</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Decision, Hearing Closed – 4/26-27/2021</b>
5.	21-91-BZ	Sheldon Lobel, P.C. <b>2407-2417 Linden Boulevard, Brooklyn</b> 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 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. <b>Community Board #5BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Decision, Hearing Closed – 6/28-29/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 12-13, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
6.	122-95-BZ	Capell Barnett Matalon & Schoenfeld LLC <b>152-65 Rockaway Boulevard, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted a warehouse (UG 16) and trucking terminal (UG 17) with accessory offices, loading and unloading contrary to use regulations which expired on July 11, 2016; Amendment to permit a change in the hours of operation and a request to eliminate the term. C2-2/R3-1 zoning district. <b>Community Board #12Q</b>
		<b>Project Manager: Carlo Costanza (212) 386-0068</b>
		<b>Status: Decision, Hearing Closed – 6/14-15/2021</b>
7.	200-01-BZ	Davidoff Hatcher & Citron LLP <b>182-15 Hillside Avenue, Queens</b> Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance (72-21) to permit the enlargement of an existing 11-story and penthouse rehabilitation and long-term care facility (Hillside Manor Rehabilitation and Extended Care Center) which expired on March 17, 2011; Waiver of the Board's Rules. C2-4/R6A Special Downtown Jamaica District. <b>Community Board #8Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Decision, Hearing Closed – 6/28-29/2021</b>
8.	195-02-BZ	Pryor Cashman LLP <b>2797 Linden Boulevard, Brooklyn</b> Extension of Term of a previously approved Variance (§72-21) permitting an eating and drinking establishment with an accessory drive through facility which expires on November 23, 2023; Amendment to permit an enlargement; Waiver of the Rules. R4 zoning district. <b>Community Board #5BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Withdrawn – 4/12-13/2021</b>
9.	395-04-BZ	Moshe Friedman, PE <b>1232 54th Street, Brooklyn</b> Extension of Time to Complete Construction of a previously approved variance (§72-21) for the construction of a UG4 synagogue which expired on June 5, 2016; waiver of the Rules. R5 zoning district. <b>Community Board #12BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Decision, Hearing Closed – 5/24-25/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 12-13, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
10.	758-84-BZ	David L. Businelli, <b>1444 Clove Road, Staten Island</b> Extension of Term of a variance (§72-21) permitted the operation of two-story and cellar commercial building contrary to use regulations which expired on July 2, 2020 ; Waiver of the Board's Rules of Practice and Procedures. R3X zoning district. <b>Community Board #1SI</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Postponed Hearing – 6/14-15/2021</b>
11.	12-01-BZ	Greenberg Traurig, LLP <b>2829 Edson Avenue, Bronx</b> Amendment or Extension of Term of a previously approved Variance (§72-21) which permitted the development of a one-story commercial building (UG 6) with 93 accessory parking spaces which is set to expire on July 17, 2021. The application seeks to change to remove the Board's condition of term. R4 zoning district. <b>Community Board #12BX</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 6/14-15/2021</b>

<b><i>APPEALS – DECISIONS</i></b>		
12.	2020-24-A	Law Offices of Marvin B. Mitzner LLC <b>39-35 27<sup>th</sup> Street, Queens</b> 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 zoning district regulations. <b>Community Board #1Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 4/12-13/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 12-13, 2021**  
**10:00 A.M.**

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>13.</b>	<b>2020-49-A</b>	Law Office of Marvin B. Mitzner LLC <b>38-30 28th Street, Queens</b> Extension of time to complete construction and obtain a Certificate of Occupancy of a previously granted common law vested right to construct an 8-story hotel, which expired on October 7, 2018. <b>Community Board #1Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Decision, Closed Hearing – 5/24-25/2021</b>

<b><i>APPEALS – NEW CASES</i></b>		
<b>14.</b>	<b>2020-34-A</b>	Goldner Architects <b>45 John Street, Manhattan</b> Application requesting a variance of the Multiple Dwelling Law to existing HACA multiple dwelling to be partially converted to a hotel. An existing inner court supplying legal light and air to apartments does not meet the size requirements for hotels. C6-4 Lower Manhattan Special Purpose District. <b>Community Board #1M</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 5/24-25/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 12-13, 2021**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
15.	2019-200-BZ	Sheldon Lobel, P.C. <b>41-19 Bell Boulevard, Queens</b> Special Permit (§73-36) to permit the legalization of the operation of a physical cultural establishment ( <i>OrangeTheory Fitness</i> ) located on a portion of the first floor and cellar of an existing building contrary to ZR §31-10. C2-2/R6B and C8-1 zoning districts. <b>Community Board #11Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 4/12-13/2021</b>
16.	2020-8-BZ	Francis R. Angelino, Esq. <b>173 East 83rd Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical cultural establishment (Bode) to be located on a portion of the second floor of an existing building contrary to ZR §32-10. C1-9 zoning district. <b>Community Board #8M</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Granted – 4/12-13/2021</b>
17.	2020-62-BZ	Akerman LLP <b>90 West 225th Street, Manhattan</b> Special Permit (§73-36) to permit the legalization of the operation of a physical culture establishment (Planet Fitness) on portions of the first and second floors of an existing building contrary to 32-10. C8-3 zoning district. <b>Community Board #7BX</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 4/12-13/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 12-13, 2021**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
18.	2018-26-BZ	Gerald J. Caliendo, RA, AIA <b>79-03 Roosevelt Avenue, Queens</b> Special Permit (§73-244) to allow an eating and drinking establishment without restrictions and no limitation on entertainment and dancing contrary to ZR §32-21. C2-2/R5 zoning district. <b>Community Board #3Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 7/22-23/2021</b>
19.	2019-30-BZ	Eric Palatnik, P.C. <b>2705 East 28<sup>th</sup> Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 5/24-25/2021</b>
20.	2019-67-BZ	Sheldon Lobel, P.C. <b>2781 Coyle Street, Brooklyn</b> Variance (§72-21) to permit the development of a six-story, three-family residential building contrary to ZR §§ 23-32 (minimum lot area), 23-45 (front yard), and 23-631 (street wall, setback and total height). R5 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 6/28-29/2021</b>
21.	2019-95-BZ	Hirschen Singer & Epstein LLP <b>19 Maspeth Avenue aka 220 Conselyea Street, Brooklyn</b> Variance (§72-21) to permit the construction of a six-story mixed-use building with conforming commercial use on the ground floor and residential uses on the upper floors contrary to ZR §32-10. C8-2 zoning district. <b>Community Board #1BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing – 9/13-14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 12-13, 2021**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
22.	2019-192-BZ	Rothkrug Rothkrug & Spector LLP <b>16 Harrison Place, Brooklyn</b> Variance (§72-21) to permit the construction of a cellar and four-story residential building contrary to ZR §42-10. M1-2 zoning district. <b>Community Board #1BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 6/14-15/2021</b>
23.	2019-298-BZ	Sheldon Lobel, P.C. <b>506 West 181<sup>st</sup> Street, Manhattan</b> Special Permit (§73-19) to permit the operation of a school (UG 3) (Washington Heights and Inwood Music Community Charter School) contrary to ZR §32-10. C8-3 zoning district. <b>Community Board #12M</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 12/6-7/2021</b>
24.	2020-25-BZ	Sheldon Lobel, P.C. <b>142-30 13<sup>th</sup> Avenue, Queens</b> Variance (§72-21) to legalize an existing single-family house contrary to ZR §§23-45 & 23-48 (side and front yard requirements. R1-2 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 7/22-23/2021</b>
25.	2020-73-BZ	Sheldon Lobel, P.C. <b>2500 Park Avenue, Bronx</b> Special Permit (73-19) to permit the construction of a new school (UG 3) (South Bronx Charter School for International Cultures and the Arts) contrary to ZR 42-10. M1-4 zoning district. <b>Community Board #2BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 4/27/2021; Decision – 4/30/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, APRIL 12-13, 2021**  
**1:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
1.	2020-65-BZ	Law Office of Lyra J. Altman 1215-1217 East 22nd Street, Brooklyn Special Permit (§73-622) to permit the enlargement and combination of two single-family residences into one single-family residence. R2 zoning district. <b>Community Board #14BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 7/22-23/2021</b>
2.	2020-70-BZ	Law Office of Lyra J. Altman 1903 Homecrest Avenue, Brooklyn Special Permit (§73-622) to permit the enlargement and conversion of an existing two family residence to a single-family residence. R4-1 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 5/24-25/2021</b>
3.	2020-75-BZ	Eric Palatnik, P.C. 474 7th Avenue, Manhattan Special Permit (§73-36) to permit the legalization of a physical cultural establishment (Spa 7) located in the third floor an existing building contrary to ZR §42-10. M1-6 zoning district. <b>Community Board #5M</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 5/24-25/2021</b>
4.	2020-80-BZ	Eric Palatnik, P.C. 459 Lexington Avenue, Manhattan Special Permit (§73-36) to permit the operation of a Physical Culture Establishment (Spa 45) contrary to ZR §32-10. C5-3 Special Midtown Purpose District. <b>Community Board #6M</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 5/24-25/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, APRIL 12-13, 2021**  
**1:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>5.</b>	<b>2020-87-BZ</b>	Eric Palatnik, PC. <b>30 West 32nd Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment (Spa 32) contrary to ZR §32-10. C6-4 zoning district. <b>Community Board #5M</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 5/24-25/2021</b>
<b>6.</b>	<b>2020-88-BZ</b>	Sheldon Lobel, P.C. <b>315 Berry Street, Brooklyn</b> Special Permit (§73-14) to permit the construction of an electric utility substation (UG 6D) on the roof of an existing building contrary to ZR §22-10. R6 zoning district. <b>Community Board #1BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 6/28-29/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 22-23, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
1.	764-56-BZ	Alfonso Duarte <b>200-05 Horace Harding Expressway, Queens</b> 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. <b>Community Board #11Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Deferred Decision – 6/28-29/2021</b>
2.	1070-84-BZ	Law Office of Fredrick A. Becker <b>234 East 58<sup>th</sup> Street, Manhattan</b> Extension of Term of a previously approved variance permitting the operation of an eating and drinking establishment which expired on July 7, 2020, Extension of Time to Obtain a Certificate of Occupancy which expired on March 25, 2015; Waiver of the Board's Rules of Practice and Procedures. R8B zoning district. <b>Community Board #6M</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 3/22-23/2021</b>
3.	2017-261-BZ	Belkin Burden Wenig & Goldman, LLP <b>527 East New York Avenue, Brooklyn</b> Reopening to allow for new objection/discuss ownership of adjacent lot. R6 zoning district. <b>Community Board #9BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Reopened – 6/14-15/2021</b>

