

NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, DECEMBER 5-6, 2022
10:00 A.M.

| COMPLIANCE HEARING | | |
|---------------------------|-------------------|---|
| 1. | 2019-27-BZ | Law Office of Jay Goldstein 4533 18th 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. Community Board #12BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 1/23/2023 |

| SOC – DECISIONS | | |
|------------------------|-------------------|---|
| 2. | 1069-27-BZ | Glen V. Cutrona, AIA 6702-6724 New Utrecht Avenue, Staten Island Extension of Term (§11-411) of for the continued operation of an automatic automobile laundry, simonizing room and offices which expired on March 6, 2021. C1-2/R5 zoning district. Community Board #11BK |
| | | Project Manager: Darrell Ruffin |
| | | Status: Granted – 12/5-6/2022 |
| 3 | 167-55-BZ | Walter T. Gorman, P.E., P.C. 20-65 Clintonville Street, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on October 7, 2015; Extension of Time to Obtain a Certificate of Occupancy; Waiver of the Board's Rules of Practice of Procedures. R3-1 zoning district. Community Board #7Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 2/27-28/2023 |
| 4. | 129-92-BZ | Akerman LLP 150-55 Cross Island Parkway, Queens 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. Community Board #7Q |
| | | Project Manager: Darrell Ruffin |
| | | Status: Deferred Decision – 3/13-14/2023 |

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| <i>SOC – DECISIONS</i> | | |
|-------------------------------|-----------|--|
| 5. | 174-96-BZ | Sheldon Lobel, P.C. 1108 Allerton Avenue, Bronx Extension of term and Waiver for a previously granted Variance (§72-21) permitting the operation of an existing food products manufacturing establishment (Use Group 17B) which expired on July 1, 2017; Amendment to permit modifications to a portion of the site; Waiver of the Board's Rules of Practice and Procedures. R4 zoning district. Community Board #11BX |
| | | Project Manager: Darrell Ruffin |
| | | Status: Closed, Decision – 2/6-7/2023 |
| 6. | 201-97-BZ | Eric Palatnik, P.C. 119-02 Rockaway Boulevard, Queens Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) permitting the erection and use of a one-story building as a non-conforming Use Group 6 drug store with accessory parking which expired on August 15, 2021; Waiver of the Board's Rules of Practice and Procedures. R3-2/C2-3 zoning district. Community Board #10Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Withdrawn – 12/5-6/2022 |
| 7. | 197-05-BZ | Law Office of Jay Goldstein 813/815 Broadway, Manhattan Extension of Time to Complete Construction of a previously approved variance (§72-21) which permitted the construction of an 11-story mixed-use building with ground floor commercial which expires on April 29, 2022; Extension of Time to Obtain a Certificate of Occupancy; Amendment of the Board's condition that no further extension be considered; Waiver of the Board's Rules. C6-1 zoning district. Community Board #2M |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 12/5-6/2022 |
| 8. | 112-11-BZ | Belkin Burden Goldman, LLP 2994 Cropsey Avenue, Brooklyn Extension of Term of a previously approved Variance (§72-21) permitting the operation of a scrap metal yard (UG 18) which expires on June 5, 2022. C8-1 zoning district. Community Board #13BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 12/5-6/2022 |

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|-------------------------------|-------------|---|
| 9. | 2017-304-BZ | Barbara Resnicow, for LaMirada-Schippers LLC 156-160 17th Street, Brooklyn Extension of Time to Complete Construction of a previously approved Special Permit (§73-19) permitting the development of a school which expired on August 20, 2022. M1-2D zoning district. Community Board #7BK |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 12/5-6/2022 |
| 10. | 2019-58-BZ | Law Office of Jay Goldstein 133-35 79th Street, Queens Extension of Term of a previously approved Special Permit (§73-244) permitting the operation of an Eating and Drinking Establishment with entertainment and a capacity of more than 200 persons (UG 12A) (Chuck E. Cheese's) which expires on July 23, 2022. C2-2 zoning district. Community Board #10Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 12/5-6/2022 |

| <i>SOC – CONTINUED HEARINGS</i> | | |
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| 11. | 519-57-BZ | Vassalotti Associates Architects, LLP 2071 Victory Boulevard, Staten Island Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station which expires on May 19, 2023; Extension of Time to Obtain a Certificate of Occupancy which expired on June 19, 2013; Waiver of the Board's Rules of Practice and Procedures. C2-1/R3-1 zoning district. Community Board #1SI |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 1/23-24/2023 |
| 12. | 584-82-BZ | Sheldon Lobel, P.C. 200 East 64th Street, Manhattan 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 applicant seeks modifications to the layout of a Privately Owned Public Space ("POPS"). R8B and C1-9 zoning districts. Community Board #8M |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 1/23-24/2023 |

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| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|-----------|---|
| 13. | 182-85-BZ | Eric Palatnik, P.C. 209-11 20th Street, Brooklyn Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) permitting the enlargement of a contractor's establishment (UG 16) which expired on August 22, 2021. R6B zoning district. Community Board #7BK |
| | | Project Manager: Gjela Pre-nga (212) 386-0067 |
| | | Status: Adjourned, Continued Hearing – 3/27-28/2023 |
| 14. | 183-85-BZ | Eric Palatnik, P.C. 206/8 20th Street, Brooklyn Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) permitting the operation of a (UG 16) open storage yard for building materials and accessory parking for four cars with an accessory office and showroom which expired on September 19, 2021. R6B zoning district. Community Board #7BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 3/27-28/2023 |
| 15. | 129-97-BZ | Gerald J. Caliendo, RA, AIA 150-65 Cross Island Parkway, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired on November 4, 2018; Waiver of the Board's Rules of Practice and Procedures. C1-2/R3-2 zoning district. Community Board #7Q <i>Matias</i> |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Adjourned, Continued Hearing – 1/23-24/2023 |
| 16. | 72-11-BZ | Vassalotti Associates Architects, LLP 101-06 Astoria Boulevard, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station which expired on October 25, 2021. C1-3/R6B zoning district. Community Board #3Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 1/9-10/2023 |

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| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|------------------------|---|
| 17. | 303-12-BZ | Eric Palatnik, P.C. 1106-1108 Utica Avenue, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the development of a three-story community facility (house of worship UG 4) which expired on May 6, 2022. C8-1 zoning district. Community Board #17BK |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 1/23-24/2023 |
| 18. | 2020-45-BZ & 127-15-BZ | Fried, Frank, Harris, Shriver & Jacobson LLP 135-35 Northern Boulevard, Queens 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. Community Board #7Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Withdrawn – 12/5-6/2022 |

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| <i>SOC – NEW CASES</i> | | |
|-------------------------------|--------------|--|
| 19. | 319-53-BZ | William Consuegra 1135 East 222nd Street aka 3651 Eastchester Road, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Repair Facility (UG 16B) which expired on January 31, 2021, Waiver of the Board's Rules of Practice and Procedures. Amendment for the parking spaces. R5 zoning district. Community Board #12BX |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Postponed Hearing – 1/23-24/2023 |
| 20. | 295-57-BZ | Jung H. Choi 146-15 Union Turnpike, Queens Extension of Term (§11-411) for the continued operation of an Automotive Service Station (UG 16B) which expired on August 7, 2021. C1-2/R4 zoning district. Community Board #4Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Postponed Hearing – 2/6-7/2023 |
| 21. | 160-08-BZ | Rothkrug Rothkrug Spector 651-671 Fountain Avenue, Brooklyn Application for reargument of an application dismissed on April 11, 2022 under Board's Rules of Practice and Procedure Section 1-12.4. R4-A Zoning District R4. Community Board #5BK |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – 1/9-10/2023 |
| 22. | 2016-4249-BZ | Kramer Levin Naftalis & Frankel LLP 2420 Amsterdam Avenue, Manhattan 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; Waiver of the Board's Rules of Practice and Procedures. C8-3 & R7-2 zoning district. Community Board #12M |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Withdrawn – 12/5-6/2022 |

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|-------------------------------|--------------------|--|
| 23. | 2017-232-A | Robert M. Scarano Jr. 1632 Richmond Terrace, Staten Island Extension of Time to Obtain a Certificate of Occupancy of a previously approved General City Law §36 waiver permitting the development of a retail public self-storage building not fronting on a legally mapped street which expired on July 17, 2022; Waiver of the Board's Rules of Practice and Procedures. M1-1 zoning district. Community Board #1SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – 1/9-10/2023 |
| 24. | 2017-306-BZ | Law Office of Lyra J. Altman 1977 East 14th Street, Brooklyn Amendment of a previously approved Special Permit (§73-622) permitting the enlargement of the existing single family home contrary to ZR §23-47 (rear yard) and §23-461 (side yard). R5 zoning district. Community Board #15BK |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Continued Hearing – 2/6-7/2023 |

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| <i>APPEALS – DECISIONS</i> | | |
|-----------------------------------|---------------------------|---|
| 25. | 2021-2-A thru 2021-7-A | Rothkrug Rothkrug & Spector LLP 99-21 Hollis Avenue aka 191-01/191-09/191-13/192-01/192-05/192-13 Hollis Avenue, Queens Proposed construction of six two-story two-family dwellings located partially within the bed of a mapped street contrary to General City Law §35. R3X/C2-3/R3-2 zoning district. Community Board #12Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 12/5-6/2022 |
| | | |
| 26. | 2022-4-BZY | Sheldon Lobel, P.C. 529 President Street, Brooklyn Extension of time (§11-332) to complete construction of a minor development commenced under the prior zoning. M1-4/R6B zoning district. Community Board #6BK |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Granted – 12/5-6/2022 |
| | | |
| 27. | 2022-7-BZY | Eric Palatnik, P.C. 38-75 11th Street, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior zoning. M1-3 zoning district. Community Board #1Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Granted – 12/5-6/2022 |
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| <i>APPEALS – CONTINUED HEARINGS</i> | | |
|--|----------------------------|---|
| 28. | 2018-188-A & 2018-189-A | Sheldon Lobel, P.C. 194-28 & 194-32 Dunton Avenue, Queens 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. Community Board #8Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Continued Hearing – 2/27-28/2023 |
| 29. | 2020-91-A | Rothkrug Rothkrug & Spector LLP 109-52 54th Avenue, Queens 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 cellar and four-story, eight-family residential building prior to the adoption of a zoning text amendment on September 14, 1989 when the zoning was R6. R5 zoning district. Community Board #4Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Adjourned, Continued Hearing – 2/27-28/2023 |

| <i>APPEALS – NEW CASES</i> | | |
|-----------------------------------|------------------------------|--|
| 30. | 2019-96-A thru 2019-155-A | Rampulla Associates Architects, LLP Bluebelt Loop, Cole Street, Staten Island To permit the construction of 48 two family and 5 single family homes not fronting on a mapped street contrary to General City Law §36. R3X Large Lot zoning district within the Special South Richmond District and Lower Density Growth Management District. Community Board #3SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Postponed Hearing – 3/13-14/2023 |
| 31. | 2022-62-A | Carter Ledyard & Milburn LLP 34 West 38th Street, Manhattan 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 zoning district. Community Board #5M |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – 1/23-24/2023 |

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|------------------------------|------------|---|
| 32. | 2020-44-BZ | Eric Palatnik, P.C. 2228 Gerritsen Avenue, Brooklyn 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 Community Board #15BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 12/5-6/2022 |
| | | |
| 33. | 2021-61-BZ | Eric Palatnik, P.C. 4080 Ocean Avenue, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family home contrary to underlying bulk requirements. R3-1 zoning district. Community Board #15BK |
| | | Project Manager: Darrell Ruffin |
| | | Status: Granted – 12/5-6/2022 |
| | | |
| 34. | 2021-87-BZ | Eric Palatnik, P.C. 37-16 Union Street, Queens Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR §61-20. C4-3 zoning district. Community Board #7Q |
| | | Project Manager: Darrell Ruffin |
| | | Status: Deferred Decision – 5/22-23/2023 |
| | | |
| 35. | 2022-8-BZ | Cuddy & Feder LLP 183-01 Harding Expressway, Queens Variance (§72-21) to permit an enlargement of an existing cellular monopole in excess of permitted height requirement contrary to ZR §33-43. C1-2/R3-1 zoning district. Community Board #11Q |
| | | Project Manager: Yaa Sarpong (212) 386-0076 |
| | | Status: Granted – 12/5-6/2022 |
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|---------------------------------------|-------------|--|
| 36. | 2017-262-BZ | Rothkrug Rothkrug & Spector LLP 18 Stanwix Street, Brooklyn Variance (§72-21) to permit the construction of three-story plus cellar residential building contrary to ZR §42-00. M1-1 zoning district. Community Board #4BK |
| | | Project Manager: Darrell Ruffin |
| | | Status: Continued Hearing – 3/13-14/2023 |
| 37. | 2017-269-BZ | Rothkrug Rothkrug & Spector LLP 65 Grasmere Avenue, Staten Island 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. Community Board #2SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Continued Hearing – 3/13-14/2023 |
| 38. | 2018-173-BZ | Law Office of Jay Goldstein 128 Beach 9th Street, Queens 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. Community Board #14Q |
| | | Project Manager: Darrell Ruffin |
| | | Status: Continued Hearing – 2/27-28/2023 |
| 39.. | 2019-256-BZ | Sheldon Lobel, P.C. 1508 Avenue Z, Brooklyn Variance (§72-21) to permit the development of a 12-story ambulatory diagnostic facility community space (UG 4) contrary to floor area (§ 33-123) and parking (§ 36-21). C4-2 zoning district. Community Board #15BK |
| | | Project Manager: Darrell Ruffin |
| | | Status: Continued Hearing – 5/8-9/2023 |

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| 40. | 2019-304-BZ 2019-305-A | Sheldon Lobel, P.C. 180 East 132nd Street, Bronx 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. Community Board #1BX |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 3/13-14/2023 |
| | | |
| 41. | 2020-14-BZ | Akerman LLP 34-10 12th Street, Queens 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. Community Board #1Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 3/13-14/2023 |
| | | |
| 42. | 2021-42-BZ | Law Office of Lyra J. Altman 2901 Avenue L, Brooklyn Variance (§72-21) to permit the development of a school (UG 3) (Yeshiva Ohr Shraga D'Veretzky) contrary to floor area ratio (ZR § 24-111), lot coverage (ZR § 24-11), wall height (ZR § 24-521), front yards (ZR § 24-34), side yards (ZR § 24-35), protrusion into the required sky exposure plane and the required setback (ZR § 24-521), protrusion into the required side setback (ZR § 24-551) and parking (ZR § 25-31). R2 zoning district. Community Board #14BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 1/9-10/2023 |
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|---------------------------------------|------------|--|
| 43. | 2021-47-BZ | Rothkrug Rothkrug & Spector LLP 2100 Hermany Avenue, Bronx Variance (§72-21) to permit the development of a two-family residence contrary to ZR §23-45 (required front yard). R3-2 zoning district. Community Board #9BX |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 2/27-28/2023 |
| 44. | 2021-50-BZ | Friedman, P.E. 50 Lawrence Avenue, Brooklyn Special Permit (§73-19) to permit the operation of a school (UG 3) (Hadran Academy) contrary to ZR §42-00. Variance (§72-21) to permit the development of the building contrary to underlying bulk regulations. M1-1, R5 zoning district. Special Ocean Parkway District. Community Board #14BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 3/13-14/2023 |
| 45. | 2021-64-BZ | Law Office of Lyra J. Altman 205-207 Gravesend Neck Road, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family home contrary to underlying bulk requirements. R4 (<i>Special Ocean Parkway</i>) zoning district. Community Board #15BK |
| | | Project Manager: Darrell Ruffin |
| | | Status: Closed, Decision – 5/8-9/2023 |
| 46. | 2022-31-BZ | Fox Rothschild LLP 337 East 64th Street, Manhattan Variance (§72-21) to permit the conversion and enlargement of an existing building to facilitate a UG 3 school (The Browning School) contrary to underlying rear yard and height regulation. C2-5/R8B zoning district. Community Board #8M |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 3/13-14/2023 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, DECEMBER 5-6, 2022
1:00 P.M.

| <i>BZ – NEW CASES</i> | | |
|------------------------------|--|--|
| 47. | 2020-51-BZ 2020-52-A 2020-53-BZ 2020-54-A | Rothkrug Rothkrug & Spector LLP 95 & 105 Ridgeway Avenue, Staten Island Variance §72-21 to permit the development of a self-storage warehouse (UG 16) contrary to ZR 22-10; located on a site not fronting on a mapped street contrary to General City Law §36. M1-1 and R3-2 zoning district. Community Board #2SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 3/13-14/2023 |
| | | |
| 48. | 2022-15-BZ | Rampulla Associates Architects 5 Clove Road, Staten Island Special Permit (§73-126): to permit the development of an ambulatory diagnostic or treatment health care facility. R3X Lower Density Growth Management Area. Community Board #1SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 3/13-14/2023 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, NOVEMBER 14-15, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|-----------|--|
| 1. | 863-48-BZ | <p>REX Carner 259-16 Union Turnpike, Queens 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. Community Board #13Q</p> |
| | | Project Manager: Darrell Ruffin |
| | | Status: Granted – 11/14-15/2022 |
| 2. | 348-75-BZ | <p>Eric Palatnik, P.C. 1050 Forest Avenue, Staten Island Extension of Term of a previously approved Variance (§72-21) which permitted an enlargement of a then existing two-story building occupied as an animal hospital with an accessory caretaker's apartment which expires on April 3, 2022. R3-2 and R2 zoning district. Community Board #1SI</p> |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 11/14-15/2022 |
| 3. | 111-01-BZ | <p>Eric Palatnik, P.C., for Barge Realty LLC. 9001 Ditmas Avenue, Brooklyn Extension of term of a previously granted Special Permit (§73-243) for an accessory drive-thru facility at an eating and drinking establishment (Wendy's) which expired February 2, 2021; Amendment requesting a change in hours of operation contrary to the previous board approval; Waiver of the Rules. C1-2 (R5) zoning district. Community Board #17BK</p> |
| | | Project Manager: Darrell Ruffin |
| | | Status: Granted – 11/14-15/2022 |
| 4. | 215-06-BZ | <p>Eric Palatnik, P.C. 202-06 Hillside Avenue, Queens 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. Community Board #12Q</p> |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 11/14-15/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, NOVEMBER 14-15, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|---------------------|---|
| 5. | 174-07-BZ | Eric Palatnik, P.C. 1935 Coney Island Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-211) which permitted the operation of an automotive service station (UG 16B), which expired on June 17, 2018; Extension of Time to Obtain a CO which expired on June 17, 2016; Waiver of the Board's Rules of Practice and Procedure. C2-3/R7-A zoning district. Community Board #14BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 11/14-15/2022 |
| | | |
| 6. | 2016-4230-BZ | Eric Palatnik, P.C. 1912 Amethyst Street, Bronx Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the development of a House of Worship (UG 4A) which expired on April 18, 2022. C8-1 zoning district. Community Board #11BX |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 11/14-15/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, NOVEMBER 14-15, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|------------|--|
| 7. | 663-63-BZ | Rothkrug Rothkrug & Spector LLP 46 10th Street, Staten Island Amendment of previously approved Special Permits (§73-452 & §73-641). The amendment seeks the proposed enlargement of an existing house of worship (UG 4) (New Dorp Baptist Church) and school (UG 3) (New Dorp Baptist Academy). R3X zoning district. Community Board #2SI |
| | | Project Manager: Darrell Ruffin |
| | | Status: Adjourned, Continued Hearing – 2/6-7/2023 |
| 8. | 914-86-BZ | Klein Slowik, PLLC, 19 Eastern Parkway, Brooklyn 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. Community Board #8BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Withdrawn – 11/14-15/2022 |
| 9. | 337-90-BZ | Sheldon Lobel, P.C. 1415/17 East 92nd Street, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted an automotive repair establishment (UG 16B) and a two-story mixed-use building with retail (UG 6) and residential (UG 2), which will expire on June 2, 2022. C1-3/R5D zoning district. Community Board #18BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 1/23-24/2023 |
| 10. | 2019-190-A | Rothkrug Rothkrug & Spector LLP 40-17 28th Avenue a/k/a 25-92 41st Street, Queens 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. Community Board #1Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Adjourned, Continued Hearing – 1/23-24/2023 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, NOVEMBER 14-15, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|--------------------|---|
| 11. | 164-60-BZ | Carl A. Sulfaro, Esq. 100-20 Metropolitan Avenue, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on April 10, 2019; Waiver of the Board's Rules of Practice and Procedures. R3-2/C1-3 zoning district. Community Board #4Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – 1/9-10/2023 |
| 12. | 197-05-BZ | Law Office of Jay Goldstein 813/815 Broadway, Manhattan Extension of Time to Complete Construction of a previously approved variance (§72-21) which permitted the construction of an 11-story mixed-use building with ground floor commercial which expires on April 29, 2022; Extension of Time to Obtain a Certificate of Occupancy; Amendment of the Board's condition that no further extension be considered; Waiver of the Board's Rules. C6-1 zoning district. Community Board #2M |
| | | Project Manager: Jszyllene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 12/5-6/2022 |
| 13. | 203-15-BZ | Kramer Levin Naftalis & Frankel LLP 44 Union Square East, Manhattan Amendment of a previously approved Variance (§72-21) which permitted the restoration, reuse, and enlargement of an existing commercial building. The amendment seeks to modify a Board condition that to allow deliveries and trash removal for the retail tenant to occur in the commercial zoning district rather than the residential district as approved. C6-4 and R8B Special Union Square District. Community Board #5M |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 1/9-10/2023 |
| 14. | 2017-304-BZ | Barbara Resnicow, for LaMirada-Schippers LLC 156-160 17th Street, Brooklyn Extension of Time to Complete Construction of a previously approved Special Permit (§73-19) permitting the development of a school which expired on August 20, 2022. M1-2D zoning district. Community Board #7BK |
| | | Project Manager: Jszyllene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 12/5-6/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, NOVEMBER 14-15, 2022
10:00 A.M.

| <i>APPEALS – DECISIONS</i> | | |
|-----------------------------------|--------------------------|--|
| 15. | 2019-255-A | Schmuel D. Flaum 621 Alonzo Road, Queens 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. Community Board #14Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Granted – 11/14-15/2022 |
| 16. | 2020-82-A & 2020-83-A | Rothkrug Rothkrug & Spector LLP 51 & 53 Cortlandt Street, Staten Island Proposed development of two one (1) family dwellings partially located within the bed of a mapped street contrary to General City Law §35. R3A zoning district. Community Board #1SI |
| | | Project Manager: Jszyllene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 11/14-15/2022 |
| 17. | 2020-86-BZ | Pryor Cashman LLP 15 Parkville Avenue, Brooklyn 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. Community Board #12BK |
| | | Project Manager: Darrell Ruffin |
| | | Status: Granted – 11/14-15/2022 |
| 18. | 2021-20-A & 2021-21-A | Rothkrug Rothkrug & Spector LLP 106 & 108 Winham Avenue, Staten Island Proposed development of two three-story residential buildings within the bed of a mapped street contrary to General City Law §35. R3-1 Lower Density Growth Management Area. Community Board #3SI |
| | | Project Manager: Jszyllene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 11/14-15/2022 |
| 19. | 2021-22-A | Rothkrug Rothkrug & Spector LLP 500 Industrial Loop, Staten Island Proposed development of a two-story office and warehouse building (UG 6 & UG 16) not fronting on a legally mapped street contrary to General City Law §36. M3-1 Special South Richmond District. Community Board #3SI |
| | | Project Manager: Jszyllene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 11/14-15/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, NOVEMBER 14-15, 2022
10:00 A.M.

