

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, DECEMBER 14-15, 2020

10:00 A.M.

<i>SOC - DECISIONS</i>		
1.	58-30-BZ	Nasir J. Khanzada, P.E. 73-13 Cooper Avenue, Queens Application October 12, 2018 – 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 legalize alterations which removed two service bays and enlargement and conversion of a portion of the building to a convenience store; relocation of gasoline pumps and installation of a new canopy. R4 zoning district. Community Board #4Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 12/14-15/2020
2.	55-97-BZ	Sheldon Lobel, P.C. 76-36 164th Street, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Establishment (UG 16B) which expired on September 23, 2017: Extension of Time to Obtain a Certificate of Occupancy which expired on March 15, 2010: Waiver of the Board's Rules. C2-2/R3-2 zoning district. Community Board #8Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 12/14-15/2020
3.	256-02-BZ	Friedman & Gotbaum LLP 160 Imlay Street, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the re-use of a vacant six story manufacturing building, for residential (UG2) use, which expired on May 1, 2020. M2-1 zoning district. Community Board #6BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 12/14-15/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, DECEMBER 14-15, 2020

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	764-56-BZ	Alfonso Duarte 200-05 Horace Harding Expressway, Queens Amendment (§11-412) of a previously approved variance permitting the operation of an automotive service station (UG 16B). The amendment seeks to permit the enlargement of the existing accessory building to permit the additions of convenience store, service bay, office and storage space. C1-2/R3-2 zoning district. Community Board #11Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 3/22-23/2021
5.	207-68-BZ	Gerald Caliendo, R.A. 115-58 Dunkirk Street, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the use manufacture and storage of paper vacuum bags UG's 16 & 17), with accessory parking, which expired on June 18, 2013; Waiver of the Board's Rules. R3-2 zoning district. Community Board #12Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 2/8-9/2021
6.	125-97-BZ	Gerald J. Caliendo, AIA 61-01 Alderton Street, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the construction of an of a one-story and cellar retail (UG 6) building with accessory parking for 21 vehicles which expired on March 10, 2018; Waiver of the Board Rules of Practice and Procedures. R7A & R4 zoning districts Community Board #6Q
		Project Manager: Jsillene Ebanks Chu (212) 386-0084
		Status: Closed, Decision – 1/28-29/2021
7.	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) 386-0085
		Status: Closed, Decision – 2/8-9/2021

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REGULAR MEETING

MONDAY-TUESDAY MORNING, DECEMBER 14-15, 2020

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<i>SOC – NEW CASES</i>		
8.	677-53-BZ	<p>Akerman LLP 61-28 Fresh Meadow Lane, Queens Extension of time to obtain a Certificate of Occupancy of a previously granted Variance permitting the operation of a UG16 Auto Body Repair Shop (Carriage House) with incidental painting and spraying which expired on October 30, 2019; Waiver of the Board's Rules of Practice and Procedures. C2-2/R4 zoning district. Community Board #8Q</p>
		Project Manager: Jsillene Ebanks Chu (212) 386-0084
		Status: Continued Hearing – 2/22-23/2021
9.	85-10-BZ	<p>Akerman LLP 309-311 East Fordham Road, Bronx Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (Planet Fitness) on the first and second floors of a two-story commercial building which expired on February 1, 2020. C4-4 zoning district. Community Board #7BX</p>
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Closed, Decision – 1/28-29/2021
10.	189-12-BZ	<p>Kramer Levin Naftalis & Frankel LLP 98 Montague Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the conversion of an existing building into a transient hotel (UG 5), contrary to use regulations (§22-00) which expired on July 23, 2020. C1-3/R7-1 and R6 (LH-1) zoning districts. Property is located within the Brooklyn Heights Historic District. Community Board #2BK</p>
		Project Manager: Jsillene Ebanks Chu (212) 386-0084
		Status: Closed, Decision – 1/28-29/2021
11.	2017-257-BZ	<p>Law Offices of Marvin B. Mitzner, LLC 159 North 4th Street, Brooklyn Extension of Time to Obtain a Certificate of Occupancy. M1-2/R6B zoning district. Community Board #1BK</p>
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/28-29/2021

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REGULAR MEETING

MONDAY-TUESDAY MORNING, DECEMBER 14-15, 2020

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<i>APPEALS – DECISIONS</i>		
12.	2019-19-A	Rothkrug Rothkrug & Spector LLP 107 Manee Avenue, Staten Island Proposed development of a three-story, mixed-use building containing commercial use on the ground floor and dwelling units on the second and third floors not fronting on a legally mapped street is contrary to General City Law §36. R3X/SRD zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 12/14-15/2020
13.	2019-282-A thru 2019-291-A	Rothkrug Rothkrug & Spector LLP 18-26 to 18-50 Bay Lane, Queens Proposed construction two-family townhome not fronting on a final mapped street contrary to General City Law §36. R5 zoning district. Community Board #7Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Denied – 12/14-15/2020
14.	2020-60-A	Kramer Levin Naftalis & Frankel, LLP 180 Ashland Place, Brooklyn Application filed pursuant to 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). C6-4 Special Downtown Brooklyn District. Community Board #2BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 12/14-15/2020

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APPEALS – CONTINUED HEARINGS

15.	2017-16-A thru 2017-19-A	<p>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) 386-0085 Status: Closed, Decision – 2/22-23/2021</p>
16.	2018-105-A	<p>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) 386-0085 Status: Closed, Decision – 2/22-23/2021</p>
17.	2019-90-A	<p>Riverside Tenants Association c/o Stephen Dobkin 24, 32 Joralemon Streets, 10, 20, 30 Columbia Place, Brooklyn Appeal of a New York City Department of Buildings challenging the validity of a building permit dated April 10, 2019. R2 Brooklyn Heights Historic District Community Board #2BK Project Manager: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 3/22-23/2021</p>
18.	2019-182-A	<p>Dominic V. DeSantis 1 Marina Road, Queens Variance pursuant to G107 of Appendix G Flood Resistant Construction Regulations of the 2014 NYC Building Code for construction in a V-Zone, waiver of Sections G304.2, Item 6 (no new construction to be located seaward of the Mean High Tide in the V-Zone) and G304.2 Item 2 (The lowest portion of the lowest horizontal structural member of the lowest floor shall be at or above design flood elevation). Community Board #3Q Project Manager: Gjela Prenga (212) 386-0067 Status: Adjourned, Continued Hearing – 2/22-23/2021</p>

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APPEALS – CONTINUED HEARINGS

19.	2019-190-A	<p>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</p> <p>Project Manager: Toni Matias (212) 386-0085</p> <p>Status: Adjourned, Continued Hearing – 2/22-23/2021</p>
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APPEALS – NEW CASES

20.	2019-176-A	<p>Rosenberge & Estis, P.C. 17 Eastern Parkway, Brooklyn Appeal of a New York City Department of Buildings determination dated May 21, 2019, that musical and spoken word events held in the Temple's sanctuary and ballroom are not "accessory use". R8X zoning district. Community Board #8BK</p> <p>Project Manager: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 3/22-23/2021</p>
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10:00 A.M.

<i>BZ – DECISIONS</i>		
21.	2019-261-BZ	Law Office of Lyra J. Altman 960 East 23rd Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family home contrary to ZR §23-141 (FAR and open space ration) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 12/14-15/2020
22.	2019-292-BZ	The Law Office of Vincent L. Petraro, PLLC 41-62 Bowne Street, Queens Special Permit (§73-66) to permit the construction of a development that exceeds the height limits established contrary ZR §61-20. C1-2/R7-1 zoning district. Community Board # 7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 12/14-15/2020
23.	2020-19-BZ	Amato Law Group, PLLC 144-27 39th Avenue, Queens Special Permit (§73-36) to permit the operation of a physical cultural establishment (Goldfish Swim School) located in the cellar and a portion of the first floor of an existing building contrary to ZR §32-10. C4-2 zoning districts. Community Board #7Q
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Granted – 12/14-15/2020
24.	2020-22-BZ	Amato Law Group 33-12 36th Avenue, Queens Special Permit (§73-36) to permit the operation of a physical cultural establishment (Goldfish Swim School) within an existing building contrary to ZR §42-10. M1-1 zoning district Community Board # 1Q
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Granted – 12/14-15/2020
25.	2020-35-BZ	Bryan Cave Leighton Paisner LLP 136-18 Maple 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. C1-2/R6 and R6 zoning district. Community Board #7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 12/14-15/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, DECEMBER 14-15, 2020

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
26.	2017-34-BZ	Rothkrug Rothkrug & Spector LLP 311 Adams Avenue, Staten Island Variance (§72-21) to permit construction of a three-story, single family residence contrary to ZR §23-45 (Front Yard), ZR § 23-461(a) (Side Yards on Corner Lots), ZR §25-622 (Parking Spaces between the street wall line and street line) and ZR §23-451 (Plantings on Corner Lots). R3-1 zoning district. Community Board#2SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 2/8-9/2021
27.	2019-24-BZ	Eric Palatnik, P.C. 2721 Nostrand Avenue, Brooklyn Special Permit (§73-49) to permit accessory parking on the roof of an under-construction DOB-approved Use Group 9A automotive sales use establishment contrary to ZR §36-11. C2-2/R4 zoning district. Community Board #18BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/8-9/2021
28.	2019-35-BZ	Eric Palatnik, P.C. 235 Beaumont Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to floor area requirements (ZR §23-142). R3-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 1/28-29/2021
29.	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: Adjourned, Continued Hearing – 3/8-9/2021

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY-TUESDAY MORNING, DECEMBER 14-15, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
30.	2019-203-BZ	Snyder & Snyder LLP 144-43 Farmers Boulevard, Queens Special Permit (§73-30) to allow a non-accessory radio tower (Verizon) on the rooftop of an existing building. R3-2 zoning district. Community Board #13Q
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Adjourned, Continued Hearing – 4/26-27/2021
31.	2019-205-BZ	Goldman Harris LLC 485 Van Sinderen Avenue, Brooklyn Variance (§72-21) to permit the development of a 9-story residential building with 129 units of affordable independent residences for seniors contrary to ZR §42-10. M1-1 zoning district. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Will Reopen – 3/8-9/2021
32.	2019-280-BZ	Law Office of Jay Goldstein, PLLC 137 Fifth Avenue, Manhattan Special Permit (§73-36) to legalize the operation of a Physical Cultural Establishment (<i>SLT</i>) located on the second floor of an existing building contrary to ZR §32-10. C6-4M Ladies' Mile Historic District. Community Board #5M
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Closed, Decision – 2/22-23/2021
33.	2020-61-BZ	Sheldon Lobel, P.C. 342-346 East 104th Street, Manhattan Variance (§72-21) to permit the development of a school (UG 3) (East Harlem Scholars Academy Charter School) contrary to underlying bulk requirements. R7A, C2-5/R8A zoning districts. Community Board #11M
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Continued Hearing – 1/28-29/2021 or 2/8-9/2021

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY AFTERNOON, DECEMBER 14-15, 2020

1:00 P.M.

BZ – NEW CASES		
1.	2020-12-BZ	Law Office of Jay Goldstein, for Freewythe LLC 356 Wythe Avenue (354-360 Wythe Avenue, 45-51 South 3 Street, 60-62 South 2 Street), Brooklyn Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Row House Williamsburg</i>) located in the cellar and a portion of the first floor of an existing building contrary to ZR §42-10. M1-4/R6-A & MX-8 zoning districts. Community Board #1BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 1/28-29/2021
2.	2020-33-BZ	Rothkrug Rothkrug & Spector LLP 437 88th Street, Brooklyn Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Blink Fitness</i>) to be located within the cellar, first and second floors of an existing building contrary to ZR §32-10. C8-2 and C4-2A Special Bayridge zoning districts. Community Board #10BK
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Postponed – 6/14-15/2021
3.	2020-72-BZ	Kramer Levin Naftalis & Frankel 85 Jay Street, Brooklyn Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Life Time</i>) located in the cellar, ground and mezzanine floors of an existing building contrary to ZR §42-10. M1-2/R8 (MX-2) zoning district. Community Board #2BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/28-29/2021

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, NOVEMBER 30-DECEMBER 1, 2020

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	85-99-BZ	Walter T. Gorman, P.E., P.C., 1106 Metcalf Avenue, Bronx Extension of Term of a previously approved Variance (§72-21) permitting, the operation of an automotive service station (Use Group 16B) with an accessory convenience store which is set to expire on June 27, 2020; Waiver of the Board's Rules to permit the early filing. R6 zoning district. Community Board #9BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 11/30-12/1/2020
2.	303-13-BZ	Schoeman Updike Kaufman Gerber LLP 506-510 Brook Avenue, Bronx Amendment of a previously approved Variance (§72-21) to allow a new mixed-use building consisting of residential units and community facility space. The Amendment seeks additional dwelling units.; Extension of Time to Complete Construction which expired on December 15, 2019; Waiver of the Board's Rules of Practice and Procedure. R6 & C1-4 zoning districts. Community Board #1BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 11/30-12/1/2020

<i>SOC – CONTINUED HEARINGS</i>		
3.	551-37-BZ	Eric Palatnik, P.C. 233-02 Northern Boulevard, Queens Amendment (§11-413) to permit a change in use from an Automotive Repair Facility (UG 16B) to Automobile Sales (UG 16B). R1-2 zoning district. Community Board #11Q
		Project Manager: Ted Ricketts (212) 386-0088
		Status: Continued Hearing – 2/8/2021
4.	334-78-BZ	Eric Palatnik, P.C. 233-20 Northern Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on July 24, 2019. R1-2 zoning district. Community Board #11Q
		Project Manager: Ted Ricketts (212) 386-0088
		Status: Continued Hearing – 2/8/2021

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	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: Continued Hearing – 5/24/2021
6.	114-07-BZ	Eric Palatnik, P.C. 7-05 152nd Street, Queens Amendment of a previously approved Special Permit (§73-19) which permitted the operation of a day-care center (Kiddie Academy) (UG3). The amendment seeks an enlargement to the existing day care facility, a modification in the approved floor area, a change in the number of parking spaces, as well as request to permit a proposed outdoor play area on the roof. M1-1/R2A zoning district. Community Board #7Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 2/22/2021
7.	343-12-BZ	Slater & Beckerman, P.C. 570 East 21st Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the construction of a Use Group 3 school (Brooklyn School for Medically Frail Children) with dormitory facilities which expires on July 28, 2019. R1-2/R7A zoning district. Community Board #14BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 1/25/2021

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10:00 A.M.