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

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 22-23, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>207-68-BZ</b>	Gerald Caliendo, R.A. <b>115-58 Dunkirk Street, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted the use manufacture and storage of paper vacuum bags UG's 16 & 17), with accessory parking, which expired on June 18, 2013; Waiver of the Board's Rules. R3-2 zoning district. <b>Community Board #12Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 5/24-25/2021</b>
<b>5.</b>	<b>42-97-BZ</b>	Law Offices of Marvin Mitzner LLC <b>93-20 Astoria Boulevard, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted the construction and use of a one-story and cellar retail drug store (UG 6) which expired on March 3, 2018; Amendment to permit the elimination of a term since the use is now permitted with the exception of a portion located in a R6B zoning district; Waiver of the Board's Rules. C1-3 and R6B zoning districts. <b>Community Board #3Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 5/24-25/2021</b>
<b>6.</b>	<b>2017-213-BZ</b>	Hirschen Singer & Epstein, LLP <b>1808 Coney Island Avenue, Brooklyn</b> Amendment of a previously approved variance (ZR 72-21) for a six-story with cellar, community-facility building (Use Group 3), contrary to use and bulk regulations. Amendment to reduce the size of the cellar level, modify interior program, and change certain finishing materials. C8-2 ZD/Special Ocean Parkway District. <b>Community Board #12BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing – 4/26-27/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 22-23, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
7.	92-99-BZ 94-99-BZ 96-99-BZ 98-99-BZ 100-99-BZ 102-99-BZ	Goldman Harris LLC <b>98-09, 98-25, 98-41, 64<sup>th</sup> Road, 98-51, 98-33, 98-19 64th Avenue, Queens</b> Application to extend the term of an MDL § 60 waiver allowing transient parking at the above-referenced Premises pursuant to §1-07.1(a)(2); extend the Applicant's time to obtain Certificate of Occupancy pursuant to §1-07.1(a)(3); waiver pursuant to §1-07.3(d)(2). R7-1 Zoning District. <b>Community Board #6Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 6/14-15/2021</b>
8.	299-99-BZ	Glen V. Cutrono, AIA <b>8-16 Malcom X Boulevard, Brooklyn</b> Extension of Term (11-411) of a previously approved variance which permitted the operation of automotive service station (UG 16B) (Getty) which will expire on July 25, 2020. C2-4/R6A zoning district. <b>Community Board #3BK</b>
		<b>Project Manager: Jszyllene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 6/14-15/2021</b>
9.	42-08-BZ	Eric Palatnik, P.C. <b>182 Girard Street, Brooklyn</b> Amendment of a previously approved Special Permit (§73-622) which permitted the enlargement of an existing home; Extension of Time to Complete Construction which expired on September 18, 2019; Waiver of the Board's Rules of Practice and Procedures. R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 6/14-15/2021</b>
10.	2016-4340-BZ	Law Office of Vincent L. Petraro, PLLC <b>131-02 40th Road, Queens</b> Amendment of a previously approved Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR §61-21. The amendment seeks to increase the height of the building contrary to the previous approval. C4-2 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 4/26-27/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 22-23, 2021**  
**10:00 A.M.**

<b><i>APPEALS – DECISIONS</i></b>		
11.	2020-3-A	Rothkrug Rothkrug & Spector LLP 142-18 Hook Creek Boulevard, Queens Proposed development of a two-family residential building located partially inside the bed of the street contrary to General City Law §35. R3X zoning district.
		<b>Community Board #13Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 3/22-23/2021</b>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
12.	2019-68-A	Rothkrug Rothkrug & Spector LLP 235 Industrial Loop, Staten Island Proposed construction of a one-story warehouse building (UG 16) on site not fronting on a mapped street contrary to General City Law §36. M3-1 Special South Richmond.
		<b>Community Board #3SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 5/10-11/2021</b>
13.	2019-69-A 2019-70-A	Rothkrug Rothkrug & Spector LLP 341 & 343 Mallory Avenue, Staten Island Proposed construction of a new two-family not fronting on a legally mapped street contrary to General City Law Section §36. R3X zoning district.
		<b>Community Board # 2SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 6/14-15/2021</b>
14.	2019-90-A	Riverside Tenants Association c/o Stephen Dobkin 24, 32 Joralemon Streets, 10, 20, 30 Columbia Place, Brooklyn Appeal of a New York City Department of Buildings challenging the validity of a building permit dated April 10, 2019. R2 Brooklyn Heights Historic District
		<b>Community Board #2BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 4/26-27/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 22-23, 2021**  
**10:00 A.M.**

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
15.	2019-176-A	Rosenberg & Estis, P.C. <b>17 Eastern Parkway, Brooklyn</b> Appeal of a New York City Department of Buildings determination dated May 21, 2019, that musical and spoken word events held in the Temple’s sanctuary and ballroom are not “accessory use”. R8X zoning district. <b>Community Board #8BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Withdrawn – 3/22-23/2021</b>
16.	2019-195-A	Rothkrug Rothkrug & Spector LLP <b>191 Industrial Loop, Staten Island</b> Proposed development of a one-story warehouse (UG 16) not fronting on a mapped street contrary to General City Law §36. M3-1 Special South Richmond District. <b>Community Board #3SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 5/10-11/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 22-23, 2021**  
**10:00 A.M.**

<b><i>BZ - DECISIONS</i></b>		
17.	2020-72-BZ	Kramer Levin Naftalis & Frankel
		<b>85 Jay Street, Brooklyn</b>
		Special Permit (§73-36) to permit the operation of a physical cultural establishment ( <i>Life Time</i> ) located in the cellar, ground and mezzanine floors of an existing building contrary to ZR §42-10. M1-2/R8 (MX-2) zoning district.
		<b>Community Board #2BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 3/22-23/2021</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
18.	2017-317-BZ	Sheldon Lobel, P.C.
		<b>1693 Flatbush Avenue, Brooklyn</b>
		Variance (§72-21) to permit the development of a 5 ½-story commercial office building contrary to ZR §36-121 (floor area); ZR §33-431 (street wall, setback & sky exposure plane and ZR §36-21 (parking). C2-2/R5 zoning district.
		<b>Community Board #18BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Adjourned, Dismissal Warning – 10/18-19/2021</b>
19.	2019-162-BZ	Jay Goldstein, Esq.
		<b>3336-3338 Bedford Avenue, Brooklyn</b>
		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 ratio) and ZR §23-47 (rear yard). R2 zoning district.
		<b>Community Board #14BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing –6/14-15/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 22-23, 2021**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
20.	2019-171-BZ	Eric Palatnik, P.C. <b>1610 Eastchester Road, Bronx</b> 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/R6 and M1-1 zoning districts. <b>Community Board #10BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Withdrawn – 3/22-23/2021</b>
21.	2019-279-BZ	Terminus Group, LLC <b>4119 Richmond Avenue, Staten Island</b> Special Permit (§73-126) to permit the enlargement of an ambulatory diagnostic or treatment care facility which exceeds 1,500 square feet, located within a lower density growth management area, contrary to ZR §22-14. R3A Special South Richmond District (Lower Density Growth Management Area). <b>Community Board #3SI</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 6/28-29/2021</b>
22.	2020-14-BZ	Akerman LLP <b>34-10 12<sup>th</sup> Street, Queens</b> Variance (§72-21) to permit the enlargement of a one-story, non-conforming manufacturing establishment (UG 17) contrary to ZR §22-10 and 52-41. R5 zoning district. <b>Community Board #1Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing – 9/13-14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, MARCH 22-23, 2021**  
**1:00 P.M.**