| <i>APPEALS – DECISIONS</i> | | |
|-----------------------------------|------------------|--|
| 20. | 2022-19-A | Rothkrug Rothkrug & Spector 121 Storer Avenue, Staten Island Proposed development of a two-story warehouse and office building not fronting on a legally mapped street contrary to General City Law §36. M1-1 Special Richmond District. Community Board #3SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 11/14-15/2022 |
| | | |

| <i>APPEALS – CONTINUED HEARINGS</i> | | |
|--|------------------|--|
| 21. | 2021-10-A | Rothkrug Rothkrug & Spector LLP 3869 Victory Boulevard, Staten Island Proposed construction of a one-story commercial building (UG6) not fronting on a mapped street contrary to General City Law §36. M1-1 zoning district. Community Board #2SI |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 1/9-10/2023 |
| 22. | 2021-57-A | Eric Palatnik, P.C. 1990 Hylan Boulevard, Staten Island Proposed construction of a two-story commercial (UG 6) building located partially in the bed of a mapped street contrary to General City Law §35. C2-1/R3-2 zoning district. Community Board #2SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Continued Hearing – 1/23-24/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, NOVEMBER 14-15, 2022
10:00 A.M.

| <i>APPEALS – NEW CASES</i> | | |
|-----------------------------------|--------------------------|--|
| 23. | 2021-53-A & 2021-54-A | Rothkrug Rothkrug & Spector LLP 45 & 47 Ocean Avenue, Staten Island Proposed development of two semi-detached one-family residential buildings located partially within the bed of a mapped street contrary to General City Law §35. R3-1 zoning district. Community Board #2SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Continued Hearing – 1/23-24/2023 |
| 24. | 2021-72-A | Sheldon Lobel, P.C. 7-11 Annapolis Street, Queens Proposed enlargement of an existing building within the bed of a mapped street contrary to General City Law §35. R2X zoning district. Community Board #14Q |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 1/9-10/2023 |
| 25. | 2021-84-A | David L. Businelli, 6301 Amboy Road, Staten Island Proposed construction of a one story and cellar retail building (UG6) with the widening line of Amboy Road contrary to General City Law Section §35 in an C1-1in R3X SRD. Community Board #3SI |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Postponed Hearing – 2/6-7/2023 |
| 26. | 2022-2-A | Fried, Frank, Harris, Shriver & Jacobson LLP 728 Court Street, Brooklyn Application to permit the construction within the unbuilt portion of a mapped street contrary to General City Law §35 and ZR §72-01(g). M3-1 zoning district. Community Board #6BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 1/23-24/2023 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, NOVEMBER 14-15, 2022
10:00 A.M.

| APPEALS – NEW CASES | | |
|----------------------------|-----------------------|--|
| 27. | 2022-11-A | Rothkrug Rothkrug & Spector LLP 75 Pine Terrace, Staten Island Proposed development of a detached three-story, two-family residential dwelling partially inside of the bed of a mapped street contrary to General City Law §35. R3X (Special Richmond Development District). Community Board #3SI |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 1/23-24/2023 |
| 28. | 2022-20-A & 2022-22-A | Rothkrug Rothkrug & Spector LLP 724, 726 & 728 Richmond Terrace, Staten Island Proposed development of a one-story warehouse building partially located within the bed of mapped street contrary to General City Law §35. M1-1 zoning district. Community Board #1SI |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Continued Hearing – 2/6-7/2023 |
| 29. | 2022-25-A | Law Office of Fredrick A. Becker 88-63 75th Avenue, Queens Proposed enlargement of an existing dwelling partially within the bed of a mapped street contrary to General City Law §35. R4B zoning district. Community Board #4Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 1/23-24/2023 |

| BZ – DECISIONS | | |
|-----------------------|-------------|--|
| 30. | 2019-179-BZ | Eric Palatnik, P.C. 118 West 28th Street, Manhattan 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. Community Board #5M |
| | | Project Manager: Darrell Ruffin |
| | | Status: Granted – 11/14-15/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, NOVEMBER 14-15, 2022
10:00 A.M.

| <i>BZ – DECISIONS</i> | | |
|------------------------------|------------|---|
| 31. | 2020-10-BZ | Law Office of Lyra J. Altman 609 Jarvis Avenue, Queens Special Permit (§73-621) to permit the enlargement of an existing single-family residence contrary to ZR §23-142 (Floor Area Ratio). R4-1 zoning district. Community Board #14Q |
| | | Project Manager: Darrell Ruffin |
| | | Status: Granted – 11/14-15/2022 |
| 32. | 2020-36-BZ | Eric Palatnik, P.C. 8401 Flatlands Avenue, Brooklyn Special Permit (§73-211) to continue operation of a previously approved automotive service station with a variance (BSA Cal. No. 87-02-BZ) that expired on January 14, 2013. R5D/C2-3 zoning district. Community Board #18BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 11/14-15/2022 |
| 33. | 2021-55-BZ | Eric Palatnik, P.C. 134-16 35th Avenue, Queens Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C2-2/R6 zoning district. Community Board #7Q |
| | | Project Manager: Darrell Ruffin |
| | | Status: Granted – 11/14-15/2022 |
| 34. | 2022-49-BZ | Law Office of Jay Goldstein, PLLC 71-34 73rd Street, Queens Re-instatement (11-41) of a previously approved variance which permitted the operation of a knitting mill (UG 17B) with accessory storage which expired on March 19, 2002; Change of use to a UG(17A) contracting establishment. Extension of Time to Obtain a Certificate of Occupancy which expired on March 19, 1993; Waiver of the Board's Rules of Practice and Procedures. R4-1 zoning district. Community Board #5Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 11/14-15/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, NOVEMBER 14-15, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|------------|---|
| 35. | 233-15-BZ | Kramer Levin Naftalis & Frankel LLP. 45-40 Vernon Boulevard, Queens Variance (§72-21) to permit a mixed-use residential building with retail on the ground floor, contrary to use regulations (ZR §42-10), maximum building height (ZR §62-341(c)(2), tower floor plate in excess of 7,000 sq. ft. (ZR §62-341(c)(4)), and setback above base height from a shore public walkway (ZR §62-341(a)(2). M1-4 ZD and waterfront area. Community Board #2Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 1/9-10/2023 |
| 36. | 2020-50-BZ | Law Office of Lyra J. Altman 2328 Olean Street, Brooklyn Special Permits §73-621 & §73-622 to permit the enlargement of an existing single-family residence, one for the portion located in a residential (R2) zoning district and one for the portion located in a residential (R3-2) zoning district. Community Board #14BK |
| | | Project Manager: Darrell Ruffin |
| | | Status: Adjourned, Continued Hearing – 1/23-24/2023 |
| 37. | 2021-30-BZ | Sheldon Lobel, P.C. 222 44th Street, Brooklyn 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. Community Board #7BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Dismissed – 11/14-15/2022 |
| 38. | 2021-41-BZ | Akerman LLP 22-38 Cumming Street, Manhattan 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. Community Board #12M |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 4/10-11/2023 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, NOVEMBER 14-15, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|------------|---|
| 39. | 2021-42-BZ | Law Office of Lyra J. Altman 2901 Avenue L, Brooklyn Variance (§72-21) to permit the development of a school (UG 3) (Yeshiva Ohr Shraga D'Veretzky) contrary to floor area ratio (ZR § 24-111), lot coverage (ZR § 24-11), wall height (ZR § 24-521), front yards (ZR § 24-34), side yards (ZR § 24-35), protrusion into the required sky exposure plane and the required setback (ZR § 24-521), protrusion into the required side setback (ZR § 24-551) and parking (ZR § 25-31). R2 zoning district. Community Board #14BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 12/4-5/2022 |
| 40. | 2021-69-BZ | Eric Palatnik, P.C. 240-10 Merrick Boulevard, Queens Special Permit (§73-243) to permit an accessory drive-through accessory to an Eating and Drinking establishment (UG 6) of an eating and drinking establishment contrary to ZR §36-15. C1-3/R2 zoning district. Community Board #13Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Continued Hearing – 2/6-7/2023 |
| 41. | 2022-27-BZ | Bryan Cave Leighton Paisner LLP 101 East 150th Street, Bronx Special Permit (§73-19) to permit the construction of a new school (UG 3) (Success Academy) contrary to ZR 42-10. M1-2 zoning district. Community Board #4BX |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Adjourned, Continued Hearing – 1/10-11/2023 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, NOVEMBER 14-15, 2022
1:00 P.M.

| BZ – NEW CASES | | |
|-----------------------|------------|---|
| 42. | 2020-85-BZ | Eric Palatnik, P.C. 114 Kingsland Avenue, Brooklyn Variance (§72-21) to permit the development of a four (4) story, eight (8) unit residential building contrary to ZR §42-10. M1-1 zoning district. Community Board#1BK |
| | | Project Manager: Darrell Ruffin |
| | | Status: Continued Hearing – 2/6-7/2023 |
| 43. | 2021-1-BZ | Capell Barnett Matalon & Schoenfeld LLP 31-18 37th Street, Queens Variance (§72-21) to permit the enlargement of a school (Trinity Lutheran Church) contrary to underlying bulk requirements. R6B and R6A zoning districts. Community Board#1Q |
| | | Project Manager: Darrell Ruffin |
| | | Status: Continued Hearing – 2/6-7/2023 |
| 44. | 2021-23-BZ | Law Office of Lyra J. Altman 2315 Avenue S, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family residence. Waiver of yards, open, lot coverage, perimeter wall. R3-2 zoning district. Community Board#15BK |
| | | Project Manager: Darrell Ruffin |
| | | Status: Closed, Decision – 1/9-10/2023 |
| 45. | 2021-82-BZ | Eric Palatnik, P.C. 218 Hamilton Avenue, Brooklyn Special Permit (§73-44) to permit a reduction in the required parking spaces for an ambulatory diagnostic or treatment facility with an PRC-B1 parking category contrary to ZR §36-21. M1-1 zoning district. Community Board#6BK |
| | | Project Manager: Darrell Ruffin |
| | | Status: Continued Hearing – 2/6-7/2023 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, OCTOBER 17-18, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|-----------|---|
| 1. | 523-58-BZ | Glen V. Cutrona, AIA 117-30 Farmers Boulevard, Queens 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. Community Board #12Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 10/17-18/2022 |
| 2. | 803-61-BZ | Eric Palatnik, P.C. 1416 Hylan Boulevard, Staten Island Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expired on July 27, 2020. C2-1/R3-2 zoning district. Community Board #2SI |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 10/17-18/2022 |
| 3. | 548-69-BZ | Eric Palatnik, P.C. 107-10 Astoria Boulevard, Queens 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. Community Board #3Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 10/17-18/2022 |
| 4. | 129-92-BZ | Akerman LLP 150-55 Cross Island Parkway, Queens 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. Community Board #7Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Deferred Decision – 12/5-6/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, OCTOBER 17-18, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|-------------|--|
| 5. | 201-97-BZ | Eric Palatnik, P.C. 119-02 Rockaway Boulevard, Queens Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) permitting the erection and use of a one-story building as a non-conforming Use Group 6 drug store with accessory parking which expired on August 15, 2021; Waiver of the Board's Rules of Practice and Procedures. R3-2/C2-3 zoning district. Community Board #10Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Deferred Decision – 12/5-6/2022 |
| 6. | 216-13-BZII | Rampulla Associates Architects, LLP 750 Barclay Avenue, Staten Island Extension of Time to Complete Construction of a previously approve Variance (§72-21) to permit the development of a one (1) story Eating & Drinking Establishment (UG 6) which expired on June 24, 2022. R3X Special Richmond District. Community Board #3SI |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 10/17-18/2022 |
| 7. | 102-15-A | Eric Palatnik, P.C. 1088 Rossville Avenue, Staten Island Extension of Time to Complete Construction and Obtain a Certificate of Occupancy for a previously approved waiver of General City Law §35 and ZR §107-461 pursuant to ZR §72-01(g) which expired on August 21, 2022. R3-2 Special Richmond Purpose District. Community Board #3SI |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 10/17-18/2022 |
| 8. | 2017-299-BZ | Duane Morris LLP 242-02 61st Avenue, Queens Extension of Time to complete construction and obtain a Certificate of Occupancy of a previously approved variance which permitted the increase in the degree of nonconformance of an existing nonconforming shopping center and a reduction in parking, which expired on May 8, 2022. R4 zoning district. Community Board #11Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 10/17-18/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, OCTOBER 17-18, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|-----------|---|
| 9. | 245-32-BZ | Eric Palatnik, P.C. 123-05 101st Avenue, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive repair facility (UG 16B) which expired on July 9, 2022; Amendment to permit an increase of parking and change in hours of operation. R6B/C2-3 zoning district. Community Board #9Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – 1/9-10/2023 |
| 10. | 615-57-BZ | Vassalotti Associates Architects, LLP 154-11 Horace Harding Expressway, Queens 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 8, 2023. C1-3/R5B zoning district. Community Board #7Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Postponed Hearing – 1/9-10/2023 |
| 11. | 346-60-BZ | Glen V. Cutrona, AIA 211 Tapscott Street, Brooklyn Amendment (§11-412) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses. The amendment seeks to permit the conversion of automotive repair bays to an accessory convenience store and incidental alterations to the site. C2-3/R6 zoning district. Community Board #3BK |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Continued Hearing – 1/9-10/2023 |
| 12. | 112-11-BZ | Belkin Burden Goldman, LLP 2994 Cropsey Avenue, Brooklyn Extension of Term of a previously approved Variance (§72-21) permitting the operation of a scrap metal yard (UG 18) which expires on June 5, 2022. C8-1 zoning district. Community Board #13BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 12/5-6/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, OCTOBER 17-18, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|-----------------------|---|
| 13. | 2017-131-BZIII | Sheldon Lobel, P.C. 77-79 Gerry Street, Brooklyn Amendment of a previously approved Variance (§72-21) which permitted the construction of a mixed residential and community facility (Congregation Divrei Yoel). The amendment seeks to permit changing the dimensions of the zoning lot, and by making minor changes to the interior layout of the cellar and lower three floors. R7A zoning district. Community Board #1BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Postponed Hearing – 1/9-10/2023 |
| | | |

| <i>APPEALS – DECISIONS</i> | | |
|-----------------------------------|-------------------------------|--|
| 14. | 170-93-A | Rothkrug Rothkrug & Spector LLP 220 Industrial Loop, Staten Island 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. Community Board #3SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Granted – 10/17-18/2022 |
| 15. | 2020-67-A | Rothkrug Rothkrug & Spector LLP 1 Ballard Avenue, Staten Island General City Law (“GCL”) §35, to allow the proposed development of a property within the mapped but unbuilt portion of a street; Waiver of the applicable height and setback regulations pursuant to 72-01 (g). R3X Special Richmond District. Community Board #3SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Granted – 10/17-18/2022 |
| 16. | 2021-2-A thru 2021-7-A | Rothkrug Rothkrug & Spector LLP 99-21 Hollis Avenue aka 191-01/191-09/191-13/192-01/192-05/192-13 Hollis Avenue, Queens Proposed construction of six two-story two-family dwellings located partially within the bed of a mapped street contrary to General City Law §35. R3X/C2-3/R3-2 zoning district. Community Board #12Q |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Deferred Decision – 12/5-6/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, OCTOBER 17-18, 2022
10:00 A.M.

| <i>APPEALS – DECISIONS</i> | | |
|-----------------------------------|-----------|--|
| 17. | 2022-17-A | <p>Carter Ledyard & Milburn LLP 27 Stewart Avenue, Brooklyn 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 transient hotel prior to the adaption of a zoning text amendment. M1-2 zoning district. Community Board #1BK</p> <p>Project Manager: Toni Matias (212) 386-0084</p> <p>Status: Granted – 10/17-18/2022</p> |

| <i>APPEALS – CONTINUED HEARINGS</i> | | |
|--|-----------------------|--|
| 18. | 2020-58-A & 2020-59-A | <p>Eric Palatnik, P.C. 10, 12 Jasmine Way, Staten Island Proposed construction of two single-family homes on property not fronting on a mapped street contrary to General City Law (“GCL”) § 36. R1-2 zoning district. Community Board #1SI</p> <p>Project Manager: Jsillene Ebanks Chu (212) 386-0084</p> <p>Status: Continued Hearing – 1/9-10/2023</p> |

| <i>APPEALS – NEW CASES</i> | | |
|-----------------------------------|------------|--|
| 19. | 2022-4-BZY | <p>Sheldon Lobel, P.C. 529 President Street, Brooklyn Extension of time (§11-332) to complete construction of a minor development commenced under the prior zoning. M1-4/R6B zoning district. Community Board #6BK</p> <p>Project Manager: Toni Matias (212) 386-0084</p> <p>Status: Closed, Decision – 12/5-6/2022</p> |
| 20. | 2022-7-BZY | <p>Eric Palatnik, P.C. 38-75 11th Street, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior zoning. M1-3 zoning district. Community Board #1Q</p> <p>Project Manager: Toni Matias (212) 386-0084</p> <p>Status: Closed, Decision – 12/5-6/2022</p> |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, OCTOBER 17-18, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|------------|--|
| 21. | 2020-44-BZ | <p>Eric Palatnik, P.C. 2228 Gerritsen Avenue, Brooklyn 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 Community Board #15BK Project Manager: Vinroy Bell (212) 386-0082 Status: Closed, Decision – 12/5-6/2022</p> |
| 22. | 2021-16-BZ | <p>Rosenberg & Estis, P.C. 302 W 128th Street, Manhattan 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. Community Board #10M Project Manager: Jsillene Ebanks Chu (212) 386-0084 Status: Continued Hearing – 1/9-10/2023</p> |
| 23. | 2021-40-BZ | <p>Terminus Group, LLC. 157 W 24th Street, Manhattan Variance (§72-21) to permit the development of a fifteen (15) story mixed-use building contrary to ZR §42-00. M1-6 zoning district. Community Board #4M Project Manager: Darrell Ruffin (212) 386-0034 Status: Continued Hearing – 1/23-24/2023</p> |
| 24. | 2021-61-BZ | <p>Eric Palatnik, P.C. 4080 Ocean Avenue, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family home contrary to underlying bulk requirements. R3-1 zoning district. Community Board #15BK Project Manager: Darrell Ruffin (212) 386-0034 Status: Closed, Decision – 12/5-6/2022</p> |
| 25. | 2022-8-BZ | <p>Cuddy & Feder LLP 183-01 Harding Expressway, Queens Variance (§72-21) to permit an enlargement of an existing cellular monopole in excess of permitted height requirement contrary to ZR §33-43. C1-2/R3-1 zoning district. Community Board #11Q Project Manager: Yaa Sarpong (212) 386-0076 Status: Closed, Decision – 12/5-6/2022</p> |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, OCTOBER 17-18, 2022
1:00 P.M.

| <i>BZ – NEW CASES</i> | | |
|------------------------------|------------|---|
| 26. | 2021-14-BZ | Rampulla Associates Architects 2010 Victory Boulevard, Staten Island Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (Starbucks) with an accessory drive-through facility. C1-1/R3-2 zoning district. Community Board #1SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Continued Hearing – 1/23-24/2023 |
| 27. | 2021-38-BZ | Eric Palatnik, P.C. 707 Shepherd Avenue, Brooklyn Variance (§72-21) to permit the development of a residential building contrary to ZR §23-48 (side yards for existing narrow lots) and ZR §25-23 (required parking). R5 zoning district. Community Board #5BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 1/23-24/2023 |
| 28. | 2021-87-BZ | Eric Palatnik, P.C. 37-16 Union Street, Queens Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR §61-20. C4-3 zoning district. Community Board #7Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 12/5-6/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, OCTOBER 3-4, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|-----------|--|
| 1. | 467-58-BZ | Walter T. Gorman, P.E., P.C. 172-11 Northern Boulevard, Queens 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. Community Board #7Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 10/3-4/2022 |
| 2. | 66-90-BZ | Eric Palatnik, P.C. 43-03 Astoria Boulevard, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on October 1, 2020; Waiver of the Board's Rules of Practice and Procedures. R5 zoning district. Community Board #11Q |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 10/3-4/2022 |

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|-----------|---|
| 3. | 863-48-BZ | Alfonso Duarte 259-16 Union Turnpike, Queens 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. Community Board #13Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 11/14-15/2022 |
| 4. | 169-49-BZ | Rampulla Associates Architect, LLP 5270 Amboy Road, Staten Island 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. Community Board #3SI |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Withdrawn – 10/3-4/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, OCTOBER 3-4, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|------------------|--|
| 5. | 519-57-BZ | Vassalotti Associates Architects, LLP 2071 Victory Boulevard, Staten Island Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station which expires on May 19, 2023; Extension of Time to Obtain a Certificate of Occupancy which expired on June 19, 2013; Waiver of the Board's Rules of Practice and Procedures. C2-1/R3-1 zoning district. Community Board #1SI |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 12/5-6/2022 |
| 6. | 36-11-BZ | Rothkrug Rothkrug & Spector LLP 270 Greenwich Street, Manhattan 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. Community Board #1M |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Withdrawn – 10/3-4/2022 |
| 7. | 49-11-BZ | Akerman LLP 135 West 20th Street, Manhattan 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. Community Board #4M |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Withdrawn – 10/3-4/2022 |
| 8. | 72-11-BZ | Vassalotti Associates Architects, LLP 101-06 Astoria Boulevard, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station which expired on October 25, 2021. C1-3/R6B zoning district. Community Board #3Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 12/5-6/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, OCTOBER 3-4, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|-------------|--|
| 9. | 2017-286-BZ | Eric Palatnik, P.C. 22-06 31st Street, Queens Amendment of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Culture Establishment (<i>The Rock Health & 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. Community Board #1Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Withdrawn – 10/3-4/2022 |
| 10. | 2020-1-BZ | Rothkrug Rothkrug & Spector LLP 31 West 27th Street, Manhattan 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. Community Board #5M |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Withdrawn – 10/3-4/2022 |
| 11. | 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. Community Board #5M |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Withdrawn – 10/3-4/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, OCTOBER 3-4, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|-----------|---|
| 12. | 779-57-BZ | Nasir J. Khanzada 137-25 Jamaica Avenue, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on March 11, 2013; Amendment to permit the legalization of the conversion of automotive repair bays to auto alarm and audio system installation. Waiver of the Board's Rules of Practice and Procedures. C2-4/R6A zoning district. Community Board #4Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Postponed Hearing – 1/9-10/2023 |
| 13. | 348-75-BZ | Eric Palatnik, P.C. 1050 Forest Avenue, Staten Island Extension of Term of a previously approved Variance (§72-21) which permitted an enlargement of a then existing two-story building occupied as an animal hospital with an accessory caretaker's apartment which expires on April 3, 2022. R3-2 and R2 zoning district. Community Board #1SI |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 11/14-15/2022 |
| 14. | 617-80-BZ | Eric Palatnik, P.C. 770/780 McDonald Avenue, Brooklyn Extension of Term of a previously granted Variance (§72-21) of a UG 9 catering establishment which expires on July 7, 2020. M1-1 zoning district. Community Board #12BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 1/9-10/2023 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, OCTOBER 3-4, 2022
10:00 A.M.