SOC – CONTINUED HEARINGS

8.	120-13-BZ	<p>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: Continued Hearing – 2/22/2021</p>
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SOC – NEW CASES

9.	281-09-BZ	<p>Kramer Levin Naftalis & Frankel LLP 246 Spring Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (Planet Fitness) on the fifth and sixth floors of a 42-story building which expired on February 23, 2020. M1-6 Special Hudson Square District. Community Board #2M Project Manager: Darrell Ruffin (212) 386-0054 Status: Closed, Decision – 1/25/2021</p>
10.	2017-261-BZ	<p>Belkin Burden Wenig & Goldman, LLP 527 East New York Avenue, Brooklyn Reopening to allow for new objection/discuss ownership of adjacent lot. R6 zoning district. Community Board #9BK Project Manager: Gjela Prenga (212) 386-0067 Status: Closed, Decision – 1/25/2021</p>
11.	2020-56-A	<p>Kramer Levin Naftalis & Frankel LLP 58-60 West 39th 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 and C5-3 Special Midtown District. Community Board #5M Project Manager: Toni Matias (212) 386-0085 Status: Closed, Decision – 1/25/2021</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, NOVEMBER 30 - DECEMBER 1, 2020

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	2018-170-A	Tarter Krinsky & Drogin LLP 51-03 Van Dam Street, Queens Appeal of a NYC Department of Buildings determination that a sign does not comply with the provisions of ZR §42-55c. Community Board #2Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Denied – 11/30-12/1/2020
13.	2020-40-A	Goldman Harris LLC 139-141 Orchard 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. C4-4A zoning district. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 11/30-12/1/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, NOVEMBER 30 - DECEMBER 1, 2020

10:00 A.M.

APPEALS – CONTINUED HEARINGS		
14.	2018-30-A	Tarter Krinsky & Drogin LLP 40 Flatbush Avenue Extension aka 11-43 Chapel Street, 126-146 Concord Street, Brooklyn Appeal from Department of Buildings determination rejecting sign from registration based on alleged proximity to public park and conclusion that sign is not entitled to non-conforming use status. Community Board #2BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Withdrawn – 11/30-12/1/2020
15.	2018-102-A	Sheldon Lobel, P.C. 241 Grand Street, Brooklyn To acquire vested rights under common law requesting the renewal of all building permits relating to the proposed development, as issued originally on March 11, 2009 in connection with Permit No. 302156798-01-A1 in the then R6 zoning district. R6B zoning district. Community Board #1BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/11/2021
16.	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) 386-0054
		Status: Adjourned, Continued Hearing – 2/8/2021

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REGULAR MEETING

MONDAY-TUESDAY MORNING, NOVEMBER 30 - DECEMBER 1, 2020

10:00 A.M.

<i>BZ – DECISIONS</i>		
17.	2018-66-BZ	Sheldon Lobel, P.C. 118 West 72nd Street, Manhattan Special Permit (§73-36) to permit the legalization of the operation of a Physical Cultural Establishment (Dakota Personal Training and Pilates) with the cellar and first floor of an existing 13-story plus cellar building contrary to ZR §32-10. C4-6A (Upper West Side/Central Park West Historic District). Community Board #7M
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 11/30-12/1/2020
18.	2017-272-BZ	Erik Palatnik, P.C. 10-19 46th Road, Queens Special Permit (§73-36) to permit the operation of physical cultural establishment (CrossFit) within an existing one store commercial building contrary to ZR §42-10 located in M1-4 zoning district. Community Board #2Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 11/30-12/1/2020
19.	2019-74-BZ	Kramer Levin Naftalis & Frankel, LLP 112-51 Northern Boulevard, Queens Special Permit (§73-66) to permit the construction of a development that exceeds the height limits established contrary ZR §61-20. C2-4/R6 zoning district. Community Board #3Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 11/30-12/1/2020
20.	2019-201-BZ	Sheldon Lobel, P.C. 285 Grand Street, Manhattan Special Permit (§73-36) to permit the legalization of the operation of a physical cultural establishment (<i>Willy B CrossFit</i>) located in the cellar of an existing two-story building contrary to ZR §31-10. C6-1G zoning district. Community Board #3M
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Granted – 11/30-12/1/2020

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REGULAR MEETING

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10:00 A.M.

<i>BZ – DECISIONS</i>		
21.	2019-296-BZ	Rothkrug Rothkrug & Spector LLP 84-84 Franklin Street, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Aire Ancient Baths</i>) contrary to ZR §32-10. C6-2A zoning district. Tribeca East Historic District. Community Board #1M
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Deferred Decision – 1/11/2021
22.	2020-13-BZ	Law Office of Jay Goldstein 71 Smith Street (140 Schermerhorn Street, 263-265 State Street), Brooklyn Special Permit (§73-36) to permit the operation of a physical cultural establishment (F45) located in a portion of the first floor of an existing building contrary to ZR §32-10. C6-1 zoning district. Community Board #2BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 11/30-12/1/2020
23.	2020-20-BZ	Rothkrug Rothkrug & Spector LLP 245 Park Avenue, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (SSWING) to be located on a portion of the first floor of an existing 45-story commercial building contrary to ZR §32-10. C5-3 (MID) zoning district. Community Board #1M
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Granted – 11/30-12/1/2020
24.	2020-31-BZ	Akerman LLP 100 William Street, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Orangetheory Fitness</i>) to be located on a portion of the first floor of an existing building contrary to ZR §32-10. C6-5 Special Lower Manhattan Purpose District. Community Board # 1M
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Granted – 11/30-12/1/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, NOVEMBER 30 - DECEMBER 1, 2020

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
25.	2018-142-BZ	Dennis P. George 204-23 46th Road, Queens Variance (§72-21) to permit the development of a two-story plus attic & cellar Use Group (“UG”) 2 residential building contrary to ZR §§22-00 (Zero Lot line building) & § 32-461a (Side Yard less than minimum required). R3-1 zoning district. Community Board #19Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/11/2021
26.	2019-292-BZ	The Law Office of Vincent L. Petraro, PLLC 41-62 Bowne Street, Queens Special Permit (§73-66) to permit the construction of a development that exceeds the height limits established contrary ZR §61-20. C1-2/R7-1 zoning district. Community Board # 7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 12/15/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY AFTERNOON, NOVEMBER 30 - DECEMBER 1, 2020

1:00 P.M.

BZ – NEW CASES		
1.	2019-162-BZ	Jay Goldstein, Esq. 3336-3338 Bedford Avenue, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to ZR §23-141 (floor area ratio and open space ratio) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/22/2021
2.	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) (Bukharian Jewish Congregation of Hillcrest) contrary to ZR §24-11 (FAR); ZR §24-34 (front yard); ZR §24-521 (height) and ZR §24-35 (side yard). R2A zoning district. Community Board # 8Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Postponed – 3/8/2021
3.	2019-279-BZ	Terminus Group, LLC 4119 Richmond Avenue, Staten Island Special Permit (§73-126) to permit the enlargement of an ambulatory diagnostic or treatment care facility which exceeds 1,500 square feet, located within a lower density growth management area, contrary to ZR §22-14. R3A Special South Richmond District (Lower Density Growth Management Area). Community Board #3SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 3/22/2021
4.	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 – 3/22/2021

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY AFTERNOON, NOVEMBER 30 - DECEMBER 1, 2020

1:00 P.M.

BZ – NEW CASES		
5.	2020-19-BZ	Amato Law Group, PLLC 144-27 39th Avenue, Queens Special Permit (§73-36) to permit the operation of a physical cultural establishment (Goldfish Swim School) located in the cellar and a portion of the first floor of an existing building contrary to ZR §32-10. C4-2 zoning districts. Community Board #7Q
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Closed, Decision – 12/14/2020
6.	2020-22-BZ	Amato Law Group 33-12 36th Avenue, Queens Special Permit (§73-36) to permit the operation of a physical cultural establishment (Goldfish Swim School) within an existing building contrary to ZR §42-10. M1-1 zoning district Community Board # 1Q
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Closed, Decision – 12/14/2020
7.	2020-23-BZ	Goldman Harris LLC 28-07 Jackson Avenue, Queens Special Permit (§73-36) to permit the operation of a physical cultural establishment (Performance Lab) to be located on a portion of the first floor and cellar of an existing building contrary to ZR §42-10. M1-6/R10 Special Long Island City Mixed Use District. Community Board #1Q
		Project Manager: Jsillene Ebanks Chu (212) 386-0084
		Status: Closed, Decision – 1/11/2021
8.	2020-38-BZ	Law Office of Jay Goldstein 22-18 Jackson Avenue, Queens Special Permit (§73-36) to permit the operation of a physical cultural establishment (F45) located on a portion of the first floor of an existing building contrary to ZR §42-10. M1-5/R7X Special Long Island City Purpose District. Community Board #2Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 1/25/2021

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, NOVEMBER 9-10, 2020

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	141-66-BZ	Law Office of Fredrick A. Becker 338 East 9th Street, Manhattan Extension of Term of a previously granted Variance (§72-21) for the continued operation of a UG 8 motor vehicle storage facility (<i>Rising Wolf Motorcycle Parking Garage</i>) which expired on July 1, 2010; Extension of Time to Obtain a Certificate of Occupancy. R7-2 zoning district. Community Board #3M
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Granted – 11/9-10/2020
2.	313-77-BZ	Kramer Levin Naftalis & Frankel LLP 1200 Broadway and 17-27 West 29th Street, Manhattan Amendment of a previously variance to facilitate the transfer of unused development rights from the variance site for incorporation into a new as-of-right development. M1-6 zoning district. Gilsey House Individual Landmark. Community Board #5M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 11/9-10/2020

<i>SOC – CONTINUED HEARINGS</i>		
3.	58-30-BZ	Nasir J. Khanzada, P.E. 73-13 Cooper Avenue, Queens Application October 12, 2018 – 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 legalize alterations which removed two service bays and enlargement and conversion of a portion of the building to a convenience store; relocation of gasoline pumps and installation of a new canopy. R4 zoning district. Community Board #4Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 12/14-15/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, NOVEMBER 9-10, 2020

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	825-86-BZ	Akerman, LLP 1703 Bronxdale Avenue, Borough of Bronx Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a commercial banquet hall (UG 9) and eating and drinking establishment (UG 6) contrary to zoning use regulations which expired on June 30, 2017: Amendment to permit the extension of the banquet hall by approximately 1,104 square feet and the addition of two new mezzanines for a total of 2,461 square feet, permit an increase in the maximum permitted occupancy from 850 people to a maximum occupancy of 1,008 people and propose to reduce the parking from 75 to 65 attendant parking spaces; Waiver of the Rules. R5 Zoning District. Community Board # 11BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/11-12/2021
5.	245-03-BZ	Seyfarth Shaw LLP 160-11 Willets Point Boulevard, Queens Extension of Term of a previously granted special permit (§72-243) for an accessory drive-thru to an existing eating and drinking establishment (McDonald's), which expired on December 9, 2018. C1-2/R3-2 zoning district. Community Board #7Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 1/11-12/2021
6.	64-14-BZ	Law Office of Lyra J. Altman 1320 East 23rd Street, Brooklyn Extension of Time to Complete Construction of a previously approved Special Permit (§73-622) permitting the enlargement of an existing single-family home which expired on August 25, 2019. R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Withdrawn – 11/9-10/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, NOVEMBER 9-10, 2020

10:00 A.M.

SOC – NEW CASES		
7.	5-98-BZ	Heywood Blaufeux 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) 386-0054
		Status: Postponed – 1/11-12/2021
8.	85-99-BZ	Walter T. Gorman, P.E., P.C., 1106 Metcalf Avenue, Bronx Extension of Term of a previously approved Variance (§72-21) permitting, the operation of an automotive service station (Use Group 16B) with an accessory convenience store which is set to expire on June 27, 2020; Waiver of the Board's Rules to permit the early filing. R6 zoning district. Community Board #9BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 11/30-12/1/2020
9.	200-01-BZ	Davidoff Hutcher & Citron LLP 182-15 Hillside Avenue, Queens Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance (72-21) to permit the enlargement of an existing 11-story and penthouse rehabilitation and long-term care facility (Hillside Manor Rehabilitation and Extended Care Center) which expired on March 17, 2011; Waiver of the Board's Rules. C2-4/R6A Special Downtown Jamaica District. Community Board #8Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/25-26/2021
10.	256-02-BZ	Friedman & Gotbaum LLP 160 Imlay Street, Brooklyn Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the re-use of a vacant six story manufacturing building, and the addition of three floors, for residential (UG2) use, which expired on May 1, 2020. M2-1 zoning district. Community Board #6BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 12/14-15/2020

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REGULAR MEETING

MONDAY-TUESDAY MORNING, NOVEMBER 9-10, 2020

10:00 A.M.

<i>SOC – NEW CASES</i>		
11.	238-07-BZ	Kramer Levin Naftalis & Frankel LLP 5-17 47th Avenue, Queens Extension of Time to Complete Construction of a previously approved variance (§72-21) which allowed the construction of a 12-story mixed-use residential/commercial building and a 6-story graduate student housing building which expired on September 23, 2020. M1-4 and M1-4/R6A Special Long Island City Purpose District. Community Board #2Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Postponed – 1/25-26/2021
12.	25-09-BZ	Pryor Cashman LLP 277 Canal Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permit the operation of a physical culture establishment on the third floor of a three-story commercial building which expired on November 23, 2018; Amendment to permit a change in operator from Champion Fitness to UFC Gym; Waiver of the Board's Rules. M1-5B SoHo Iron Historic District. Community Board #2M
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/11-12/2021

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REGULAR MEETING

MONDAY-TUESDAY MORNING, NOVEMBER 9-10, 2020

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	2018-170-A	Tarter Krinsky & Drogin LLP 51-03 Van Dam Street, Queens Appeal of a NYC Department of Buildings determination that a sign does not comply with the provisions of ZR §42-55c. Community Board #2Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 11/30-12/1/2020
14.	2018-178-A	Rampulla Associates Architects, LLP-adorned 2 Oaktree Way aka 300 Ocean Terrace, Staten Island Proposed construction of a new two-story detached home not fronting on a mapped street contrary to General City Law §36. R1-1, NA-1 zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 2/8-9/2021

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REGULAR MEETING

MONDAY-TUESDAY MORNING, NOVEMBER 9-10, 2020

10:00 A.M.