<b>BZ – NEW CASES</b>		
<b>1.</b>	<b>2018-13-BZ</b>	Law Office of Lyra J. Altman <b>30-32 Village Road North, Brooklyn</b> Special Permit (§73-19) to permit a school (UG 3) (Yeshivat Lev Torah) contrary to ZR §42-00. Variance (§72-21) to permit the construction of a new building for the proposed school contrary to ZR §43-122 (floor area); ZR §43-43 (wall height greater than the maximum permitted); ZR §43-304 (front yard); ZR §43-25 (side yards) and the proposal does not provide the required parking and loading zone. M1-1 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 10/18-19/2021</b>
<b>2.</b>	<b>2020-55-BZ</b>	Eric Palatnik, P.C. <b>1284 East 19th Street, Brooklyn</b> Variance (§72-21) to permit the development of an eight story and cellar residential building contrary to ZR §23-47 (rear yard). R7A zoning district. <b>Community Board #14BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 7/22-23/2021</b>
<b>3.</b>	<b>2020-76-BZ</b>	Law Office of Jay Goldstein, <b>8902 5<sup>th</sup> Avenue (8902-8906 5<sup>th</sup> Avenue, 442-452 89<sup>th</sup> Street), Brooklyn</b> Special Permit (§73-19) to permit the operation of a day care facility (TLE) contrary to ZR §32-10. C8-2 Special Bay Ridge Purpose District. <b>Community Board #10BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 6/14-15/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 8-9, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
1.	551-37-BZ	Eric Palatnik, P.C. <b>233-02 Northern Boulevard, Queens</b> Amendment (§11-413) to permit a change in use from an Automotive Repair Facility (UG 16B) to Automobile Sales (UG 16B). R1-2 zoning district. <b>Community Board #11Q</b>
		<b>Project Manager: Ted Ricketts (212) 386-0088</b>
		<b>Status: Granted – 3/8-9/2021</b>
2.	590-76-BZ	Rothkrug Rothkrug & Spector LLP <b>243 East 59th Street, Manhattan</b> Extension of Term of a previously granted Variance (§72-21) for an existing illuminated sign that exceeds the permitted height above curb level. C2-8 zoning district. <b>Community Board #8M</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 3/8-9/2021</b>
3.	334-78-BZ	Eric Palatnik, P.C. <b>233-20 Northern Boulevard, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on July 24, 2019. R1-2 zoning district. <b>Community Board #11Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 3/8-9/2021</b>
4.	86-10-BZ	Sheldon Lobel, P.C. <b>93-08 95th Avenue, Queens</b> Extension of Term (§11-411) of a previously-granted variance permitting a Use Group (“UG”) 16 custom woodworking shop which expires on September 14, 2020. R5/C1-3 zoning district. <b>Community Board #8Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 3/8-9/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 8-9, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
5.	189-12-BZ	Kramer Levin Naftalis & Frankel LLP <b>98 Montague Street, Brooklyn</b> 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 July 23, 2020. C1-3/R7-1 and R6 (LH-1) zoning districts. Property is located within the Brooklyn Heights Historic District. <b>Community Board #2BK</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Deferred Decision – 5/10-11/2021</b>
6.	2018-8-BZ	Eric Palatnik, P.C. <b>1820 Cropsey Avenue, Brooklyn</b> Extension of Time to Obtain a Certificate of Occupancy for 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 July 23, 2020. C1-2/R5 zoning district. <b>Community Board #11BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 3/8-9/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 8-9, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
7.	1070-84-BZ	Law Office of Fredrick A. Becker <b>234 East 58<sup>th</sup> Street, Manhattan</b> Extension of Term of a previously approved variance permitting the operation of an eating and drinking establishment which expired on July 7, 2020, Extension of Time to Obtain a Certificate of Occupancy which expired on March 25, 2015; Waiver of the Board's Rules of Practice and Procedures. R8B zoning district. <b>Community Board #6M</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 3/22-23/2021</b>
8.	5-98-BZ	Heywood Blaufeux <b>1861 McDonald Avenue, Brooklyn</b> Extension of Term of a previously approved variance (§72-21) which permitted a garden supply sales and nursery establishment (UG 17) with accessory parking and storage which expired on February 23, 2019; Waiver of the Board's Rules. R5 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 6/28-29/2021</b>
9.	21-91-BZ	Sheldon Lobel, P.C. <b>2407-2417 Linden Boulevard, Brooklyn</b> 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 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. <b>Community Board #5BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 4/12-13/2021</b>
10.	72-04-BZ	Eric Palatnik, P.C. <b>141-54 Northern Boulevard, Queens</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) (Getty) which expires on June 3, 2020. C1-2/R6 & R6 zoning district. <b>Community Board #7</b>
		<b>Project Manager: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 6/14-15/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 8-9, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
11.	523-58-BZ	Glen V. Cutrona, AIA <b>117-30 Farmers Boulevard, Queens</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expired on May 7, 2014; Waiver of the Board's Rules. C1-3/R5D zoning district. <b>Community Board #12Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 4/26-27/2021</b>
12.	648-88-BZ	Rampulla Associates Architects <b>2107 Richmond Road, Staten Island</b> Amendment of a previously approved Variance (§72-21) which permitted the development of a UG 6 Pharmacy. The amendment seeks to permit the change in use to a UG 6 food store, addition of refrigeration space, the removal of a curb cut and relocation of 2 parking spaces. R1-2 zoning district. <b>Community Board #2SI</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 4/12-13/2021</b>
13.	6-09-BZ	Rampulla Associates Architects <b>24 Nelson Avenue, Staten Island</b> Extension of Term of a previously approved Variance (§72-21) which permitted the use of Automotive Repair (UG 16B) which will expire on November 9, 2020. C4-1 Special South Richmond Development and Special Growth Management Districts. <b>Community Board #3SI</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 4/26-27/2021</b>
14.	2019-299-BZ	Nasir J. Khanzada, PE <b>82-01 to 82-13 Queens Boulevard, Queens</b> Re-instatement (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expired on December 13, 1987; Amendment to permit the conversion of automotive repair bays to accessory convenience store; Waiver of the Board's Rules. C2-3/R6 zoning district. <b>Community Board #4Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 6/14-15/2021</b>

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

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 8-9, 2021**  
**10:00 A.M.**

<i><b>APPEALS – NEW CASES</b></i>		
15.	2020-78-A & 2020-79-A	Terminus Group, LLC 90 & 92 Elm Street Staten Island Common Law Vesting to allow for the reinstatement of alteration permits to obtain a Certificate of Occupancy under the former R3-2 zoning regulations. <b>Community Board #1SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 4/26-27/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 8-9, 2021**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
16.	2017-34-BZ	Rothkrug Rothkrug & Spector LLP <b>311 Adams Avenue, Staten Island</b> 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), and ZR §23-451 (Plantings on Corner Lots). ZR 64-61 (design requirements) and ZR 25-632 (curb cut requirements) R3-1 zoning district. <b>Community Board #2S.I.</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 3/8-9/2021</b>
17.	2019-205-BZ	Goldman Harris LLC <b>485 Van Sinderen Avenue, Brooklyn</b> Variance (§72-21) to permit the development of a 9-story residential building with 129 units of affordable independent residences for seniors contrary to ZR §42-10. M1-1 zoning district. <b>Community Board #1BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 3/8-9/2021</b>
18.	2019-301-BZ	Eric Palatnik, P.C. <b>148 26<sup>th</sup> Street, Brooklyn</b> Special Permit (§73-36) to permit the legalization of the operation of a physical cultural establishment (CrossFit 718) contrary to ZR §41-10. M1-2D zoning district. <b>Community Board #7BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 3/8-9/2021</b>
19.	2020-63-BZ	Jay Goldstein, Esq. <b>1718 East 28<sup>th</sup> Street, Brooklyn</b> Special Permit (§73-622) to permit the enlargement of an existing one-family home contrary to underlying bulk requirements. R3-2 zoning district. <b>Community Board #12BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 3/8-9/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 8-9, 2021**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
20.	2020-30-BZ	Eric Palatnik, P.C. <b>37-40 31<sup>st</sup> Street, Queens</b> Special Permit (§73-36) to permit the operation of a physical cultural establishment (CrossFit Dutch Kills) to be located on a portion of the first-floor and mezzanine of an existing building contrary to ZR §42-10. M1-2 Special Long Island City Mixed Use District. <b>Community Board #1Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Granted – 3/8-9/2021</b>
21.	2020-37-BZ	Law Office of Jay Goldstein <b>217 Seventh Avenue, Manhattan</b> Special Permit (§73-36) to permit the operation of Physical Cultural Establishment (Mind Body Project) located in a portion of the first floor of an existing building contrary to ZR §32-10. C6-3X, R8A.C2-5 and C6-3A zoning districts. <b>Community Board #4M</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Granted – 3/8-9/2021</b>
22.	2020-41-BZ	Akerman LLP <b>107-02 Queens Boulevard, Queens</b> Special Permit (§73-36) to permit the operation of a physical cultural establishment (Planet Fitness) to locate on a portion of the cellar and first floor of a new building contrary to ZR §32-10. C4-5X, C4-4A, Special Forest Hills District <b>Community Board #6Q</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 3/8-9/2021</b>
23.	2020-48-BZ	Akerman LLP <b>237-241 East 86th Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a new Physical Culture Establishment (PCE), a Barry's Bootcamp fitness center, on the cellar level and ground floor of an existing 18-story, mixed residential and commercial building contrary to ZR §32-10. C2-8A zoning district. <b>Community Board #8M</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 3/8-9/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 8-9, 2021**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
24.	2019-24-BZ	Eric Palatnik, P.C. <b>2721 Nostrand Avenue, Brooklyn</b> Special Permit (§73-49) to permit accessory parking on the roof of an under-construction DOB-approved Use Group 9A automotive sales use establishment contrary to ZR §36-11. C2-2/R4 zoning district. <b>Community Board #18BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 5/10-11/2021</b>
25.	2019-66-BZ	Law Office of Jay Goldstein <b>15 Terrace View Avenue, Manhattan</b> Variance (§72-21) to permit the development of a seven (7) story building containing 59 rental apartments contrary to ZR §42-00. M1-1 zoning district. <b>Community Board #8BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 6/28-29/2021</b>
26.	2019-173-BZ	Eric Palatnik, P.C. <b>187-01 Hillside Avenue, Queens</b> 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. C2-4/R6A Special Downtown Jamaica District. <b>Community Board #8Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 6/14-15/2021</b>
27.	2020-73-BZ	Sheldon Lobel, P.C. <b>2500 Park Avenue, Bronx</b> Special Permit (73-19) to permit the construction of a new school (UG 3) (South Bronx Charter School for International Cultures and the Arts) contrary to ZR 42-10. M1-4 zoning district. <b>Community Board #2BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 4/12-13/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, MARCH 8-9, 2021**  
**1:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>2017-145-BZ</b>	Mango & Lacoviello, LLP <b>241 East 59th Street Manhattan</b> Special Permit (§73-36) to permit a physical culture establishment (Tracy Anderson Method) in the cellar, ground floor and ground floor mezzanine of floor of an existing building. C2-8, C1-5 and R8B zoning district. <b>Community Board #8M</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 5/10-11/2021</b>
<b>2.</b>	<b>2019-179-BZ</b>	Eric Palatnik, P.C. <b>118 West 28th Street, Manhattan</b> Variance (§72-21) to permit the development of a twelve (12) story mixed-use building containing commercial use at the ground floor and twelve residential condominium units above contrary to ZR §42-00. M1-6 zoning district. <b>Community Board #5M</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 5/24-25/2021</b>
<b>3.</b>	<b>2019-277-BZ</b>	Jay Goldstein, Esq. <b>81-04 166th Street, Queens</b> Variance (§72-21) to permit the construction of a three-story plus cellar House of Worship (UG 4) (Bukharian Jewish Congregation of Hillcrest) contrary to ZR §24-11 (FAR); ZR §24-34 (front yard); ZR §24-521 (height) and ZR §24-35 (side yard). R2A zoning district. <b>Community Board #8Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Postponed Hearing – 6/14-15/2021</b>
<b>4.</b>	<b>2020-29-BZ</b>	Eric Palatnik, P.C. <b>146-65 Springfield Boulevard, Queens</b> Variance (§72-21) to permit the enlargement of a UG 16 & 6 warehouse and office building previously before the Board contrary to ZR 22-00. R3-1 and R3-2 zoning districts. <b>Community Board #13Q</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 6/14-15/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 22-23, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>825-86-BZ</b>	Akerman, LLP <b>1703 Bronxdale Avenue, Borough of Bronx</b> Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a commercial banquet hall (UG 9) and eating and drinking establishment (UG 6) contrary to zoning use regulations which expired on June 30, 2017: Amendment to permit the extension of the banquet hall by approximately 1,104 square feet and the addition of two new mezzanines for a total of 2,461 square feet, permit an increase in the maximum permitted occupancy from 850 people to a maximum occupancy of 1,008 people and propose to reduce the parking from 75 to 65 attendant parking spaces; Waiver of the Rules. R5 Zoning District. <b>Community Board # 11BX</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 2/22-23/2021</b>
<b>2.</b>	<b>245-03-BZ</b>	Seyfarth Shaw LLP <b>160-11 Willets Point Boulevard, Queens</b> 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. <b>Community Board #7Q</b>
		<b>Project Manager: Carlo Costanza (212) 386-0068</b>
		<b>Status: Reopened/Closed, Decision – 4/12-13/2021</b>
<b>3.</b>	<b>25-09-BZ</b>	Pryor Cashman LLP <b>277 Canal Street, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) which permit the operation of a physical culture establishment on the third floor of a three-story commercial building which expired on November 23, 2018; Amendment to permit a change in operator from Champion Fitness to UFC Gym; Waiver of the Board's Rules. M1-5B SoHo Iron Historic District. <b>Community Board #2M</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 2/22-23/2021</b>
<b>4.</b>	<b>281-09-BZ</b>	Kramer Levin Naftalis & Frankel LLP <b>246 Spring Street, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment The Spa at the Dominick) on the fifth and sixth floors of a 42-story building which expired on February 23, 2020. M1-6 Special Hudson Square District. <b>Community Board #2M</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 2/22-23/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 22-23, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>343-12-BZ</b>	Slater & Beckerman, P.C. <b>570 East 21<sup>st</sup> Street, Brooklyn</b> 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. <b>Community Board #14BK</b>
		<b>Project Manager: Carlo Costanza (212) 386-0068</b>
		<b>Status: Granted – 2/22-23/2021</b>
<b>6.</b>	<b>2016-1185-A</b>	Pryor Cashman LLP <b>45-14 and 45-40 51<sup>st</sup> Street, Queens</b> Amendment to extend the time to obtain all “DOB related agency application(s) filed in connection with the authorized use and bulk.” <b>Community Board #2Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 2/22-23/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 22-23, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
7.	677-53-BZ	Akerman LLP <b>61-28 Fresh Meadow Lane, Queens</b> Extension of time to obtain a Certificate of Occupancy of a previously granted Variance permitting the operation of a UG16 Auto Body Repair Shop (Carriage House) with incidental painting and spraying which expired on October 30, 2019; Waiver of the Board's Rules of Practice and Procedures. C2-2/R4 zoning district. <b>Community Board #8Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 4/12-13/2021</b>
8.	332-79-BZ	Rothkrug Rothkrug & Spector LLP <b>43-20 Little Neck Parkway, Queens</b> 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. <b>Community Board #11Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 5/24-25/2021</b>
9.	114-07-BZ	Eric Palatnik, P.C. <b>7-05 152<sup>nd</sup> Street, Queens</b> Amendment of a previously approved Special Permit (§73-19) which permitted the operation of a day-care center (Kiddie Academy) (UG3). The amendment seeks an enlargement to the existing day care facility, a modification in the approved floor area, a change in the number of parking spaces, as well as request to permit a proposed outdoor play area on the roof. M1-1/R2A zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 5/24-25/2021</b>
10.	120-13-BZ	Pryor Cashman LLP <b>1815 Forest Avenue, Staten Island</b> Extension of Term of a previously approved Special Permit (§73-243) which permitted an accessory drive-thru to an eating and drinking establishment (UG 6) (McDonald's) which expired on January 14, 2019; Waiver of the Board's Rules. C1-1/R3-2 zoning district. <b>Community Board #1SI</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 4/26-27/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 22-23, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
11.	378-45-BZ	Davidoff Hatcher & Citron, LLP <b>116-60 Sutphin Boulevard, Queens</b> Amendment (§11-412) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) seeking to permit a change in the configuration of existing gasoline pumps, the addition of a canopy and the conversion of an accessory lubritorium to an accessory convenience store with a drive-through. C2-3/R5D zoning district. <b>Community Board #12Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 5/24-25/2021</b>
12.	590-76-BZ	Rothkrug Rothkrug & Spector LLP <b>243 East 59th Street, Manhattan</b> Extension of Term of a previously granted Variance (§72-21) for an existing illuminated sign that exceeds the permitted height above curb level. C2-8 zoning district. <b>Community Board #8M</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 3/8-9/2021</b>
13.	6-04-BZ	Law Office of Fredrick A. Becker <b>7118-7124 Third Avenue, Brooklyn</b> Extension of Term of a variance granted pursuant to §72-21 allow the operation of a physical culture establishment located in a C1-3/R6B, Special Bay Ridge zoning district. <b>Community Board #1BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 8/2-3/2021</b>
14.	21-10-BZ	Law Office of Fredrick A. Becker <b>2801 Roebling Avenue, Bronx</b> Extension of Term of a previously approved Special Permit (§73-243) which permitted the operation of an accessory drive-through to an eating and drinking establishment which expired on September 14, 2020; Extension of Time to Obtain a Certificate of Occupancy which expired on February 13, 2020; Waiver of the Board's Rules of Practice and Procedures. C1-2/R4A zoning district. <b>Community Board #10BX</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 5/10-11/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 22-23, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
15.	86-10-BZ	Sheldon Lobel, P.C. <b>93-08 95th Avenue, Queens</b> Extension of Term (§11-411) of a previously-granted variance permitting a Use Group (“UG”) 16 custom woodworking shop which expires on September 14, 2020. R5/C1-3 zoning district. <b>Community Board #8Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 3/8-9/2021</b>
16.	2016-4340-BZ	Law Office of Vincent L. Petraro, PLLC <b>131-02 40th Road, Queens</b> Amendment of a previously approved Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR §61-21. The amendment seeks to increase the height of the building contrary to the previous approval. C4-2 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 3/22-23/2021 (Tentative) 4/12-13/2021 (Alternate)</b>