| SOC – NEW CASES | | |
|------------------------|-------------|---|
| 15. | 129-97-BZ | Gerald J. Caliendo, RA, AIA 150-65 Cross Island Parkway, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired on November 4, 2018; Waiver of the Board's Rules of Practice and Procedures. C1-2/R3-2 zoning district. Community Board #7Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Continued Hearing – 12/5-6/2022 |
| 16. | 303-12-BZ | Eric Palatnik, P.C. 1106-1108 Utica Avenue, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the development of a three-story community facility (house of worship UG 4) which expired on May 6, 2022. C8-1 zoning district. Community Board #17BK |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Continued Hearing – 12/5-6/2022 |
| 17. | 216-13-BZII | Rampulla Associates Architects, LLP 750 Barclay Avenue, Staten Island Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the development of a one (1) story Eating & Drinking Establishment (UG 6) which expired on June 24, 2022. R3X Special Richmond District. Community Board #3SI |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 10/17-18/2022 |
| 18. | 102-15-A | Eric Palatnik, P.C. 1088 Rossville Avenue, Staten Island Extension of Time to Complete Construction and Obtain a Certificate of Occupancy for a previously approved waiver of General City Law §35 and ZR §107-461 pursuant to ZR §72-01(g) which expired on August 21, 2022. R3-2 Special Richmond Purpose District. Community Board #3SI |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 10/17-18/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, OCTOBER 3-4, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|--------------|--|
| 19. | 2016-4230-BZ | Eric Palatnik, P.C. 1912 Amethyst Street, Bronx Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the development of a House of Worship (UG 4A) which expired on April 18, 2022. C8-1 zoning district. Community Board #11BX |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 11/14-15/2022 |
| 20. | 2017-299-BZ | Duane Morris LLP 242-02 61st Avenue, Queens Extension of Time to complete construction and obtain a Certificate of Occupancy of a previously approved variance which permitted the increase in the degree of nonconformance of an existing nonconforming shopping center and a reduction in parking, which expired on May 8, 2022. R4 zoning district. Community Board #11Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 10/17-18/2022 |
| 21. | 2019-58-BZ | Law Office of Jay Goldstein 133-35 79th Street, Queens Extension of Term of a previously approved Special Permit (§73-244) permitting the operation of an Eating and Drinking Establishment with entertainment and a capacity of more than 200 persons (UG 12A) (Chuck E. Cheese's) which expires on July 23, 2022. C2-2 zoning district. Community Board #10Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 12/5-6/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, OCTOBER 3-4, 2022
10:00 A.M.

| <i>APPEALS – CONTINUED HEARINGS</i> | | |
|--|-----------|--|
| 22. | 2021-57-A | Eric Palatnik, P.C. |
| | | 1990 Hylan Boulevard, Staten Island |
| | | Proposed construction of a two-story commercial (UG 6) building located partially in the bed of a mapped street contrary to General City Law §35. C2-1/R3-2 zoning district. |
| | | Community Board #2SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Continued Hearing – 11/14-15/2022 |

| <i>APPEALS – NEW CASES</i> | | |
|-----------------------------------|-------------------------------------|--|
| 23. | 2021-22-A | Rothkrug Rothkrug & Spector LLP |
| | | 500 Industrial Loop, Staten Island |
| | | Proposed development of a two-story office and warehouse building (UG 6 & UG 16) not fronting on a legally mapped street contrary to General City Law §36. M3-1 Special South Richmond District. |
| | | Community Board #3SI |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 11/14-15/2022 |
| 24. | 2022-28-A 2022-29-A 2022-30-A | Ronald D. Victorio, R.A. |
| | | 15, 17& 19 Bedell Street, Staten Island |
| | | Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development prior to the adaption of a zoning text amendment. R3X Special South Richmond Purpose District. |
| | | Community Board #3SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Postponed Hearing – 1/9-10/2023 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY & TUESDAY MORNING, OCTOBER 3-4, 2022
10:00 A.M.

| APPEALS – NEW CASES | | |
|----------------------------|-----------|---|
| 25. | 2022-19-A | <p>Rothkrug Rothkrug & Spector 121 Storer Avenue, Staten Island</p> <p>Proposed development of a two-story warehouse and office building not fronting on a legally mapped street contrary to General City Law §36. M1-1 Special Richmond District.</p> <p>Community Board #3SI</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Closed, Decision – 11/14-15/2022</p> |

| BZ – DECISIONS | | |
|-----------------------|------------|---|
| 26. | 2020-64-BZ | <p>Jay Goldstein, Esq. 85-94 66th Road, Queens</p> <p>Variance (§72-21) to permit the development of a three-story plus cellar House of Worship (UG 4) with an accessory rabbi's apartment contrary to ZR §24-11 (lot coverage), ZR §24-34 (front yard), ZR §24-35 (side yards), and ZR §24-36 (rear yard). R4 zoning district.</p> <p>Community Board #6Q</p> <p>Project Manager: Jsillene Ebanks Chu (212) 386-0084</p> <p>Status: Granted – 10/3-4/2022</p> |
| 27. | 2020-71-BZ | <p>Eric Palatnik, P.C. 166 Coffey Street, Brooklyn</p> <p>Variance (§72-21) to permit the development of a three-story single-family home with a cellar contrary to ZR §42-10. M1-1 zoning district.</p> <p>Community Board #6BK</p> <p>Project Manager: Darrell Ruffin (212) 386-0034</p> <p>Status: Granted – 10/3-4/2022</p> |
| 28. | 2021-67-BZ | <p>Law Office of Lyra J. Altman 2307 Ocean Parkway, Brooklyn</p> <p>Special Permit (§73-622) to permit the enlargement of a single-family home contrary to underlying bulk requirements. R4 (<i>Special Ocean Parkway</i>) zoning district.</p> <p>Community Board #15BK</p> <p>Project Manager: Darrell Ruffin (212) 386-0034</p> <p>Status: Granted – 10/3-4/2022</p> |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, OCTOBER 3-4, 2022
10:00 A.M.

| <i>BZ – DECISIONS</i> | | |
|------------------------------|------------|---|
| 29. | 2021-70-BZ | Law Office of Jay Goldstein, PLLC 1206 East 21st Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a one-family residence contrary to underlying bulk requirements. R2 zoning district. Community Board #14BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 10/3-4/2022 |
| | | |
| 30. | 2022-10-BZ | Sherry and O'Neill 55 Prospect Street, Brooklyn Special Permit (§73-19) to permit the operation of a daycare center (UG 3) (<i>Vinn</i>) contrary to ZR §42-10. M1-6 zoning district. Community Board #2BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 10/3-4/2022 |
| | | |
| 31. | 2022-53-BZ | Housing Recovery Operations 33 Hempstead Avenue, Staten Island Special Permit (§73-71) to waive underlying bulk regulations for the replacement of a home damaged/destroyed by Hurricane Sandy, on a property which is registered in the NYC Build it Back Program (legalization application). R3-1 ZD, LDGMA. Community Board #2SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 10/3-4/2022 |
| | | |
| 32. | 2022-54-BZ | Housing Recovery Operations 128 Roxbury Avenue, Queens Special Permit (§73-71) to waive underlying bulk regulations for the replacement of a home damaged/destroyed by Hurricane Sandy, on a property which is registered in the NYC Build it Back Program (legalization application) within Breezy Point. R4 ZD, LDGMA. Community Board #14Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 10/3-4/2022 |
| | | |
| 33. | 2022-55-BZ | Housing Recovery Operations 175 Father Capodanno Boulevard, Staten Island Special Permit (§73-71) to waive underlying bulk regulations for the replacement of a home damaged/destroyed by Hurricane Sandy, on a property which is registered in the NYC Build it Back Program (legalization application). R3-1 ZD, LDGMA. Community Board #2SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 10/3-4/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, OCTOBER 3-4, 2022
10:00 A.M.

| <i>BZ – DECISIONS</i> | | |
|------------------------------|------------|---|
| 34. | 2022-56-BZ | Housing Recovery Operations 231 Moreland Street, Staten Island Special Permit (§73-71) to waive underlying bulk regulations for the replacement of a home damaged/destroyed by Hurricane Sandy, on a property which is registered in the NYC Build it Back Program (legalization application). R3-1 ZD, LDGMA. Community Board #2SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 10/3-4/2022 |
| | | |
| 35. | 2022-57-A | Housing Recovery Operations 24A Mesereau Court, Brooklyn Legalization of the reconstruction of a single family home damaged/destroyed by Hurricane Sandy, on a property which is registered in the NYC Build it Back Program not fronting on a legally mapped street contrary to General City Law §36. Sheepshead Bay Courts, R4-1 ZD. Community Board #15BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 10/3-4/2022 |
| | | |

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|-------------|---|
| 36. | 2017-262-BZ | Rothkrug Rothkrug & Spector LLP 18 Stanwix Street, Brooklyn Variance (§72-21) to permit the construction of three-story plus cellar residential building contrary to ZR §42-00. M1-1 zoning district. Community Board #4BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Adjourned, Continued Hearing – 12/5-6/2022 |
| | | |
| 37. | 2019-264-BZ | Eric Palatnik, P.C. 3568 Nostrand Avenue, Brooklyn 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. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 1/9-10/2023 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, OCTOBER 3-4, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|------------|---|
| 38. | 2020-86-BZ | Pryor Cashman LLP 15 Parkville Avenue, Brooklyn 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. Community Board #12BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 11/14-15/2022 |
| 39. | 2020-88-BZ | Sheldon Lobel, P.C. 315 Berry Street, Brooklyn 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. Community Board #1BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 1/9-10/2023 |
| 40. | 2021-42-BZ | Law Office of Lyra J. Altman 2901 Avenue L, Brooklyn Variance (§72-21) to permit the development of a school (UG 3) (Yeshiva Ohr Shraga D'Veretzky) contrary to floor area ratio (ZR § 24-111), lot coverage (ZR § 24-11), wall height (ZR § 24-521), front yards (ZR § 24-34), side yards (ZR § 24-35), protrusion into the required sky exposure plane and the required setback (ZR § 24-521), protrusion into the required side setback (ZR § 24-551) and parking (ZR § 25-31). R2 zoning district. Community Board #14BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 11/14-15/2022 |
| 41. | 2021-47-BZ | Rothkrug Rothkrug & Spector LLP 2100 Hermany Avenue, Bronx Variance (§72-21) to permit the development of a two-family residence contrary to ZR §23-45 (required front yard). R3-2 zoning district. Community Board #9BX |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – 12/5-6/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, OCTOBER 3-4, 2022
1:00 P.M.

| BZ – NEW CASES | | |
|-----------------------|------------|--|
| 42. | 2020-50-BZ | Law Office of Lyra J. Altman 2328 Olean Street, Brooklyn Special Permits 73-621 & 73-622 to permit the enlargement of an existing single-family residence, one for the portion located in a residential (R2) zoning district and one for the portion located in a residential (R3-2) zoning district. Community Board #14BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 11/14-15/2022 |
| 43. | 2021-59-BZ | Law Office of Jay Goldstein, PLLC 161-09 Union Turnpike, Queens Special Permit (§73-243) to permit an accessory drive-through accessory to an Eating and Drinking establishment (UG 6) of an eating and drinking establishment contrary to ZR §36-23. C1-2/R3-2 zoning district. Community Board #8Q |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Continued Hearing – 1/9-10/2023 |
| 44. | 2021-83-BZ | Law Office of Jay Goldstein, PLLC 80-74 188th Street, Queens Variance (§72-21) to permit the construction of a House of Worship contrary to ZR §24-111 (floor area), ZR §24-35 (side yards) and ZR §25-30 (parking). R1-2 zoning district. Community Board #8Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 1/9-10/2023 |
| 45. | 2022-31-BZ | Fox Rothschild LLP 337 East 64th Street, Manhattan Variance (§72-21) to permit the conversion and enlargement of an existing building to facilitate a UG 3 school (The Browning School) contrary to underlying rear yard and height regulation. C2-5/R8B zoning district. Community Board #8M |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 12/5-6/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, OCTOBER 3-4, 2022
1:00 P.M.

| BZ – NEW CASES | | |
|----------------|------------|---|
| 46. | 2022-49-BZ | Law Office of Jay Goldstein, PLLC 71-34 73rd Street, Queens |
| | | Re-instatement (11-41) of a previously approved variance which permitted the operation of a knitting mill (UG 17B) with accessory storage which expired on March 19, 2002; Change of use to a UG(17A) contracting establishment. Extension of Time to Obtain a Certificate of Occupancy which expired on March 19, 1993; Waiver of the Board’s Rules of Practice and Procedures. R4-1 zoning district. |
| | | Community Board #5Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 11/14-15/2022 |

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/NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING-
MONDAY & TUESDAY MORNING, SEPTEMBER 12-13, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|-----------------------|---|
| 1. | 214-06-BZ | Eric Palatnik, P.C. 196-25 Hillside Avenue, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on April 10, 2022; Amendment to permit the conversion of automotive repair bays to accessory convenience store. R3-2 zoning district. Community Board #8Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 9/12-13/2022 |
| 2. | 2016-4176-BZII | Akerman LLP 78-04 31st Avenue, Queens Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved variance (§72-21) to permit the construction of a new three-story house of worship (UG 4A) building contrary to ZR §24-34 (front yard) and ZR §24-35 (side yard) requirements, which expired on October 3, 2021. R4 zoning district. Community Board #3Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 9/12-13/2022 |

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|------------------|---|
| 3. | 803-61-BZ | Eric Palatnik, P.C. 1416 Hylan Boulevard, Staten Island Extension of Term (§11-411) of a pre/viously approved variance which permitted the operation of an automotive service station (UG 16B) which expired on July 27, 2020. C2-1/R3-2 zoning district. Community Board #2SI |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 10/17-18/2022 |
| 4. | 548-69-BZ | Eric Palatnik, P.C. 107-10 Astoria Boulevard, Queens 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. Community Board #3Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 10/17-18/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, SEPTEMBER 12-13, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|---------------------|---|
| 5. | 111-01-BZVI | Eric Palatnik, P.C., for Barge Realty LLC. 9001 Ditmas Avenue, Brooklyn Extension of term of a previously granted Special Permit (§73-243) for an accessory drive-thru facility at an eating and drinking establishment (Wendy's) which expired February 2, 2021; Amendment requesting a change in hours of operation contrary to the previous board approval; Waiver of the Rules. C1-2 (R5) zoning district. Community Board #17BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 11/14-15/2022 |
| 6. | 215-06-BZ | Eric Palatnik, P.C. 202-06 Hillside Avenue, Queens 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. Community Board #12Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 11/14-15/2022 |
| 7. | 174-07-BZIII | Eric Palatnik, P.C. 1935 Coney Island Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-211) which permitted the operation of an automotive service station (UG 16B), which expired on June 17, 2018; Extension of Time to Obtain a CO which expired on June 17, 2016; Waiver of the Board's Rules of Practice and Procedure. C2-3/R7-A zoning district. Community Board #14BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 11/14-15/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, SEPTEMBER 12-13, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|--------------------|---|
| 8. | 167-55-BZII | Walter T. Gorman, P.E., P.C. 20-65 Clintonville Street, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on October 7, 2015; Extension of Time to Obtain a Certificate of Occupancy; Waiver of the Board's Rules of Practice of Procedures. R3-1 zoning district. Community Board #7Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – 12/5-6/2022 |
| 9. | 174-96-BZII | Sheldon Lobel, P.C. 1108 Allerton Avenue, Bronx Extension of term and Waiver for a previously granted Variance (§72-21) permitting the operation of an existing food products manufacturing establishment (Use Group 17B) which expired on July 1, 2017; Amendment to permit modifications to a portion of the site; Waiver of the Board's Rules of Practice and Procedures. R4 zoning district. Community Board #11BX |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 12/5-6/2022 |

| <i>APPEALS - DECISIONS</i> | | |
|-----------------------------------|-----------------|---|
| 10. | 170-93-A | Rothkrug Rothkrug & Spector LLP 220 Industrial Loop, Staten Island 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. Community Board #3SI |
| | | Project Manager: Toni Matias (212) 386-0085 |
| | | Status: Closed, Decision – 10/17-18/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, SEPTEMBER 12-13, 2022
10:00 A.M.

| <i>APPEALS - DECISIONS</i> | | |
|-----------------------------------|---------------------------|--|
| 11. | 2019-190-A | Sheldon Lobel, P.C. 40-17 28th Avenue a/k/a 25-92 41st Street, Queens 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. Community Board #1Q |
| | | Project Manager: Toni Matias (212) 386-0085 |
| | | Status: Continued Hearing – 11/14-15/2022 |
| 12. | 2020-67-A | Rothkrug Rothkrug & Spector LLP 1 Ballard Avenue, Staten Island General City Law (“GCL”) §35, to allow the proposed development of a property within the mapped but unbuilt portion of a street; Waiver of the applicable height and setback regulations pursuant to 72-01 (g). R3X Special Richmond District. Community Board #3SI |
| | | Project Manager: Toni Matias (212) 386-0085 |
| | | Status: Closed, Decision – 10/17-18/2022 |
| 13. | 2021-2-A thru 2021-7-A | Rothkrug Rothkrug & Spector LLP 99-21 Hollis Avenue aka 191-01/191-09/191-13/192-01/192-05/192-13 Hollis Avenue, Queens Proposed construction of six two-story two-family dwellings located partially within the bed of a mapped street contrary to General City Law §35. R3X/C2-3/R3-2 zoning district. Community Board #12Q |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 10/17-18/2022 |
| 14. | 2021-81-BZY | Sheldon Lobel, P.C. 38-60 11th Street, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior zoning. M1-3 zoning district. Community Board #1Q |
| | | Project Manager: Toni Matias (212) 386-0085 |
| | | Status: Granted – 9/13-14/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, SEPTEMBER 12-13, 2022
10:00 A.M.

| <i>APPEALS - DECISIONS</i> | | |
|-----------------------------------|-------------------|---|
| 15. | 2022-1-BZY | Kramer Levin Naftalis & Frankel LLP 1227 Broadway, Manhattan Extension of time (§11-332) to complete construction of a minor development commenced under the prior zoning. M1-5 zoning district. Community Board #5M |
| | | Project Manager: Toni Matias (212) 386-0085 |
| | | Status: Granted – 9/13-14/2022 |
| | | |

| <i>APPEALS – CONTINUED HEARINGS</i> | | |
|--|------------------------------------|---|
| 16. | 2018-188-A & 2018-189-A | Sheldon Lobel, P.C. 194-28 & 194-32 Dunton Avenue, Queens 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. Community Board #8Q |
| | | Project Manager: Toni Matias (212) 386-0085 |
| | | Status: Continued Hearing – 12/5-6/2022 |
| | | |
| 17. | 2020-82-A & 2020-83-A | Rothkrug Rothkrug & Spector LLP 51 & 53 Cortlandt Street, Staten Island Proposed development of two one (1) family dwellings partially located within the bed of a mapped street contrary to General City Law §35. R3A zoning district. Community Board #1SI |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 12/5-6/2022 |
| | | |
| 18. | 2020-91-A | Rothkrug Rothkrug & Spector LLP 109-52 54th Avenue, Queens 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 cellar and four-story, eight-family residential building prior to the adoption of a zoning text amendment on September 14, 1989 when the zoning was R6. R5 zoning district. Community Board #4Q |
| | | Project Manager: Toni Matias (212) 386-0085 |
| | | Status: Continued Hearing – 11/14-15/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, SEPTEMBER 12-13, 2022
10:00 A.M.

| <i>APPEALS – CONTINUED HEARINGS</i> | | |
|--|--------------------------|--|
| 19. | 2021-10-A | Rothkrug Rothkrug & Spector LLP 3869 Victory Boulevard, Staten Island Proposed construction of a one-story commercial building (UG6) not fronting on a mapped street contrary to General City Law §36. M1-1 zoning district. Community Board #2SI <i>Bell</i> |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – 10/17-19/2022 |
| 20. | 2021-20-A & 2021-21-A | Rothkrug Rothkrug & Spector LLP 106 & 108 Windham Avenue, Staten Island Proposed development of two three-story residential buildings within the bed of a mapped street contrary to General City Law §35. R3-1 Lower Density Growth Management Area. Community Board #3SI |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 11/14-15/2022 |
| 21. | 2021-79-A | Sheldon Lobel, P.C. 38-60 11th Street, Queens Application to acquire vested rights under common law requesting the renewal of all building permits relating to the proposed development. M1-3 zoning district. Community Board #1Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Withdrawn – 9/13-14/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, SEPTEMBER 12-13, 2022
10:00 A.M.

| <i>APPEALS – NEW CASES</i> | | |
|-----------------------------------|-------------------|---|
| 22. | 2022-4-BZY | Sheldon Lobel, P.C. 529 President Street, Brooklyn Extension of time (§11-332) to complete construction of a minor development commenced under the prior zoning. M1-4/R6B zoning district. Community Board #6BK |
| | | Project Manager: Toni Matias (212) 386-0085 |
| | | Status: Postponed Hearing – 10/17-18/2022 |
| | | |
| 23. | 2022-17-A | Carter Ledyard & Milburn LLP 1627 Stewart Avenue, Brooklyn 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. M1-2 zoning district. Community Board #1BK |
| | | Project Manager: Toni Matias (212) 386-0085 |
| | | Status: Closed, Decision – 10/17-18/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, SEPTEMBER 12-13, 2022
10:00 A.M.

| <i>BZ - DECISION</i> | | |
|-----------------------------|--------------|---|
| 24. | 2016-4463-BZ | Law Office of Jay Goldstein 6202 14th Avenue (1372-1384 62nd St., 1370 62nd St, 6210 14th Avenue) Brooklyn Variance (§72-21) to permit the construction of a Use Group 3 school (<i>Mosdos Satmar BP</i>) 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. Community Board #10BK |
| | | Project Manager: Toni Matias (212) 386-0085 |
| | | Status: Granted – 9/13-14/2022 |
| | | |
| 25. | 2019-32-BZ | Rothkrug & Spector LLP 801 Co-Op City Boulevard, Bronx 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. Community Board #10BX |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 9/13-14/2022 |
| | | |
| 26. | 2019-277-BZ | Jay Goldstein, Esq. 81-04 166th Street, Queens 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. Community Board #8Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 9/13-14/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, SEPTEMBER 12-13, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|---------------------------|--|
| 27. | 2017-269-BZ | Rothkrug Rothkrug & Spector LLP 65 Grasmere Avenue, Staten Island 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. Community Board #2SI |
| | | Project Manager: Toni Matias (212) 386-0085 |
| | | Status: Continued Hearing – 12/5-6/2022 |
| 28. | 2019-179-BZ | Eric Palatnik, P.C. 118 West 28th Street, Manhattan 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. Community Board #5M |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 11/14-15/2022 |
| 29. | 2019-263-BZ | Eric Palatnik, P.C. 2122 Richmond Avenue, Staten Island 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. Community Board #2SI |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Withdrawn – 9/13-14/2022 |
| 30. | 2019-304-BZ 2019-305-A | Sheldon Lobel, P.C. 180 East 132nd Street, Bronx 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. Community Board #1BX |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 12/5-6/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, SEPTEMBER 12-13, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|------------|---|
| 31. | 2020-36-BZ | Eric Palatnik, P.C. 8401 Flatlands Avenue, Brooklyn Special Permit (§73-211) to continue operation of a previously approved automotive service station with a variance (BSA Cal. No. 87-02-BZ) that expired on January 14, 2013. R5D/C2-3 zoning district. Community Board #18BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 11/14-15/2022 |
| 32. | 2020-69-BZ | MBA Architects 44 New Lots Avenue, Brooklyn Variance (§72-21) Variance (§72-21) to permit the legalization of dwelling units contrary to ZR 42-10. M1-1 zoning district. Community Board #16BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Withdrawn – 9/13-14/2022 |
| 33. | 2021-55-BZ | Eric Palatnik, P.C. 134-16 35th Avenue, Queens Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C2-2/R6 zoning district. Community Board #7Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 11/14-15/2022 |
| 34. | 2022-10-BZ | Sherry and O'Neill 55 Prospect Street, Brooklyn Special Permit (§73-19) to permit the operation of a daycare center (UG 3) (<i>Vinv</i>) contrary to ZR §42-10. M1-6 zoning district. Community Board #2BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 10/3-4/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, SEPTEMBER 12-13, 2022
2:00 P.M.