APPEALS – NEW CASES		
15.	2019-207-A	Eric Palatnik, P.C. 32-35 Queens Boulevard, Queens Appeal of a New York City Department of Buildings determination. Community Board # 2Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Postponed – 4/26-27/2021
16.	2020-16-A	Eric Palatnik, P.C. 32-35 Queens Boulevard, Queens Appeal seeking a determination that the owner has acquired a common law vested right to obtain a Certificate of Occupancy for a development commenced under the prior zoning district regulations. Community Board #2Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Postponed – 4/26-27/2021
17.	2020-40-A	Goldman Harris LLC 139-141 Orchard 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. C4-4A zoning district. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 11/30-12/1/2020
18.	2020-60-A	Kramer Levin Naftalis & Frankel, LLP 180 Ashland Place, Brooklyn Application filed pursuant to 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). C6-4 Special Downtown Brooklyn District. Community Board #2BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 12/14-15/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY AFTERNOON, NOVEMBER 9-10, 2020

1:30 P.M.

<i>BZ – DECISIONS</i>		
19.	2018-137-BZ	Eric Palatnik, P.C. 251-77 Jericho Turnpike, Queens Special Permit (§73-19) to permit the operation of a daycare (<i>Children of America</i>) contrary to ZR §32-10. C8-1 zoning district. Community Board #13Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 11/9-10/2020
20.	2019-15-BZ	Akerman LLP 79-40 Cooper Avenue, Queens Special Permit (§73-19) to permit the operation of a daycare center (UG 3) (<i>Children of America</i>) contrary to ZR §42-10. M1-1 zoning district. Community Board #5Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 11/9-10/2020
21.	2019-74-BZ	Kramer Levin Naftalis & Frankel, LLP 112-51 Northern Boulevard, Queens Special Permit (§73-66) to permit the construction of a development that exceeds the height limits established contrary ZR §61-20. C2-4/R6 zoning district. Community Board #3Q
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Reopened-Closed, Decision – 11/30-12/1/2020
22.	2019-188-BZ	Neil Weisbard of Pryor Cashman, LLP 1212 East Gun Hill Road, Bronx Special Permit (§73-243) to permit an eating and drinking establishment (McDonald's) with an accessory drive-thru contrary to ZR §32-10. C1-2/R5 and R5 zoning district. Community Board #11BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 11/9-10/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY AFTERNOON, NOVEMBER 9-10, 2020

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
23.	2016-4149-BZ	World Design Architecture, PLLC 500-508 Van Nest Avenue, Bronx Variance (§72-21) to permit the construction of an eight-story, mixed-use residential and commercial building contrary to bulk and use regulations. R5 zoning district. Community Board #11BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Withdrawn – 11/9-10/2020
24.	2017-317-BZ	Sheldon Lobel, P.C. 1693 Flatbush Avenue, Brooklyn Variance (§72-21) to permit the development of a 5 ½-story commercial office building contrary to ZR §36-121 (floor area); ZR §33-431 (street wall, setback & sky exposure plane and ZR §36-21 (parking). C2-2/R5 zoning district. Community Board #18BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 3/22-23/2021
25.	2019-25-BZ	Sheldon Lobel, P.C. 40-48 Commercial Street, Brooklyn Variance (72-21) to permit the development of a nine-story plus cellar mix-use commercial and residential building contrary to ZR 24-154(b) (residential FAR); ZR 23-22 (dwelling units); 23-662(c)(1) (street wall setback) and ZR 25-23 (parking). M1-2/R6 zoning district. MX-8 Greenpoint-Williamsburg Special Mixed Used District. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 2/8-9/2021
26.	2019-30-BZ	Eric Palatnik, P.C. 2705 East 28th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to rear yard requirements (ZR §23-47) and side yard (ZR §23-461). R4 zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 1/25-26/2021

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY AFTERNOON, NOVEMBER 9-10, 2020

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
27.	2019-196-BZ	Eric Palatnik, P.C. 41 East 20th Street, Manhattan Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>La Casa Day Spa</i>) contrary to ZR §42-10. M1-5M zoning district. Community Board #5M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 12/14-15/2020
28.	2019-261-BZ	Law Office of Lyra J. Altman 960 East 23rd Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family home contrary to ZR §23-141 (FAR and open space ration) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 12/14-15/2020
29.	2019-269-BZ	Snyder & Snyder LLP 3425 Rombouts Avenue, Bronx Special Permit (§73-30) to permit non-accessory antennas to be affixed to signs or other similar structures. M1-1 zoning district. Community Board #12BX
		Project Manager: Jsillene Ebanks Chu (212) 386-0084
		Status: Adjourned, Continued Hearing – 2/8-9/2021
30.	2019-271-BZ	New York SMSA Limited Partnership 37 Mansion Avenue, Staten Island Special Permit (§73-30) to permit a non-accessory radio tower consisting of a cupola on the roof of the building. C3A Special South Richmond district. Community Board #3SI
		Project Manager: Jsillene Ebanks Chu (212) 386-0084
		Status: Adjourned, Continued Hearing – 2/8-9/2021

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY AFTERNOON, NOVEMBER 9-10, 2020

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
31.	2019-280-BZ	Law Office of Jay Goldstein, PLLC 137 Fifth Avenue, Manhattan Special Permit (§73-36) to legalize the operation of a Physical Cultural Establishment (<i>SLT</i>) located on the second floor of an existing building contrary to ZR §32-10. C6-4M Ladies' Mile Historic District. Community Board #5M
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Continued Hearing – 12/14-15/2020
32.	2020-35-BZ	Bryan Cave Leighton Paisner LLP 136-18 Maple 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. C1-2/R6 and R6 zoning district. Community Board #7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 12/14-15/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY AFTERNOON, NOVEMBER 9-10, 2020

1:30 P.M.

<i>BZ – NEW CASES</i>		
33.	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: Continued Hearing – 2/8-9/2021

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, OCTOBER 19-20, 2020

10:00 A.M.

SOC – DECISIONS

1.	193-13-BZ	<p>Eric Palatnik, P.C. 4770 White Plains Road, Bronx Extension of Time to Complete Construction of a previously approved Special Permit (§73-44) to permitting the reduction in the required number of accessory parking spaces for a Use Group (“UG”) 6 office space which expired on January 22, 2020. C2-2/R6A and R5 zoning district. Community Board #12BX</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Deferred Decision – 1/25-26/2021</p>
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SOC – CONTINUED HEARINGS

2.	764-56-BZ	<p>Alfonso Duarte 200-05 Horace Harding Expressway, Queens Amendment (§11-412) of a previously approved variance permitting the operation of an automotive service station (UG 16B). The amendment seeks to permit the enlargement of the existing accessory building to permit the additions of convenience store, service bay, office and storage space. C1-2/R3-2 zoning district. Community Board #11Q</p> <p>Project Manager: Toni Matias (212) 386-0085</p> <p>Status: Adjourned, Continued Hearing – 2/8-9/2021</p>
3.	122-95-BZ	<p>Capell Barnett Matalon & Schoenfeld LLC 152-65 Rockaway Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted a warehouse (UG 16) and trucking terminal (UG 17) with accessory offices, loading and unloading contrary to use regulations which expired on July 11, 2016; Amendment to permit a change in the hours of operation and a request to eliminate the term. C2-2/R3-1 zoning district. Community Board #12Q</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 1/11-12/2021</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, OCTOBER 19-20, 2020

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	42-97-BZ	Law Offices of Marvin Mitzner LLC 93-20 Astoria Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the construction and use of a one-story and cellar retail drug store (UG 6) which expired on March 3, 2018; Amendment to permit the elimination of a term since the use is now permitted with the exception of a portion located in a R6B zoning district; Waiver of the Board's Rules. C1-3 and R6B zoning districts. Community Board #3Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/11-12/2021
5.	55-97-BZ	Sheldon Lobel, P.C. 76-36 164th Street, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Establishment (UG 16B) which expired on September 23, 2017; Extension of Time to Obtain a Certificate of Occupancy which expired on March 15, 2010; Waiver of the Board's Rules. C2-2/R3-2 zoning district. Community Board #8Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 12/14-15/2020
6.	195-02-BZ	Pryor Cashman LLP 2797 Linden Boulevard, Brooklyn Extension of Term of a previously approved Variance (§72-21) permitting an eating and drinking establishment with an accessory drive through facility which expires on November 23, 2023; Amendment to permit an enlargement; Waiver of the Rules. R4 zoning district. Community Board #5BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 1/11-12/2021
7.	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: Continued Hearing – 11/30-12/1/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, OCTOBER 19-20, 2020

10:00 A.M.

SOC – NEW CASES		
8.	125-97-BZ	<p>Gerald J. Caliendo, AIA 61-01 Alderton Street, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the construction of an of a one-story and cellar retail (UG 6) building with accessory parking for 21 vehicles which expired on March 10, 2018; Waiver of the Board Rules of Practice and Procedures. R7A & R4 zoning districts Community Board #6Q Project Manager: Jszillene Ebanks Chu (212) 386-0084 Status: Continued Hearing – 12/14-15/2020</p>

APPEALS – DECISIONS		
9.	2019-19-A	<p>Rothkrug Rothkrug & Spector LLP 107 Manee Avenue, Staten Island Proposed development of a three-story, mixed-use building containing commercial use on the ground floor and dwelling units on the second and third floors not fronting on a legally mapped street is contrary to General City Law §36. R3X/SRD zoning district. Community Board #3SI Project Manager: Toni Matias (212) 386-0085 Status: Deferred Decision – 12/14-15/2020</p>
10.	2019-82-A	<p>Eric Palatnik, P.C. 430 St. Marks Place, Staten Island Proposed construction of a new five story, eight dwelling unit, mixed use office and residential building located partially within the bed of a mapped but unbuilt portion of Victory Boulevard contrary to GCL 35 and a waiver of 72-01(g). C4-2 Special St. George /Upland Sub district. Community Board #1SI Project Manager: Toni Matias (212) 386-0085 Status: Granted – 10/19-20/2020</p>
11.	2020-46-A	<p>Deirdre A. Carson, Esq. 12-14 East 48th Street, Manhattan Extension of Time to Complete Construction of a new building on the site as a new temporary certificate of occupancy for the entire building may not be obtained by January 31, 2021. Community Board #5M Project Manager: Toni Matias (212) 386-0085 Status: Granted – 10/19-20/2020</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, OCTOBER 19-20, 2020

10:00 A.M.

APPEALS – CONTINUED HEARINGS		
12.	2018-68-A thru 2018-90-A	Sanna & Loccisano Architects, P.C. Santina Drive, Staten Island Proposed construction of 23 detached residences, not fronting on a legally mapped street, contrary to General City Law 36. R3-X South Richmond Special Purpose district. Community Board #5SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing - TBD
13.	2019-68-A	Rothkrug Rothkrug & Spector LLP 235 Industrial Loop, Staten Island Proposed construction of a one-story warehouse building (UG 16) on site not fronting on a mapped street contrary to General City Law §36. M3-1 Special South Richmond. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 1/25-26/2021
14.	2019-195-A	Rothkrug Rothkrug & Spector LLP 191 Industrial Loop, Staten Island Proposed development of a one-story warehouse (UG 16) not fronting on a mapped street contrary to General City Law §36. M3-1 Special South Richmond District. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 1/25-26/2021
15.	2019-282-A thru 2019-291-A	Rothkrug Rothkrug & Spector LLP 18-26 to 18-50 Bay Lane, Queens Proposed construction two-family townhome not fronting on a final mapped street contrary to General City Law §36. R5 zoning district. Community Board #7Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 12/14-15/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, OCTOBER 19-20, 2020

10:00 A.M.

APPEALS – NEW CASES		
16.	2019-276-A	<p>Pryor Cashman LLP 15 Stuart Lane, Queens Proposed enlargement of an existing two-story with cellar single-family home located on the bed of a mapped street contrary to General City Law §35. R1-2 zoning district. Community Board #11Q</p> <p>Project Manager: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 1/11-12/2021</p>

BZ – DECISIONS		
17.	2019-191-BZ	<p>Law Office of Lyra Altman 1485 East 21st Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to ZR §23-141 (FAR and open space ration) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK</p> <p>Project Manager: Toni Matias (212) 386-0085</p> <p>Status: Granted – 10/19-20/2020</p>
18.	2020-18-BZ	<p>Eric Palatnik, P.C. 920 Shore Boulevard, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to ZR §23-142 (floor area). R3-1 zoning district. Community Board #15BK</p> <p>Project Manager: Darrell Ruffin (212) 386-0054</p> <p>Status: Denied – 10/19-20/2020</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, OCTOBER 19-20, 2020

10:00 A.M.

BZ – CONTINUED HEARINGS

19.	2016-4463-BZ	<p>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</p> <p>Project Manager: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 2/5-6/2021</p>
20.	2017-272-BZ	<p>Erik Palatnik, P.C. 10-19 46th Road, Queens Special Permit (§73-36) to permit the operation of physical cultural establishment (CrossFit) within an existing one store commercial building contrary to ZR §42-10 located in M1-4 zoning district. Community Board #2Q</p> <p>Project Manager: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 11/30-12/1/2020</p>
21.	2018-66-BZ	<p>Sheldon Lobel, P.C. 118 West 72nd Street, Manhattan Special Permit (§73-36) to permit the legalization of the operation of a Physical Cultural Establishment (<i>Dakota Personal Training and Pilates</i>) with the cellar and first floor of an existing 13-story plus cellar building contrary to ZR §32-10. C4-6A (Upper West Side/Central Park West Historic District). Community Board #7M</p> <p>Project Manager: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision - TBD</p>
22.	2019-16-BZ	<p>Pryor Cashman LLP 250-01 Northern Boulevard, Queens Special Permit (§73-243) to permit an accessory drive-through to a proposed eating and drinking establishment (UG 6) (<i>McDonald's</i>) contrary to ZR §32-15. C1-2/R3-1 and R2A zoning districts. Community Board #11Q</p> <p>Project Manager: Darrell Ruffin (212) 386-0054</p> <p>Status: Closed, Decision – 2/8-9/2021</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, OCTOBER 19-20, 2020

10:00 A.M.