<b><i>APPEALS – DECISIONS</i></b>		
17.	2017-16-A thru 2017-19-A	Gerald J. Caliendo, RA, AIA <b>15-58/62 Clintonville Street, 150-93/95 Clintonville Court, Queens</b> 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. <b>Community Board #7Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Deferred Decision – 5/24-25/2021</b>
18.	2018-105-A	Gerald J. Caliendo, RA, AIA <b>150-87 Clintonville Court, Queens</b> 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. <b>Community Board #7Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Deferred Decision – 5/24-25/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 22-23, 2021**  
**10:00 A.M.**

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
19.	2019-182-A	Dominic V. DeSantis <b>1 Marina Road, Queens</b> Variance pursuant to G107 of Appendix G Flood Resistant Construction Regulations of the 2014 NYC Building Code for construction in a V-Zone, waiver of Sections G304.2, Item 6 (no new construction to be located seaward of the Mean High Tide in the V-Zone) and G304.2 Item 2 (The lowest portion of the lowest horizontal structural member of the lowest floor shall be at or above design flood elevation). <b>Community Board #3Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Withdrawn – 2/22-23/2021</b>
20.	2019-190-A	Sheldon Lobel, P.C. <b>40-17 28th Avenue a/k/a 25-92 41st Street, Queens</b> Appeal of a New York City Department of Buildings determination dated June 14, 2019, that parking garage with 150 parking spaces or less do not require reservoir spaces at this location and that ZR 36-521 does not require commissioner approval for parking garage layouts between 200 and 300 square feet per space if the applicant certifies and states on the Certificate of Occupancy that the garage will be fully attended. C2-2/R5 zoning district. <b>Community Board #1Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 5/10-11/2021</b>
21.	2019-276-A	Pryor Cashman LLP <b>15 Stuart Lane, Queens</b> Proposed enlargement of an existing two-story with cellar single-family home located on the bed of a mapped street contrary to General City Law §35. R1-2 zoning district. <b>Community Board #11Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 5/10-11/2021</b>
22.	2020-24-A	Law Offices of Marvin B. Mitzner LLC <b>39-35 27<sup>th</sup> Street, Queens</b> 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 zoning district regulations. <b>Community Board #1Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 4/12-13/2021</b>