| BZ – NEW CASES | | |
|-----------------------|--|--|
| 35. | 233-15-BZ | Kramer Levin Naftalis & Frankel LLP. 45-40 Vernon Boulevard, Queens Variance (§72-21) to permit a mixed-use residential building with retail on the ground floor, contrary to use regulations (ZR §42-10), maximum building height (ZR §62-341(c)(2)), tower floor plate in excess of 7,000 sq. ft. (ZR 62-341(c)(4)), and setback above base height from a shore public walkway (ZR §62-341(a)(2)). M1-4 ZD and waterfront area. Community Board #2Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 11/14-15/2022 |
| 36. | 2020-10-BZ | Law Office of Lyra J. Altman 609 Jarvis Avenue, Queens Special Permit (§73-621) to permit the enlargement of an existing single-family residence contrary to ZR §23-142 (Floor Area Ratio). R4-1 zoning district. Community Board #14Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 11/14-15/2022 |
| 37. | 2020-51-BZ 2020-53-BZ 2020-52-A & 2020-54-A | Rothkrug Rothkrug & Spector LLP 95 and 105 Ridgeway Avenue, Staten Island Variance §72-21 to permit the development of a self-storage warehouse (UG 16) contrary to ZR 22-10; located on a site not fronting on a mapped street contrary to General City Law §36. M1-1 and R3-2 zoning district. Community Board #2SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Postponed Hearing – 12/5-6/2022 |
| 38. | 2021-50-BZ | Friedman, P.E. 50 Lawrence Avenue, Brooklyn Special Permit (§73-19) to permit the operation of a school (UG 3) (Hadran Academy) contrary to ZR §42-00. Variance (§72-21) to permit the development of the building contrary to underlying bulk regulations. M1-1, R5 zoning district. Special Ocean Parkway District. Community Board #14BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 12/5-6/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, SEPTEMBER 12-13, 2022
2:00 P.M.

| BZ – NEW CASES | | |
|-----------------------|------------|--|
| 39. | 2022-27-BZ | Bryan Cave Leighton Paisner LLP 101 East 150th Street, Bronx Special Permit (§73-19) to permit the construction of a new school (UG 3) (Success Academy) contrary to ZR 42-10. M1-2 zoning district. Community Board #4BX |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 11/14-15/2022 |
| 40. | 2022-8-BZ | Cuddy & Feder LLP 183-01 Harding Expressway, Queens Variance (§72-21) to permit the enlargement of an existing cellular monopole in excess of permitted height requirement contrary to ZR §33-43. C1-2/R3-1 zoning district. Community Board #11Q |
| | | Project Manager: Yaa Sarpong (212) 386-0076 |
| | | Status: Continued Hearing – 10/17-18/2022 |
| 41. | 2022-53-BZ | Housing Recovery Operations 33 Hempstead Avenue, Staten Island Special Permit (§73-71) to waive underlying bulk regulations for the replacement of a home damaged/destroyed by Hurricane Sandy, on a property which is registered in the NYC Build it Back Program (legalization application). R3-1 ZD, LDGMA. Community Board #2SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 10/3-4/2022 |
| 42. | 2022-54-BZ | Housing Recovery Operations 128 ½ Roxbury Avenue, Queens Special Permit (§73-71) to waive underlying bulk regulations for the replacement of a home damaged/destroyed by Hurricane Sandy, on a property which is registered in the NYC Build it Back Program (legalization application) within Breezy Point. R4 ZD, LDGMA. Community Board #14Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 10/3-4/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, SEPTEMBER 12-13, 2022
2:00 P.M.

| <i>BZ – NEW CASES</i> | | |
|------------------------------|------------|---|
| 43. | 2022-55-BZ | Housing Recovery Operations 175 Father Capodanno Boulevard, Staten Island Special Permit (§73-71) to waive underlying bulk regulations for the replacement of a home damaged/destroyed by Hurricane Sandy, on a property which is registered in the NYC Build it Back Program (legalization application). R3-1 ZD, LDGMA. Community Board #2SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 10/3-4/2022 |
| 44. | 2022-56-BZ | Housing Recovery Operations 231 Moreland Street, Staten Island Special Permit (§73-71) to waive underlying bulk regulations for the replacement of a home damaged/destroyed by Hurricane Sandy, on a property which is registered in the NYC Build it Back Program (legalization application). R3-1 ZD, LDGMA. Community Board #2SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 10/3-4/2022 |
| 45. | 2022-57-A | Housing Recovery Operations 24A Mesereau Court, Brooklyn Legalization of the reconstruction of a single family home damaged/destroyed by Hurricane Sandy, on a property which is registered in the NYC Build it Back Program not fronting on a legally mapped street contrary to General City Law §36. Sheepshead Bay Courts, R4-1 ZD. Community Board #15BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 10/3-4/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 8-9, 2022
10:00 A.M.

| COMPLIANCE HEARING | | |
|---------------------------|------------|--|
| 1. | 2019-27-BZ | Law Office of Jay Goldstein 4533 18 th Avenue, Brooklyn Variance (72-21) to permit the development of a house of worship (UG 4) (Congregation P'nei Menachem) contrary to ZR 24-35 (minimum required side yards) and ZR 24-11 (lot coverage). R5 zoning district. Community Board #12BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 12/5-6/2022 |

| SOC – DECISIONS | | |
|------------------------|-----------|---|
| 2. | 360-49-BZ | Eric Palatnik, P.C. 69-05 Eliot Avenue, Queens 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. Community Board #5Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 8/9-10/2022 |
| 3. | 808-55-BZ | Eric Palatnik, P.C. 35-04 Bell Boulevard, Queens 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. Community Board #11Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 8/9-10/2022 |
| 4. | 827-55-BZ | Eric Palatnik, P.C. 245-20 139th Avenue, Queens 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. Community Board #13Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 8/9-10/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 8-9, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|------------------|---|
| 5. | 227-10-BZ | Eric Palatnik, P.C. 204-12 Northern Boulevard, Queens 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. Community Board #11Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 8/9-10/2022 |
| | | |

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|------------------|--|
| 6. | 663-63-BZ | Rothkrug Rothkrug & Spector LLP 46 10th Street, Staten Island Amendment of previously approved Special Permits (§§73-452 & 73-641). The amendment seeks the proposed enlargement of an existing house of worship (UG 4) (New Dorp Baptist Church) and school (UG 3) (New Dorp Baptist Academy). R3X zoning district. Community Board #2SI |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Adjourned, Continued Hearing – 11/14-15/2022 |
| | | |
| 7. | 584-82-BZ | Sheldon Lobel, P.C. 200 East 64th Street, Manhattan 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 applicant seeks modifications to the layout of a Privately Owned Public Space (“POPS”). R8B and C1-9 zoning districts. Community Board #8M |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Adjourned, Continued Hearing – 12/5-6/2022 |
| | | |
| 8. | 182-85-BZ | Eric Palatnik, P.C. 209-11 20th Street, Brooklyn Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) permitting the enlargement of a contractor’s establishment (UG 16) which expired on August 22, 2021. R6B zoning district. Community Board #7BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Adjourned, Continued Hearing – 12/5-6/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 8-9, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|-----------|---|
| 9. | 183-85-BZ | Eric Palatnik, P.C. 206/8 20th Street, Brooklyn Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) permitting the operation of a (UG 16) open storage yard for building materials and accessory parking for four cars with an accessory office and showroom which expired on September 19, 2021. R6B zoning district. Community Board #7BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 12/5-6/2022 |
| 10. | 66-90-BZ | Eric Palatnik, P.C. 43-03 Astoria Boulevard, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on October 1, 2020; Waiver of the Board's Rules of Practice and Procedures. R5 zoning district. Community Board #11Q |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 10/3-4/2022 |
| 11. | 129-92-BZ | Akerman LLP 150-55 Cross Island Parkway, Queens 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. Community Board #7Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 10/17-18/2022 |
| 12. | 299-99-BZ | Glen V. Cutrona, 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. Community Board #3BK |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Adjourned, Continued Hearing – 1/9-10/2023 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 8-9, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|------------------|--|
| 13. | 214-06-BZ | Eric Palatnik, P.C. 196-25 Hillside Avenue, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on April 10, 2022; Amendment to permit the conversion of automotive repair bays to accessory convenience store. R3-2 zoning district. Community Board #8Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 9/12-13/2022 |
| | | |

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|---------------------|---|
| 14. | 337-90-BZ | Sheldon Lobel, P.C. 1415/17 East 92nd Street, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted an automotive repair establishment (UG 16B) and a two-story mixed-use building with retail (UG 6) and residential (UG 2), which will expire on June 2, 2022. C1-3/R5D zoning district. Community Board #18BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – 11/14-15/2022 |
| | | |
| 15. | 2016-4176-BZ | Akerman LLP 78-04 31st Avenue, Queens Extension of Time to Complete Construction of a previously approved variance (§72-21) to permit the construction of a new three-story house of worship (UG 4A) building contrary to ZR §24-34 (front yard) and ZR §24-35 (side yard) requirements, which expired on October 3, 2021. R4 zoning district. Community Board #3Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 9/12-13/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 8-9, 2022
10:00 A.M.

| APPEALS – DECISIONS | | |
|---------------------|-----------|--|
| 16. | 2021-24-A | Rothkrug Rothkrug & Spector LLP 155 Johnson Street, Staten Island |
| | | Proposed development of a one-story warehouse building (UG 16) not fronting on a legally mapped street contrary to General City Law §36. M3-1 Special South Richmond District. |
| | | Community Board #3SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Granted – 8/9-10/2022 |

| APPEALS – CONTINUED HEARINGS | | |
|------------------------------|--------------------------|---|
| 17. | 2020-58-A & 2020-59-A | Eric Palatnik, P.C. 10, 12 Jasmine Way, Staten Island Proposed construction of two single-family homes on property not fronting on a mapped street contrary to General City Law (“GCL”) § 36. R1-2 zoning district. Community Board #1SI |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Continued Hearing – 10/17-18/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 8-9, 2022
10:00 A.M.

| <i>APPEALS – NEW CASES</i> | | |
|-----------------------------------|-------------|---|
| 18. | 2021-79-A | Sheldon Lobel, P.C. 38-60 11th Street, Queens Application to acquire vested rights under common law requesting the renewal of all building permits relating to the proposed development. M1-3 zoning district. Community Board #1Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Continued Hearing – 9/12-13/2022 |
| 19. | 2021-81-BZY | Sheldon Lobel, P.C. 38-60 11th Street, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior zoning. M1-3 zoning district. Community Board #1Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – 9/12-13/2022 |
| 20. | 2022-1-BZY | Kramer Levin Naftalis & Frankel LLP 1227 Broadway, Manhattan Extension of time (§11-332) to complete construction of a minor development commenced under the prior zoning. M1-5 zoning district. Community Board #5M |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – 9/12-13/2022 |

| <i>BZ - DECISIONS</i> | | |
|------------------------------|------------|--|
| 21. | 2018-26-BZ | Gerald J. Caliendo, RA, AIA 79-03 Roosevelt Avenue, Queens 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. C2-3/R6 zoning district. Community Board #3Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Granted – 8/9-10/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 8-9, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|--------------|---|
| 22. | 2016-4463-BZ | Law Office of Jay Goldstein 6202 14th Avenue (1372-1384 62nd St., 1370 62nd St, 6210 14th Avenue) Brooklyn Variance (§72-21) to permit the construction of a Use Group 3 school (<i>Mosdos Satmar BP</i>) 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. Community Board #10BK |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – 9/12-13/2022 |
| | | |
| 23. | 2018-173-BZ | Law Office of Jay Goldstein 128 Beach 9th Street, Queens 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. Community Board #14Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 12/5-6/2022 |
| | | |
| 24. | 2019-277-BZ | Jay Goldstein, Esq. 81-04 166th Street, Queens 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. Community Board #8Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 9/12-13/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 8-9, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|------------|---|
| 25. | 2020-71-BZ | Eric Palatnik, P.C. 166 Coffey Street, Brooklyn Variance (§72-21) to permit the development of a three-story single-family home with a cellar contrary to ZR §42-10. M1-1 zoning district. Community Board #6BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 10/3-4/2022 |
| 26. | 2020-86-BZ | Pryor Cashman LLP 15 Parkville Avenue, Brooklyn 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. Community Board #12BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Adjourned, Continued Hearing – 10/3-4/2022 |
| 27. | 2021-16-BZ | Rosenberg & Estis, P.C. 302 W 128th Street, Manhattan 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. Community Board #10M |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Adjourned, Continued Hearing – 10/17-18/2022 |
| 28. | 2021-30-BZ | Sheldon Lobel, P.C. 222 44th Street, Brooklyn 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. Community Board #7BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Adjourned, Continued Hearing (DWL) – 11/14-15/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 8-9, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|------------|---|
| 29. | 2021-40-BZ | Terminus Group, LLC. 157 W 24th Street, Manhattan Variance (§72-21) to permit the development of a fifteen (15) story mixed-use building contrary to ZR §42-00. M1-6 zoning district. Community Board #4M |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 10/17-18/2022 |
| 30. | 2021-64-BZ | Law Office of Lyra J. Altman 205-207 Gravesend Neck Road, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family home contrary to underlying bulk requirements. R4 (<i>Special Ocean Parkway</i>) zoning district. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 12/5-6/2022 |
| 31. | 2021-67-BZ | Law Office of Lyra J. Altman 2307 Ocean Parkway, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family home contrary to underlying bulk requirements. R4 (<i>Special Ocean Parkway</i>) zoning district. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed Decision – 10/3-4/2022 |
| 32. | 2022-10-BZ | Sherry and O'Neill 55 Prospect Street, Brooklyn Special Permit (§73-19) to permit the operation of a daycare center (UG 3) (<i>Vinv</i>) contrary to ZR §42-10. M1-6 zoning district. Community Board #2BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 9/12-13/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, AUGUST 8-9, 2022
2:00 P.M.

| <i>BZ – NEW CASES</i> | | |
|------------------------------|------------|---|
| 33. | 2021-55-BZ | Eric Palatnik, P.C. 134-16 35th Avenue, Queens Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C2-2/R6 zoning district. Community Board #7Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 9/12-13/2022 |
| 34. | 2021-61-BZ | Eric Palatnik, P.C. 4080 Ocean Avenue, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family home contrary to underlying bulk requirements. R3-1 zoning district. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 10/17-18/2022 |
| 35. | 2021-69-BZ | Eric Palatnik, P.C. 240-10 Merrick Boulevard, Queens Special Permit (§73-243) to permit an accessory drive-through accessory to an Eating and Drinking establishment (UG 6) of an eating and drinking establishment contrary to ZR §36-15. C1-3/R2 zoning district. Community Board #13Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Continued Hearing – 11/14-15/2022 |
| 36. | 2021-70-BZ | Law Office of Jay Goldstein, PLLC 1206 East 21st Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a one-family residence contrary to underlying bulk requirements. R2 zoning district. Community Board #14BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 10/3-4/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 18-19, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|------------|--|
| 1. | 853-53-BZ | Eric Palatnik, P.C. 2402/16 Knapp Street, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expired on October 23, 2019. C2-2/R3-2 zoning district. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 7/18-19/2022 |
| | | |
| 2. | 433-61-BZ | Kenny Lee, AIA 1702-1712 East 16th Street, Brooklyn Extension of Term (§11-411) of a variance which permitted a one story and mezzanine retail building, contrary to use regulations which expired on July 18, 2021: R7A zoning district. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 7/18-19/2022 |
| | | |
| 3. | 435-74-BZ | Eric Palatnik, P.C. 552 Midland Avenue, Staten Island 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. Community Board #2SI |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 7/18-19/2022 |
| | | |
| 4. | 1254-80-BZ | Jay Goldstein, Esq. 511 Avenue R, Block, Brooklyn Amendment of a previously approved Variance (§72-21) to permit the enlargement of a previously approved house of worship contrary to underlying bulk requirements. R6A, Special Ocean Parkway District. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 7/18-19/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 18-19, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|-----------|--|
| 5. | 758-84-BZ | David L. Businelli 1444 Clove Road, Staten Island 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 Community Board #1SI |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 7/18-19/2022 |
| 6. | 171-97-BZ | Gerald J. Caliendo, RA, AIA 65-01 Kissena Boulevard Queens Extension of Term of a previously approved variance which permitted the operation of a trade school (UG 9), eating and drinking establishment (UG 6), retail (UG 6) and accessory uses which expired on October 20, 2018; Waiver of the Board's Rules of Practice and Procedures. R4 zoning district. Community Board #8Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 7/18-19/2022 |
| 7. | 201-97-BZ | Eric Palatnik, P.C. 119-02 Rockaway Boulevard, Queens Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) permitting the erection and use of a one-story building as a non-conforming Use Group 6 drug store with accessory parking which expired on August 15, 2021; Waiver of the Board's Rules of Practice and Procedures. R3-2/C2-3 zoning district. Community Board #10Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Deferred Decision – 10/17-18/2022 |
| 8. | 180-98-BZ | Law Office of Jay Goldstein 163-10 Pidgeon Meadow Road, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of (UG 6) retail which expired on December 8, 2018; Amendment to reflect minor changes; Waiver of the Board's Rules of Practice and Procedures. R2 zoning district. Community Board #7Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 7/18-19/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 18-19, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|--------------------------|---|
| 9. | 268-03-BZ | Vassalotti Associates Architects, LLP 145-55 Guy Brewer Boulevard, Queens Extension of Term (§11-411) for the continued operation of an automotive service station which will expire on January 27, 2024; Waiver of the Rules. C1-3/R3-2 zoning district. Community Board #13Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 7/18-19/2022 |
| 10. | 6-04-BZ | Law Office of Fredrick A. Becker 7118-7124 Third Avenue, Brooklyn 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. Community Board #1BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 7/18-19/2022 |
| 11. | 120-13-BZ | Pryor Cashman LLP 1815 Forest Avenue, Staten Island 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. Community Board #1SI |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 7/18-19/2022 |
| 12. | 2017-265-BZ 2020-2-BZ | Law Office of Emily Simons PLLC 318-320 54th Street aka 5401 3rd Avenue, Brooklyn Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance and special permit permitting storage, warehouse and assembly of venetian blinds which expired on February 7, 2022. R6B zoning district. Community Board #7BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 7/18-19/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 18-19, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|------------|--|
| 13. | 1069-27-BZ | Glen V. Cutrona, AIA 6702-6724 New Utrecht Avenue, Staten Island Extension of Term (§11-411) of for the continued operation of an automatic automobile laundry, simonizing room and offices which expired on March 6, 2021. C1-2/R5 zoning district. Community Board #11BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 12/5-6/2022 |
| 14. | 169-49-BZ | Rampulla Associates Architect, LLP 5270 Amboy Road, Staten Island 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. Community Board #3SI |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 10/3-4/2022 |
| 15. | 827-55-BZ | Eric Palatnik, P.C. 245-20 139th Avenue, Queens 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. Community Board #13Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 8/8-9/2022 |
| 16. | 519-57-BZ | Vassalotti Associates Architects, LLP 2071 Victory Boulevard, Staten Island Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station which expires on May 19, 2023; Extension of Time to Obtain a Certificate of Occupancy which expired on June 19, 2013; Waiver of the Board's Rules of Practice and Procedures. C2-1/R3-1 zoning district. Community Board #1SI |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 10/3-4/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 18-19, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|-----------|---|
| 17. | 467-58-BZ | Walter T. Gorman, P.E., P.C. 172-11 Northern Boulevard, Queens 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. Community Board #7Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 10/3-4/2022 |
| 18. | 523-58-BZ | Glen V. Cutrona, AIA 117-30 Farmers Boulevard, Queens 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. Community Board #12Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 10/17-18/2022 |
| 19. | 914-86-BZ | Klein Slowik, PLLC, 19 Eastern Parkway, Brooklyn 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. Community Board #8BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Adjourned, Continued Hearing – 11/14-15/2022 |
| 20. | 72-11-BZ | Vassalotti Associates Architects, LLP 101-06 Astoria Boulevard, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station which expired on October 25, 2021. C1-3/R6B zoning district. Community Board #3Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 10/3-4/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 18-19, 2022
10:00 A.M.

| <i>APPEALS – DECISIONS</i> | | |
|-----------------------------------|-------------|---|
| 21. | 2019-255-A | Schmuel D. Flaum 621 Alonzo Road, Queens 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. Community Board #14Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Deferred Decision – 11/14-15/2022 |
| 22. | 2021-78-A | Sheldon Lobel, P.C. 131 22nd Street, Brooklyn Application to acquire vested rights under common law requesting the renewal of all building permits relating to the proposed development commenced prior to the Hotel Text Amendment adopted on 12/20/2018. M1-2D zoning district. Community Board #7BK |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Withdrawn – 7/18-19/2022 |
| 23. | 2021-80-BZY | Sheldon Lobel, P.C. 131 22nd Street, Brooklyn Extension of time (§11-332) to complete construction of a minor development commenced prior to the Hotel Text Amendment adopted on 12/20/2018. M1-2D zoning district. Community Board #7BK |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Granted – 7/18-19/2022 |
| 24. | 2022-24-A | Dominick Deangelis, RA 4074 Victory Boulevard aka Shelley Avenue, Staten Island Proposed development of a new 3-story NYC School Construction Authority (SCA) K-5 school building, P.S. 121, located on a site not fronting on a mapped street contrary to General City Law §36. R3A zoning district. Community Board #2SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 7/18-19/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 18-19, 2022
10:00 A.M.

| <i>APPEALS – DECISIONS</i> | | |
|-----------------------------------|------------------------------|--|
| 25. | 2020-67-A | Rothkrug Rothkrug & Spector LLP 1 Ballard Avenue, Staten Island General City Law (“GCL”) §35, to allow the proposed development of a property within the mapped but unbuilt portion of a street; Waiver of the applicable height and setback regulations pursuant to 72-01 (g). R3X Special Richmond District. Community Board #3SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – 9/12-13/2022 |
| 26. | 2021-2-A thru 2021-7-A | Rothkrug Rothkrug & Spector LLP 99-21 Hollis Avenue aka 191-01/191-09/191-13/192-01/192-05/192-13 Hollis Avenue, Queens Proposed construction of six two-story two-family dwellings located partially within the bed of a mapped street contrary to General City Law § 35. R3X/C2-3/R3-2 zoning district. Community Board #12Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 9/12-13/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 18-19, 2022
10:00 A.M.