BZ – CONTINUED HEARINGS		
23.	2019-35-BZ	<p>Eric Palatnik, P.C. 235 Beaumont Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to floor area requirements (ZR §23-142). R3-1 zoning district. Community Board #15BK Project Manager: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 12/14-15/2020</p>
24.	2019-171-BZ	<p>Eric Palatnik, P.C. 1610 Eastchester 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/R6 and M1-1 zoning districts. Community Board #10BX Project Manager: Gjela Prenga (212) 386-0067 Status: Adjourned, Continued Hearing – 3/22-23/2021</p>
25.	2019-201-BZ	<p>Sheldon Lobel, P.C. 285 Grand Street, Manhattan Special Permit (§73-36) to permit the legalization of the operation of a physical cultural establishment (<i>Willy B CrossFit</i>) located in the cellar of an existing two-story building contrary to ZR §31-10. C6-1G zoning district. Community Board #3M Project Manager: Jsillene Ebanks Chu (212) 386-0084 Status: Closed, Decision – 11/30-12/1/2020</p>
26.	2019-263-BZ	<p>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: Adjourned, Continued Hearing – 2/8-9/2021</p>
27.	2019-298-BZ	<p>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: Jsillene Ebanks Chu (212) 386-0084 Status: Continued Hearing – 1/11-12/2021</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY-TUESDAY AFTERNOON, OCTOBER 19-20, 2020
1:00 P.M.

BZ – NEW CASES		
28.	2018-124-BZ	Law Office of Jay Goldstein PLLC 2130 Broadway aka 304-314 Amsterdam Avenue, 2124-2134 Broadway, 200-216 W75 Street, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Flywheel Sports</i>) to be in a portion of the cellar of an existing building Contrary to ZR §32-10. C4-6A Special Enhanced Commercial District, NYC Designated Interior Landmark Building. Community Board #7M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Postponed Hearing – 2/8-9/2021
29.	2019-225-BZ thru 2019-253-BZ	Philip L. Rampulla, AIA 70-114 Tennyson Drive, 348-370 Nelson Avenue, 6-50 Fitzgerald Avenue, Staten Island Variance (§72-21) to permit a fifty-six (56) attached single- and two-family building contrary to ZR §34-01. C3A zoning district. Community Board #3SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 1/11-12/2021
30.	2020-13-BZ	Law Office of Jay Goldstein 71 Smith Street (140 Schermerhorn Street, 263-265 State Street), Brooklyn Special Permit (§73-36) to permit the operation of a physical cultural establishment (F45) located in a portion of the first floor of an existing building contrary to ZR §32-10. C6-1 zoning district. Community Board #2BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 11/30-12/1/2020
31.	2020-20-BZ	Rothkrug Rothkrug & Spector LLP 245 Park Avenue, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (SSWING) to be located on a portion of the first floor of an existing 45-story commercial building contrary to ZR §32-10. C5-3 (MID) zoning district. Community Board #1M
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Closed, Decision – 11/30-12/1/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY AFTERNOON, OCTOBER 19-20, 2020

1:00 P.M.

BZ – NEW CASES		
32.	2020-31-BZ	Akerman LLP 100 William Street, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Orangetheory Fitness</i>) to be located on a portion of the first floor of an existing building contrary to ZR §32-10. C6-5 Special Lower Manhattan Purpose District. Community Board # 1M
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Closed, Decision – 11/30-12/1/2020
33.	2020-61-BZ	Sheldon Lobel, P.C. 342-346 East 104th Street, Manhattan Variance (§72-21) to permit the development of a school (UG 3) (<i>East Harlem Scholars Academy Charter School</i>) contrary to underlying bulk requirements. R7A, C2-5/R8A zoning districts. Community Board #11M
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Continued Hearing – 12/14-15/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, OCTOBER 5-6, 2020

10:00 A.M.

SOC – CONTINUED HEARINGS

1.	58-30-BZ	<p>Nasir J. Khanzada, P.E. 73-13 Cooper Avenue, Queens Application October 12, 2018 – 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 legalize alterations which removed two service bays and enlargement and conversion of a portion of the building to a convenience store; relocation of gasoline pumps and installation of a new canopy. R4 zoning district. Community Board #4Q Project Manager: Darrell Ruffin (212) 386-0054 Status: Continued Hearing – 11/9/2020</p>
2.	551-37-BZ	<p>Eric Palatnik, P.C. 233-02 Northern Boulevard, Queens Amendment (§11-413) to permit a change in use from an Automotive Repair Facility (UG 16B) to Automobile Sales (UG 16B). R1-2 zoning district. Community Board #11Q Project Manager: Ted Ricketts (212) 386-0088 Status: Continued Hearing – 11/30/2020</p>
3.	863-48-BZ	<p>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) 386-0054 Status: Adjourned, Continued Hearing – 2/8/2021</p>
4.	528-71-BZ	<p>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 Community Board # 12Q Project Manager: Gjela Prenga (212) 386-0067 Status: Adjourned, Continued Hearing – 1/11/2021</p>

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, OCTOBER 5-6, 2020

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	334-78-BZ	Eric Palatnik, P.C. 233-20 Northern Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on July 24, 2019. R1-2 zoning district. Community Board #11Q
		Project Manager: Ted Ricketts (212) 386-0088
		Status: Continued Hearing – 11/30/2020
6.	389-85-BZ	Walter T. Gorman, P.E., P.C. 2090 Bronxdale Avenue, Bronx Extension of Term of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B) (Mobil) which expired on November 26, 2015; Waiver of the Board's Rules. Amend the Board condition of term. Community Board #11BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/11/2021
7.	21-91-BZ	Sheldon Lobel, P.C. 2407-2417 Linden Boulevard, Brooklyn Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an automotive glass and mirror repair establishment (UG 7D) and used car sales (UG 16B) which expired on March 16, 2015; Amendment to permit the legalize the conversion of the existing building to Use Car Sales (UG 16B) and relinquishing the automotive glass and mirror repair establishment (UG 7D); Waiver of the Board's Rules. R5 zoning district. Community Board #5BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 1/11/2021
8.	23-08-BZ	Sheldon Lobel, P.C. 80-14 Chevy Chase Street, Queens Amendment of a previously approved Variance (§72-21) which permitted the construction of a two-story and cellar house of worship (UG 4) contrary to floor area and parking requirements. R1-2 zoning district. Community Board #8Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 1/11/2021

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, OCTOBER 5-6, 2020

10:00 A.M.

SOC – NEW CASES		
9.	803-61-BZ	<p>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</p> <p>Project Manager: Darrell Ruffin (212) 386-0054</p> <p>Status: Continued Hearing – 1/11/2021</p>
10.	141-66-BZ	<p>Law Office of Fredrick A. Becker 338 East 9th Street, Manhattan Extension of Term of a previously granted Variance (§72-21) for the continued operation of a UG 8 motor vehicle storage facility (<i>Rising Wolf Motorcycle Parking Garage</i>) which expired on July 1, 2010; Extension of Time to Obtain a Certificate of Occupancy. R7-2 zoning district. Community Board #3M</p> <p>Project Manager: Vinroy Bell (212) 386-0082</p> <p>Status: Closed, Decision – 11/9/2020</p>
11.	313-77-BZ	<p>Kramer Levin Naftalis & Frankel LLP 1200 Broadway and 17-27 West 29th Street, Manhattan Amendment of a previously variance to facilitate the transfer of unused development rights from the variance site for incorporation into a new as-of-right development. M1-6 zoning district. Gilsey House Individual Landmark. Community Board #5M</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Closed, Decision – 11/9/2020</p>
12.	114-07-BZ	<p>Eric Palatnik, P.C. 7-05 152nd Street, Queens Amendment of a previously approved Special Permit (§73-19) which permitted the operation of a day-care center (Kiddie Academy) (UG3). The amendment seeks an enlargement to the existing day care facility, a modification in the approved floor area, a change in the number of parking spaces, as well as request to permit a proposed outdoor play area on the roof. M1-1/R2A zoning district. Community Board #7Q</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Continued Hearing – 11/30/2020</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, OCTOBER 5-6, 2020

10:00 A.M.

<i>SOC – NEW CASES</i>		
13.	303-13-BZ	Schoeman Updike Kaufman Gerber LLP 506-510 Brook Avenue, Bronx Amendment of a previously approved Variance (§72-21) to allow a new mixed-use building consisting of residential units and community facility space. The Amendment seeks additional dwelling units.; Extension of Time to Complete Construction which expired on December 15, 2019; Waiver of the Board's Rules of Practice and Procedure. R6 & C1-4 zoning districts. Community Board #1BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 11/30/2020

<i>APPEALS – DECISIONS</i>		
14.	58-13-A	Law Office of Jay Goldstein 4 Wiman Place (28, 32 & 35 Sylvaton Terrace), Staten Island Amendment of a previously approved application permitting the development of a 3-story residential building located within the bed of a mapped street contrary to General City Law §35. R4 and M3-1 zoning districts. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 10/5-6/2020
15.	2019-281-A	New Cingular Wireless PCS, LLC 965 Richmond Avenue a/k/a Forest Promenade Shopping Center, Staten Island Appeal of a New York City Department of Buildings determination. Community Board #1SI
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Granted – 10/5-6/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, OCTOBER 5-6, 2020

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
16.	2018-198-A	Rothkrug Rothkrug & Spector LLP 85 Trenton Court, Staten Island Proposed construction of a two-story, two-family residential building not fronting on a mapped street contrary to General City Law §36. R3X Special South Richmond District. Community Board #3SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 1/11/2021
17.	2019-82-A	Eric Palatnik, P.C. 430 St. Marks Place, Staten Island Proposed construction of a new five story, eight dwelling unit, mixed use office and residential building located partially within the bed of a mapped but unbuilt portion of Victory Boulevard contrary to GCL 35 and a waiver of 72-01(g). C4-2 Special St. George /Upland Sub district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 10/19/2020
18.	2019-90-A	Riverside Tenants Association c/o Stephen Dobkin 24, 32 Joralemon Streets, 10, 20, 30 Columbia Place, Brooklyn Appeal of a New York City Department of Buildings challenging the validity of a building permit dated April 10, 2019. R2 Brooklyn Heights Historic District Community Board #2BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 12/14/2020
19.	2019-182-A	Dominic V. DeSantis 1 Marina Road, Queens Variance pursuant to G107 of Appendix G Flood Resistant Construction Regulations of the 2014 NYC Building Code for construction in a V-Zone, waiver of Sections G304.2, Item 6 (no new construction to be located seaward of the Mean High Tide in the V-Zone) and G304.2 Item 2 (The lowest portion of the lowest horizontal structural member of the lowest floor shall be at or above design flood elevation). Community Board #3Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 12/14/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, OCTOBER 5-6, 2020

10:00 A.M.

APPEALS – NEW CASES

20.	2020-46-A	<p>Deirdre A. Carson, Esq. 12-14 East 48th Street, Manhattan Extension of Time to Complete Construction of a new building on the site as a new temporary certificate of occupancy for the entire building may not be obtained by January 31, 2021. Community Board #5M</p> <p>Project Manager: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 10/19/2020</p>
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BZ – DECISIONS

21.	2019-7-BZ	<p>Francis R. Angelino, Esq. 3341 Country Club Road, Bronx Special Permit (§73-121) to permit a proposed educational training facility (Fordham University Sailing and Rowing Team) contrary to ZR §22-10. R2 zoning district. Community Board #10BX</p> <p>Project Manager: Darrell Ruffin (212) 386-0054</p> <p>Status: Granted – 10/5-6/2020</p>
22.	2019-307-BZ	<p>Sheldon Lobel, P.C. 277 South 5th Street a/k/a 263-279 South 5th Street, Block 2447, Lot 35, Borough of Brooklyn Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>MetroROCK</i>) to be located on portions of the cellar and first floors of proposed 23-story mixed-use building contrary to ZR §32-10. C4-3 zoning district located on the same zoning lot with the NYC Designated Landmark “The Dime Savings Bank of Williamsburg.” Community Board #1BK</p> <p>Project Manager: Jsillene Ebanks Chu (212) 386-0084</p> <p>Status: Granted – 10/5-6/2020</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, OCTOBER 5-6, 2020

10:00 A.M.

BZ – CONTINUED HEARINGS		
23.	2016-4264-BZ	Gerald J. Caliendo, R.A., AIA 194 Moffat Street, Brooklyn Variance (§72-21) to permit a residential development consisting of a four story, ten units multiple dwelling, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Withdrawn – 10/5-6/2020
24.	2018-137-BZ	Eric Palatnik, P.C. 251-77 Jericho Turnpike, Queens Special Permit (§73-19) to permit the operation of a daycare (<i>Children of America</i>) contrary to ZR §32-10. C8-1 zoning district. Community Board #13Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 11/9/2020
25.	2019-15-BZ	Akerman LLP 79-40 Cooper Avenue, Queens Special Permit (§73-19) to permit the operation of a daycare center (UG 3) (<i>Children of America</i>) contrary to ZR §42-10. M1-1 zoning district. Community Board #5Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 11/9/2020
26.	2019-30-BZ	Eric Palatnik, P.C. 2705 East 28th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to rear yard requirements (ZR §23-47) and side yard (ZR §23-461). R4 zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 11/9/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY MORNING, OCTOBER 5-6, 2020

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
27.	2019-191-BZ	Law Office of Lyra Altman 1485 East 21st Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to ZR §23-141 (FAR and open space ration) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 10/19/2020
28.	2019-292-BZ	The Law Office of Vincent L. Petraro, PLLC 41-62 Bowne Street, Queens Special Permit (§73-66) to permit the construction of a development that exceeds the height limits established contrary ZR §61-20. C1-2/R7-1 zoning district. Community Board # 7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 11/30/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY-TUESDAY AFTERNOON, OCTOBER 5-6, 2020

1:00 P.M.