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

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 22-23, 2021**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
23.	2019-27-BZ	Law Office of Jay Goldstein 4533 18 <sup>th</sup> Avenue, Brooklyn 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 24-11 (lot coverage). R5 zoning district. <b>Community Board #12BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 2/22-23/2021</b>
24.	2019-280-BZ	Law Office of Jay Goldstein, PLLC 137 Fifth Avenue, Manhattan Special Permit (§73-36) to legalize the operation of a Physical Cultural Establishment ( <i>SLT</i> ) located on the second floor of an existing building contrary to ZR §32-10. C6-4M Ladies’ Mile Historic District. <b>Community Board #5M</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 2/22-23/2021</b>
25.	2020-72-BZ	Kramer Levin Naftalis & Frankel 85 Jay Street, Brooklyn Special Permit (§73-36) to permit the operation of a physical cultural establishment ( <i>Life Time</i> ) located in the cellar, ground and mezzanine floors of an existing building contrary to ZR §42-10. M1-2/R8 (MX-2) zoning district. <b>Community Board #2BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Deferred Decision – 3/22-23/2021</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
26.	2017-21-BZ	Mitchell S. Ross, Esq. 34-38 38th Street, Queens 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. <b>Community Board #1Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Adjourned, Continued Hearing – 6/14-15/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, FEBRUARY 22-23, 2021**  
**1:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>2017-262-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>18 Stanwix Street, Brooklyn</b> Variance (§72-21) to permit the construction of three-story plus cellar residential building contrary to ZR §42-00. M1-1 zoning district. <b>Community Board #4BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 6/14-15/2021</b>
<b>2.</b>	<b>2018-173-BZ</b>	Law Office of Jay Goldstein <b>128 Beach 9th Street, Queens</b> Variance (§72-21) to permit the development of a 17-story, mixed-use, community facility and residential building on a waterfront lot contrary to ZR §62-322 (Floor Area and Floor Area Ratio (“FAR”)); ZR §62-341 (Maximum Base Height and Building Height); ZR §62-341(a)(2) (Setbacks) and ZR §§25-23 & 25-31 (parking). R6 zoning district. <b>Community Board #14Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 7/22-23/2021</b>
<b>3.</b>	<b>2019-38-BZ</b>	Sheldon Lobel, P.C. <b>222-34 96th Avenue, Queens</b> Special Permit (§73-36) to permit the operation of a Physical Culture Establishment (CoreBalFit) to be located on the 1st floor of an existing building contrary to ZR §42-10. M1-1 zoning districts. <b>Community Board #13Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Postponed Hearing – 4/26-27/2021</b>
<b>4.</b>	<b>2019-91-BZ</b>	Michio Sanga <b>97-09 24th Avenue, Queens</b> Variance (§72-21) to permit the development of a two-family residence contrary to ZR §23-142 (floor area ratio); ZR §23-22 (density); ZR §23-45 (front yard); ZR §23-461 (side yard); and ZR §25-22 (parking). R3X zoning district. <b>Community Board #4Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 5/10-11/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, FEBRUARY 22-23, 2021**  
**1:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>5.</b>	<b>2019-92-BZ</b>	<p>Michio Sanga  <b>23-39 98th Street, Queens</b>  Variance (§72-21) to permit the development of a two-family residence contrary to ZR 22-12 (Use); ZR §23-142 (floor area ratio); ZR §23-22 (density); ZR §23-461 (side yard); ZR 23-47 (rear yard); and ZR §§25-22 &amp; 25-621 (parking). R3X zoning district.  <b>Community Board #4Q</b></p>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 5/10-11/2021</b>
<b>6.</b>	<b>2020-8-BZ</b>	<p>Francis R. Angelino, Esq.  <b>173 East 83rd Street, Manhattan</b>  Special Permit (§73-36) to permit the operation of a physical cultural establishment (Bode) to be located on a portion of the second floor of an existing building contrary to ZR §32-10. C1-9 zoning district.  <b>Community Board #8M</b></p>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Closed, Decision – 4/12-13/2021</b>
<b>7.</b>	<b>2020-62-BZ</b>	<p>Akerman LLP  <b>90 West 225th Street, Manhattan</b>  Special Permit (§73-36) to permit the legalization of the operation of a physical culture establishment (Planet Fitness) on portions of the first and second floors of an existing building contrary to 32-10. C8-3 zoning district.  <b>Community Board #7BX</b></p>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 4/12-13/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 8-9, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>389-85-BZ</b>	Eric Palatnik, P.C. <b>2090 Bronxdale Avenue, Bronx</b> Extension of Term of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B) (Mobil) which expired on November 26, 2015; Waiver of the Board's Rules. Amend the Board condition of term. <b>Community Board #11BX</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 2/9/2021</b>
<b>2.</b>	<b>294-99-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>521 5<sup>th</sup> Avenue, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment ( <i>Equinox</i> ) which expires on May 9, 2020. C5-2.5 and C5-3 Midtown Special Purpose District – Rockefeller Center National Historic Landmark. <b>Community Board #5M</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Granted – 2/8/2021</b>
<b>3.</b>	<b>24-09-BZ</b>	Bryan Cave Leighton Paisner LLP. <b>78-10 164<sup>th</sup> Road, Queens</b> 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. <b>Community Board #8Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Reopened, Continued Hearing – 4/26/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 8-9, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
4.	551-37-BZ	Eric Palatnik, P.C. <b>233-02 Northern Boulevard, Queens</b> Amendment (§11-413) to permit a change in use from an Automotive Repair Facility (UG 16B) to Automobile Sales (UG 16B). R1-2 zoning district. <b>Community Board #11Q</b>
		<b>Project Manager: Ted Ricketts (212) 386-0088</b>
		<b>Status: Closed, Decision – 3/8/2021</b>
5.	863-48-BZ	Alfonso Duarte <b>259-16 Union Turnpike, Queens</b> 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. <b>Community Board #13Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 6/14/2021</b>
6.	207-68-BZ	Gerald Caliendo, R.A. <b>115-58 Dunkirk Street, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted the use manufacture and storage of paper vacuum bags UG's 16 & 17), with accessory parking, which expired on June 18, 2013; Waiver of the Board's Rules. R3-2 zoning district. <b>Community Board #12Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 3/22/2021</b>
7.	334-78-BZ	Eric Palatnik, P.C. <b>233-20 Northern Boulevard, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on July 24, 2019. R1-2 zoning district. <b>Community Board #11Q</b>
		<b>Project Manager: Ted Ricketts (212) 386-0088</b>
		<b>Status: Closed, Decision – 3/8/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 8-9, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>122-95-BZ</b>	Capell Barnett Matalon & Schoenfeld LLC <b>152-65 Rockaway Boulevard, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted a warehouse (UG 16) and trucking terminal (UG 17) with accessory offices, loading and unloading contrary to use regulations which expired on July 11, 2016; Amendment to permit a change in the hours of operation and a request to eliminate the term. C2-2/R3-1 zoning district. <b>Community Board #12Q</b>
		<b>Project Manager: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 4/12/2021</b>

<b><i>SOC – NEW CASES</i></b>		
<b>9.</b>	<b>599-76-BZ</b>	Eric Palatnik, PC <b>70-02 72nd Place, Queens</b> Amendment and Extension of Term of a previously approved Variance (72-21) which permitted the operation of a two-story (UG 17) accessory storage and shipping building (FM Brush Company) which expired on December 21, 2016. The amendment seeks to amend the Board's condition of term to re-instate the variance; Waiver of the Board's Rules of Practice and Procedures. R4-1 zoning district. <b>Community Board #5Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 5/10/2021</b>
<b>10.</b>	<b>315-90-BZ</b>	Vassalotti Associates Architects, LLP <b>82-06 Astoria Boulevard, Queens</b> Extension of Term (§11-411) for the continued operation of an Automotive Service Station (BP Amoco) with accessory convenience store which expires on January 25, 2021. C2-2/R4 zoning district. <b>Community Board #3Q</b>
		<b>Project Manager: Jszyllene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 4/26/2021</b>
<b>11.</b>	<b>395-04-BZ</b>	Moshe Friedman, PE <b>1232 54th Street, Brooklyn</b> Extension of Time to Complete Construction of a previously approved variance (§72-21) for the construction of a UG4 synagogue which expired on June 5, 2016; waiver of the Rules. R5 zoning district. <b>Community Board #12BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 4/12/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 8-9, 2021**  
**10:00 A.M.**

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
12.	2018-68-A thru 2018-90-A	Sanna & Loccisano Architects, P.C. <b>Santina Drive, Staten Island</b> 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. <b>Community Board #5SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 5/10/2021</b>
13.	2018-178-A	Rampulla Associates Architects, LLP-adorned <b>2 Oaktree Way aka 300 Ocean Terrace, Staten Island</b> 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. <b>Community Board #2SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 5/10/2021</b>
14.	2019-265-BZ & 603-71-A	Sheldon Lobel, P.C. <b>35 Giffords Lane, Staten Island</b> Application September 12, 2019 – Variance (72-21) to permit the conversion and enlargement of a one-story plus mezzanine House of Worship (UG 4) Faith Community Church) contrary to ZR 24-34 & 104-461 (front yards) and ZR 24-35 & 107-464 (side yards). Amendment of a previously approved application that permitted a building located within the bed of a mapped street contrary to General City Law 35. C1-1/R2 Special South Richmond District. <b>Community Board #3SI</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 5/10/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 8-9, 2021**  
**10:00 A.M.**

<b><i>APPEALS – NEW CASES</i></b>		
15.	2018-188-A & 2018-189-A	Sheldon Lobel, P.C. <b>194-28 &amp; 194-32 Dunton Avenue, Queens</b> Proposed construction of two two-story, single-family detached residential buildings seeking waivers of General City Law § 35, which are partially within the bed of a mapped but unbuilt portion of Clover Place. R1-2 zoning district. <b>Community Board #8Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 5/10/2021</b>
16.	2020-49-A	Law Office of Marvin B. Mitzner LLC <b>38-30 28th Street, Queens</b> Extension of time to complete construction and obtain a Certificate of Occupancy of a previously granted common law vested right to construct an 8-story hotel, which expired on October 7, 2018. <b>Community Board #1Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 4/12/2021</b>

<b><i>BZ - DECISIONS</i></b>		
17.	2017-34-BZ	Rothkrug Rothkrug & Spector LLP <b>311 Adams Avenue, Staten Island</b> 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), and ZR §23-451 (Plantings on Corner Lots). ZR 64-61 (design requirements) and ZR 25-632 (curb cut requirements) R3-1 zoning district. <b>Community Board #2SI</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Deferred Decision – 3/8/2021</b>
18	2019-16-BZ	Pryor Cashman LLP <b>250-01 Northern Boulevard, Queens</b> Special Permit (§73-243) to permit an accessory drive-through to a proposed eating and drinking establishment (UG 6) ( <i>McDonald's</i> ) contrary to ZR §32-15. C1-2/R3-1 and R2A zoning districts. <b>Community Board #11Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Deferred Decision – 5/24/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 8-9, 2021**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
19.	2016-4463-BZ	Law Office of Jay Goldstein <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)</b> <b>Brooklyn</b> 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. <b>Community Board #10BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 5/10/2021</b>
20.	2019-25-BZ	Sheldon Lobel, P.C. <b>40-48 Commercial Street, Brooklyn</b> 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. <b>Community Board #1BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 4/26/2021</b>
21.	2019-263-BZ	Eric Palatnik, P.C. <b>2122 Richmond Avenue, Staten Island</b> Special Permit (§73-243) to permit an eating and drinking establishment (Starbucks) with an accessory drive-thru contrary to ZR §32-10. C1-2/R3-2 zoning district. <b>Community Board #2SI</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 4/26/2021</b>
22.	2019-269-BZ	Snyder & Snyder LLP <b>3425 Rombouts Avenue, Bronx</b> Special Permit (§73-30) to permit non-accessory antennas to be affixed to signs or other similar structures. M1-1 zoning district. <b>Community Board #12BX</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 6/14/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 8-9, 2021**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
23.	2019-271-BZ	New York SMSA Limited Partnership <b>37 Mansion Avenue, Staten Island</b> Special Permit (§73-30) to permit a non-accessory radio tower consisting of a cupola on the roof of the building. C3A Special South Richmond district. <b>Community Board #3SI</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 6/14/2021</b>
24.	2019-278-BZ	Rothkrug Rothkrug & Spector LLP <b>9201 5<sup>th</sup> Avenue, Brooklyn</b> Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for a UG 6B office use and ambulatory diagnostic or treatment facilities (UG 4) (PRC-B1 parking category) contrary to ZR §36-21. C2-3/R6B & R5B Special Bay Ridge District. <b>Community Board #10BK</b>
		<b>Project Manager: Tracie Behnke (212) 386-0086</b>
		<b>Status: Adjourned, Continued Hearing – 4/26/2021</b>
25.	2020-61-BZ	Sheldon Lobel, P.C. <b>342-346 East 104th Street, Manhattan</b> Variance (§72-21) to permit the development of a school (UG 3) (East Harlem Scholars Academy Charter School) contrary to underlying bulk requirements. R7A, C2-5/R8A zoning districts. <b>Community Board #11M</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 2/8/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, FEBRUARY 8-9, 2021**  
**1:00 P.M.**