| <i>APPEALS – NEW CASES</i> | | |
|-----------------------------------|---------------------------------|--|
| 27. | 2019-96-A thru 2019-155-A | Rampulla Associates Architects, LLP Bluebelt Loop, Cole Street, Staten Island To permit the construction of 48 two family and 5 single family homes not fronting on a mapped street contrary to General City Law §36. R3X Large Lot zoning district within the Special South Richmond District and Lower Density Growth Management District. Community Board #3SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Postponed Hearing – 12/5-6/2022 |
| 28. | 2021-57-A | Eric Palatnik, P.C. 1990 Hylan Boulevard, Staten Island Proposed construction of a two-story commercial (UG 6) building located partially in the bed of a mapped street contrary to General City Law §35. C2-1/R3-2 zoning district. Community Board #2SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Continued Hearing – 10/3-4/2022 |
| 29. | 2022-2-A | Fried, Frank, Harris, Shriver & Jacobson LLP 728 Court Street, Brooklyn To permit the construction within the unbuilt portion of a mapped street contrary to General City Law §35 and ZR §72-01(g). M3-1 zoning district Community Board #6BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Postponed Hearing – 12/5-6/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 18-19, 2022
10:00 A.M.

| <i>BZ – DECISIONS</i> | | |
|------------------------------|------------|---|
| 30. | 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. Community Board #14BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Withdrawn – 7/18-19/2022 |
| 31. | 2020-74-BZ | Nasir J. Khanzada 1500 Williamsbridge Road, Bronx 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/R4 zoning district. Community Board #2BX |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 07/18-19/2022 |
| 32. | 2021-43-BZ | Greenberg Traurig, LLP 90-91 Beach Channel Drive, Queens Variance (§72-21) to permit the repurposing of an existing three-story plus cellar building to be occupied with commercial offices (UG 6B) and as of right community facility uses contrary to ZR §32-00. R4-1 zoning district. Community Board #14Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 7/18-19/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 18-19, 2022
10:00 A.M.

| <i>BZ – DECISIONS</i> | | |
|------------------------------|-------------|--|
| 33. | 2017-262-BZ | Rothkrug Rothkrug & Spector LLP 18 Stanwix Street, Brooklyn Variance (§72-21) to permit the construction of three-story plus cellar residential building contrary to ZR §42-00. M1-1 zoning district. Community Board #4BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 10/3-4/2022 |
| 34. | 2018-26-BZ | Gerald J. Caliendo, RA, AIA 79-03 Roosevelt Avenue, Queens 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. Community Board #3Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – 8/8-9/2022 |
| 35. | 2019-32-BZ | Rothkrug & Spector LLP 801 Co-Op City Boulevard, Bronx 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. Community Board #10BX |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 9/12-13/2022 |
| 36. | 2019-264-BZ | Eric Palatnik, P.C. 3568 Nostrand Avenue, Brooklyn 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. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Adjourned, Continued Hearing – 10/3-4/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 18-19, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|------------|--|
| 37. | 2020-64-BZ | Jay Goldstein, Esq. 2020-64-BZ, 85-94 66th Road, Queens Variance (§72-21) to permit the development of a three-story plus cellar House of Worship (UG 4) with an accessory rabbi's apartment contrary to ZR §24-11 (lot coverage), ZR §24-34 (front yard), ZR §24-35 (side yards), and ZR §24-36 (rear yard). R4 zoning district. Community Board #6Q |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 10/3-4/2022 |
| 38. | 2021-9-BZ | Stroock & Stroock & Lavan LLP 145-163 Wolcott Street, Brooklyn 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. Community Board #6BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Adjourned, Continued Hearing – 12/5-6/2022 |
| 39. | 2021-41-BZ | Akerman LLP 22-38 Cumming Street, Manhattan 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. Community Board #12M |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 11/14-15/2022 |
| 40. | 2022-10-BZ | Sherry and O'Neill 55 Prospect Street, Brooklyn Special Permit (§73-19) to permit the operation of a daycare center (UG 3) (<i>Vini</i>) contrary to ZR §42-10. M1-6 zoning district. Community Board #2BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 8/8-9/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, JULY 18-19, 2022
2:00 P.M.

| <i>BZ – NEW CASES</i> | | |
|------------------------------|------------|---|
| 41. | 2021-42-BZ | Law Office of Lyra J. Altman 2901 Avenue L, Brooklyn Variance (§72-21) to permit the development of a school (UG 3) (Yeshiva Ohr Shraga D'Veretzky) contrary to floor area ratio (ZR § 24-111), lot coverage (ZR § 24-11), wall height (ZR § 24-521), front yards (ZR § 24-34), side yards (ZR § 24-35), protrusion into the required sky exposure plane and the required setback (ZR § 24-521), protrusion into the required side setback (ZR § 24-551) and parking (ZR § 25-31). R2 zoning district. Community Board #14BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 10/3-4/2022 |
| 42. | 2021-47-BZ | Rothkrug Rothkrug & Spector LLP 2100 Hermany Avenue, Bronx Variance (§72-21) to permit the development of a two-family residence contrary to ZR §23-45 (required front yard). R3-2 zoning district. Community Board #9BX |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – 10/17-18/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 6-7, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|-----------|--|
| 1. | 197-08-BZ | Law Office of Jay Goldstein 341 Troy Avenue, Brooklyn Extension of Time to Complete Construction and Extension of Time to Obtain a CO of a previously approved Variance (§72-21) to permit a four-story and penthouse residential building which expired on June 18, 2021. R4 district. Community Board #9BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 6/6-7/2022 |
| 2. | 55-13-BZ | Law Office of Jay Goldstein, PLLC 1690 60 th Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the construction of a proposed enlargement of an existing dormitory accessory to an existing school (Yeshivas Novominsk) which expires on December 10, 2021. R5 zoning district. Community Board #12BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 6/6-7/2022 |
| 3. | 6-14-BZ | Eric Palatnik, P.C. 2525 Victory Boulevard, Staten Island Extension of Time to Complete Construction of a previously approved Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store which expired on February 28, 2021. C2-1/R3-2 zoning district. Community Board #1SI8\\ |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 6/6-7/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 6-7, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|------------|--|
| 4. | 853-53-BZ | Eric Palatnik, P.C. 2402/16 Knapp Street, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expired on October 23, 2019. C2-2/R3-2 zoning district. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 7/18-19/2022 |
| 5. | 663-63-BZ | Rothkrug Rothkrug & Spector LLP 46 10th Street, Staten Island Amendment of previously approved Special Permits (§§73-452 & 73-641). The amendment seeks the proposed enlargement of an existing house of worship (UG 4) (New Dorp Baptist Church) and school (UG 3) (New Dorp Baptist Academy). R3X zoning district. Community Board #2SI |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 8/8-9/2022 |
| 6. | 1254-80-BZ | Jay Goldstein, Esq. 511 Avenue R, Block, Brooklyn Amendment of a previously approved Variance (§72-21) to permit the enlargement of a previously approved house of worship contrary to underlying bulk requirements. R6A, Special Ocean Parkway District. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 7/18-19/2022 |
| 7. | 584-82-BZ | Sheldon Lobel, P.C. 200 East 64th Street, Manhattan 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 applicant seeks modifications to the layout of a Privately Owned Public Space (“POPS”). R8B and C1-9 zoning districts. Community Board #8M |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 12/5-6/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 6-7, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|--------------------------|---|
| 8. | 433-61-BZ | Kenny Lee, AIA 1702-1712 East 16th Street, Brooklyn Extension of Term (§11-411) of a variance which permitted a one story and mezzanine retail building, contrary to use regulations which expired on July 18, 2021: R7A zoning district. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 7/18-19/2022 |
| 10. | 268-03-BZ | Vassalotti Associates Architects, LLP 145-55 Guy Brewer Boulevard, Queens Extension of Term (§11-411) for the continued operation of an automotive service station which will expire on January 27, 2024; Waiver of the Rules. C1-3/R3-2 zoning district. Community Board #13Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 7/18-19/2022 |
| 13. | 2017-265-BZ 2020-2-BZ | Law Office of Emily Simons PLLC 318-320 54th Street aka 5401 3rd Avenue, Brooklyn Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance and special permit permitting storage, warehouse and assembly of venetian blinds which expired on February 7, 2022. R6B zoning district. Community Board #7BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 7/18-19/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 6-7, 2022
10:00 A.M.

| <i>APPEALS – NEW CASES</i> | | |
|-----------------------------------|-----------|---|
| 12. | 2020-91-A | Rothkrug Rothkrug & Spector LLP 109-52 54th Avenue, Queens 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 cellar and four-story, eight-family residential building prior to the adaption of a zoning text amendment on September 14, 1989 when the zoning was R6. R5 zoning district. Community Board #4Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Continued Hearing – 9/12-13/2022 |
| 13. | 2021-22-A | Rothkrug Rothkrug & Spector LLP 500 Industrial Loop, Staten Island Proposed development of a two-story office and warehouse building (UG 6 & UG 16) not fronting on a legally mapped street contrary to General City Law §36. M3-1 Special South Richmond District. Community Board #3SI |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Postponed Hearing – 10/3-4/2022 |
| 14. | 2021-24-A | Rothkrug Rothkrug & Spector LLP 155 Johnson Street, Staten Island Proposed development of a one-story warehouse building (UG 16) not fronting on a legally mapped street contrary to General City Law §36. M3-1 Special South Richmond District. Community Board #3SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – 7/18-19/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 6-7, 2022
10:00 A.M.

| <i>APPEALS – NEW CASES</i> | | |
|-----------------------------------|-------------|---|
| 15. | 2021-78-A | Sheldon Lobel, P.C. 131 22nd Street, Brooklyn Application to acquire vested rights under common law requesting the renewal of all building permits relating to the proposed development. M1-2D zoning district. Community Board #7BK |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – 7/18-19/2022 |
| | | |
| 16. | 2021-80-BZY | Sheldon Lobel, P.C. 131 22nd Street, Brooklyn Extension of time (§11-332) to complete construction of a minor development commenced under the prior zoning. M1-2D zoning district. Community Board #7BK |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – 7/18-19/2022 |
| | | |
| 17. | 2022-24-A | Dominick Deangelis, RA 4074 Victory Boulevard aka Shelley Avenue, Staten Island Proposed development of a new 3-story NYC School Construction Authority (SCA) K-5 school building, P.S. 121, located on a site not fronting on a mapped street contrary to General City Law §36. R3A zoning district. Community Board #2SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 7/18-19/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 6-7, 2022
10:00 A.M.

| <i>BZ – DECISIONS</i> | | |
|------------------------------|------------|--|
| 9. | 2021-29-BZ | Rothkrug Rothkrug & Spector, LLP 3904 Orloff Avenue, Bronx Variance (§72-21) to permit the construction of a two-story, two-family residential building that does not provide one required front yard contrary to ZR §23-45. R4A zoning district. Community Board #8BX <i>Ebanks-Chu</i> |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 6/6-7/2022 |
| 19. | 2021-51-BZ | Akerman LLP 133-25 37th Avenue, Queens Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C4-2 zoning district. Community Board #7Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 6/6-7/2022 |
| 18. | 2021-56-BZ | Sheldon Lobel, P.C. 341 39th Street, Brooklyn Special Permit (§73-19) to permit the operation of a school (UG 3) (Brooklyn Prospect Charter School) contrary to ZR §42-00. M1-2 zoning district. Community Board #7BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 6/6-7/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 6-7, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|-------------|--|
| 20. | 2017-269-BZ | David L Businelli, R.A. 65 Grasmere Avenue, Staten Island 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. Community Board #2SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Continued Hearing – 9/12-13/2022 |
| 21. | 2020-14-BZ | Akerman LLP 34-10 12th Street, Queens 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. Community Board #1Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 12/5-6/2022 |
| 22. | 2020-44-BZ | Eric Palatnik, P.C. 2228 Gerritsen Avenue, Brooklyn 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 Community Board #15BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – 10/17-18/2022 |
| 23. | 2021-43-BZ | Greenberg Traurig, LLP 90-91 Beach Channel Drive, Queens Variance (§72-21) to permit the repurposing of an existing three-story plus cellar building to be occupied with commercial offices (UG 6B) and as of right community facility uses contrary to ZR §32-00. R4-1 zoning district. Community Board #14Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 7/18-19/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, JUNE 6-7, 2022
2:00 P.M.

| <i>BZ – NEW CASES</i> | | |
|------------------------------|------------|---|
| 24. | 233-15-BZ | Kramer Levin Naftalis & Frankel LLP 45-40 Vernon Boulevard, Queens Variance (§72-21) to permit a mixed-use residential building with retail on the ground floor, contrary to use regulations (ZR §42-10), maximum building height (ZR §62-341(c)(2), tower floor plate in excess of 7,000 sq. ft. (ZR 62-341(c)(4)), and setback above base height from a shore public walkway (ZR §62-341(a)(2). M1-4 ZD and waterfront area. Community Board #2Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Postponed Hearing – 9/12-13/2022 |
| 25. | 2020-50-BZ | Law Office of Lyra J. Altman 2328 Olean Street, Brooklyn Special Permits 73-621 & 73-622 to permit the enlargement of an existing single-family residence, one for the portion located in a residential (R2) zoning district and one for the portion located in a residential (R3-2) zoning district. Community Board #14BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Postponed Hearing – 10/3-4/2022 |
| 26. | 2021-64-BZ | Law Office of Lyra J. Altman 205-207 Gravesend Neck Road, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family home contrary to underlying bulk requirements. R4 zoning district. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 8/8-9/2022 |
| 27. | 2021-67-BZ | Law Office of Lyra J. Altman 2307 Ocean Parkway, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family home contrary to underlying bulk requirements. R4 (<i>Special Ocean Parkway</i>) zoning district. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 8/8-9/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 23-24, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|------------|---|
| 1. | 887-54-BZ | Eric Palatnik, P.C. 218-01 Northern Boulevard, Queens 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. Community Board #11Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 5/23-24/2022 |
| 2. | 1181-80-BZ | Law Office of Vincent L. Petraro, PLLC 62-07 Woodside Avenue, Queens Extension of Term of a previously approved Variance (§72-21) which permitted a four-story office and warehouse building which expired on April 7, 2021. C1-3/R6 zoning district. Community Board #2Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 5/23-24/2022 |
| 3. | 406-82-BZ | Eric Palatnik, P.C. 2411 86th Street, Brooklyn Extension of Time to Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-243) which permitted the operation of an accessory drive-thru to an eating and drinking establishment (McDonald's) which expired on November 11, 2021. C1-3/R5 zoning district. Community Board #11BK |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 5/23-24/2022 |
| 4. | 5-98-BZ | Mitchell S. Ross, Esq. 1861 McDonald Avenue, Brooklyn 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. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 5/23-24/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 23-24, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|------------------|---|
| 5. | 42-09-BZ | Sheldon Lobel, P.C. 441-467 Prospect Avenue, Brooklyn 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. Community Board #7BK |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 5/23-24/2022 |
| 6. | 148-14-BZ | Sheldon Lobel, P.C. 11 Avenue A, Manhattan Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit multi-family residential use which expired on December 15, 2019; Waiver of the Board's Rules of Practice and Procedures. R8A/C2-5 zoning districts. Community Board #3M |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 5/23-24/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 23-24, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|-----------|---|
| 7. | 863-48-BZ | Alfonso Duarte 259-16 Union Turnpike, Queens 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. Community Board #13Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Adjourned, Continued Hearing – 10/4-5/2022 |
| 8. | 17-92-BZ | Eric Palatnik, P.C. 60-06/12 Northern Boulevard, Queens 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. Community Board #2Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Withdrawn – 5/23-24/2022 |
| 9. | 171-97-BZ | Gerald J. Caliendo, RA, AIA 65-01 Kissena Boulevard Queens Extension of Term of a previously approved variance which permitted the operation of a trade school (UG 9), eating and drinking establishment (UG 6), retail (UG 6) and accessory uses which expired on October 20, 2018; Waiver of the Board's Rules of Practice and Procedures. R4 zoning district. Community Board #8Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 7/18-19/2022 |
| 10. | 111-01-BZ | Eric Palatnik, P.C., for Barge Realty LLC. 9001 Ditmas Avenue, Brooklyn Extension of term of a previously granted Special Permit (§73-243) for an accessory drive-thru facility at an eating and drinking establishment (Wendy's) which expired February 2, 2021; Amendment requesting a change in hours of operation contrary to the previous board approval; Waiver of the Rules. C1-2 (R5) zoning district. Community Board #17BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Adjourned, Continued Hearing – 9/12-13/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 23-24, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|--------------|--|
| 11. | 197-08-BZ | Law Office of Jay Goldstein 341 Troy Avenue, Brooklyn Extension of Time to Complete Construction and Extension of Time to Obtain a CO of a previously approved Variance (§72-21) to permit a four-story and penthouse residential building which expired on June 18, 2021. R4 district. Community Board #9BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 6/7-8/2022 |
| 12. | 55-13-BZ | Law Office of Jay Goldstein, PLLC 1690 60th Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the construction of a proposed enlargement of an existing dormitory accessory to an existing school (Yeshivas Novominsk) which expires on December 10, 2021. R5 zoning district. Community Board #12BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 6/7-8/2022 |
| 13. | 2016-4249-BZ | Kramer Levin Naftalis & Frankel LLP 2420 Amsterdam Avenue, Manhattan 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, Waiver of the Board's Rules of Practice and Procedures. C8-3 & R7-2 zoning district. Community Board #12M |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Postponed Hearing – 12/5-6/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 23-24, 2022
10:00 A.M.

| <i>APPEALS – CONTINUED HEARINGS</i> | | |
|--|---|---|
| 14. | 170-93-A | Rothkrug Rothkrug & Spector LLP 220 Industrial Loop, Staten Island 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. Community Board #3SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – TBD |
| 15. | 2018-70-A thru 2018-86-A 2018-89-A & 2018-90-A | Sanna & Loccisano Architects, P.C. Santina Drive, Staten Island 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. Community Board #5SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Granted – 5/23-24/2022 |
| 16. | 2018-188-A & 2018-189-A | Sheldon Lobel, P.C. 194-28 & 194-32 Dunton Avenue, Queens 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. Community Board #8Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Adjourned, Continued Hearing – 9/12-13/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 23-24, 2022
10:00 A.M.

| <i>APPEALS – NEW CASES</i> | | |
|-----------------------------------|---------------------------------|--|
| 17. | 2019-96-A thru 2019-155-A | Rampulla Associates Architects, LLP Cole Street, Bluebelt Loop, Lookout Lane, Staten Island Application to permit the construction of 48 two family and 5 single family homes not fronting on a mapped street contrary to General City Law §36. R3X Large Lot zoning district within the Special South Richmond District and Lower Density Growth Management District. Community Board #3SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Postponed Hearing – 7/18-19/2022 |
| | | |

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|--------------|--|
| 18. | 2016-4463-BZ | Law Office of Jay Goldstein 6202 14th Avenue (1372-1384 62nd St., 1370 62nd St, 6210 14th Avenue) Brooklyn 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. Community Board #10BK |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Continued Hearing – 8/8-9/2022 |
| | | |
| 19. | 2020-55-BZ | Eric Palatnik, P.C. 1284 East 19th Street, Brooklyn 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. Community Board #14BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Withdrawn – 5/23-24/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 23-24, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|------------|--|
| 20. | 2020-86-BZ | Pryor Cashman LLP 15 Parkville Avenue, Brooklyn 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. Community Board #12BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 8/8-9/2022 |
| 21. | 2020-88-BZ | Sheldon Lobel, P.C. 315 Berry Street, Brooklyn 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. Community Board #1B |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Adjourned, Continued Hearing – 10/4-5/2022 |
| 22. | 2021-29-BZ | Rothkrug Rothkrug & Spector, LLP 3904 Orloff Avenue, Bronx Variance (§72-21) to permit the construction of a two-story, two-family residential building that does not provide one required front yard contrary to ZR §23-45. R4A zoning district. Community Board #8BX |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 6/6-7/2022 |
| 23. | 2021-56-BZ | Sheldon Lobel, P.C. 341 39th Street, Brooklyn Special Permit (§73-19) to permit the operation of a school (UG 3) (Brooklyn Prospect Charter School) contrary to ZR §42-00. M1-2 zoning district. Community Board #7BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 6/6-7/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, MAY 23-24, 2022
2:00 P.M.

| <i>BZ – NEW CASES</i> | | |
|------------------------------|------------|--|
| 24. | 2020-74-BZ | Nasir J. Khanzada 1500 Williamsbridge Road, Bronx 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/R4 zoning district. Community Board #2BX |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 7/18-19/2022 |
| 25. | 2022-10-BZ | Sherry and O'Neill 55 Prospect Street, Brooklyn Special Permit (§73-19) to permit the operation of a daycare center (UG 3) (<i>Vinn</i>) contrary to ZR §42-10. M1-6 zoning district. Community Board #2BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 7/18-19/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 9-10, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|-------------------------------------|--|
| 1. | 581-56-BZ | Sheldon Lobel, P.C. 24-01 to 24-11 36th Avenue, Queens Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance permitting the operation of a trade school, meeting hall and offices (Use Groups 6 & 9) which expired on December 21, 2021. R5 zoning district. Community Board #1Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 5/9-10/2022 |
| 2. | 2017-67-BZ | Safanya Matatov 2714 Avenue R, Brooklyn Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-622) permitting the enlargement of an existing single-family home which expired on January 9, 2022. R3-2 zoning district. Community Board #15BK |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 5/9-10/2022 |
| 3. | 490-72-BZ | Gerald J. Caliendo, RA, AIA 4200 Baychester Avenue, Bronx 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. Community Board #12BX |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 5/9-10/2022 |
| 4. | 128-15-BZ thru 130-15-BZ | Terminus Group, LLC 680, 682, 684 Van Duzer Street, Staten Island Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the construction of a three-family attached residential building which expired on April 10, 2022. R2/SHPD zoning district. Community Board #1SI |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 5/9-10/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 9-10, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|-------------|--|
| 5. | 2021-75-BZY | Kramer Levin Naftalis & Frankel LLP 38-15 9th Street, Queens Extension of time (§11-332) to complete construction of a major development commenced under the prior zoning. M1-3 zoning district. Community Board #1Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Granted – 5/9-10/2022 |
| | | |
| 6. | 2022-5-BZY | Kramer Levin Naftalis & Frankel LLP, for HKOQ LLC, owner. 38-04 11th Street, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior zoning. M1-3 zoning district. Community Board #1Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Granted – 5/9-10/2022 |
| | | |