<i>BZ – NEW CASES</i>		
29.	2020-18-BZ	Eric Palatnik, P.C.
		920 Shore Boulevard, Brooklyn
		Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to ZR §23-142 (floor area). R3-1 zoning district.
		Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 10/19/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEAL
REGULAR MEETING
MONDAY & TUESDAY MORNING, SEPTEMBER 14-15, 2020
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	27-96-BZ	Sheldon Lobel, P.C. 602-604 Coney Island Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Cultural Establishment (<i>Banya</i>) which expired on October 16, 2016; Amendment Waiver of the Rules. C2-3/R5 Special Ocean Parkway District. Community Board #12BK
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Granted – 9/14-15/2020
2.	51-06-BZ	Sheldon Lobel, P.C. 188-02 Union Turnpike, Queens Extension of Term of a previously approved variance (§72-21) which permitted the operation of a dance studio (UG 9) and a physical cultural establishment (<i>Push Fitness Club</i>) which expired on December 12, 2016; Amendment to permit a change in hours of operation for the PCE; Waiver of the Board's Rules of Practice and Procedure. C1-2R2A zoning district. Community Board #8Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 9/14-15/2020
3.	247-08-BZ	Eric Palatnik, P.C. 3454 Nostrand Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-243) which permitted the use of accessory drive-through to an eating and drinking establishment (<i>Starbucks</i>) which is set to expire on May 12, 2019. C1-2/R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 9/14-15/2020
4.	162-09-BZ	Akerman LLP 30-33 Steinway Street, Queens Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (<i>Planet Fitness</i>) on the cellar, first and second floors of a two-story commercial building which expired on December 1, 2018; Waiver of the Board's Rules of Practice and Procedure. Community Board #1Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 9/14-15/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, SEPTEMBER 14-15, 2020
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	126-10-BZ	Akerman LLP 856 Remsen Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (Planet Fitness) on the first and second floors of a two-story commercial building which expires on October 26, 2020. M1-1 zoning district. Community Board #18BK
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Granted – 9/14-15/2020

<i>SOC – CONTINUED HEARINGS</i>		
6.	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 expires on October 23, 2019. C2-2/R3-2 zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Adjourned, Continued Hearing – 1/11/2021
7.	207-68-BZ	Gerald Caliendo, R.A. 115-58 Dunkirk Street, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the use manufacture and storage of paper vacuum bags UG's 16 & 17), with accessory parking, which expired on June 18, 2013; Waiver of the Board's Rules. R3-2 zoning district. Community Board #12Q
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 12/14/2020
8.	187-97-BZ	Nasir J. Khanzada 148-02 Rockaway Boulevard, Queens Amendment of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B) with an accessory convenience store. The amendment seeks to remove lot 39 from the application as well as enlarge the existing building by 133.68 square feet. C2-3/R5D zoning district. Community Board #12Q
		Project Manager: Jsillene Ebanks Chu (212) 386-0084
		Status: Closed, Decision – 11/9/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, SEPTEMBER 14-15, 2020
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
9.	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: Continued Hearing – 11/30/2020
10.	72-04-BZ	Eric Palatnik, P.C. 141-54 Northern Boulevard, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) (Getty) which expires on June 3, 2020. C1-2/R6 & R6 zoning district. Community Board #7Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 1/11/2021
11.	179-10-BZ	Akerman LLP 249 Duffield Street, Brooklyn Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (Planet Fitness on the cellar, first and second floors of a two-story commercial building which expired on January 1, 2020. C6-4.5 Special Downtown Brooklyn District. Community Board #2BK
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Granted – 9/14-15/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, SEPTEMBER 14-15, 2020
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	2018-190-A	Richard Lobel, P.C. 32-18 Union Street, Queens Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a proposed development under the prior R6 zoning prior to a rezoning which occurred on April 22, 2009. R5D zoning district. Community Board #7Q
		Project Manager: Toni Matias (212) 386-0084
		Status: Granted – 9/14-15/2020

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	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: Continued Hearing – 12/14/2020
14.	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: Continued Hearing – 12/14/2020
15.	2018-102-A	Sheldon Lobel, P.C. 241 Grand Street, Brooklyn To acquire vested rights under common law requesting the renewal of all building permits relating to the proposed development, as issued originally on March 11, 2009 in connection with Permit No. 302156798-01-AI in the then R6 zoning district. R6B zoning district. Community Board #1BK
		Project Manager: Toni Matias (212) 386-0084
		Status: Adjourned, Continued Hearing – 11/30/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, SEPTEMBER 14-15, 2020
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
16.	2019-69-A 2019-70-A	Rothkrug Rothkrug & Spector LLP 341 & 343 Mallory Avenue, Staten Island Proposed construction of a new two-family not fronting on a legally mapped street contrary to General City Law Section §36. R3X zoning district. Community Board # 2SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Adjourned, Continued Hearing – 1/11/2021
17.	2019-281-A	New Cingular Wireless PCS, LLC 965 Richmond Avenue a/k/a Forest Promenade Shopping Center, Staten Island Appeal of a New York City Department of Buildings determination. Community Board #1SI
		Project Manager: Jsziellene Ebanks Chu (212) 386-0084
		Status: Closed, Decision – 10/5/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, SEPTEMBER 14-15, 2020
10:00 A.M.

<i>BZ - DECISIONS</i>		
18.	2019-7-BZ	Francis R. Angelino, Esq. 3341 Country Club Road, Bronx Special Permit (§73-121) to permit a proposed educational training facility (Fordham University Sailing and Rowing Team) contrary to ZR §22-10. R2 zoning district. Community Board #10BX
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Deferred Decision – 10/5/2020
19.	2019-296-BZ	Rothkrug Rothkrug & Spector LLP 84-84 Franklin Street, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Aire Ancient Baths</i>) contrary to ZR §32-10. C6-2A zoning district. Tribeca East Historic District. Community Board #1M
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Deferred Decision – 11/30/2020
20.	2020-5-BZ	Akerman LLP 21-10 44th Drive, Queens Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Orangetheory Fitness</i>) to be located on portions of the first floor of an existing eight-story mixed commercial and residential building contrary to ZR §42-10. M1-4/R7A Special Long Island City Special Purpose District. Community Board #2Q
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Granted – 9/14-15/2020

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, SEPTEMBER 14-15, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
21.	2018-142-BZ	Dennis P. George 204-23 46 th Road, Queens Variance (§72-21) to permit the development of a two-story plus attic & cellar Use Group (“UG”) 2 residential building contrary to ZR §22-00 (Zero Lot line building) & § 32-461a (Side Yard less than minimum required). R3-1 zoning district. Community Board #19Q
		Project Manager: Toni Matias (212) 386-0084
		Status: Adjourned, Continued Hearing – 11/30/2020
22.	2019-27-BZ	Klein Slowik, PLLC 4533 18 th 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 25-31 (parking). R5 zoning district. Community Board #12BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 1/11/2021
23.	2019-74-BZ	Kramer Levin Naftalis & Frankel, LLP 112-51 Northern Boulevard, Queens Special Permit (§73-66) to permit the construction of a development that exceeds the height limits established contrary ZR §61-20. C2-4/R6 zoning district. Community Board #3Q
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Closed, Decision – 11/9/2020
24.	2019-188-BZ	Neil Weisbard of Pryor Cashman, LLP 1212 East Gun Hill Road, Bronx Special Permit (§73-243) to permit an eating and drinking establishment (McDonald’s) with an accessory drive-thru contrary to ZR §32-10. C1-2/R5 and R5 zoning district. Community Board #11BX
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Closed, Decision – 11/9/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, SEPTEMBER 14-15, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
25.	2019-196-BZ	Eric Palatnik, P.C. 41 East 20th Street, Manhattan Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>La Casa Day Spa</i>) contrary to ZR §42-10. M1-5M zoning district. Community Board #5M
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Adjourned, Continued Hearing – 11/9/2020
26.	2019-203-BZ	Snyder & Snyder LLP 144-43 Farmers Boulevard, Queens Special Permit (§73-30) to allow a non-accessory radio tower (<i>Verizon</i>) on the rooftop of an existing building. R3-2 zoning district. Community Board #13Q
		Project Manager: Jsillene Ebanks Chu (212) 386-0084
		Status: Adjourned, Continued Hearing – 12/14/2020
27.	2019-205-BZ	Goldman Harris LLC 485 Van Sinderen Avenue, Brooklyn Variance (§72-21) to permit the development of a 9-story residential building with 129 units of affordable independent residences for seniors contrary to ZR §42-10. M1-1 zoning district. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 12/14/2020
28.	2020-9-BZ	Paul F. Bonfilio, R.A. 26-11 123rd Street, Queens Variance (§72-21) to permit the development of a two-family, two story dwelling contrary to ZR §22-12 (attached building not permitted), ZR §23-142 (floor area ratio), ZR §23-22 (maximum number of dwelling units), ZR §23-461(a)(side yards) ZR §23-631(b)(wall height), ZR §25-621(a) (parking location). R4A zoning district. Community Board #7Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 1/11/2021

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, SEPTEMBER 14-15, 2020
1:00 P.M.

<i>BZ – NEW CASES</i>		
29.	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: Continued Hearing – 1/11/2021
30.	2020-35-BZ	Bryan Cave Leighton Paisner LLP 136-18 Maple 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. C1-2/R6 and R6 zoning district. Community Board #7Q
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 11/9/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 24-25, 2020
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	27-96-BZ	Sheldon Lobel, P.C. 602-04 Coney Island Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Cultural Establishment (<i>Banya</i>) which expired on October 16, 2016; Amendment Waiver of the Rules. C2-3/R5 Special Ocean Parkway District. Community Board #12BK
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Closed, Decision – 9/14/2020
2.	55-06-BZ	Rampulla Associates Architects, LLP 31 Nadine Street, Staten Island Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a three-story with cellar, office building (UG 6B), and Special Permit (§73-44) to allow reduction in required accessory parking spaces. which expired on May 14, 2017; Waiver of the Rules. C1-1/R3-2 (NA-1) zoning district. Community Board #2SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 8/24-25/2020

<i>SOC – CONTINUED HEARINGS</i>		
3.	58-30-BZ	Nasir J. Khanzada, P.E. 73-13 Cooper Avenue, Queens Application October 12, 2018 – 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 legalize alterations which removed two service bays and enlargement and conversion of a portion of the building to a convenience store; relocation of gasoline pumps and installation of a new canopy. R4 zoning district. Community Board #4Q
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 10/5/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 24-25, 2020
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	825-86-BZ	Akerman, LLP 1703 Bronxdale Avenue, Borough of Bronx Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a commercial banquet hall (UG 9) and eating and drinking establishment (UG 6) contrary to zoning use regulations which expired on June 30, 2017: Amendment to permit the extension of the banquet hall by approximately 1,104 square feet and the addition of two new mezzanines for a total of 2,461 square feet, permit an increase in the maximum permitted occupancy from 850 people to a maximum occupancy of 1,008 people and propose to reduce the parking from 75 to 65 attendant parking spaces; Waiver of the Rules. R5 Zoning District. Community Board # 11BX
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 11/9/2020
5.	42-97-BZ	Law Offices of Marvin Mitzner LLC 93-20 Astoria Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the construction and use of a one-story and cellar retail drug store (UG 6) which expired on March 3, 2018; Amendment to permit the elimination of a term since the use is now permitted with the exception of a portion located in a R6B zoning district; Waiver of the Board's Rules. C1-3 and R6B zoning districts. Community Board #3Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 10/20/2020
6.	55-97-BZ	Sheldon Lobel, P.C. 76-36 164th Street, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Establishment (UG 16B) which expired on September 23, 2017: Extension of Time to Obtain a Certificate of Occupancy which expired on March 15, 2010: Waiver of the Board's Rules. C2-2/R3-2 zoning district. Community Board #8Q
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 10/20/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 24-25, 2020
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
7.	245-03-BZ	Seyfarth Shaw LLP 160-11 Willets Point Boulevard, Queens Extension of Term of a previously granted special permit (§72-243) for an accessory drive-thru to an existing eating and drinking establishment (McDonald's), which expired on December 9, 2018. C1-2/R3-2 zoning district. Community Board #7Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 11/9/2020
8.	247-08-BZ	Eric Palatnik, P.C. 3454 Nostrand Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-243) which permitted the use of accessory drive-through to an eating and drinking establishment (<i>Starbucks</i>) which is set to expire on May 12, 2019. C1-2/R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 9/14/2020
9.	162-09-BZ	Akerman LLP 30-33 Steinway Street, Queens Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (<i>Planet Fitness</i>) on the cellar, first and second floors of a two-story commercial building which expired on December 1, 2018; Waiver of the Board's Rules of Practice and Procedure. Community Board #1Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 9/14/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 24-25, 2020
10:00 A.M.

<i>SOC – NEW CASES</i>		
10.	126-10-BZ	Akerman LLP 856 Remsen Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (Planet Fitness) on the first and second floors of a two-story commercial building which expires on October 26, 2020. M1-1 zoning district. Community Board #18BK
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Closed, Decision – 9/14/2020
11.	193-13-BZ	Eric Palatnik, P.C. 4770 White Plains Road, Bronx Extension of Time to Complete Construction of a previously approved Special Permit (§73-44) to permitting the reduction in the required number of accessory parking spaces for a Use Group (“UG”) 6 office space which expired on January 22, 2020. C2-2/R6A and R5 zoning district. Community Board #12BX
		Project Manager: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 10/19/2020
12.	2017-142-BZ	Alexander Levkovich, Esq. 3000 Coney Island Avenue, Brooklyn Variance (§72-21) to permit the construction of a House of Worship (Use Group 4A) (<i>Congregation Iglesia Misioneras De Evangelizacion De Jovanes Cristianos</i>) contrary to ZR §23-153 (Floor area), ZR §24-11 (Open Space and Lot Coverage), ZR §24-47 (Rear Yard). R6 (Special Ocean Parkway District). Community Board #13BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Dismissed – 8/24-25/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 24-25, 2020
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
13.	2017-99-A	Sheldon Lobel, P.C. 37-98 Railroad Avenue, Queens Proposed to legalize an existing one-story corrugated building not fronting on a legally mapped street contrary to General City Law 36. M3-1 zoning district. Community Board # 2Q
		Project Manager: Toni Matias (212) 386-0084
		Status: Granted – 8/24-25/2020
14.	2019-19-A	Rothkrug Rothkrug & Spector LLP 107 Manee Avenue, Staten Island Proposed development of a three-story, mixed-use building containing commercial use on the ground floor and dwelling units on the second and third floors not fronting on a legally mapped street is contrary to General City Law §36. R3X/SRD zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Deferred Hearing – 10/19/2020
15.	2019-295-BZY	Kramer Levin Naftalis & Frankel LLP 428-432 East 58th Street, Manhattan Extension of Time to Complete Construction and Obtain a Certificate of Occupancy (§11-332) for a period of two years. R10 zoning district. Community Board #6M
		Project Manager: Toni Matias (212) 386-0084
		Status: Granted – 8/24-25/2020
16.	2020-11-A	Kramer Levin Naftalis & Frankel LLP 301 Park Avenue, Manhattan Appeal of a New York City Department of Buildings determination. Community Board #5M
		Project Manager: Toni Matias (212) 386-0084
		Status: Withdrawn – 8/24-25/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 24-25, 2020
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
17.	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: Continued Hearing – 12/14/2020

<i>BZ – DECISIONS</i>		
18.	2019-9-BZ	Law Office of Steven Simicich 468 Targee Street, Staten Island Variance (§72-21) to permit the construction of a new single family detached home, contrary to side yard and open area regulations, ZR §23-461(c), and front yard regulations, ZR §23-45. R3A zoning district. Community Board #1SI
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Granted – 8/24-25/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 24-25, 2020
10:00 A.M.

