

*Note.—This resolution is final but subject to formal revision before publication in the Bulletin. Please notify the General Counsel of any typographical or other formal errors so that corrections may be made before the Bulletin is published.*

**CORRECTION: This resolution adopted on May 23, 2022, under Calendar No. 1181-80-BZ, is hereby corrected to read as follows:**

**BOARD OF STANDARDS AND APPEALS**

**MEETING OF: May 23, 2022**  
**CALENDAR NO.: 1181-80-BZ**  
**PREMISES: 62-07 Woodside Avenue, Queens**  
**Block 1294, Lot 20**

**ACTION OF BOARD — Application granted on condition.**

**THE VOTE —**  
**Affirmative: Chair Perlmutter, Vice-Chair Chanda,**  
**Commissioner Ottley-Brown, Commissioner Sheta, and**  
**Commissioner Scibetta.....5**  
**Negative:.....0**

**THE RESOLUTION —**

This is an application for an extension of term for a variance previously granted by the Board, pursuant to Z.R. § 72-21, which permitted a four-story office and warehouse building and expired on April 7, 2021 and an amendment to eliminate the term of the grant. A public hearing was held on this application on March 28, 2022, after due notice by publication in *The City Record*, and then to decision on May 23, 2022. Community Board 2, Queens, recommends approval of the application.

The Premises are located on the north side of the intersection of Woodside Avenue and 63rd Avenue, within a C1-3 (R6) zoning district, in Queens. With approximately 61 feet of frontage along Woodside Avenue, 71 feet of depth, and 2,923 square feet of lot area, the Premises are occupied by a four-story Use Group (“UG) 6B office and warehouse.

The Board has exercised jurisdiction over the Premises since April 7, 1981, when, under the subject calendar number, the Board granted a variance, pursuant to Z.R. § 72-21, to permit, within an R6 zoning district, the erection of a four-story office and warehouse building on condition that all work substantially conform to drawings as they apply to the objection noted and filed with the application; the variance be limited to a term of 20 years, to expire on April 7, 2001; the hours of operation be restricted to 8:00 a.m. to 6:00 p.m., Monday through Saturday, closed on Sunday; accessory business signs comply with the C1 zoning district regulations; the Premises be fully sprinklered and

properly maintained with a central office connection; all laws, rules, and regulations applicable be complied with; and substantial construction be completed in accordance with Z.R. § 72-23.

On May 11, 1982, under the subject calendar number, the Board amended the resolution to extend the time to complete the work on condition that substantial construction be completed within one year, by April 7, 1983. On July 19, 1983, under the subject calendar number, the Board further amended the resolution to extend the time to complete the work on condition that substantial construction be completed within one year, by April 7, 1984.

On October 16, 2001, under the subject calendar number, the Board further amended the resolution to extend the term of the variance, on condition that the term be limited to 20 years, to expire on April 7, 2021; the Premises be maintained in substantial compliance with the existing conditions plan submitted with the application; other than herein as amended, the resolution be complied with in all respect; and a certificate of occupancy be obtained within 18 months from the date of the resolution, by April 16, 2003.

The term of the variance having expired, the applicant now seeks an extension and amendment to eliminate the term of the grant. The applicant represents that since the prior grant, there have been minor, non-structural changes that do not affect the previously approved means of egress, and the building has remained in substantial compliance with the Board's original grant. However, the applicant notes that while the use of each floor remains consistent with the Board's grant, the interior layout has been modified for the benefit of varying commercial tenants. The applicant requests that the term of the grant be eliminated based on the applicant's history of compliance, and at hearing, the Board requested the applicant provide proof of compliance with the terms of the prior grants. In response, the applicant submitted an architectural letter stating that there are currently no signs on the building, thereby, making compliance with C1 zoning district sign regulation moot; the October 2002 certificate of occupancy notes that the current operation at the site is limited to "warehouse and accessory uses"; and the fire sprinkler company report which declares that the Premises are fully sprinklered.

Based upon its review of the record, the Board has determined that the extension of term of the variance and amendment to eliminate the term of the grant appropriate with certain conditions as set forth below.

*Therefore, it is Resolved,* that the Board of Standards and Appeals does hereby *amend* the resolution, dated May 11, 1982, as amended through October 16, 2001, so that as amended this portion of the resolution shall read: "to extend the term of the variance and to amend the conditions of the grant to eliminate the term, *on condition*;

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THAT accessory business signs comply with the C1 zoning district regulations;

THAT the Premises be fully sprinklered and properly maintained with a central office connection;

THAT all uses at the site must be limited to UG 6B including the cellar, and, therefore, any storage in the cellar must be accessory to UG 6B use;

THAT the above conditions shall appear on the certificate of occupancy;

THAT a certificate of occupancy, also indicating this approval and calendar number ('BSA Cal. No. 1181-80-BZ'), shall be obtained within two years, by May 23, 2024;

THAT this approval is limited to the relief granted by the Board in response to objections cited and filed by the Department of Buildings;

THAT the approved plans shall be considered approved only for the portions related to the specific relief granted;

THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code and any other relevant laws under its jurisdiction irrespective of plans or configurations not related to the relief granted.”

**Adopted by the Board of Standards and Appeals, May 23, 2022.**

**CERTIFICATION**

**This copy of the resolution  
dated May 23, 2022  
is hereby filed by the  
Board of Standards and Appeals  
on June 28, 2022.**



**Carlo Costanza  
Executive Director**