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|-----------|---|
| 7. | 360-49-BZ | Eric Palatnik, P.C. 69-05 Eliot Avenue, Queens 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. Community Board #5Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 8/8-9/2022 |
| | | |
| 8. | 887-54-BZ | Eric Palatnik, P.C. 218-01 Northern Boulevard, Queens 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. Community Board #11Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 5/23-24/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 9-10, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|-----------|---|
| 9. | 808-55-BZ | Eric Palatnik, P.C. 35-04 Bell Boulevard, Queens 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. Community Board #11Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 8/8-9/2022 |
| 10. | 827-55-BZ | Eric Palatnik, P.C. 245-20 139th Avenue, Queens 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. Community Board #13Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 7/18-19/2022 |
| 11. | 548-69-BZ | Eric Palatnik, P.C. 107-10 Astoria Boulevard, Queens 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. Community Board #3Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – 9/12-13/2022 |
| 12. | 435-74-BZ | Eric Palatnik, P.C. 552 Midland Avenue, Staten Island 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. Community Board #2SI |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 7/18-19/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 9-10, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|------------|---|
| 13. | 1254-80-BZ | Jay Goldstein, Esq. 511 Avenue R, Block, Brooklyn Amendment of a previously approved Variance (§72-21) to permit the enlargement of a previously approved house of worship contrary to underlying bulk requirements. R6A, Special Ocean Parkway District. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Deferred Decision – 6/7-8/2022 |
| 14. | 5-98-BZ | Mitchell S. Ross, Esq. 1861 McDonald Avenue, Brooklyn 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. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 5/23-24/2022 |
| 15. | 299-99-BZ | Glen V. Cutrona, 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. Community Board #3BK |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Continued Hearing – 8/8-9/2022 |
| 16. | 6-04-BZ | Law Office of Fredrick A. Becker 7118-7124 Third Avenue, Brooklyn 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. Community Board #1BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 7/18-19/2022 |
| 17. | 215-06-BZ | Eric Palatnik, P.C. 202-06 Hillside Avenue, Queens 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. Community Board #12Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – 9/12-13/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 9-10, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|-----------|---|
| 18. | 42-09-BZ | Sheldon Lobel, P.C. 441-467 Prospect Avenue, Brooklyn 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. Community Board #7BK |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 5/23-24/2022 |
| 19. | 227-10-BZ | Eric Palatnik, P.C. 204-12 Northern Boulevard, Queens 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. Community Board #11Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 8/8-9/2022 |

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|-----------|---|
| 20. | 337-90-BZ | Sheldon Lobel, P.C. 1415/17 East 92nd Street, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted an automotive repair establishment (UG 16B) and a two-story mixed-use building with retail (UG 6) and residential (UG 2), which will expire on June 2, 2022. C1-3/R5D zoning district. Community Board #18BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Postponed Hearing – 6/6-7/2022 |
| 21. | 180-98-BZ | Law Office of Jay Goldstein 163-10 Pidgeon Meadow Road, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of (UG 6) retail which expired on December 8, 2018; Amendment to reflect minor changes; Waiver of the Board's Rules of Practice and Procedures. R2 zoning district. Community Board #7Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 7/18-19/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 9-10, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|------------------|---|
| 22. | 148-14-BZ | Sheldon Lobel, P.C. 11 Avenue A, Manhattan Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit multi-family residential use which expired on December 15, 2019; Waiver of the Board's Rules of Practice and Procedures. R8A/C2-5 zoning districts. Community Board #3M |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 5/23-24/2022 |

| <i>APPEALS – DECISIONS</i> | | |
|-----------------------------------|-----------------------------------|---|
| 23. | 2021-36-BZ & 2020-90-A | Terminus Group, LLC 244 Gansevoort Boulevard, Staten Island 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. Community Board #2SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 5/9-10/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 9-10, 2022
10:00 A.M.

| <i>BZ - DECISIONS</i> | | |
|------------------------------|------------|---|
| 24. | 2021-51-BZ | Akerman LLP |
| | | 133-25 37th Avenue, Queens |
| | | Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C4-2 zoning district. |
| | | Community Board #7Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Deferred Decision – 6/6-7/2022 |

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|-------------|--|
| 25. | 2019-277-BZ | Jay Goldstein, Esq. |
| | | 81-04 166th Street, Queens |
| | | 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. |
| | | Community Board #8Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 8/8-9/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, MAY 9-10, 2022
2:00 P.M.

| <i>BZ – NEW CASES</i> | | |
|------------------------------|------------|--|
| 26. | 2020-64-BZ | Jay Goldstein, Esq. 85-94 66th Road, Queens Variance (§72-21) to permit the development of a three-story plus cellar House of Worship (UG 4) with an accessory rabbi's apartment contrary to ZR §24-11 (lot coverage), ZR §24-34 (front yard), ZR §24-35 (side yards), and ZR §24-36 (rear yard). R4 zoning district. Community Board #6Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Continued Hearing – 7/18-19/2022 |
| 27. | 2020-69-BZ | MBA Architects 44 New Lots Avenue, Brooklyn Variance (§72-21) Variance (§72-21) to permit the legalization of dwelling units contrary to ZR 42-10. M1-1 zoning district. Community Board #16BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 9/12-13/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY & TUESDAY MORNING, APRIL 25-26, 2022

10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|------------------|---|
| 1. | 528-71-BZ | Eric Palatnik, P.C. 133-40 150th Street, Queens 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. Community Board # 12Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 4/25-26/2022 |
| | | |
| 2. | 110-99-BZ | Law Office of Jay Goldstein 56-58 Kosciuszko Street, Brooklyn Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an automotive repair shop (Use Group 16B) which expired on June 27, 2020; Extension of Time to Obtain a Certificate of Occupancy which expired on September 18, 2016; Waiver of the Board's Rules of Practice and Procedures. R6B zoning district. Community Board #3BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 4/25-26/2022 |
| | | |
| 3. | 263-14-BZ | Eric Palatnik, P.C. 1601 Oriental Boulevard, Brooklyn Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-622) to permit the enlargement of an existing single family which expired December 12, 202. R3-1 zoning district. Community Board #15BK |
| | | Project Manager: Jszyllene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 4/25-26/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, APRIL 25-26, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|-----------|--|
| 4. | 169-49-BZ | Rampulla Associates Architect, LLP 5270 Amboy Road, Staten Island 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. Community Board #3SI |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 7/18-19/2022 |
| 5. | 523-58-BZ | Glen V. Cutrona, AIA 117-30 Farmers Boulevard, Queens 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. Community Board #12Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – 7/18-19/2022 |
| 6. | 490-72-BZ | Gerald J. Caliendo, RA, AIA 4200 Baychester Avenue, Bronx 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. Community Board #12BX |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 5/9-10/2022 |
| 7. | 129-92-BZ | Akerman LLP 150-55 Cross Island Parkway, Queens 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. Community Board #7Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Adjourned, Continued Hearing – 8/9-10/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, APRIL 25-26, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|------------|--|
| 8. | 433-61-BZ | Kenny Lee, AIA 1702-1712 East 16th Street, Brooklyn Extension of Term (§11-411) of a variance which permitted a one story and mezzanine retail building, contrary to use regulations which expired on July 18, 2021: R7A zoning district. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Postponed Hearing – 6/6-7/2022 |
| | | |
| 9. | 286-86-BZ | Michael Carin 100 7th Avenue aka 808 Union Street, Brooklyn Extension of Term of a previously approved Variance (72-21) which permitted the operation of a physical cultural establishment (<i>Slope Fitness</i>) which expired on April 27, 2019. C1-3/R6A zoning district. Community Board #3BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: PCE |
| | | |
| 10. | 214-06-BZ | Eric Palatnik, P.C. 196-25 Hillside Avenue, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expires on April 10, 2022; Amendment to permit the conversion of automotive repair bays to accessory convenience store. R3-2 zoning district. Community Board #8Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – 8/8-9/2022 |
| | | |
| 11. | 2017-67-BZ | Safanya Matavov 2714 Avenue R, Brooklyn Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-622) permitting the enlargement of an existing single-family home which will expire on January 9, 2022. R3-2 zoning district. Community Board #15BK |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 5/9-10/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY & TUESDAY MORNING, APRIL 25-26, 2022

10:00 A.M.

| APPEALS – DECISIONS | | |
|----------------------------|--|---|
| 12. | 2016-900-A 2016-981-A 2016-992-A 2016-1058-A | <p>Housing Preservation and Development 18 Center Place, 54 Seafoam Street, 16 Topping Street, 25 Wavecrest St, Staten Island</p> <p>Amendment application for four (4) previously approved GCL 36 applications previously part of the NYC Build it Back program, under the acquisition pathway. NYC HPD “Project Rebuild” has acquired these properties for demolition and reconstruction of affordable, resilient housing. Amendment request under BSA Rule 1-06.1(f) to modify the Board's condition that the approval be limited to the Build it back Program.</p> <p>Community Board #1SI</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Granted – 4/25-26/2022</p> |
| 13. | 2016-2712-A 2016-2459-A 2016-2424-A 2016-2426-A 2016-2468-A 2016-2425-A 2016-2431-A 2016-2715-A 2016-2741-A 2016-2745-A 2016-3827-A 2016-3826-A 2016-3093-A 2016-3117-A | <p>Housing Preservation and Development 770 Patterson Avenue, 176 Kiswick Avenue, 181 Moreland Street, 187 Moreland Street, 457 Lincoln Avenue, 183 Moreland Avenue, 185 Moreland Avenue, 529 Greeley Avenue, 1142 Olympia Blvd, 1144 Olympia Blvd, 477 Mill Road, 479 Mill Road, 208 Wiman Avenue, 214 Wiman Avenue, Staten Island</p> <p>Amendment application for fourteen (14) previously approved GCL 35 applications previously part of the NYC Build it Back program, under the acquisition pathway. NYC HPD “Project Rebuild” has acquired these properties for demolition and reconstruction of affordable, resilient housing. Amendment request under BSA Rule 1-06.1(f) to modify the Board's condition that the approval be limited to the Build it back Program.</p> <p>Community Board #2SI</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Granted – 4/25-26/2022</p> |
| 14. | 2019-255-A | <p>Schmuel D. Flaum 621 Alonzo Road, Queens</p> <p>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.</p> <p>Community Board #14Q</p> <p>Project Manager: Toni Matias (212) 386-0084</p> <p>Status: Deferred Decision – 7/18-19/2022</p> |
| 15. | 2020-39-A | <p>Jeffrey Geary 235 Oder Avenue, Staten Island</p> <p>Proposed construction of a single-family residence, within the bed of a mapped street, contrary to General City Law §35. R3A zoning district.</p> <p>Community Board #1SI</p> <p>Project Manager: Jsillene Ebanks Chu (212) 386-0084</p> <p>Status: Granted – 4/25-26/2022</p> |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, APRIL 25-26, 2022
10:00 A.M.

| <i>APPEALS – DECISIONS</i> | | |
|-----------------------------------|-------------|---|
| 16. | 2021-68-A | Bernard Kho, R.A. 348A Deisius Street, Staten Island Proposed development of a NYC School Construction Authority (SCA) school building located on a site not fronting on a mapped street contrary to General City Law §36. R1-2 zoning district. Special South Richmond Development District. Community Board #3SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 4/25-26/2022 |
| 17. | 2021-73-BZY | Kramer Levin Naftalis & Frankel LLP 113 West 24th Street, Manhattan Extension of time (§11-332) to complete construction of a minor development commenced prior to the adoption of Z.R. § 42-11 zoning text amendment. M1-6 zoning district. Community Board #4M |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Granted – 4/25-26/2022 |
| 18. | 2021-86-BZY | Rothkrug Rothkrug & Spector, LLP 88 Walker Street, Manhattan Extension of time (§11-332) to complete construction of a minor development commenced prior to the adoption of Z.R. § 42-11 zoning text amendment. M1-6 zoning district. Community Board #1M |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Granted – 4/25-26/2022 |

| <i>APPEALS – NEW CASES</i> | | |
|-----------------------------------|--------------------------|---|
| 19. | 2020-82-A & 2020-83-A | Rothkrug Rothkrug & Spector LLP 51 & 53 Cortlandt Street, Staten Island Proposed development of a two (1) family dwellings partially located within the bed of a mapped street contrary to General City Law §35. R3A zoning district. Community Board #1SI |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Continued Hearing - TBD |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, APRIL 25-26, 2022
10:00 A.M.

| <i>APPEALS – NEW CASES</i> | | |
|-----------------------------------|--------------------------|---|
| 20. | 2021-10-A | Rothkrug Rothkrug & Spector LLP 3869 Victory Boulevard, Staten Island Proposed construction of a one-story commercial building (UG6) not fronting on a mapped street contrary to General City Law §36. M1-1 zoning district. Community Board #2SI |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – TBD |
| 21. | 2021-20-A & 2021-21-A | Rothkrug Rothkrug & Spector LLP 106 & 108 Windham Avenue, Staten Island Proposed development of a three-story residential building within the bed of a mapped street contrary to General City Law §35. R3-1 Lower Density Growth Management Area. Community Board #3SI |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Continued Hearing – TBD |
| 22. | 2021-75-BZ | Kramer Levin Naftalis & Frankel LLP 38-15 9th Street, Queens Extension of time (§11-332) to complete construction of a major development commenced under the prior zoning. M1-3 zoning district. Community Board #1Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – 5/9-10/2022 |
| 23. | 2022-5-BZY | Kramer Levin Naftalis & Frankel LLP, for HKOQ LLC, owner. 38-04 11th Street, Queens Extension of time (§11-332) to complete construction of a minor development commenced under the prior zoning. M1-3 zoning district. Community Board #1Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – 5/9-10/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY & TUESDAY MORNING, APRIL 25-26, 2022

10:00 A.M.

| <i>BZ - DECISION</i> | | |
|-----------------------------|------------|---|
| 24. | 2021-44-BZ | Law Office of Jay Goldstein, PLLC 3204 Bedford Avenue, Brooklyn Special Permit (§73-622) to permit the enlargement of a one-family home contrary to ZR §23-142 (FAR, open space), ZR §23-461(a) (side yard) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 4/25-26/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, APRIL 25-26, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|---------------------------|--|
| 25. | 2019-179-BZ | Eric Palatnik, P.C. 118 West 28th Street, Manhattan 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. Community Board #5M |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 9/12-13/2022 |
| 26. | 2019-304-BZ 2019-305-A | Sheldon Lobel, P.C. 180 East 132nd Street, Bronx 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. Community Board #1BX |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 9/12-13/2022 |
| 27. | 2020-36-BZ | Eric Palatnik, P.C. 8401 Flatlands Avenue, Brooklyn Special Permit (§73-211) to continue operation of a previously approved automotive service station with a variance (BSA Cal. No. 87-02-BZ) that expired on January 14, 2013. R5D/C2-3 zoning district. Community Board #18BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 9/12-13/2022 |
| 28. | 2021-56-BZ | Sheldon Lobel, P.C. 341 39th Street, Brooklyn Special Permit (§73-19) to permit the operation of a school (UG 3) (Brooklyn Prospect Charter School) contrary to ZR §42-00. M1-2 zoning district. Community Board #3BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 5/23-24/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY & TUESDAY AFTERNOON, APRIL 25-26, 2022

2:00 P.M.

| <i>BZ – NEW CASES</i> | | |
|------------------------------|-------------------|---|
| 29. | 2021-43-BZ | Greenberg Traurig, LLP |
| | | 90-91 Beach Channel Drive, Queens |
| | | Variance (§72-21) to permit the repurposing of an existing three-story plus cellar building to be occupied with commercial offices (UG 6B) and as of right community facility uses contrary to ZR §32-00. R4-1 zoning district. |
| | | Community Board #14Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 6/6-7/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, APRIL 11-12, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|--------------|---|
| 1. | 397-47-BZ | Walter T. Gorman, P.E., P.C. 64-01/11 Woodhaven Boulevard, Queens 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. Community Board #6Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 4/11-12/2022 |
| 2. | 132-58-BZ | Nasir J. Khanzada 17-45/17-55 Francis Lewis Boulevard, Queens 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. Community Board #7Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 4/11-12/2022 |
| 3. | 160-08-BZ | Rothkrug Rothkrug & Spector LLP 651-671 Fountain Avenue, Brooklyn 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. Community Board #5BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Dismissed – 4/11-12/2022 |
| 4. | 2016-1219-BZ | Sheldon Lobel, P.C. 73-45 Myrtle Avenue, Queens Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the construction of a two-story mixed-use commercial and residential building which expired on November 17, 2021. R4-1 zoning districts. Community Board #3Q |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 4/11-12/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, APRIL 11-12, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|-------------------|--|
| 5. | 2017-4-AII | Eric Palatnik, P.C. 339 Victory Boulevard, Staten Island 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. Community Board #1SI |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 4/11-12/2022 |

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|------------------|---|
| 6. | 803-61-BZ | Eric Palatnik, P.C. 1416 Hylan Boulevard, Staten Island 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. Community Board #2SI |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 9/12-13/2022 |
| 7. | 914-86-BZ | Klein Slowik, PLLC, 19 Eastern Parkway, Brooklyn 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. Community Board #8BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Adjourned, Continued Hearing – 7/18-19/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, APRIL 11-12, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|-----------|---|
| 8. | 182-85-BZ | Eric Palatnik, P.C. 209-11 20th Street, Brooklyn Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) permitting the enlargement of a contractor's establishment (UG 16) which expired on August 22, 2021. R6B zoning district. Community Board #7BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 8/8-9/2022 |
| 9. | 183-85-BZ | Eric Palatnik, P.C. 206/8 20th Street, Brooklyn Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) permitting the operation of a (UG 16) open storage yard for building materials and accessory parking for four cars with an accessory office and showroom which expired on September 19, 2021. R6B zoning district. Community Board #7BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – 8/8-9/2022 |
| 10. | 268-03-BZ | Vassalotti Associates Architects, LLP, for Park Circle Realty Associates, owner. 145-55 Guy Brewer Boulevard, Queens Extension of Term (§11-411) for the continued operation of an automotive service station which will expire on January 27, 2024; Waiver of the Rules. C1-2/R3-2 zoning district Community Board #13Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Postponed Hearing – 6/6-7/2022 |
| 11. | 174-07-BZ | Eric Palatnik, P.C. 1935 Coney Island Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-211) which permitted the operation of an automotive service station (UG 16B), which expired on June 17, 2018; Extension of Time to Obtain a CO which expired on June 17, 2016; Waiver of the Board's Rules of Practice and Procedure. C2-3/R7-A zoning district. Community Board #14BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – 9/12-13/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, APRIL 11-12, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|-----------------------------|---|
| 12. | 6-14-BZ | Eric Palatnik, P.C. 2525 Victory Boulevard, Staten Island Extension of Time to Complete Construction of a previously approved Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store which expired on February 28, 2021. C2-1/R3-2 zoning district. Community Board #1SI |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 6/6-7/2022 |
| 13. | 128-15-BZ thru 130-15-BZ | Terminus Group, LLC 680, 682, 684 Van Duzer Street, Staten Island Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the construction of a three-family attached residential building which expires on April 10, 2022. R2/SHPD zoning district. Community Board #1SI |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 5/9-10/2022 |
| 14. | 2021-68-A | Bernard Kho, R.A. 348A Deisius Street, Staten Island Proposed development of a NYC School Construction Authority (SCA) school building located on a site not fronting on a mapped street contrary to General City Law §36. R1-2 zoning district. Special South Richmond Development District. Community Board #3SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 4/25-26/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, APRIL 11-12, 2022
10:00 A.M.

| APPEALS – DECISIONS | | |
|----------------------------|------------|--|
| 15. | 2019-190-A | Sheldon Lobel, P.C. 40-17 28th Avenue a/k/a 25-92 41st Street, Queens 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. Community Board #1Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Deferred Decision – 9/12-13/2022 |
| 16. | 2022-6-BZY | Herrick, Feinstein LLC 55 Gansevoort Street, Manhattan Extension of time (§11-332) to complete construction of a minor development commenced prior to the adoption of Z.R. § 42-11 zoning text amendment. M1-6 zoning district. Community Board #1M |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Granted – 4/11-12/2022 |

| APPEALS – CONTINUED HEARINGS | | |
|-------------------------------------|-----------|--|
| 17. | 2020-67-A | Rothkrug Rothkrug & Spector LLP 1 Ballard Avenue, Staten Island General City Law (“GCL”) §35, to allow the proposed development of a property within the mapped but unbuilt portion of a street; Waiver of the applicable height and setback regulations pursuant to 72-01 (g). R3X Special Richmond District. Community Board #3SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Adjourned, Continued Hearing – 7/18-19/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, APRIL 11-12, 2022
10:00 A.M.

| <i>APPEALS – NEW CASES</i> | | |
|-----------------------------------|-------------|---|
| 18. | 2021-86-BZY | Rothkrug Rothkrug & Spector, LLP 88 Walker Street, Manhattan Extension of Time (§11-332) to complete construction of a minor development commenced under the prior zoning. M1-5 zoning district. Community Board #1M |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – 4/25-26/2022 |

| <i>BZ - DECISIONS</i> | | |
|------------------------------|------------|---|
| 19. | 2021-19-BZ | Sheldon Lobel, P.C. 36-21 Prince Street, Queens 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. Community Board #7Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 4/11-12/2022 |

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|------------|--|
| 20. | 2019-32-BZ | Rothkrug & Spector LLP 801 Co-Op City Boulevard, Bronx 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. Community Board #10BX |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Adjourned, Continued Hearing – 7/18-19/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, APRIL 11-12, 2022
2:00 P.M.

| BZ – NEW CASES | | |
|-----------------------|-------------|---|
| 21. | 2019-256-BZ | Sheldon Lobel, P.C. 1508 Avenue Z, Brooklyn Variance (§72-21) to permit the development of a 12-story mixed-use building, with ground floor commercial space (UG 6), and ambulatory diagnostic facility community space (UG 4) contrary to floor area (§§ 33-123) and parking (§ 36-21). C4-2 zoning district. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 12/5-6/2022 |
| 22. | 2020-71-BZ | Eric Palatnik, P.C. 166 Coffey Street, Brooklyn Variance (§72-21) to permit the development of a +three-story single-family home with a cellar contrary to ZR §42-10. M1-1 zoning district. Community Board #6BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 8/8-9/2022 |
| 23. | 2021-16-BZ | Rosenberg & Estis, P.C. 302 W 128th Street, Manhattan 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. Community Board #10M |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Continued Hearing – 8/8-9/2022 |
| 24. | 2021-40-BZ | Terminus Group, LLC. 157 W 24th Street, Manhattan Variance (§72-21) to permit the development of a fifteen (15) story mixed-use building contrary to ZR §42-00. M1-6 zoning district. Community Board #4M |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 8/8-9/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, MARCH 28-29, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|------------------|--|
| 1. | 742-70-BZ | Rothkrug Rothkrug & Spector LLP 830 Bay Street, Staten Island Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired May 18, 2021; Amendment to permit a change of use from Automotive Service Station (UG 16B) to Automotive Repair Facility (UG 16B). C1-1/R3-2 zoning district. Community Board #1SI |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 3/28-29/2022 |
| | | |
| 2. | 290-99-BZ | Rothkrug Rothkrug & Spector LLP 97 Greenwich Avenue, Manhattan Extension of Term of a previously approved Variance (§72-21) permitting the operation of a physical cultural establishment (Equinox) which expired on March 28, 2020. C1-6/R6 zoning district. Community Board #2M |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 3/28-29/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, MARCH 28-29, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|------------------|--|
| 3. | 519-57-BZ | Vassalotti Associates Architects, LLP 2071 Victory Boulevard, Staten Island Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station which expires on May 19, 2023; Extension of Time to Obtain a Certificate of Occupancy which expired on June 19, 2013; Waiver of the Board's Rules of Practice and Procedures. C2-1/R3-1 zoning district. Community Board #1SI |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – 7/18-19/2022 |
| 4. | 758-84-BZ | David L. Businelli 1444 Clove Road, Staten Island 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 Community Board #1SI |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 7/18-19/2022 |
| 5. | 171-97-BZ | Gerald J. Caliendo, RA, AIA 65-01 Kissena Boulevard Queens Extension of Term of a previously approved variance which permitted the operation of a trade school (UG 9), eating and drinking establishment (UG 6), retail (UG 6) and accessory uses which expired on October 20, 2018; Waiver of the Board's Rules of Practice and Procedures. R4 zoning district. Community Board #8Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Adjourned, Continued Hearing – 5/23-24/2022 |
| 6. | 72-11-BZ | Vassalotti Associates Architects, LLP 101-06 Astoria Boulevard, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station which expired on October 25, 2021. C1-3/R6B zoning district. Community Board #3Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 7/18-19/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, MARCH 28-29, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|-------------------|---|
| 7. | 1069-27-BZ | Glen V. Cutrona, AIA 6702-6724 New Utrecht Avenue, Staten Island Extension of Term (§11-411) of for the continued operation of an automatic automobile laundry, simonizing room and offices which expired on March 6, 2021. C1-2/R5 zoning district. Community Board #11BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 7/18-19/2022 |
| | | |
| 8. | 581-56-BZ | Sheldon Lobel, P.C. 24-01 to 24-11 36th Avenue, Queens Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance permitting the operation of a trade school, meeting hall and offices (Use Groups 6 & 9) which expired on December 21, 2021. R5 zoning district. Community Board #1Q |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 5/9-10/2022 |
| | | |
| 9. | 1181-80-BZ | Law Office of Vincent L. Petraro, PLLC 62-07 Woodside Avenue, Queens Extension of Term of a previously approved Variance (§72-21) which permitted a four-story office and warehouse building which expired on April 7, 2021. C1-3/R6 zoning district. Community Board #2Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 5/23-24/2022 |
| | | |
| 10. | 406-82-BZ | Eric Palatnic, P.C. 2411 86th Street, Brooklyn Extension of Time to Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-243) which permitted the operation of an accessory drive-thru to an eating and drinking establishment (McDonald's) which expired on November 11, 2021. C1-3/R5 zoning district. Community Board #11BK |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 5/23-24/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, MARCH 28-29, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|------------------|--|
| 11. | 66-90-BZ | Eric Palatnik, P.C. 43-03 Astoria Boulevard, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on October 1, 2020; Waiver of the Board's Rules of Practice and Procedures. R5 zoning district. Community Board #11Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Continued Hearing – 8/9-10/2022 |
| 12. | 201-97-BZ | Eric Palatnik, P.C. 119-02 Rockaway Boulevard, Queens Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) permitting the erection and use of a one-story building as a non-conforming Use Group 6 drug store with accessory parking which expired on August 15, 2021; Waiver of the Board's Rules of Practice and Procedures. R3-2/C2-3 zoning district. Community Board #10Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 7/18-19/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, MARCH 28-29, 2022
10:00 A.M.