<i>BZ - DECISIONS</i>		
19.	2017-21-BZ	<p>Mitchell S. Ross, Esq. 34-38 38th Street, Queens Variance (§72-21) to permit the enlargement of an existing building contrary to ZR §43-28 (Rear Yard Equivalent) and a Special Permit (§73-36 to permit the operation of a Physical Cultural Establishment (Astoria Sports Complex) which is contrary to ZR §42-10. M1-5 zoning district. Community Board #1Q</p>
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – TBD 02/2021
20.	2017-317-BZ	<p>Sheldon Lobel, P.C. 1693 Flatbush Avenue, Brooklyn Variance (§72-21) to permit the development of a 5 ½-story commercial office building contrary to ZR §36-121 (floor area); ZR §33-431 (street wall, setback & sky exposure plane and ZR §36-21 (parking). C2-2/R5 zoning district. Community Board #18BK</p>
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 11/9/2020
21.	2019-265-BZ & 603-71-A	<p>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</p>
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 11/30/2020
22.	2019-268-BZ	<p>Sheldon Lobel, P.C. 1938 Coney Island Avenue, Brooklyn Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for a UG 6B office use (PRC-B1 parking category) contrary to ZR §36-21. C8-2 Ocean Parkway Special District. Community Board #12BK</p>
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Withdrawn – 8/24-25/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 24-25, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
23.	2019-269-BZ	Snyder & Snyder LLP 3425 Rombouts Avenue, Bronx Special Permit (§73-30) to permit non-accessory antennas to be affixed to signs or other similar structures. M1-1 zoning district. Community Board #12BX
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Adjourned, Continued Hearing – 11/9/2020
24.	2019-271-BZ	New York SMSA Limited Partnership 37 Mansion Avenue, Staten Island Special Permit (§73-30) to permit a non-accessory radio tower consisting of a cupola on the roof of the building. C3A Special South Richmond district. Community Board #3SI
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Adjourned, Continued Hearing – 11/9/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, AUGUST 24-25, 2020
1:00 P.M.

BZ – NEW CASES		
1.	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: Continued Hearing – 12/14/2020
2.	2019-201-BZ	Sheldon Lobel, P.C. 285 Grand Street, Manhattan Special Permit (§73-36) to permit the legalization of the operation of a physical cultural establishment (<i>Willy B CrossFit</i>) located in the cellar of an existing two-story building contrary to ZR §31-10. C6-1G zoning district. Community Board #3M
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Continued Hearing – 10/19/2020
3.	2019-280-BZ	Law Office of Jay Goldstein, PLLC 137 Fifth Avenue, Manhattan Special Permit (§73-36) to legalize the operation of a Physical Cultural Establishment (<i>SLT</i>) located on the second floor of an existing building contrary to ZR §32-10. C6-4M Ladies' Mile Historic District. Community Board #5M
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Continued Hearing – 11/9/2020
4.	2019-307-BZ	Sheldon Lobel, P.C. 277 South 5th Street a/k/a 263-279 South 5th Street, Block 2447, Lot 35, Borough of Brooklyn Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>MetroROCK</i>) to be located on portions of the cellar and first floors of proposed 23-story mixed-use building contrary to ZR §32-10. C4-3 zoning district located on the same zoning lot with the NYC Designated Landmark "The Dime Savings Bank of Williamsburg." Community Board #1BK
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Closed, Decision – 10/5/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, AUGUST 24-25, 2020
1:00 P.M.

<i>BZ – NEW CASES</i>		
5.	2020-5-BZ	Akerman LLP 21-10 44th Drive, Queens Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Orangetheory Fitness</i>) to be located on portions of the first floor of an existing eight-story mixed commercial and residential building contrary to ZR §42-10. M1-4/R7A Special Long Island City Special Purpose District. Community Board #2Q
		Project Manager: Jszyllene Ebanks Chu (212) 386-0084
		Status: Closed, Decision – 9/14/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 10-11, 2020
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	67-96-BZ	Akerman, LLP 210 East 86th Street, Manhattan Extension of Term of a previously approved Variance (§72-21) which permitted the expansion of a then existing theater contrary to use regulations and enlargement of the building contrary to underlying bulk regulation which expired December 17, 2016; Waiver of the Rules. C2-8A/R8B zoning district. Community Board #8M
		Project Manager: Toni Matias (212) 386-0084
		Status: Granted – 8/10-11/2020
2.	85-99-BZ	Walter T. Gorman, P.E., P.C. 1106 Metcalf Avenue, Bronx Extension of Term of a previously approved Variance (§72-21) permitting, the operation of an automotive service station (Use Group 16B) with an accessory convenience store which is set to expire on June 27, 2020; Waiver of the Board's Rules to permit the early filing. R6 zoning district. Community Board #9BX
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Granted – 8/10-11/2020

<i>SOC – CONTINUED HEARINGS</i>		
3.	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: TBD – 2/2021
4.	51-06-BZ	Sheldon Lobel, P.C. 188-02 Union Turnpike, Queens Extension of Term of a previously approved variance (§72-21) which permitted the operation of a dance studio (UG 9) and a physical cultural establishment (<i>Push Fitness Club</i>) which expired on December 12, 2016; Amendment to permit a change in hours of operation for the PCE; Waiver of the Board's Rules of Practice and Procedure. C1-2R2A zoning district. Community Board #8Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 9/14/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
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10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	343-12-BZ	Slater & Beckerman, P.C. 570 East 21st Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the construction of a Use Group 3 school (Brooklyn School for Medically Frail Children) with dormitory facilities which expires on July 28, 2019. R1-2/R7A zoning district. Community Board #14BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 11/30/2020
6.	64-14-BZ	Law Office of Lyra J. Altman 1320 East 23rd Street, Brooklyn Extension of Time to Complete Construction of a previously approved Special Permit (§73-622) permitting the enlargement of an existing single-family home which expired on August 25, 2019. R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 11/9/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
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<i>SOC - NEW CASES</i>		
7.	179-10-BZ	Akerman LLP 249 Duffield Street, Brooklyn
		Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (Planet Fitness on the cellar, first and second floors of a two-story commercial building which expired on January 1, 2020. C6-4.5 Special Downtown Brooklyn District.
		Community Board #2BK
		Project Manager: Vinroy Bell (212) 386-0082 Status: Continued Hearing – 9/14/2020

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	58-13-A	Law Office of Jay Goldstein 4 Wiman Place (28, 32 & 35 Sylvaon Terrace), Staten Island
		Amendment of a previously approved application permitting the development of a 3-story residential building located within the bed of a mapped street contrary to General City Law §35. R4 and M3-1 zoning districts.
		Community Board #1SI
		Project Manager: Toni Matias (212) 386-0084 Status: Closed, Decision – 10/5/2020
9.	2019-68-A	Rothkrug Rothkrug & Spector LLP 235 Industrial Loop, Staten Island
		Proposed construction of a one-story warehouse building (UG 16) on site not fronting on a mapped street contrary to General City Law §36. M3-1 Special South Richmond.
		Community Board #3SI
		Project Manager: Toni Matias (212) 386-0084 Status: Adjourned, Continued Hearing – 10/19/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
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<i>APPEALS – CONTINUED HEARINGS</i>		
10.	2018-170-A	Tarter Krinsky & Drogin LLP 51-03 Van Dam Street, Queens Appeal of a NYC Department of Buildings determination that a sign does not comply with the provisions of ZR §42-55c. Community Board #2Q
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 11/9/2020
11.	2018-198-A	Rothkrug Rothkrug & Spector LLP 85 Trenton Court, Staten Island Proposed construction of a two-story, two-family residential building not fronting on a mapped street contrary to General City Law §36. R3X Special South Richmond District. Community Board #3SI
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 10/5/2020
12.	2019-195-A	Rothkrug Rothkrug & Spector LLP 191 Industrial Loop, Staten Island Proposed development of a one-story warehouse (UG 16) not fronting on a mapped street contrary to General City Law §36. M3-1 Special South Richmond District. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Adjourned, Continued Hearing – 10/19/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
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<i>APPEALS – NEW CASES</i>		
13.	2018-30-A	Tarter Krinsky & Drogin LLP
		40 Flatbush Avenue Extension aka 11-43 Chapel Street, 126-146 Concord Street, Brooklyn
		Appeal from Department of Buildings determination rejecting sign from registration based on alleged proximity to public park and conclusion that sign is not entitled to non-conforming use status.
		Community Board #2BK
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 11/30/2020

<i>BZ - DECISIONS</i>		
14.	2018-67-BZ	Sheldon Lobel, P.C.
		7406 Fifth Avenue, Brooklyn
		Special Permit (§73-621) to permit the legalization of a one-story horizontal enlargement at the rear of an existing three-story and cellar mixed-use commercial and residential building. C1-3/R6B (Special Bay Ridge District).
		Community Board #10BK
		Project Manager: Toni Matias (212) 386-0084
		Status: Granted – 8/10-11/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
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10:00 A.M.

BZ – CONTINUED HEARING		
15.	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 – 10/19/2020
16.	2017-34-BZ	Rothkrug Rothkrug & Spector LLP 311 Adams Avenue, Staten Island Variance (§72-21) to permit construction of a three-story, single family residence contrary to ZR §23-45 (Front Yard), ZR § 23-461(a) (Side Yards on Corner Lots), ZR §25-622 (Parking Spaces between the street wall line and street line) and ZR §23-451 (Plantings on Corner Lots). R3-1 zoning district. Community Board#2S.I.
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 12/14/2020
17.	2019-7-BZ	Francis R. Angelino, Esq. 3341 Country Club Road, Bronx Special Permit (§73-121) to permit a proposed educational training facility (Fordham University Sailing and Rowing Team) contrary to ZR §22-10. R2 zoning district. Community Board #10BX
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Closed, Decision – 9/14/2020
18.	2019-16-BZ	Pryor Cashman LLP 250-01 Northern Boulevard, Queens Special Permit (§73-243) to permit an accessory drive-through to a proposed eating and drinking establishment (UG 6) (<i>McDonald's</i>) contrary to ZR §32-15. C1-2/R3-1 and R2A zoning districts. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Adjourned, Continued Hearing – 10/19/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, AUGUST 10-11, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
19.	2019-24-BZ	Eric Palatnik, P.C. 2721 Nostrand Avenue, Brooklyn Special Permit (§73-49) to permit accessory parking on the roof of an under-construction DOB-approved Use Group 9A automotive sales use establishment contrary to ZR §36-11. C2-2/R4 zoning district. Community Board #18BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 12/14/2020
20.	2019-25-BZ	Sheldon Lobel, P.C. 40-48 Commercial Street, Brooklyn Variance (72-21) to permit the development of a nine-story plus cellar mix-use commercial and residential building contrary to ZR 24-154(b) (residential FAR); ZR 23-22 (dwelling units); 23-662(c)(1) (street wall setback) and ZR 25-23 (parking). M1-2/R6 zoning district. MX-8 Greenpoint-Williamsburg Special Mixed Used District. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 11/9/2020
21.	2019-35-BZ	Eric Palatnik, P.C. 235 Beaumont Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to floor area requirements (ZR §23-142). R3-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 10/19/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, AUGUST 10-11, 2020
1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	2018-124-BZ	Law Office of Jay Goldstein PLLC 2130 Broadway aka 304-314 Amsterdam Avenue, 2124-2134 Broadway, 200-216 W75 Street, Manhattan Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Flywheel Sports</i>) to be in a portion of the cellar of an existing building Contrary to ZR §32-10. C4-6A Special Enhanced Commercial District, NYC Designated Interior Landmark Building. Community Board #7M
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Postponed – 10/19/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 27 & 28, 2020
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	115-94-BZ	Sheldon Lobel, P.C. 2470-2480 Bedford Avenue, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on July 30, 2016; Waiver of the Rules. R6A zoning district. Community Board #14BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 7/27 & 28/2020
2.	121-95-BZ	Francis R. Angelino, Esq. 37 West 46th Street, Manhattan Extension of Term of a previously approved special permit (§73-36) permitting the operation of a physical culture establishment (Osaka Health Spa) on the third floor and mezzanine level of a six-story mixed used building, contrary to ZR §32-10, which expired on February 6, 2016; Waiver of the Rules. C6-4.5 Midtown Special District. Community Board # 5M
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Granted – 7/27 & 28/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
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MONDAY & TUESDAY MORNING, JULY 27 & 28, 2020
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	122-95-BZ	Capell Barnett Matalon & Schoenfeld LLC 152-65 Rockaway Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted a warehouse (UG 16) and trucking terminal (UG 17) with accessory offices, loading and unloading contrary to use regulations which expired on July 11, 2016; Amendment to permit a change in the hours of operation and a request to eliminate the term. C2-2/R3-1 zoning district. Community Board #12Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 10/19/2020
4.	27-96-BZ	Sheldon Lobel, P.C. 602-04 Coney Island Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Cultural Establishment (<i>Banya</i>) which expired on October 16, 2016; Amendment Waiver of the Rules. C2-3/R5 Special Ocean Parkway District. Community Board #12BK
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 9/15/2020
5.	23-08-BZ	Sheldon Lobel, P.C. 80-14 Chevy Chase Street, Queens Amendment of a previously approved Variance (§72-21) which permitted the construction of a two-story and cellar house of worship (UG 4) contrary to floor area and parking requirements. R1-2 zoning district. Community Board #8Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 10/5/2020
6.	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: Jszillene Ebanks Chu (212) 386-0084
		Status: Continued Hearing – 10/19/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 27 & 28, 2020
10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	55-06-BZ	Rampulla Associates Architects, LLP 31 Nadine Street, Staten Island Extension of Time to Complete Construction of a previously granted Variance (§72-21) for the construction of a three-story with cellar, office building (UG 6B), which expired on May 14, 2017; Waiver of the Rules. C1-1/R3-2 (NA-1) zoning district. Community Board #2SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 9/14/2020

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	2018-190-A	Richard Lobel, P.C. 32-18 Union Street, Queens Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a proposed development under the prior R6 zoning prior to a rezoning which occurred on April 22, 2009. R5D zoning district. Community Board #7Q
		Project Manager: Toni Matias (212) 386-0084
		Status: Closed, Decision – 9/14/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 27 & 28, 2020
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
9.	2019-90-A	Riverside Tenants Association c/o Stephen Dobkin 24, 32 Joralemon Streets, 10, 20, 30 Columbia Place, Brooklyn Appeal of a New York City Department of Buildings challenging the validity of a building permit dated April 10, 2019. R2 Brooklyn Heights Historic District Community Board #2BK
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 10/5/2020
10.	2019-182-A	Dominic V. DeSantis 1 Marina Road, Queens Variance pursuant to G107 of Appendix G Flood Resistant Construction Regulations of the 2014 NYC Building Code for construction in a V-Zone, waiver of Sections G304.2, Item 6 (no new construction to be located seaward of the Mean High Tide in the V-Zone) and G304.2 Item 2 (The lowest portion of the lowest horizontal structural member of the lowest floor shall be at or above design flood elevation). Community Board #3Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/5/2020
11.	2019-282-A thru 2019-291-A	Rothkrug Rothkrug & Spector LLP 18-26 to 18-50 Bay Lane, Queens Proposed construction two-family townhome not fronting on a final mapped street contrary to General City Law §36. R5 zoning district. Community Board #7Q
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 10/19/2020
12.	2019-295-BZY	Kramer Levin Naftalis & Frankel LLP 428-432 East 58th Street, Manhattan Extension of Time to Complete Construction and Obtain a Certificate of Occupancy (§11-332) for a period of two years. R10 zoning district. Community Board #6M
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 8/24/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
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10:00 A.M.