<b>BZ – NEW CASES</b>		
1.	2020-1-BZ	Rothkrug Rothkrug & Spector LLP <b>31 West 27<sup>th</sup> Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical culture establishment (Equinox) within an existing commercial building §42-10. M1-6 zoning district. Madison Square North Historic District. <b>Community Board #5M</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Postponed – 4/26/2021</b>
2.	2020-30-BZ	Eric Palatnik, P.C. <b>37-40 31<sup>st</sup> Street, Queens</b> Special Permit (§73-36) to permit the operation of a physical cultural establishment (CrossFit Dutch Kills) to be located on a portion of the first-floor and mezzanine of an existing building contrary to ZR §42-10. M1-2 Special Long Island City Mixed Use District. <b>Community Board #1Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Closed, Decision – 3/8/2021</b>
3.	2020-37-BZ	Law Office of Jay Goldstein <b>217 Seventh Avenue, Manhattan</b> Special Permit (§73-36) to permit the operation of Physical Cultural Establishment (Mind Body Project) located in a portion of the first floor of an existing building contrary to ZR §32-10. C6-3X, R8A.C2-5 and C6-3A zoning districts. <b>Community Board #4M</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Closed, Decision – 3/8/2021</b>
4.	2020-41-BZ	Akerman LLP <b>107-02 Queens Boulevard, Queens</b> Special Permit (§73-36) to permit the operation of a physical cultural establishment (Planet Fitness) to locate on a portion of the cellar and first floor of a new building contrary to ZR §32-10. C4-5X, C4-4A, Special Forest Hills District <b>Community Board #6Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 3/8/2021</b>

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

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, FEBRUARY 8-9, 2021**  
**1:00 P.M.**

<b>BZ – NEW CASES</b>		
5.	2020-42-BZ	Eric Palatnik, PC <b>155 Girard Street, Brooklyn</b> Special Permit (§73-622) to permit the enlargement of an existing one-family dwelling. R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 4/26/2021</b>
6.	2020-45-BZ & 127-15-BZ	Goldman Harris LLC <b>135-35 Northern Boulevard, Queens</b> Variance (ZR §72-21) to permit the construction of a 16-story mixed-use building contrary to Residential FAR (ZR §23-151), Commercial FAR (ZR §33-121), and Total FAR (ZR §35-311(d)); Open Space and Open Space Ratio (ZR §23-151) and (ZR §35-32), permitted obstruction in the rear yard (ZR §24-33(b)(3) and ZR §33-23(b)(3)), Density (ZR §23-22), location of eating and drinking establishment above the ground floor (ZR §32-421), and contrary to maximum height for new buildings in the Airport Approach District (ZR §61-21) ; Amendment of a previously approved Special Permit (ZR §73-66) for the construction of a building in excess of the height limits in the Airport Approach District (ZR §61-21). R6 (C2-2) Zoning District. <b>Community Board #7Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 5/10/2021</b>
7.	2020-48-BZ	Akerman LLP <b>237-241 East 86th Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a new Physical Culture Establishment (PCE), a Barry's Bootcamp fitness center, on the cellar level and ground floor of an existing 18-story, mixed residential and commercial building contrary to ZR §32-10. C2-8A zoning district. <b>Community Board #8M</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 3/8/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 25-26, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>281-09-BZ</b>	Kramer Levin Naftalis & Frankel LLP <b>246 Spring Street, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (Planet Fitness) on the fifth and sixth floors of a 42-story building which expired on February 23, 2020. M1-6 Special Hudson Square District. <b>Community Board #2M</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Deferred Decision – 2/22-23/2021</b>
<b>2.</b>	<b>343-12-BZ</b>	Slater & Beckerman, P.C. <b>570 East 21<sup>st</sup> Street, Brooklyn</b> 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. <b>Community Board #14BK</b>
		<b>Project Manager: Carlo Costanza (212) 386-0068</b>
		<b>Status: Deferred Decision – 2/22-23/2021</b>
<b>3.</b>	<b>193-13-BZ</b>	Eric Palatnik, P.C. <b>4770 White Plains Road, Bronx</b> Extension of Time to Complete Construction of a previously approved Special Permit (§73-44) to permitting the reduction in the required number of accessory parking spaces for a Use Group (“UG”) 6 office space which expired on January 22, 2020. C2-2/R6A and R5 zoning district. <b>Community Board #12BX</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Deferred Decision – 4/26-27/2021</b>
<b>4.</b>	<b>2017-261-BZ</b>	Belkin Burden Wenig & Goldman, LLP <b>527 East New York Avenue, Brooklyn</b> Reopening to allow for new objection/discuss ownership of adjacent lot. R6 zoning district. <b>Community Board #9BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Deferred Decision – 3/22-23/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 25-26, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>200-01-BZ</b>	Davidoff Hutcher & Citron LLP <b>182-15 Hillside Avenue, Queens</b> Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance (72-21) to permit the enlargement of an existing 11-story and penthouse rehabilitation and long-term care facility (Hillside Manor Rehabilitation and Extended Care Center) which expired on March 17, 2011; Waiver of the Board's Rules. C2-4/R6A Special Downtown Jamaica District. <b>Community Board #8Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 4/12-13/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 25-26, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
6.	55-45-BZ	<p>Carl A. Sulfaro, Esq.,  <b>63 Kingsland Avenue (f/k/a 51-61 Kingsland Avenue, Brooklyn</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) (Spirit) with accessory automotive repair which expired on February 27, 2019. C2-4/R6B zoning district.  <b>Community Board #1BK</b></p>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 4/12-13/2021</b>
7.	169-49-BZ	<p>Rampulla Associates Architect, LLP  <b>5270 Amboy Road, Staten Island</b>            Amendment (§11-412) to permit the enlargement of an accessory repair establishment of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B). R3A Special South Richmond District within the Lower Density Growth Management Area.  <b>Community Board #3SI</b></p>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Continued Hearing – 4/26-27/2021</b>
8.	1070-84-BZ	<p>Law Office of Fredrick A. Becker  <b>234 East 58<sup>th</sup> Street, Manhattan</b>            Extension of Term of a previously approved variance permitting the operation of an eating and drinking establishment which expired on July 7, 2020, Extension of Time to Obtain a Certificate of Occupancy which expired on March 25, 2015; Waiver of the Board's Rules of Practice and Procedures. R8B zoning district.  <b>Community Board #6M</b></p>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 3/8-9/2021</b>
9.	92-99-BZ thru 102-99-BZ	<p>Goldman Harris LLC  <b>98-09, 98-25, 98-41, 98-51, 98-33, 98-19 64<sup>th</sup> Road, Queens</b>            Application to extend the term of a variance allowing transient parking at the above-referenced Premises pursuant to §1-07.1(a)(2); extend the Applicant's time to obtain Certificate of Occupancy pursuant to §1-07.1(a)(3); waiver pursuant to §1-07.3(d)(2). R7-1 zoning district.  <b>Community Board #6Q</b></p>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Postponed Hearing – 3/22-23/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 25-26, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
10.	238-07-BZ	Kramer Levin Naftalis & Frankel LLP 5-17 47 <sup>th</sup> Avenue, Queens Extension of Time to Complete Construction of a previously approved variance (§72-21) which allowed the construction of a 12-story mixed-use residential/commercial building and a 6-story graduate student housing building which expired on September 23, 2020. M1-4 and M1-4/R6A Special Long Island City Purpose District. <b>Community Board #2Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Postponed Hearing – 4/26-27/2021</b>
11.	2016-1185-A	Pryor Cashman LLP 45-14 and 45-40 51 <sup>st</sup> Street, Queens Amendment to extend the time to obtain all “DOB related agency application(s) filed in connection with the authorized use and bulk.” <b>Community Board #2Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 2/22-23/2021</b>
12.	2017-213-BZ	Hirschen Singer & Epstein, LLP 1808 Coney Island Avenue, Brooklyn Amendment of a previously approved variance (ZR 72-21) for a six-story with cellar, community-facility building (Use Group 3), contrary to use and bulk regulations. Amendment to reduce the size of the cellar level, modify interior program, and change certain finishing materials. C8-2 ZD/Special Ocean Parkway District. <b>Community Board #12BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing - 3/22-23/2021</b>
13.	2018-8-BZ	Eric Palatnik, P.C. 1820 Cropsey Avenue, Brooklyn Extension of Time to Obtain a Certificate of Occupancy for 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 July 23, 2020. C1-2/R5 zoning district. <b>Community Board #11BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 3/8-9/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 25-26, 2021**  
**10:00 A.M.**

<b><i>APPEALS – DECISIONS</i></b>		
14.	2020-56-A	Kramer Levin Naftalis & Frankel LLP <b>58-60 West 39<sup>th</sup> Street, Manhattan</b> 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. M1-6 and C5-3 Special Midtown District. <b>Community Board #5M</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 1/25-26/2021</b>
15.	2019-68-A	Rothkrug Rothkrug & Spector LLP <b>235 Industrial Loop, Staten Island</b> Proposed construction of a one-story warehouse building (UG 16) on site not fronting on a mapped street contrary to General City Law §36. M3-1 Special South Richmond. <b>Community Board #3SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 3/22-23/2021</b>
16.	2019-195-A	Rothkrug Rothkrug & Spector LLP <b>191 Industrial Loop, Staten Island</b> Proposed development of a one-story warehouse (UG 16) not fronting on a mapped street contrary to General City Law §36. M3-1 Special South Richmond District. <b>Community Board #3SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 3/22-23/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 25-26, 2021**  
**10:00 A.M.**