| <i>APPEALS – NEW CASES</i> | | |
|-----------------------------------|---------------------------|--|
| 14. | 2020-58-A 2020-59-A | Eric Palatnik, P.C. 10, 12 Jasmine Way, Staten Island Proposed construction of two single-family homes on property not fronting on a mapped street contrary to General City Law (“GCL”) § 36. R1-2 zoning district. Community Board #1SI |
| | | Project Manager: Jszyllene Ebanks Chu (212) 386-0084 |
| | | Status: Continued Hearing – 8/8-9/2022 |
| | | |
| 15. | 2021-2-A thru 2021-7-A | Rothkrug Rothkrug & Spector LLP 99-21 Hollis Avenue aka 191-01/191-09/191-13/192-01/192-05/192-13 Hollis Avenue, Queens Proposed construction of six two-story two-family dwellings located partially within the bed of a mapped street contrary to General City Law § 35. R3X/C2-3/R3-2 zoning district. Community Board #4M |
| | | Project Manager: Jszyllene Ebanks Chu (212) 386-0084 |
| | | Status: Continued Hearing – 7/18-19/2022 |
| | | |
| 16. | 2021-73-BZY | Kramer Levin Naftalis & Frankel LLP 113 West 24th Street, Manhattan Extension of time (§11-332) to complete construction of a minor development commenced prior to the adoption of Z.R. § 42-11 zoning text amendment. M1-6 zoning district. Community Board #4M |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – 4/25-26/2022 |
| | | |
| 17. | 2022-6-BZY | Herrick, Feinstein LLC 55 Gansevoort Street, Manhattan Extension of time (§11-332) to complete construction of a minor development commenced prior to the adoption of Z.R. § 42-11 zoning text amendment. M1-6 zoning district. Community Board #1M |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – 4/11-12/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, MARCH 28-29, 2022
10:00 A.M.

| <i>BZ -DECISIONS</i> | | |
|-----------------------------|-------------------|---|
| 18. | 2021-15-BZ | Kramer Levin Naftalis & Frankel LLC 81 Beaver Street, Brooklyn Variance (§72-21) to permit the residential conversion of an existing manufacturing building contrary to §ZR 42-10. M1-1 district. Community Board #4BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 3/28-29/2022 |
| | | |
| 19. | 2021-32-BZ | Law Office of Jay Goldstein 1471 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing home contrary to ZR §23-141 (FAR and OSR); ZR §23-47 (rear yard) and ZR §23-461(a) (side yard). R2 zoning district. Community Board #14BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 3/28-29/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, MARCH 28-29, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|-------------|---|
| 20. | 2017-262-BZ | Rothkrug Rothkrug & Spector LLP 18 Stanwix Street, Brooklyn Variance (§72-21) to permit the construction of three-story plus cellar residential building contrary to ZR §42-00. M1-1 zoning district. Community Board #4BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 7/18-19/2022 |
| 21. | 2018-26-BZ | Gerald J. Caliendo, RA, AIA 79-03 Roosevelt Avenue, Queens 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. Community Board #3Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Continued Hearing – 7/18-19/2022 |
| 22. | 2019-263-BZ | Eric Palatnik, P.C. 2122 Richmond Avenue, Staten Island 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. Community Board #2SI |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Adjourned, Continued Hearing – 9/12-13/2022 |
| 23. | 2021-30-BZ | Sheldon Lobel, P.C. 222 44th Street, Brooklyn 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. Community Board #7BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Adjourned, Continued Hearing – 8/8-9/2022 |
| 24. | 2021-41-BZ | Akerman LLP 22-38 Cumming Street, Manhattan 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. Community Board #12M |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Adjourned, Continued Hearing – 7/18-19/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY AFTERNOON, MARCH 28-29, 2022
2:00 P.M.

| <i>BZ – NEW CASES</i> | | |
|------------------------------|-------------------|--|
| 25. | 2021-29-BZ | Rothkrug Rothkrug & Spector, LLP 3904 Orloff Avenue, Bronx Variance (§72-21) to permit the construction of a two-story, two-family residential building that does not provide one required front yard contrary to ZR §23-45. R4A zoning district. Community Board #8BX <i>Ebanks-Chu</i> |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Continued Hearing – 5/23-24/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, MARCH 14-15, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|-----------|---|
| 1. | 378-45-BZ | Kochisarli Law Firm 116-60 Sutphin Boulevard, Queens 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. Community Board #12Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 3/14-15/2022 |
| 2. | 58-99-BZ | Eric Palatnik P.C. 18-10 Utopia Parkway, Queens Extension of Time to Obtain a Certificate of Occupancy and Complete Construction of a previously approved variance permitting the operation an automotive service station (UG 16B) which expired on March 19, 2020. C1-2/R3-2 zoning district. Community Board #7Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 3/14-15/2022 |
| 3. | 160-08-BZ | Rothkrug Rothkrug & Spector LLP 651-671 Fountain Avenue, Brooklyn 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. Community Board #5BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Deferred Decision – 4/11-12/2022 |
| 4. | 120-13-BZ | Pryor Cashman LLP 1815 Forest Avenue, Staten Island 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. Community Board #1SI |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Deferred Decision – 7/18-19/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, MARCH 14-15, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|--------------------|--|
| 5. | 2017-286-BZ | Eric Palatnik, P.C. 22-06 31st Street, Queens Amendment of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Culture Establishment (<i>The Rock Health & 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. Community Board #1Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Deferred Decision - PCE |
| | | |

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|------------------|--|
| 6. | 397-47-BZ | Walter T. Gorman, P.E., P.C. 64-01/11 Woodhaven Boulevard, Queens 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. Community Board #6Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 4/11-12/2022 |
| | | |
| 7. | 132-58-BZ | Nasir J. Khanzada 17-45/17-55 Francis Lewis Boulevard, Queens 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. Community Board #7Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 4/11-12/2022 |
| | | |
| 8. | 467-58-BZ | Walter T. Gorman, P.E., P.C. 172-11 Northern Boulevard, Queens 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. Community Board #7Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – 7/18-19/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, MARCH 14-15, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|--------------|--|
| 9. | 1254-80-BZ | Jay Goldstein, Esq. 511 Avenue R, Block, Brooklyn Amendment of a previously approved Variance (§72-21) to permit the enlargement of a previously approved house of worship contrary to underlying bulk requirements. R6A, Special Ocean Parkway District. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 5/9-10/2022 |
| 10. | 110-99-BZIII | Law Office of Jay Goldstein 56-58 Kosciuszko Street, Brooklyn Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an automotive repair shop (Use Group I6B) which expired on June 27, 2020; Extension of Time to Obtain a Certificate of Occupancy which expired on September 18, 2016; Waiver of the Board's Rules of Practice and Procedures. R6B zoning district. Community Board #3BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 4/25-26/2022 |

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|----------------|---|
| 11. | 263-14-BZ | Eric Palatnik, P.C. 1601 Oriental Boulevard, Brooklyn Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-622) to permit the enlargement of an existing single family which expired December 12, 202. R3-1 zoning district. Community Board #15BK <i>Ebanks-Chu</i> |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 4/25-26/2022 |
| 12. | 2016-1219-BZII | Sheldon Lobel, P.C. 73-45 Myrtle Avenue, Queens Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the construction of a two-story mixed-use commercial and residential building which expired on November 17, 2021. R4-1 zoning districts. Community Board #3Q <i>Ebanks-Chu</i> |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 4/11-12/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, MARCH 14-15, 2022
10:00 A.M.

| <i>APPEALS – NEW CASES</i> | | |
|-----------------------------------|-----------|---|
| 13. | 170-93-A | Rothkrug Rothkrug & Spector LLP 220 Industrial Loop, Staten Island 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. Community Board #3SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Adjourned, Continued Hearing – 5/23-24/2022 |
| 14. | 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. Community Board #1SI |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 4/25-26/2022 |

| <i>BZ – DECISIONS</i> | | |
|------------------------------|---------------------------|---|
| 15. | 2019-265-BZ & 603-71-A | Sheldon Lobel, P.C. 35 Giffords Lane, Staten Island 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. Community Board #3SI |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 3/14-15/2022 |
| 16. | 2021-52-BZ | Terminus Group, LLC 134-24 159th Street, Queens Variance (§72-21) to permit the construction of a single-family detached home contrary to side yard regulations. R3-1 zoning district. Community Board #12Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 3/14-15/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, MARCH 14-15, 2022
10:00 A.M.

| <i>BZ – DECISIONS</i> | | |
|------------------------------|------------|--|
| 17. | 2021-45-BZ | Law Office of Jay Goldstein, PLLC 1714 East 27th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a one-family home contrary to ZR §23-142 (FAR, open space and lot coverage), ZR §23-631(b) (perimeter wall height) and ZR §23-47 (rear yard). R3-2 zoning district. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 3/14-15/2022 |
| | | |

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|------------|--|
| 18. | 2020-44-BZ | Eric Palatnik, P.C. 2228 Gerritsen Avenue, Brooklyn 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 Community Board #15BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 6/6-7/2022 |
| | | |
| 19. | 2020-86-BZ | Pryor Cashman LLP 15 Parkville Avenue, Brooklyn 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. Community Board #12BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 5/23-24/2022 |
| | | |
| 20. | 2021-15-BZ | Kramer Levin Naftalis & Frankel LLC 81 Beaver Street, Brooklyn Variance (§72-21) to permit the residential conversion of an existing manufacturing building contrary to §ZR 42-10. M1-1 district. Community Board #4BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 3/28-29/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, MARCH 14-15, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|-------------------------|---|
| 21. | 2021-19-BZ | Sheldon Lobel, P.C. 36-21 Prince Street, Queens 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. Community Board #7Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 4/11-12/2022 |
| 22. | 2021-44-BZ | Law Office of Jay Goldstein, PLLC 3204 Bedford Avenue, Brooklyn Special Permit (§73-622) to permit the enlargement of a one-family home contrary to ZR §23-142 (FAR, open space), ZR §23-461(a) (side yard) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 4/25-26/2022 |
| 23. | 2021-36-BZ 2020-90-A | Terminus Group, LLC 244 Gansevoort Boulevard, Staten Island 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. Community Board #2SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 4/11-12/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY AFTERNOON, MARCH 14-15, 2022
2:00 P.M.

| <i>BZ – NEW CASES</i> | | |
|------------------------------|------------|---|
| 24. | 2021-51-BZ | Akerman LLP 133-25 37th Avenue, Queens Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C4-2 zoning district. Community Board #7Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 5/9-10/2022 |
| 25. | 2021-56-BZ | Sheldon Lobel, P.C. 341 39th Street, Brooklyn Special Permit (§73-19) to permit the operation of a school (UG 3) (Brooklyn Prospect Charter School) contrary to ZR §42-00. M1-2 zoning district. Community Board #3BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 4/25-26/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY MORNING, FEBRUARY 28, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|--------------------------|--|
| 1. | 7-95-BZ | Law Office of Fredrick A. Becker 153-37 Cross Island Parkway, Queens Amendment of a previously approved Variance (§72-21) which permitted the operation of a physical cultural establishment (New York Sports Club). 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. Community Board #7Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 2/28/2022 |
| 2. | 78-11-BZ | Rothkrug Rothkrug & Spector LLP 78-70 Winchester Boulevard, Queens 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. Community Board #13Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 2/28/2022 |
| 3. | 220-14-BZ & 221-14-BZ | Hirschen Singer & Epstein LLP 8-10 Underhill Avenue, Brooklyn 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. Community Board #8BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 2/28/2022 |
| 4. | 224-14-BZ & 225-14-A | Eric Palatnik, P.C. 1534 Victory Boulevard, Staten Island Extension of Time to Complete Construction and Obtain a Certificate of Occupancy, which will expire on January 30, 2022, for a previously approved Variance (72-21) to permit the addition of five (5) accessory off-street parking spaces to an ambulatory diagnostic or treatment health care facility, contrary to ZR §§ 22-14 and 52-41, and an appeal pursuant to General City Law 35. R1-2 zoning district. Community Board #1SI |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 2/28/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY MORNING, FEBRUARY 28, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|-------------|--|
| 5. | 258-15-BZ | Eric Palatnik, P.C. 2619 East 16th Street, Brooklyn Extension of Time of a previously approved Special Permit (§73-44) to reduce the number of required accessory off street parking spaces from twenty nine (29) to fourteen (14) at the existing building, contrary to ZR §36-21, which expired on July 25, 2021. C4-2 zoning district. Community Board #15BK |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 2/28/2022 |
| 6. | 2017-243-BZ | Eric Palatnik, P.C. 29-16 Francis Lewis Boulevard, Queens 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. Community Board #7Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 2/28/2022 |

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|-------------|---|
| 7. | 360-49-BZ | Eric Palatnik, P.C. 69-05 Eliot Avenue, Queens 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. Community Board #5Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 5/9-10/2022 |
| 8. | 887-54-BZIV | Eric Palatnik, P.C. 218-01 Northern Boulevard, Queens 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. Community Board #11Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 5/9-10/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY MORNING, FEBRUARY 28, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|--------------|---|
| 9. | 808-55-BZ | Eric Palatnik, P.C. 35-04 Bell Boulevard, Queens 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. Community Board #11Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 5/9-10/2022 |
| 10. | 827-55-BZIII | Eric Palatnik, P.C. 245-20 139th Avenue, Queens 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. Community Board #13Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Adjourned, Continued Hearing – 5/9-10/2022 |
| 11. | 548-69-BZIV | Eric Palatnik, P.C. 107-10 Astoria Boulevard, Queens 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. Community Board #3Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 5/9-10/2022 |
| 12. | 435-74-BZ | Eric Palatnik, P.C. 552 Midland Avenue, Staten Island 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. Community Board #2SI |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 5/9-10/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY MORNING, FEBRUARY 28, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|------------|---|
| 13. | 215-06-BZ | Eric Palatnik, P.C. 202-06 Hillside Avenue, Queens 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. Community Board #12Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 5/9-10/2022 |
| 14. | 42-09-BZ | Sheldon Lobel, P.C. 441-467 Prospect Avenue, Brooklyn 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. Community Board #7BK |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Adjourned, Continued Hearing – 5/9-10/2022 |
| 15. | 227-10-BZ | Eric Palatnik, P.C. 204-12 Northern Boulevard, Queens 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. Community Board #11Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Adjourned, Continued Hearing – 5/9-10/2022 |
| 16. | 2017-4-AII | Eric Palatnik, P.C. 339 Victory Boulevard, Staten Island 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. Community Board #1SI |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 4/11-12/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY MORNING, FEBRUARY 28, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|--------------|--|
| 17. | 663-63-BZ | Rothkrug Rothkrug & Spector LLP 46 10th Street, Staten Island Amendment of previously approved Special Permits (§§73-452 & 73-641). The amendment seeks the proposed enlargement of an existing house of worship (UG 4) (New Dorp Baptist Church) and school (UG 3) (New Dorp Baptist Academy). R3X zoning district. Community Board #2SI |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 6/6-7/2022 |
| 18. | 742-70-BZIII | Rothkrug Rothkrug & Spector LLP 830 Bay Street, Staten Island Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired May 18, 2021; Amendment to permit a change of use from Automotive Service Station (UG 16B) to Automotive Repair Facility (UG 16B). C1-1/R3-2 zoning district. Community Board #1SI |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 3/28-29/2022 |
| 19. | 290-99-BZIV | Rothkrug Rothkrug & Spector LLP 97 Greenwich Avenue, Manhattan Extension of Term of a previously approved Variance (§72-21) permitting the operation of a physical cultural establishment (Equinox) which expired on March 28, 2020. C1-6/R6 zoning district. Community Board #2M |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 3/28-29/2022 |
| 20. | 226-10-BZII | Rothkrug Rothkrug & Spector LLP 421 Hudson Street, Manhattan 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. Community Board #2M |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Postponed Hearing – PCE |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY MORNING, FEBRUARY 28, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|-----------------|---|
| 21. | 111-01-BZVI | Eric Palatnik, P.C., for Barge Realty LLC. 9001 Ditmas Avenue, Brooklyn Extension of term of a previously granted Special Permit (§73-243) for an accessory drive-thru facility at an eating and drinking establishment (Wendy's) which expired February 2, 2021; Amendment requesting a change in hours of operation contrary to the previous board approval; Waiver of the Rules. C1-2 (R5) zoning district. Community Board #17BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 5/23-24/2022 |
| | | |
| 22. | 2016-4249-BZIII | Kramer Levin Naftalis & Frankel LLP 2420 Amsterdam Avenue, Manhattan 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, Waiver of the Board's Rules of Practice and Procedures. C8-3 & R7-2 zoning district. Community Board #12M |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Postponed Hearing – 4/11-12/2022 |
| | | |

| <i>APPEALS – CONTINUED HEARINGS</i> | | |
|--|----------------------------|---|
| 23. | 2018-188-A & 2018-189-A | Sheldon Lobel, P.C. 194-28 & 194-32 Dunton Avenue, Queens 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. Community Board #8Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Adjourned, Continued Hearing – 5/9-10/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY MORNING, FEBRUARY 28, 2022
10:00 A.M.

| <i>APPEALS – NEW CASES</i> | | |
|-----------------------------------|---|--|
| 24. | 2018-70-A thru 2018-86-A 2018-89-A & 2018-90-A | Sanna & Loccisano Architects, P.C. |
| | | Santina Drive, Staten Island |
| | | 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. |
| | | Community Board #5SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Reopened, Continued Hearing – TBD |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY AFTERNOON, FEBRUARY 28, 2022
1:00 P.M.

| <i>BZ – DECISIONS</i> | | |
|------------------------------|------------|---|
| 25. | 2019-66-BZ | Law Office of Jay Goldstein 15 Terrace View Avenue, Manhattan 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. Community Board #8BX |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 2/28/2022 |
| 26. | 2020-1-BZ | Rothkrug Rothkrug & Spector LLP 31 West 27 th Street, Manhattan 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. Community Board #5M |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Deferred Decision - PCE |
| 27. | 2020-43-BZ | Law Office of Christopher Wright PLLC 982 39th Street, Brooklyn 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. Community Board #12BK |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Granted – 2/28/2022 |
| 28. | 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. Community Board #14BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Deferred Decision – TBD |
| 29. | 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. Community Board #5M |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Deferred Decision – PCE |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY MORNING, FEBRUARY 28, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|-------------|--|
| 30. | 2018-173-BZ | Law Office of Jay Goldstein 128 Beach 9th Street, Queens 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. Community Board #14Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Adjourned, Continued Hearing – 8/8-9/2022 |
| 31. | 2019-264-BZ | Eric Palatnik, P.C. 3568 Nostrand Avenue, Brooklyn 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. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Adjourned, Continued Hearing – 7/18-19/2022 |
| 32. | 2021-9-BZ | Stroock & Stroock & Lavan LLP 145-163 Wolcott Street, Brooklyn 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. Community Board #6BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Adjourned, Continued Hearing – 7/18-19/2022 |
| 33. | 2021-32-BZ | Law Office of Jay Goldstein 1471 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing home contrary to ZR §23-141 (FAR and OSR); ZR §23-47 (rear yard) and ZR §23-461(a) (side yard). R2 zoning district. Community Board #14BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 3/28-29/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY AFTERNOON, FEBRUARY 28, 2022
2:00 P.M.

| <i>BZ – NEW CASES</i> | | |
|------------------------------|-------------|--|
| 34. | 2017-269-BZ | David L Businelli, R.A. 65 Grasmere Avenue, Staten Island 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. Community Board #2SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Continued Hearing – 6/6-7/2022 |
| 35. | 2020-69-BZ | MBA Architects, for William Moses, owner. 44 New Lots Avenue, Brooklyn Variance (§72-21) to permit the legalization of dwelling units contrary to ZR 42-10. M1-1 zoning district. Community Board #16BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Postponed Hearing – 5/9-10/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JANUARY 24-25, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|-----------|---|
| 1. | 837-85-A | William Gati 166-18 73rd Avenue, Queens 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. Community Board #8Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 1/24-25/2022 |
| 2. | 42-08-BZ | Eric Palatnik, P.C. 182 Girard Street, Brooklyn 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. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 1/24-25/2022 |
| 3. | 528-71-BZ | Eric Palatnik, P.C. 133-40 150th Street, Queens 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. Community Board # 12Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Deferred Decision – 4/25/2022 |
| 4. | 24-09-BZ | Bryan Cave Leighton Paisner LLP. 78-10 164th 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. Community Board #8Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Granted – 1/24-25/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JANUARY 24-25, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|--------------------------------------|---|
| 5. | 220-14-BZ & 221-14-BZ | Hirschen Singer & Epstein LLP 8-10 Underhill Avenue, Brooklyn 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. Community Board #8BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Deferred Decision – 2/28/2022 |
| | | |