<i>BZ - DECISIONS</i>		
13.	2018-192-BZ	Sheldon Lobel, P.C. 229 Lenox Avenue, Manhattan Variance (§72-21) to permit the legalization of a conversion of an existing mixed-use building to a single-family home in which the glazed windows and doors facing the rear lot line do not comply with the minimum distance for legally required windows for natural light and ventilation contrary to ZR 23-861. C1-4/R7-2 zoning district. Community Board #10M
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Granted – 7/27 & 28/2020
14.	2019-158-BZ	Eric Palatnik, P.C. 89-03 57th Avenue, Queens Special Permit (§73-243) to permit an eating and drinking establishment (<i>White Castle</i>) with an accessory drive-thru contrary to ZR §32-10. C1-2/R4 zoning district. Community Board #4Q
		Project Manager: Rory Levy
		Status: Granted – 7/27 & 28/2020
15.	2019-202-BZ	Eric Palatnik, P.C. 2218 East 3rd Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family home contrary to underlying bulk requirements. R4 Special Ocean Parkway District. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 7/27 & 28/2020
16.	2019-296-BZ	Rothkrug Rothkrug & Spector LLP 84-84 Franklin Street, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Aire Ancient Baths</i>) contrary to ZR §32-10. C6-2A zoning district. Tribeca East Historic District. Community Board #1M
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Closed, Decision – 9/14/2020
17.	2020-6-BZ	Law Office of Jay Goldstein, PLLC 88 Madison Avenue, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (Strengthen Lengthen Tone) to be located on portions of the first, third and fourth floors of an existing 13-story commercial building contrary to ZR 32-10. C5-2 zoning district. Community Board #5M
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Granted – 7/27 & 28/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
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10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	2019-9-BZ	Law Office of Steven Simicich 468 Targee Street, Staten Island Variance (§72-21) to permit the construction of a new single family detached home, contrary to side yard and open area regulations, ZR §23-461(c), and front yard regulations, ZR §23-45. R3A zoning district. Community Board #1SI
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Closed, Decision – 8/24/2020
19.	2019-30-BZ	Eric Palatnik, P.C. 2705 East 28th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to rear yard requirements (ZR §23-47) and side yard (ZR §23-461). R4 zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Adjourned, Continued Hearing – 10/5/2020
20.	2019-196-BZ	Eric Palatnik, P.C. 41 East 20th Street, Manhattan Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>La Casa Day Spa</i>) contrary to ZR §42-10. M1-5M zoning district. Community Board #5M
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Adjourned, Continued Hearing – 9/14/2020
21.	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: Jszyllene Ebanks Chu (212) 386-0084
		Status: Adjourned, Continued Hearing – 10/19/2020
22.	2019-266-BZ	Law Office of Steven Simicich 1498 Clove Road, State Island Special Permit (§73-126) to permit the enlargement of an ambulatory diagnostic or treatment care facility which exceeds 1,500 square feet, located within a lower density growth management area, contrary to ZR §22-14. R3X LDGMA zoning district. Community Board #1SI
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Withdrawn – 7/27 & 28/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
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MONDAY & TUESDAY AFTERNOON, JULY 27 & 28, 2020
1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	2019-292-BZ	The Law Office of Vincent L. Petraro, PLLC 41-62 Bowne Street, Queens Special Permit (§73-66) to permit the construction of a development that exceeds the height limits established contrary ZR §61-20. C1-2/R7-1 zoning district. Community Board # 7Q
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 10/5/2020
2.	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: Continued Hearing – 10/19/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 13 & 14, 2020
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	33-99-BZ	Rothkrug Rothkrug & Spector LLP 630 5th Avenue aka 40-60 Rockefeller Plaza, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (Equinox Fitness) which expired on January 11, 2020. C5-2.5 and C5-3 Midtown Special Purpose district. Rockefeller Center National Historic Landmark. Community Board #5M
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Granted – 7/13 & 14/2020
2.	72-99-BZ	Rothkrug Rothkrug & Spector LLP 1633 Broadway, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (Equinox Fitness)) which expires on January 11, 2020. C6-7 Midtown Special Purpose District. Community Board #5M
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Granted – 7/13 & 14/2020
3.	175-14-BZ	Greenberg Traurig, LLP 1162 Broadway, Manhattan Amendment of a previously approved Variance (§72-21) which approved the construction a new 14-story hotel building. The amendment seeks to change the use of the proposed building from hotel use to office use; Extension of Time to Complete Construction which expired on March 25, 2019; Waiver of the Board's Rules. M1-6 Madison Square North Historic District. Community Board #5M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 7/13 & 14/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
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10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	551-37-BZ	Eric Palatnik, P.C. 233-02 Northern Boulevard, Queens Amendment (§11-413) to permit a change in use from an Automotive Repair Facility (UG 16B) to Automobile Sales (UG 16B). R1-2 zoning district. Community Board #11Q
		Project Manager: Ted Ricketts (212) 386-0088
		Status: Continued Hearing – 10/6/2020
5.	334-78-BZ	Eric Palatnik, P.C. 233-20 Northern Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on July 24, 2019. R1-2 zoning district. Community Board #11Q
		Project Manager: Ted Ricketts (212) 386-0088
		Status: Continued Hearing – 10/6/2020
6.	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 – 10/6/2020
7.	389-85-BZ	Walter T. Gorman, P.E., P.C. 2090 Bronxdale Avenue, Bronx Extension of Term of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B) (Mobil) which expired on November 26, 2015; Waiver of the Board's Rules. Amend the Board condition of term. Community Board #11BX
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 10/6/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 13 & 14, 2020
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
8.	21-91-BZ	Sheldon Lobel, P.C. 2407-2417 Linden Boulevard, Brooklyn Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an automotive glass and mirror repair establishment (UG 7D) and used car sales (UG 16B) which expired on March 16, 2015; Amendment to permit the legalize the conversion of the existing building to Use Car Sales (UG 16B) and relinquishing the automotive glass and mirror repair establishment (UG 7D); Waiver of the Board's Rules. R5 zoning district. Community Board #5BK
		Project Manager: Toni Matias (212) 386-0084
		Status: Adjourned, Continued Hearing – 10/6/2020
9.	67-96-BZ	Akerman, LLP 210 East 86th Street, Manhattan Extension of Term of a previously approved Variance (§72-21) which permitted the expansion of a then existing theater contrary to use regulations and enlargement of the building contrary to underlying bulk regulation which expired December 17, 2016; Waiver of the Rules. C2-8A/R8B zoning district. Community Board #8M
		Project Manager: Toni Matias (212) 386-0084
		Status: Closed, Decision – 8/11/2020
10.	85-99-BZ	Walter T. Gorman, P.E., P.C. 1106 Metcalf Avenue, Bronx Extension of Term of a previously approved Variance (§72-21) permitting, the operation of an automotive service station (Use Group 16B) with an accessory convenience store which is set to expire on June 27, 2020; Waiver of the Board's Rules to permit the early filing. R6 zoning district. Community Board #9BX
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Closed, Decision – 8/11/2020
11.	72-04-BZ	Eric Palatnik, P.C. 141-54 Northern Boulevard, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) (Getty) which expires on June 3, 2020. C1-2/R6 & R6 zoning district. Community Board #7Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 9/15/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 13 & 14, 2020
10:00 A.M.

<i>SOC – NEW CASES</i>		
12.	764-56-BZ	Alfonso Duarte 200-05 Horace Harding Expressway, Queens Amendment (§11-412) of a previously approved variance permitting the operation of an automotive service station (UG 16B). The amendment seeks to permit the enlargement of the existing accessory building to permit the additions of convenience store, service bay, office and storage space. C1-2/R3-2 zoning district. Community Board #11Q
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 10/20/2020

<i>APPEALS – DECISIONS</i>		
13.	2018-201-A	Rothkrug, Rothkrug & Spector, LLP 46 Kissel Avenue, Staten Island Proposed construction of a two-story, two-family residential building not fronting on a mapped street contrary to General City Law §36. R3X Lower Density Growth Management Area. Community Board #2SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 7/13 & 14/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 13 & 14, 2020
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
14.	2017-99-A	Sheldon Lobel, P.C. 37-98 Railroad Avenue, Queens Proposed to legalize an existing one-story corrugated building not fronting on a legally mapped street contrary to General City Law 36. M3-1 zoning district. Community Board # 2Q
		Project Manager: Toni Matias (212) 386-0084
		Status: Closed, Decision – 8/25/2020
15.	2019-19-A	Rothkrug Rothkrug & Spector LLP 107 Manee Avenue, Staten Island Proposed development of a three-story, mixed-use building containing commercial use on the ground floor and dwelling units on the second and third floors not fronting on a legally mapped street is contrary to General City Law §36. R3X/SRD zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Closed, Decision – 8/25/2020
16.	2019-82-A	Eric Palatnik, P.C. 430 St. Marks Place, Staten Island Proposed construction of a new five story, eight dwelling unit, mixed use office and residential building located partially within the bed of a mapped but unbuilt portion of Victory Boulevard contrary to GCL 35 and a waiver of 72-01(g). C4-2 Special St. George /Upland Sub district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Adjourned, Continued Hearing – 10/6/2020

<i>APPEALS – NEW CASES</i>		
17.	2020-11-A	Kramer Levin Naftalis & Frankel LLP 301 Park Avenue, Manhattan Appeal of a New York City Department of Buildings determination. Community Board #5M
		Project Manager: Toni Matias (212) 386-0084
		Status: Closed, Decision – 9/15/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 13 & 14, 2020
10:00 A.M.

<i>BZ - DECISIONS</i>		
18.	2019-93-BZ	Jay Goldstein, Esq. 3203 Bedford Avenue, Brooklyn Variance (§72-21) to permit the development of a two-story plus cellar house of worship (UG 4) (<i>Khal Zichron Avrohom Yaakov</i>) contrary to ZR §24-11 (floor area/FAR), ZR §24-34 (front yard), ZR §24-35 (side yards), ZR §24-36 (rear yard) and ZR §25-31 (Parking). R2 zoning district. Community Board #14BK
		Project Manager: Rory Levy
		Status: Granted – 7/13 & 14/2020
19.	2019-165-BZ	Jay Goldstein, Esq. 1375 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family home contrary to ZR §23-141 (floor area and open space ratio); §23-461(a) (side yard); and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 7/13 & 14/2020
20.	2019-267-BZ	Eric Palatnik, P.C. 165-98 Baisley Boulevard, Queens Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Crunch Fitness</i>) within a large indoor shopping center (<i>Rochdale Center</i>) contrary to ZR §32-10 C4-2 zoning district. Community Board #12Q
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Granted – 7/13 & 14/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JULY 13 & 14, 2020
10:00 A.M.