<b><i>APPEALS – NEW CASES</i></b>		
17.	2020-3-A	Rothkrug Rothkrug & Spector LLP <b>142-18 Hook Creek Boulevard, Queens</b> Proposed development of a two-family residential building located partially inside the bed of the street contrary to General City Law §35. R3X zoning district. <b>Community Board #13Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 3/22-23/2021</b>
18.	2020-24-A	Law Offices of Marvin B. Mitzner LLC <b>39-35 27<sup>th</sup> Street, Queens</b> 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 zoning district regulations. <b>Community Board #1Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 2/22-23/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 25-26, 2021**  
**10:00 A.M.**

<b><i>BZ - DECISIONS</i></b>		
19.	2020-38-BZ	Law Office of Jay Goldstein <b>22-18 Jackson Avenue, Queens</b> Special Permit (§73-36) to permit the operation of a physical cultural establishment (F45) located on a portion of the first floor of an existing building contrary to ZR §42-10. M1-5/R7X Special Long Island City Purpose District. <b>Community Board #2Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 1/25-26/2021</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
20.	2019-30-BZ	Eric Palatnik, P.C. <b>2705 East 28<sup>th</sup> Street, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Dismissal Warning – 4/12-13/2021</b>
21.	2019-196-BZ	Eric Palatnik, P.C.-/ <b>41 East 20<sup>th</sup> Street, Manhattan</b> Special Permit (§73-36) to permit the legalization of a physical culture establishment ( <i>La Casa Day Spa</i> ) contrary to ZR §42-10. M1-5M zoning district. <b>Community Board #5M</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Adjourned, Continued Hearing – 5/10-11/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, JANUARY 25-26, 2021**  
**1:00 P.M.**

<b>BZ – NEW CASES</b>		
1.	2019-192-BZ	Rothkrug Rothkrug & Spector LLP <b>16 Harrison Place, Brooklyn</b> Variance (§72-21) to permit the construction of a cellar and four-story residential building contrary to ZR §42-10. M1-2 zoning district. <b>Community Board #1BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 4/12-13/2021</b>
2.	2019-200-BZ	Sheldon Lobel, P.C. <b>41-19 Bell Boulevard, Queens</b> Special Permit (§73-36) to permit the legalization of the operation of a physical cultural establishment ( <i>OrangeTheory Fitness</i> ) located on a portion of the first floor and cellar of an existing building contrary to ZR §31-10. C2-2/R6B and C8-1 zoning districts. <b>Community Board #11Q</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 4/12-13/2021</b>
3.	2019-294-BZ	The Law Offices of Marvin B. Mitzner LLC <b>241-243 Throop Avenue, Brooklyn</b> Variance (§72-21) to permit the construction of a mixed-use residential building (UG 2) with ground floor commercial (UG 6) contrary to underlying bulk requirements. C2-4/R7D zoning district. <b>Community Board #3BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Postponed Hearing – 4/26-27/2021</b>
4.	2019-301-BZ	Eric Palatnik, P.C. <b>148 26<sup>th</sup> Street, Brooklyn</b> Special Permit (§73-36) to permit the legalization of the operation of a physical cultural establishment (CrossFit 718) contrary to ZR §41-10. M1-2D zoning district. <b>Community Board #7BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 3/8-9/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, JANUARY 25-26, 2021**  
**1:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>5.</b>	<b>2020-25-BZ</b>	Sheldon Lobel, P.C. <b>142-30 13<sup>th</sup> Avenue, Queens</b> Variance (§72-21) to legalize an existing single-family house contrary to ZR §§23-45 & 23-48 (side and front yard requirements. R1-2 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Continued Hearing – 4/12-13/2021</b>
<b>6.</b>	<b>2020-63-BZ</b>	Jay Goldstein, Esq. <b>1718 East 28<sup>th</sup> Street, Brooklyn</b> Special Permit (§73-622) to permit the enlargement of an existing one-family home contrary to underlying bulk requirements. R3-2 zoning district. <b>Community Board #12BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Closed, Decision – 3/8-9/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**SPECIAL MEETING**  
**THURSDAY MORNING, JANUARY 28, 2021**  
**10:00 A.M.**

<b><i>DECISIONS</i></b>		
1.	125-97-BZ	Gerald J. Caliendo, AIA <b>61-01 Alderton Street, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted the construction of an of a one-story and cellar retail (UG 6) building with accessory parking for 21 vehicles which expired on March 10, 2018; Waiver of the Board Rules of Practice and Procedures. R7A & R4 zoning districts <b>Community Board #6Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 1/28/2021</b>
2.	128-00-BZ	Rothkrug Rothkrug & Spector LLP <b>14 Wall Street, Manhattan</b> Extension of Term of a Special Permit (ZR §73-36) for the continued operation of a physical culture establishment ( <i>Equinox</i> ) which expires on September 12, 2020. C5-5(LM) zoning district. Individual Landmark Building. <b>Community Board #1M</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 1/28/2021</b>
3.	85-10-BZ	Akerman LLP <b>309-311 East Fordham Road, Bronx</b> Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (Planet Fitness) on the first and second floors of a two-story commercial building which expired on February 1, 2020. C4-4 zoning district. <b>Community Board #7BX</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Granted – 1/28/2021</b>
4.	189-12-BZ	Kramer Levin Naftalis & Frankel LLP <b>98 Montague Street, Brooklyn</b> 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 July 23, 2020. C1-3/R7-1 and R6 (LH-1) zoning districts. Property is located within the Brooklyn Heights Historic District. <b>Community Board #2BK</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Deferred Decision – 3/8-9/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**SPECIAL MEETING**  
**THURSDAY MORNING, JANUARY 28, 2021**  
**10:00 A.M.**

<b><i>DECISIONS</i></b>		
5.	2017-257-BZ	Law Offices of Marvin B. Mitzner, LLC <b>159 North 4th Street, Brooklyn</b> Extension of Time to Obtain a Certificate of Occupancy. M1-2/R6B zoning district. <b>Community Board #1BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 1/28/2021</b>
6.	2018-198-A	Rothkrug Rothkrug & Spector LLP <b>85 Trenton Court, Staten Island</b> 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. <b>Community Board #3SI</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 1/28/2021</b>
7.	2020-47-A	Law Office of Jay Goldstein <b>4810 Beach 48th Street, Brooklyn</b> Proposed construction of a single-family home on a property not fronting on a mapped street contrary to General City Law (“GCL”) §36. R3-1 zoning district. <b>Community Board #13BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 1/28/2021</b>
8.	2019-35-BZ	Eric Palatnik, P.C. <b>235 Beaumont Street, Brooklyn</b> Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to floor area requirements (ZR §23-142). R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Granted – 1/28/2021</b>

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

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**SPECIAL MEETING**  
**THURSDAY MORNING, JANUARY 28, 2021**  
**10:00 A.M.**