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|------------------|---|
| 6. | 378-45-BZ | Kochisarli Law Firm 116-60 Sutphin Boulevard, Queens 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. Community Board #12Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 3/14-15/2022 |
| | | |
| 7. | 863-48-BZ | Alfonso Duarte 259-16 Union Turnpike, Queens 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. Community Board #13Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Adjourned, Continued Hearing – 5/23-24/2022 |
| | | |
| 8. | 523-58-BZ | Glen V. Cutrona, AIA 117-30 Farmers Boulevard, Queens 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. Community Board #12Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – 4/25-26/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JANUARY 24-25, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|-----------|---|
| 9. | 5-98-BZ | <p>Mitchell S. Ross, Esq. 1861 McDonald Avenue, Brooklyn 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. Community Board #15BK</p> |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Adjourned, Continued Hearing – 5/9-10/2022 |
| 10. | 7-95-BZ | <p>Law Office of Fredrick A. Becker 153-37 Cross Island Parkway, Queens Amendment of a previously approved Variance (§72-21) which permitted the operation of a physical cultural establishment (New York Sports Club). 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. Community Board #7Q</p> |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 5/9-10/2022 |
| 11. | 299-99-BZ | <p>Glen V. Cutrona, 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. Community Board #3BK</p> |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Adjourned, Continued Hearing – 5/9-10/2022 |
| 12. | 12-01-BZ | <p>Greenberg Traurig, 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. Community Board #12BX</p> |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing - TBD |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JANUARY 24-25, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|-----------|--|
| 13. | 13-01-BZ | Greenberg Traurig LLP 2875 Edson Avenue, Bronx 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. Community Board # 12BX |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – TBD |
| 14. | 160-08-BZ | Rothkrug Rothkrug & Spector LLP 651-671 Fountain Avenue, Brooklyn 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. Community Board #5BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 3/14-15/2022 |
| 15. | 36-11-BZ | Rothkrug Rothkrug & Spector LLP 270 Greenwich Street, Manhattan 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. Community Board #1M |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Adjourned Hearing – PCE |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JANUARY 24-25, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|-----------|---|
| 16. | 171-97-BZ | Gerald J. Caliendo, RA, AIA 65-01 Kissena Boulevard Queens Extension of Term of a previously approved variance which permitted the operation of a trade school (UG 9), eating and drinking establishment (UG 6), retail (UG 6) and accessory uses which expired on October 20, 2018; Waiver of the Board's Rules of Practice and Procedures. R4 zoning district. Community Board #8Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 3/28-29/2022 |
| 17. | 197-08-BZ | Law Office of Jay Goldstein 341 Troy Avenue, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit a four-story and penthouse residential building which expired on June 18, 2021. R4 zoning district. Community Board #9BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Postponed Hearing – 5/23-24/2022 |

| <i>APPEALS – DECISIONS</i> | | |
|-----------------------------------|------------|---|
| 18. | 2019-190-A | Sheldon Lobel, P.C. 40-17 28th Avenue, a/k/a 25-92 41st Street, Queens 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. Community Board #1Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Deferred Decision – 4/11-12/2022 |
| 19. | 2019-255-A | Schmuel D. Flaum 621 Alonzo Road, Queens 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. Community Board #14Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Deferred Decision – 5/23-24/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JANUARY 24-25, 2022
10:00 A.M.

| <i>APPEALS – CONTINUED HEARINGS</i> | | |
|--|----------|---|
| 20. | 2017-4-A | Eric Palatnik, P.C 339 Victory Boulevard, Staten Island 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. Community Board #1SI |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Continued Hearing – 2/28/2022 |

| <i>APPEALS – NEW CASES</i> | | |
|-----------------------------------|--|---|
| 21. | 2016-900-A 2016-981-A 2016-992-A 2016-1058-A | Housing Preservation and Development 18 Center Place, 54 Seafoam Street, 16 Topping Street, 25 Wavecrest St, Staten Island Amendment application for four (4) previously approved GCL 36 applications previously part of the NYC Build it Back program, under the acquisition pathway. NYC HPD “Project Rebuild” has acquired these properties for demolition and reconstruction of affordable, resilient housing. Amendment request under BSA Rule 1-06.1(f) to modify the Board's condition that the approval be limited to the Build it back Program. Community Board #1SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – TBD |
| 22. | 2016-2712-A 2016-2459-A 2016-2424-A 2016-2426-A 2016-2468-A 2016-2425-A 2016-2431-A 2016-2715-A 2016-2741-A 2016-2745-A 2016-3827-A 2016-3826-A 2016-3093-A 2016-3117-A | Housing Preservation and Development 770 Patterson Avenue, 176 Kiswick Avenue, 181 Moreland Street, 187 Moreland Street, 457 Lincoln Avenue, 183 Moreland Avenue, 185 Moreland Avenue, 529 Greeley Avenue, 1142 Olympia Blvd, 1144 Olympia Blvd, 477 Mill Road, 479 Mill Road, 208 Wiman Avenue, 214 Wiman Avenue, Staten Island Amendment application for fourteen (14) previously approved GCL 35 applications previously part of the NYC Build it Back program, under the acquisition pathway. NYC HPD “Project Rebuild” has acquired these properties for demolition and reconstruction of affordable, resilient housing. Amendment request under BSA Rule 1-06.1(f) to modify the Board's condition that the approval be limited to the Build it back Program. Community Board #2SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – TBD |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JANUARY 24-25, 2022
10:00 A.M.

| <i>BZ – DECISIONS</i> | | |
|------------------------------|------------|--|
| 23. | 2020-84-BZ | Goldman Harris II LLC 161 Emerson Place, Brooklyn 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. Community Board #2BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 1/24-25/2022 |

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|--------------|--|
| 24. | 2016-4463-BZ | Law Office of Jay Goldstein 6202 14th Avenue (1372-1384 62nd St., 1370 62nd St, 6210 14th Avenue) Brooklyn 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. Community Board #10BK |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Adjourned, Continued Hearing – 5/23-24/2022 |
| 25. | 2017-262-BZ | Rothkrug Rothkrug & Spector LLP 18 Stanwix Street, Brooklyn Variance (§72-21) to permit the construction of three-story plus cellar residential building contrary to ZR §42-00. M1-1 zoning district. Community Board #4BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 3/28-29/2022 |
| 26. | 2019-66-BZ | Law Office of Jay Goldstein 15 Terrace View Avenue, Manhattan 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. Community Board #8BX |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 2/28/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JANUARY 24-25, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|-------------|--|
| 27. | 2019-294-BZ | The Law Offices of Marvin B. Mitzner LLC 241-243 Throop Avenue, Brooklyn 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. Community Board #3BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Adjourned, Continued Hearing – TBD |
| 28. | 2019-298-BZ | Sheldon Lobel, P.C. 506 West 181st 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. Community Board #12M |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Withdrawn – 1/24-25/2022 |
| 29. | 2020-55-BZ | Eric Palatnik, P.C. 1284 East 19th Street, Brooklyn 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. Community Board #14BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Adjourned, Continued Hearing – 4/25-26/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, JANUARY 24-25, 2022
2:00 P.M.

| <i>BZ – NEW CASES</i> | | |
|------------------------------|-------------------|--|
| 30. | 2021-52-BZ | Terminus Group, LLC |
| | | 134-24 159th Street, Queens |
| | | Variance (§72-21) to permit the construction of a single-family detached home contrary to side yard regulations. R3-1 zoning district. |
| | | Community Board #12Q |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 3/14-15/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, FEBRUARY 7-8, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|-------------|---|
| 1. | 221-88-BZ | Kramer Levin Naftalis & Frankel LLP 102-01 66th Road, Queens 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. Community Board #6Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 2/7-8/2022 |
| 2. | 90-91-BZ | Sheldon Lobel, P.C. 630-636 City Island Avenue, Bronx 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. Community Board #10BX |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Granted – 2/7-8/2022 |
| 3. | 307-00-BZ | Sheldon Lobel, P.C. 41-02 Main Street, Queens 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. Community Board #7Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 2/7-8/2022 |
| 4. | 2017-243-BZ | Eric Palatnik, P.C. 29-16 Francis Lewis Boulevard, Queens 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. Community Board #7Q |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Deferred Decision – 2/28 & 3/1/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, FEBRUARY 7-8, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|-----------|---|
| 5. | 853-53-BZ | Eric Palatnik, P.C. 2402/16 Knapp Street, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expired on October 23, 2019. C2-2/R3-2 zoning district. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 7/6-7/2022 |
| 6. | 132-58-BZ | Nasir J. Khanzada 17-45/17-55 Francis Lewis Boulevard, Queens 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. Community Board #7Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 3/14-15/2022 |
| 7. | 758-84-BZ | David L. Businelli 1444 Clove Road, Staten Island 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 Community Board #1SI |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Continued Hearing – 3/28-29/2022 |
| 8. | 914-86-BZ | Klein Slowik, PLLC, 19 Eastern Parkway, Brooklyn 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. Community Board #8BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Adjourned, Continued Hearing – PCE |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, FEBRUARY 7-8, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|----------|--|
| 9. | 17-92-BZ | Eric Palatnik, P.C. 60-06/12 Northern Boulevard, Queens 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. Community Board #2Q |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Adjourned, Continued Hearing – 5/23-24/2022 |
| 10. | 6-04-BZ | Law Office of Fredrick A. Becker 7118-7124 Third Avenue, Brooklyn 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. Community Board #1BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 5/9-10/2022 |
| 11. | 78-11-BZ | Rothkrug Rothkrug & Spector LLP 78-70 Winchester Boulevard, Queens 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. Community Board #13Q |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 2/28 & 3/1/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, FEBRUARY 7-8, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|-----------|--|
| 12. | 519-57-BZ | Vassalotti Associates Architects, LLP 2071 Victory Boulevard, Staten Island Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station which expires on May 19, 2023; Extension of Time to Obtain a Certificate of Occupancy which expired on June 19, 2013; Waiver of the Board's Rules of Practice and Procedures. C2-1/R3-1 zoning district. Community Board #1SI |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – 3/28-29/2022 |
| 13. | 58-99-BZ | Eric Palatnik P.C. 18-10 Utopia Parkway, Queens Extension of Time to Obtain a Certificate of Occupancy and Complete Construction of a previously approved variance permitting the operation an automotive service station (UG 16B) which expired on March 19, 2020. C1-2/R3-2 zoning district. Community Board #7Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 3/14-15/2022 |
| 14. | 15-09-BZ | Law Office of Fredrick A. Becker 8-10 Astor Place, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a physical cultural establishment (New York Sports Club) which expired July 14, 2019; Amendment to request a change in the hours of operation; Waiver of the Board's Rules of Practice and Procedures. M1-5B zoning district. Community Board #2M |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Adjourned, Continued Hearing – PCE |
| 15. | 72-11-BZ | Vassalotti Associates Architects, LLP 101-06 Astoria Boulevard, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station which expires on October 25, 2021. C1-3/R6B zoning district. Community Board #3Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – 3/28-29/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, FEBRUARY 7-8, 2022
10:00 A.M.

| <i>APPEALS – DECISIONS</i> | | |
|-----------------------------------|-------------------|---|
| 16. | 2019-276-A | Pryor Cashman LLP 15 Stuart Lane, Queens Proposed enlargement of an existing two-story with cellar single-family home located in the bed of a mapped street contrary to General City Law §35, and not fronting on a mapped street contrary to General City Law §36. R1-2 zoning district. Community Board #11Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Granted – 2/7-8/2022 |

| <i>APPEALS – CONTINUED HEARINGS</i> | | |
|--|-----------------------------------|--|
| 17. | 2019-265-BZ & 603-71-A | Sheldon Lobel, P.C. 35 Giffords Lane, Staten Island 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. Community Board #3SI |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 3/14-15/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, FEBRUARY 7-8, 2022
10:00 A.M.

| <i>BZ – DECISIONS</i> | | |
|------------------------------|-------------|---|
| 18. | 2019-192-BZ | Rothkrug Rothkrug & Spector LLP 16 Harrison Place, Brooklyn Variance (§72-21) to permit the construction of a cellar and four-story residential building contrary to ZR §42-10. M1-2 zoning district. Community Board #1BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Denied – 2/7-8/2022 |
| 19. | 2019-278-BZ | Rothkrug Rothkrug & Spector LLP 9201 5th Avenue, Brooklyn 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. Community Board #10BK |
| | | Project Manager: Tracie Behnke (212) 386-0086 |
| | | Status: Dismissed – 2/7-8/2022 |
| 20. | 2020-88-BZ | Sheldon Lobel, P.C. 315 Berry Street, Brooklyn 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. Community Board #1BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Reopened, Continued Hearing – 5/23-24/2022 |

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|------------|---|
| 21. | 2019-95-BZ | Hirschen Singer & Epstein LLP 19 Maspeth Avenue, aka 220 Conselyea Street, Brooklyn 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. Community Board #1BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Withdrawn – 2/7-8/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, FEBRUARY 7-8, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|--------------------------|---|
| 22. | 2019-277-BZ | Jay Goldstein, Esq. 81-04 166th Street, Queens 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. Community Board #8Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Adjourned, Continued Hearing – 5/9-10/2022 |
| 23. | 2019-304-BZ & 2019-305-A | Sheldon Lobel, P.C. 180 East 132nd Street, Bronx 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. Community Board #1BX |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Adjourned, Continued Hearing – 4/25-26/2022 |
| 24. | 2021-36-BZ & 2020-90-A | Terminus Group, LLC 244 Gansevoort Boulevard, Staten Island 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. Community Board #2SI |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Continued Hearing – 3/14-15/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY AFTERNOON, FEBRUARY 7-8, 2022
2:00 P.M.

| <i>BZ – NEW CASES</i> | | |
|------------------------------|------------|--|
| 25. | 2020-36-BZ | Eric Palatnik, P.C. 8401 Flatlands Avenue, Brooklyn Special Permit (§73-211) to continue operation of a previously approved automotive service station with a variance (BSA Cal. No. 87-02-BZ) that expired on January 14, 2013. R5D/C2-3 zoning district. Community Board #18BK |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – 4/25-26/2022 |
| 26. | 2021-44-BZ | Law Office of Jay Goldstein, PLLC 3204 Bedford Avenue, Brooklyn Special Permit (§73-622) to permit the enlargement of a one-family home contrary to ZR §23-142 (FAR, open space), ZR §23-461(a) (side yard) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 3/14-15/2022 |
| 27. | 2021-45-BZ | Law Office of Jay Goldstein, PLLC 1714 East 27th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a one-family home contrary to ZR §23-142 (FAR, open space and lot coverage), ZR §23-631(b) (perimeter wall height) and ZR §23-47 (rear yard). R3-2 zoning district. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 3/14-15/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, JANUARY 10-11, 2022
10:00 A.M.

| <i>SOC – DECISIONS</i> | | |
|-------------------------------|------------------|--|
| 1. | 332-79-BZ | Rothkrug Rothkrug & Spector LLP 43-20 Little Neck Parkway, Queens 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. Community Board #11Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 1/10-11/2022 |
| 2. | 99-14-BZ | Greenberg Traurig, LLP 432-434 West 31st Street, Manhattan 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. Community Board #4M |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Granted – 1/10-11/2022 |

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|------------------|---|
| 3. | 803-61-BZ | Eric Palatnik, P.C. 1416 Hylan Boulevard, Staten Island 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. Community Board #2SI |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 3/4-5/2022 |
| 4. | 221-88-BZ | Kramer Levin Naftalis & Frankel LLP 102-01 66th Road, Queens 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. Community Board #6Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 2/7-8/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, JANUARY 10-11, 2022
10:00 A.M.

| <i>SOC – CONTINUED HEARINGS</i> | | |
|--|-----------|--|
| 5. | 129-92-BZ | Akerman LLP 150-55 Cross Island Parkway, Queens 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. Community Board #7Q |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 4/25-26/2022 |
| 6. | 42-08-BZ | Eric Palatnik, P.C. 182 Girard Street, Brooklyn 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. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 1/24-25/2022 |
| 7. | 49-11-BZ | Akerman LLP 135 West 20th Street, Manhattan 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. Community Board #4M |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Adjourned Hearing – PCE |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, JANUARY 10-11, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|------------|---|
| 8. | 1254-80-BZ | Jay Goldstein, Esq. 511 Avenue R, Block, Brooklyn Amendment of a previously approved Variance (§72-21) to permit the enlargement of a previously approved house of worship contrary to underlying bulk requirements. R6A, Special Ocean Parkway District. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 3/14-15/2022 |
| 9. | 364-82-BZ | Qiand Su 245-24 Horace Harding Expressway, Queens Extension of Time to obtain a Certificate of Occupancy for a previously approved Special Permit which permitted the operation of a Physical Cultural establishment which expired on May 17, 2017; Amendment to reflect a change in owner/operator, signage and hours of operation; Waiver of the Board's Rules of Practice and Procedure. C1-2/R3-2 zoning district. Community Board #4Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Continued Hearing – PCE |
| 10. | 837-85-A | William Gati 166-18 73rd Avenue, Queens 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. Community Board #8Q |
| | | Project Manager: Vinroy Bell (212) 386-0082 |
| | | Status: Closed, Decision – 1/24-25/2022 |
| 11. | 110-99-BZ | Law Office of Jay Goldstein 56-58 Kosciuszko Street, Brooklyn Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an automotive repair shop (Use Group l6B) which expired on June 27, 2020; Extension of Time to Obtain a Certificate of Occupancy which expired on September 18, 2016; Waiver of the Board's Rules of Practice and Procedures. R6B zoning district. Community Board #3BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 3/14-15/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, JANUARY 10-11, 2022
10:00 A.M.

| <i>SOC – NEW CASES</i> | | |
|-------------------------------|-----------------------|--|
| 12. | 224-14-BZ 225-14-A | Eric Palatnik, P.C. 1534 Victory Boulevard, Staten Island Extension of Time to Complete Construction and Obtain a Certificate of Occupancy, which will expire on January 30, 2022, for a previously approved Variance (72-21) to permit the addition of five (5) accessory off-street parking spaces to an ambulatory diagnostic or treatment health care facility, and an appeal pursuant to General City Law 35. R1-2 zoning district. Community Board #1SI |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 2/28 & 3/1/2022 |
| | | |
| 13. | 258-15-BZ | Eric Palatnik, P.C. 2619 East 16th Street, Brooklyn Extension of Time of a previously approved Special Permit (§73-44) to reduce the number of required accessory off street parking spaces from twenty nine (29) to fourteen (14) at the existing building which expired on July 25, 2021. C4-2 zoning district. Community Board #15BK |
| | | Project Manager: Jszillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 2/28 & 3/1/2022 |
| | | |

| <i>APPEALS – DECISIONS</i> | | |
|-----------------------------------|--------------------------------|---|
| 14. | 2017-16-A thru 2017-19-A | Gerald J. Caliendo, RA, AIA 15-58/62 Clintonville Street, 150-93/95 Clintonville Court, Queens 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. Community Board #7Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Granted – 1/10-11/2022 |
| | | |
| 15. | 2018-105-A | Gerald J. Caliendo, RA, AIA 150-87 Clintonville Court, Queens 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. Community Board #7Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Withdrawn – 1/10-11/2022 |
| | | |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, JANUARY 10-11, 2022
10:00 A.M.

| <i>APPEALS – CONTINUED HEARINGS</i> | | |
|--|------------|--|
| 16. | 2019-276-A | Pryor Cashman LLP 15 Stuart Lane, Queens Proposed enlargement of an existing two-story with cellar single-family home located in the bed of a mapped street contrary to General City Law §35, and not fronting on a mapped street contrary to General City Law §36. R1-2 zoning district. Community Board #11Q |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Closed, Decision – 2/7-8/2022 |
| 17. | 2020-67-A | Rothkrug Rothkrug & Spector LLP 1 Ballard Avenue, Staten Island General City Law (“GCL”) §35, to allow the proposed development of a property within the mapped but unbuilt portion of a street; Waiver of the applicable height and setback regulations pursuant to 72-01 (g). R3X Special Richmond District. Community Board #3SI |
| | | Project Manager: Toni Matias (212) 386-0084 |
| | | Status: Adjourned, Continued Hearing – 4/4-5/2022 |

| <i>BZ – DECISIONS</i> | | |
|------------------------------|------------|--|
| 18. | 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. Community Board #15BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Granted – 1/10-11/2022 |
| 19. | 2020-77-BZ | AMP Architecture, PLLC 68 Austin Avenue, Staten Island Variance (§72-21) to permit the enlargement of an existing building contrary to ZR 23-45 (front yard setback). R3-1 zoning district. Community Board #2SI |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Denied – 1/10-11/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, JANUARY 10-11, 2022
10:00 A.M.

| <i>BZ – DECISIONS</i> | | |
|------------------------------|------------|---|
| 20. | 2020-81-BZ | Michael Scaduto AIA, PLLC 220 East 2nd Street, Brooklyn Variance (§72-21) to permit parking contrary to ZR §25-20 for a two-family (2) home. R5 zoning district. Community Board #12BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Denied – 1/10-11/2022 |

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|-------------|---|
| 21. | 2018-13-BZ | Law Office of Lyra J. Altman 30-32 Village Road North, Brooklyn 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. Community Board #15BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Withdrawn – 1/10-11/2022 |
| 22. | 2019-32-BZ | Rothkrug & Spector LLP 801 Co-Op City Boulevard, Bronx 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. Community Board #10BX |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Adjourned, Continued Hearing – 4/4-5/2022 |
| 23. | 2019-179-BZ | Eric Palatnik, P.C. 118 West 28th Street, Manhattan 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. Community Board #5M |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Adjourned, Continued Hearing – 4/25-26/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY MORNING, JANUARY 10-11, 2022
10:00 A.M.

| <i>BZ – CONTINUED HEARINGS</i> | | |
|---------------------------------------|-------------|--|
| 24. | 2019-192-BZ | Rothkrug Rothkrug & Spector LLP 16 Harrison Place, Brooklyn Variance (§72-21) to permit the construction of a cellar and four-story residential building contrary to ZR §42-10. M1-2 zoning district. Community Board #1BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Closed, Decision – 2/7-8/2022 |
| 25. | 2019-278-BZ | Rothkrug Rothkrug & Spector LLP 9201 5th Avenue, Brooklyn 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. Community Board #10BK |
| | | Project Manager: Tracie Behnke (212) 386-0086 |
| | | Status: Closed, Decision – 2/7-8/2022 |
| 26. | 2020-43-BZ | Law Office of Christopher Wright PLLC 982 39th Street, Brooklyn 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. Community Board #12BK |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Closed, Decision – 2/28 & 3/1/2022 |
| 27. | 2020-84-BZ | Goldman Harris II LLC 161 Emerson Place, Brooklyn 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. Community Board #2BK |
| | | Project Manager: Gjela Prenga (212) 386-0067 |
| | | Status: Closed, Decision – 1/24-25/2022 |

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
PUBLIC HEARINGS
MONDAY & TUESDAY AFTERNOON, JANUARY 10-11, 2022
2:00 P.M.

| <i>BZ – NEW CASES</i> | | |
|------------------------------|------------|--|
| 28. | 2021-16-BZ | Rosenberg & Estis, P.C 302 W 128th Street, Manhattan 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. Community Board #10M |
| | | Project Manager: Jsillene Ebanks Chu (212) 386-0084 |
| | | Status: Postponed Hearing – 4/11-12/2022 |
| 29. | 2021-32-BZ | Law Office of Jay Goldstein 1471 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing home contrary to ZR §23-141 (FAR and OSR); ZR §23-47 (rear yard) and ZR §23-461(a) (side yard). R2 zoning district. Community Board #14BK |
| | | Project Manager: Darrell Ruffin (212) 386-0034 |
| | | Status: Continued Hearing – 2/28 & 3/1/2022 |

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