<b><i>DECISIONS</i></b>		
6.	2020-12-BZ	Law Office of Jay Goldstein, for Freewythe LLC <b>356 Wythe Avenue (354-360 Wythe Avenue, 45-51 South 3 Street, 60-62 South 2 Street), Brooklyn</b> Special Permit (§73-36) to permit the operation of a physical cultural establishment ( <i>Row House Williamsburg</i> ) located in the cellar and a portion of the first floor of an existing building contrary to ZR §42-10. M1-4/R6-A & MX-8 zoning districts. <b>Community Board #1BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0034</b>
		<b>Status: Granted – 1/28/2021</b>
7.	2020-72-BZ	Kramer Levin Naftalis & Frankel <b>85 Jay Street, Brooklyn</b> Special Permit (§73-36) to permit the operation of a physical cultural establishment ( <i>Life Time</i> ) located in the cellar, ground and mezzanine floors of an existing building contrary to ZR §42-10. M1-2/R8 (MX-2) zoning district. <b>Community Board #2BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Deferred Decision – 2/22-23/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**SPECIAL MEETING**  
**THURSDAY MORNING, JANUARY 28, 2021**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>11.</b>	<b>2020-61-BZ</b>	Sheldon Lobel, P.C. <b>342-346 East 104th Street, Manhattan</b> Variance (§72-21) to permit the development of a school (UG 3) (East Harlem Scholars Academy Charter School) contrary to underlying bulk requirements. R7A, C2-5/R8A zoning districts. <b>Community Board #11M</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 2/8-9/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 11-12, 2021**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>187-97-BZ</b>	Nasir J. Khanzada <b>148-02 Rockaway Boulevard, Queens</b> 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. <b>Community Board #12Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 1/11-12/2021</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>2.</b>	<b>853-53-BZ</b>	Eric Palatnik, P.C. <b>2402/16 Knapp Street, Brooklyn</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expires on October 23, 2019. C2-2/R3-2 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0054</b>
		<b>Status: Adjourned, Continued Hearing – 4/26-27/2021</b>
<b>3.</b>	<b>803-61-BZ</b>	Eric Palatnik, P.C. <b>1416 Hylan Boulevard, Staten Island</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expires on July 27, 2020. C2-1/R3-2 zoning district. <b>Community Board #2SI</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0054</b>
		<b>Status: Continued Hearing – 3/22-23/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 11-12, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>528-71-BZ</b>	Eric Palatnik, P.C. <b>133-40 150<sup>th</sup> Street, Queens</b> Amendment of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired on October 3, 1982. The Amendment is filed pursuant to §1-07.3 (b)(4)(ii) of the Board's Rules of Practice and Procedures to requests a modification of the term specified as a condition of the Board's resolution. The application seeks to legalize modifications to signage, landscaping, site layout and the accessory building; Waiver of the Board's Rules. R3A zoning district. <b>Community Board # 12Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 4/26-27/2021</b>
<b>5.</b>	<b>389-85-BZ</b>	Eric Palatnik, P.C. <b>2090 Bronxdale Avenue, Bronx</b> Extension of Term of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B) (Mobil) which expired on November 26, 2015; Waiver of the Board's Rules. Amend the Board condition of term. <b>Community Board #11BX</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 2/8-9/2021</b>
<b>6.</b>	<b>825-86-BZ</b>	Aerman, LLP <b>1703 Bronxdale Avenue, Borough of Bronx</b> Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a commercial banquet hall (UG 9) and eating and drinking establishment (UG 6) contrary to zoning use regulations which expired on June 30, 2017: Amendment to permit the extension of the banquet hall by approximately 1,104 square feet and the addition of two new mezzanines for a total of 2,461 square feet, permit an increase in the maximum permitted occupancy from 850 people to a maximum occupancy of 1,008 people and propose to reduce the parking from 75 to 65 attendant parking spaces; Waiver of the Rules. R5 Zoning District. <b>Community Board # 11BX</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 2/22-23/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 11-12, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
7.	21-91-BZ	Sheldon Lobel, P.C. <b>2407-2417 Linden Boulevard, Brooklyn</b> 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 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. <b>Community Board #5BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 3/8-9/2021</b>
8.	42-97-BZ	Law Offices of Marvin Mitzner LLC <b>93-20 Astoria Boulevard, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted the construction and use of a one-story and cellar retail drug store (UG 6) which expired on March 3, 2018; Amendment to permit the elimination of a term since the use is now permitted with the exception of a portion located in a R6B zoning district; Waiver of the Board's Rules. C1-3 and R6B zoning districts. <b>Community Board #3Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 3/22-23/2021</b>
9.	195-02-BZ	Pryor Cashman LLP <b>2797 Linden Boulevard, Brooklyn</b> Extension of Term of a previously approved Variance (§72-21) permitting an eating and drinking establishment with an accessory drive through facility which expires on November 23, 2023; Amendment to permit an enlargement; Waiver of the Rules. R4 zoning district. <b>Community Board #5BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0054</b>
		<b>Status: Adjourned, Continued Hearing – 4/12-13/2021</b>
10.	245-03-BZ	Seyfarth Shaw LLP <b>160-11 Willets Point Boulevard, Queens</b> 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. <b>Community Board #7Q</b>
		<b>Project Manager: Carlo Costanza (212) 386-0068</b>
		<b>Status: Closed, Decision – 2/22-23/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 11-12, 2021**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
11.	72-04-BZ	Eric Palatnik, P.C. <b>141-54 Northern Boulevard, Queens</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) (Getty) which expires on June 3, 2020. C1-2/R6 & R6 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 3/8-9/2021</b>
12.	23-08-BZ	Sheldon Lobel, P.C. <b>80-14 Chevy Chase Street, Queens</b> Amendment of a previously approved Variance (§72-21) which permitted the construction of a two-story and cellar house of worship (UG 4) contrary to floor area and parking requirements. Amendment to include an obstruction in the front yard contrary to ZR 24-33 and ZR 24-34, change to cellar layout and landscaping. R1-2 zoning district. <b>Community Board #8Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 4/26-27/2021</b>
13.	25-09-BZ	Pryor Cashman LLP <b>277 Canal Street, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) which permit the operation of a physical culture establishment on the third floor of a three-story commercial building which expired on November 23, 2018; Amendment to permit a change in operator from Champion Fitness to UFC Gym; Waiver of the Board's Rules. M1-5B SoHo Iron Historic District. <b>Community Board #2M</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 2/22-23/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 11-12, 2021**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
14.	5-98-BZ	Heywood Blaufeux <b>1861 McDonald Avenue, Brooklyn</b> Extension of Term of a previously approved variance (§72-21) which permitted a garden supply sales and nursery establishment (UG 17) with accessory parking and storage which expired on February 23, 2019; Waiver of the Board's Rules. R5 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0054</b>
		<b>Status: Continued Hearing – 3/8-9/2021</b>
15.	294-99-BZ	Rothkrug Rothkrug & Spector LLP <b>521 5<sup>th</sup> Avenue, Manhattan</b> Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment ( <i>Equinox</i> ) which expires on May 9, 2020. C5-2.5 and C5-3 Midtown Special Purpose District – Rockefeller Center National Historic Landmark. <b>Community Board #5M</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Closed, Decision – 2/8-9/2021</b>
16.	128-00-BZ	Rothkrug Rothkrug & Spector LLP <b>14 Wall Street, Manhattan</b> Extension of Term of a Special Permit (ZR §73-36) for the continued operation of a physical culture establishment ( <i>Equinox</i> ) which expires on September 12, 2020. C5-5(LM) zoning district. Individual Landmark Building. <b>Community Board #1M</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0054</b>
		<b>Status: Closed, Decision – 1/28-29/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 11-12, 2021**  
**10:00 A.M.**

<b><i>APPEALS - DECISIONS</i></b>		
17.	2018-102-A	Sheldon Lobel, P.C. <b>241 Grand Street, Brooklyn</b> 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. <b>Community Board #1BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Dismissed – 1/11-12/2021</b>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
18.	2018-198-A	Rothkrug Rothkrug & Spector LLP <b>85 Trenton Court, Staten Island</b> 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. <b>Community Board #3SI</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0054</b>
		<b>Status: Closed, Decision – 1/28-29/2021</b>
19.	2019-69-A 2019-70-A	Rothkrug Rothkrug & Spector LLP <b>341 &amp; 343 Mallory Avenue, Staten Island</b> Proposed construction of a new two-family not fronting on a legally mapped street contrary to General City Law Section §36. R3X zoning district. <b>Community Board # 2SI</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 3/22-23/2021</b>
20.	2019-276-A	Pryor Cashman LLP <b>15 Stuart Lane, Queens</b> Proposed enlargement of an existing two-story with cellar single-family home located on the bed of a mapped street contrary to General City Law §35. R1-2 zoning district. <b>Community Board #11Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Adjourned, Continued Hearing – 2/22-23/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 11-12, 2021**  
**10:00 A.M.**

<b><i>APPEALS – NEW CASES</i></b>		
<b>21.</b>	<b>2020-47-A</b>	Law Office of Jay Goldstein
		<b>4810 Beach 48<sup>th</sup> Street, Brooklyn</b>
		Proposed construction of a single-family home on a property not fronting on a mapped street contrary to General City Law (“GCL”) §36. R3-1 zoning district.
		<b>Community Board #13BK</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 1/28-29/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 11-12, 2021**  
**10:00 A.M.**

<b><i>BZ - DECISIONS</i></b>		
22.	2018-142-BZ	Dennis P. George <b>204-23 46th Road, Queens</b> Variance (§72-21) to permit the development of a two-story plus attic & cellar Use Group (“UG”) 2 residential building contrary to ZR §22-00 (Zero Lot line building) & § 32-461a (Side Yard less than minimum required). R3-1 zoning district. <b>Community Board #19Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Granted – 1/11-12/2021</b>
23.	2019-225-BZ thru 2019-253-BZ	Philip L. Rampulla, AIA <b>70-114 Tennyson Drive, 348-370 Nelson Avenue, 6-50 Fitzgerald Avenue, Staten Island</b> Variance (§72-21) to permit a fifty-six (56) attached single- and two-family building contrary to ZR §34-01. C3A zoning district. <b>Community Board #3SI</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Withdrawn – 1/11-12/2021</b>
24.	2019-296-BZ	Rothkrug Rothkrug & Spector LLP <b>84-84 Franklin Street, Manhattan</b> Special Permit (§73-36) to permit the operation of a physical cultural establishment (Aire Ancient Baths) contrary to ZR §32-10. C6-2A zoning district. Tribeca East Historic District. <b>Community Board #1M</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Granted – 1/11-12/2021</b>
25.	2020-23-BZ	Goldman Harris LLC <b>28-07 Jackson Avenue, Queens</b> Special Permit (§73-36) to permit the operation of a physical cultural establishment (Performance Lab) to be located on a portion of the first floor and cellar of an existing building contrary to ZR §42-10. M1-6/R10 Special Long Island City Mixed Use District. <b>Community Board #1Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 1/11-12/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 11-12, 2021**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
26.	2019-27-BZ	Law Office of Jay Goldstein 4533 18 <sup>th</sup> Avenue, Brooklyn 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 24-11 (lot coverage). R5 zoning district. <b>Community Board #12BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 2/22-23/2021</b>
27.	2019-67-BZ	Sheldon Lobel, P.C. 2781 Coyle Street, Brooklyn Variance (§72-21) to permit the development of a six-story, three-family residential building contrary to ZR §§ 23-32 (minimum lot area), 23-45 (front yard), and 23-631 (street wall, setback and total height). R5 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Darrell Ruffin (212) 386-0054</b>
		<b>Status: Adjourned, Continued Hearing – 4/12-13/2021</b>
28.	2019-298-BZ	Sheldon Lobel, P.C. 506 West 181 <sup>st</sup> Street, Manhattan Special Permit (§73-19) to permit the operation of a school (UG 3) (Washington Heights and Inwood Music Community Charter School) contrary to ZR §32-10. C8-3 zoning district. <b>Community Board #12M</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 4/12-13/2021</b>
29.	2020-9-BZ	Paul F. Bonfilio, R.A. 26-11 123 <sup>rd</sup> Street, Queens Variance (§72-21) to permit the development of a two-family, two story dwelling contrary to ZR §22-12 (attached building not permitted), ZR §23-142 (floor area ratio), ZR §23-22 (maximum number of dwelling units), ZR §23-461(a)(side yards) ZR §23-631(b)(wall height), ZR §25-621(a) (parking location). R4A zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Withdrawn – 1/11-12/2021</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, JANUARY 11-12, 2021**  
**1:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>2018-26-BZ</b>	Gerald J. Caliendo, RA, AIA <b>79-03 Roosevelt Avenue, Queens</b> Special Permit (§73-244) to allow an eating and drinking establishment without restrictions and no limitation on entertainment and dancing contrary to ZR §32-21. C2-2/R5 zoning district. <b>Community Board #3Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Continued Hearing – 4/12-13/2021</b>
<b>2.</b>	<b>2019-95-BZ</b>	Hirschen Singer & Epstein LLP <b>19 Maspeth Avenue aka 220 Conselyea Street, Brooklyn</b> Variance (§72-21) to permit the construction of a six-story mixed-use building with conforming commercial use on the ground floor and residential uses on the upper floors contrary to ZR §32-10. C8-2 zoning district. <b>Community Board #1BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 4/12-13/2021</b>
<b>3.</b>	<b>2019-173-BZ</b>	Eric Palatnik, P.C. <b>187-01 Hillside Avenue, Queens</b> 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. C2-4/R6A Special Downtown Jamaica District. <b>Community Board #8Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 3/8-9/2021</b>
<b>4.</b>	<b>2020-73-BZ</b>	Sheldon Lobel, P.C. <b>2500 Park Avenue, Bronx</b> Special Permit (73-19) to permit the construction of a new school (UG 3) (South Bronx Charter School for International Cultures and the Arts) contrary to ZR 42-10. M1-4 zoning district. <b>Community Board #2BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 3/8-9/2021</b>

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

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