<i>BZ - DECISIONS</i>		
21.	2016-4149-BZ	World Design Architecture, PLLC 500-508 Van Nest Avenue, Bronx Variance (§72-21) to permit the construction of an eight-story, mixed-use residential and commercial building contrary to bulk and use regulations. R5 zoning district. Community Board #11BX
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Adjourned, Continued Hearing – 11/10/2020
22.	2018-137-BZ	Eric Palatnik, P.C. 251-77 Jericho Turnpike, Queens Special Permit (§73-19) to permit the operation of a daycare (<i>Children of America</i>) contrary to ZR §32-10. C8-1 zoning district. Community Board #13Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/6/2020
23.	2019-15-BZ	Akerman LLP 79-40 Cooper Avenue, Queens Special Permit (§73-19) to permit the operation of a daycare center (UG 3) (<i>Children of America</i>) contrary to ZR §42-10. M1-1 zoning district. Community Board #5Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/6/2020
24.	2019-171-BZ	Eric Palatnik, P.C. 1610 Eastchester 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/R6 and M1-1 zoning districts. Community Board #10BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/20/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, JULY 13 & 14, 2020
1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	2019-261-BZ	Law Office of Lyra J. Altman 960 East 23rd Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family home contrary to ZR §23-141 (FAR and open space ration) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 11/10/2020
2.	2019-191-BZ	Law Office of Lyra Altman 1485 East 21st Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to ZR §23-141 (FAR and open space ration) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 10/6/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 29 & 30, 2020
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	16-36-BZ	Vassalotti Associates Architects, LLP 1885 Westchester Avenue aka 1301 White Plains Road, Bronx Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) (BP) with accessory uses which expired on November 1, 2017; Waiver of the Rules. C2-2/R5 zoning district. Community Board #9BX
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Granted – 6/29 & 30/2020

<i>SOC – CONTINUED HEARINGS</i>		
2.	207-68-BZ	Gerald Caliendo, R.A. 115-58 Dunkirk Street, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the use manufacture and storage of paper vacuum bags UG's 16 & 17), with accessory parking, which expired on June 18, 2013; Waiver of the Board's Rules. R3-2 zoning district. Community Board #12Q
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 9/14/2020
3.	115-94-BZ	Sheldon Lobel, P.C. 2470-2480 Bedford Avenue, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on July 30, 2016; Waiver of the Rules. R6A zoning district. Community Board #14BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 7/27/2020
4.	121-95-BZ	Francis R. Angelino, Esq. 37 West 46th Street, Manhattan Extension of Term of a previously approved special permit (§73-36) permitting the operation of a physical culture establishment (Osaka Health Spa) on the third floor and mezzanine level of a six-story mixed used building, contrary to ZR §32-10, which expired on February 6, 2016; Waiver of the Rules. C6-4.5 Midtown Special District. Community Board # 5M
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Closed, Decision – 7/27/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 29 & 30, 2020
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	51-06-BZ	Sheldon Lobel, P.C. 188-02 Union Turnpike, Queens Extension of Term of a previously approved variance (§72-21) which permitted the operation of a dance studio (UG 9) and a physical cultural establishment (<i>Push Fitness Club</i>) which expired on December 12, 2016; Amendment to permit a change in hours of operation for the PCE; Waiver of the Board's Rules of Practice and Procedure. C1-2R2A zoning district. Community Board #8Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 8/10/2020
6.	245-03-BZ	Seyfarth Shaw LLP 160-11 Willets Point Boulevard, Queens Extension of Term of a previously granted special permit (§72-243) for an accessory drive-thru to an existing eating and drinking establishment (McDonald's), which expired on December 9, 2018. C1-2/R3-2 zoning district. Community Board #7Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 8/24/2020
7.	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: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 12/14/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 29 & 30, 2020
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	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 expires on October 23, 2019. C2-2/R3-2 zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 9/14/2020
9.	195-02-BZ	Pryor Cashman LLP 2797 Linden Boulevard, Brooklyn Extension of Term of a previously approved Variance (§72-21) permitting an eating and drinking establishment with an accessory drive through facility which expires on November 23, 2023; Amendment to permit an enlargement; Waiver of the Rules. R4 zoning district. Community Board #5BK
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 10/19/2020
10.	162-09-BZ	Akerman LLP 30-33 Steinway Street, Queens Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (<i>Planet Fitness</i>) on the cellar, first and second floors of a two-story commercial building which expired on December 1, 2018; Waiver of the Board's Rules of Practice and Procedure. Community Board #1Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 8/24/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 29 & 30, 2020
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	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: Continued Hearing – 9/14/2020
12.	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: Continued Hearing – 9/14/2020
13.	2018-178-A	Rampulla Associates Architects, LLP 2 Oaktree Way aka 300 Ocean Terrace, Staten Island Proposed construction of a new two-story detached home not fronting on a mapped street contrary to General City Law §36. R1-1, NA-1 zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Adjourned, Continued Hearing – 11/9/2020
14.	2019-281-A	New Cingular Wireless PCS, LLC 965 Richmond Avenue a/k/a Forest Promenade Shopping Center, Staten Island Appeal of a New York City Department of Buildings determination. COMMUNITY BOARD #1SI
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Continued Hearing – 9/14/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 29 & 30, 2020
10:00 A.M.

<i>BZ - DECISIONS</i>		
15.	2019-21-BZ	Sheldon Lobel, P.C. 2223 East 14th Street, Brooklyn Special Permit (§73-622) to permit the enlargement and conversion of an existing single-family home to a two-family residence, contrary to FAR, open space and lot coverage (ZR §23-142); side yards (ZR §§23-461(a) and 23-48) and rear yard (§23-47). R4 zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Granted – 6/29 & 30/2020
16.	2019-39-BZ	Law Office of Lyra J. Altman 2311 East 4th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to ZR 23-47 (rear yard); ZR 23-143 (open space) and 23-461(a) (side yard). R4 Special Ocean Parkway District. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 6/29 & 30/2020
17.	2019-75-BZ	Law Office of Fredrick A. Becker 704 Broadway, Manhattan Special Permit (§73-19) to permit the operation of a school (UG 3) (<i>Bright Horizons Child Care Center</i>) to be located on the first floor, mezzanine and cellar of an existing eight story building contrary to ZR §42-10. M1-5B NoHo Historic District. Community Board #2M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 6/29 & 30/2020
18.	2018-145-BZ	Akerman, LLP 251-73 Jericho Turnpike, Queens Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Planet Fitness</i>) to be located on portions of the first and second floors of a new building contrary to ZR §32-10. C8-1 Zoning District. Community Board #13Q
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Granted – 6/29 & 30/2020
19.	2019-184-BZ	Sheldon Lobel, P.C. 45-20 83rd Street and 80-52 47th Street, Queens Permit (§73-19) to permit a school (The Renaissance Charter School) contrary to ZR §42-10. M1-1 zoning district. COMMUNITY BOARD #4Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 6/29 & 30/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 29 & 30, 2020
10:00 A.M.

<i>BZ – DECISIONS</i>		
20.	2019-187-BZ	Rothkrug Rothkrug & Spector LLP 205 Bricktown Way, Staten Island Special Permit (§73-36) to permit the operation of a physical cultural establishment (Hand and Stone Massage and Facial Spa) contrary to ZR 32-10. C4-1 Special South Richmond zoning district. Community Board #3SI
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Granted – 6/29 & 30/2020
21.	2020-27-BZ	Sheldon Lobel, P.C. 403 Concord Avenue, Bronx Special Permit (§73-19) to permit the operation of a High School (UG 3) contrary to ZR 42-10. M1-2 zoning district. COMMUNITY BOARD #8BX
		Project Manager: Jsillene Ebanks Chu (212) 386-0084
		Status: Granted – 6/29 & 30/2020

<i>BZ – CONTINUED HEARINGS</i>		
22.	2016-4264-BZ	Gerald J. Caliendo, R.A., AIA 194 Moffat Street, Brooklyn Variance (§72-21) to permit a residential development consisting of a four story, ten units multiple dwelling, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 10/5/2020
23.	2019-158-BZ	Eric Palatnik, P.C 89-03 57th Avenue, Queens Special Permit (§73-243) to permit an eating and drinking establishment (<i>White Castle</i>) with an accessory drive-thru contrary to ZR §32-10. C1-2/R4 zoning district. Community Board #4Q
		Project Manager: Rory Levy
		Status: Closed, Decision – 7/27/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 29 & 30, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
24.	2019-188-BZ	Neil Weisbard of Pryor Cashman, LLP 1212 East Gun Hill Road, Bronx Special Permit (§73-243) to permit an eating and drinking establishment (McDonald's) with an accessory drive-thru contrary to ZR §32-10. C1-2/R5 and R5 zoning district. Community Board #11BX
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 9/14/2020
25.	2018-192-BZ	Sheldon Lobel, P.C. 229 Lenox Avenue, Manhattan Variance (§72-21) to permit the legalization of a conversion of an existing mixed-use building to a single-family home in which the glazed windows and doors facing the rear lot line do not comply with the minimum distance for legally required windows for natural light and ventilation contrary to ZR 23-861. C1-4/R7-2 zoning district. Community Board #10M
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Closed, Decision – 7/27/2020
26.	2019-205-BZ	Goldman Harris LLC 485 Van Sinderen Avenue, Brooklyn Variance (§72-21) to permit the development of a 9-story residential building with 129 units of affordable independent residences for seniors contrary to ZR §42-10. M1-1 zoning district. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 9/14/2020

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, JUNE 29 & 30, 2020
1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	2020-6-BZ	Law Office of Jay Goldstein, PLLC 88 Madison Avenue, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Strengthen Lengthen Tone</i>) to be located on portions of the first, third and fourth floors of an existing 13-story commercial building contrary to ZR 32-10. C5-2 zoning district. Community Board #5M
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Closed, Decision – 7/27/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 15 & 16, 2020
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	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: Adjourned, Continued Hearing – 9/14/2020
2.	10-99-BZ	Law Office of Fredrick A. Becker 300 West Service Road, Staten Island Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (New York Sports Club) which expired on October 26, 2019. M2-1 zoning district. Community Board #2SI
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Withdrawn – 6/15 & 16/2020
3.	247-08-BZ	Eric Palatnik, P.C. 3454 Nostrand Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-243) which permitted the use of accessory drive-through to an eating and drinking establishment (<i>Starbucks</i>) which is set to expire on May 12, 2019. C1-2/R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 8/24/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 15 & 16, 2020
10:00 A.M.

<i>SOC - NEW CASES</i>		
4.	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 request 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: Continued Hearing – 10/5/2020

<i>APPEALS – CONTINUED HEARINGS</i>		
5.	2019-281-A	New Cingular Wireless PCS, LLC 965 Richmond Avenue a/k/a Forest Promenade Shopping Center, Staten Island Appeal of a New York City Department of Buildings determination.
		Community Board #1SI
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Adjourned, Continued Hearing – 6/29/2020
6.	2019-195-A	Rothkrug Rothkrug & Spector LLP 191 Industrial Loop, Staten Island Proposed development of a one-story warehouse (UG 16) not fronting on a mapped street contrary to General City Law §36. M3-1 Special South Richmond District.
		Community Board #3SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 8/10/2020
7.	2018-201-A	Rothkrug, Rothkrug & Spector, LLP 46 Kissel Avenue, Staten Island Proposed construction of a two-story, two-family residential building not fronting on a mapped street contrary to General City Law §36. R3X Lower Density Growth Management Area.
		Community Board #2SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 7/13/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY & TUESDAY MORNING, JUNE 15 & 16, 2020
10:00 A.M.

APPEALS – NEW CASES		
8.	2019-69-A 2019-70-A	<p>Rothkrug Rothkrug & Spector LLP 341 & 343 Mallory Avenue, Staten Island</p> <p>Proposed construction of a new two-family not fronting on a legally mapped street contrary to General City Law Section §36. R3X zoning district.</p> <p>Community Board # 2SI</p> <p>Project Manager: Toni Matias (212) 386-0084</p> <p>Status: Continued Hearing – 9/14/2020</p>

BZ - DECISIONS		
9.	157-15-BZ	<p>Law Office of Lyra J. Altman 3925 Bedford Avenue, Brooklyn</p> <p>Special Permit (73-622) for the enlargement of an existing single family contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R3-2 zoning district.</p> <p>Community Board #15BK</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 6/15 & 16/2020</p>
10.	2018-67-BZ	<p>Sheldon Lobel, P.C. 7406 Fifth Avenue, Brooklyn</p> <p>Special Permit (§73-621) to permit the legalization of a one-story horizontal enlargement at the rear of an existing three-story and cellar mixed-use commercial and residential building. C1-3/R6B (Special Bay Ridge District).</p> <p>Community Board #10BK</p> <p>Project Manager: Toni Matias (212) 386-0084</p> <p>Status: Closed, Decision – 8/10/2020</p>
11.	2019-6-BZ	<p>Law Office of Fredrick A. Becker 138 East 39th Street, Manhattan</p> <p>Variance (§72-21) to permit the enlargement of an existing house of worship (Eastern Prelacy of the Armenian Apostolic Church) contrary to ZR §24-11 (lot coverage and floor area ratio); ZR §§24-33 & 24-36 (permitted rear yard obstruction within a 30' required yard). R8 zoning district.</p> <p>Community Board #6M</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Granted – 6/15 & 16/2020</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 15 & 16, 2020
10:00 A.M.

<i>BZ - DECISIONS</i>		
12.	2019-48-BZ	Sheldon Lobel, P.C. 31-45 41st Street, Queens Variance (§72-21) to permit the construction of a three-story and cellar, two-family building contrary to ZR §23-49 (Special Provisions for Side Lot Line Walls). R5 zoning district. Community Board #1Q
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Granted – 6/15 & 16/2020
13.	2019-84-BZ	Akerman LLP 107-18 70th Road, Queens Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Orangetheory Fitness</i>) to be located on a portion of the first floor of a one-story commercial building contrary to ZR §32-10. C4-4A Special Forest Hills District. Community Board #6Q
		Project Manager: Jsziellene Ebanks Chu (212) 386-0084
		Status: Granted – 6/15 & 16/2020
14.	2-10-BZ & 2019-193-BZ	Venable LLP 218-222 Second Avenue (aka) 311-315 East 13th Street), 310 East 14th Street (a/k/a 302 East 14th Street, a/k/a 302-318 East 14th Street/224-26 Second Avenue, 300 East 14th Street, 326 East 14th Street & 313 East 13th Street (a/k/a 313-327 East 13th Street, Manhattan Amendment of a previously approved Special Permit (§73-641) which permitted the enlargement of a community facility (New York Eye and Ear Infirmary). C1-6A and C1-7A Special Transit Land Use District. Variance (§72-21) to permit the construction of a new 7-story plus screened rooftop hospital building (Mount Sinai Beth Israel) contrary to underlying bulk requirements. C1-6A and C1-7A Special Transit Land Use District. Community Board #3M
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Granted – 6/15 & 16/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

MONDAY & TUESDAY MORNING, JUNE 15 & 16, 2020
10:00 A.M.

BZ - DECISIONS		
15.	2019-273-BZ	<p>Law Office of Jay Goldstein 139-146 West Street (90-110 Barclay Street, 88-110 Vesey Street, 206-222 Washington St), Manhattan</p> <p>Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Rumble Fitness</i>) located within a portion of the cellar and first floor of an existing building contrary to ZR §32-10. C6-4 Lower Manhattan Special District. Site is designated as an NYC Individual Landmark (<i>The Verizon Building</i>) and on the National Register of Historic Places.</p> <p>Community Board #1M</p> <p>Project Manager: Jszillene Ebanks Chu (212) 386-0084</p> <p>Status: Granted – 6/15 & 16/2020</p>
16.	2019-306-BZ	<p>Law Office of Jay Goldstein 49 West 23rd Street, Manhattan</p> <p>Special Permit (§73-36) to permit the legalization of the operation of a physical cultural establishment (<i>Rumble Fitness</i>) within portions of the cellar and first floor of an existing building contrary to ZR §41-10. M1-6 zoning district.</p> <p>Community Board #5M</p> <p>Project Manager: Vinroy Bell (212) 386-0082</p> <p>Status: Granted – 6/15 & 16/2020</p>

BZ – CONTINUED HEARINGS		
17.	2017-272-BZ	<p>Erik Palatnik, P.C. 10-19 46th Road, Queens</p> <p>Special Permit (§73-36) to permit the operation of physical cultural establishment (CrossFit) within an existing one store commercial building contrary to ZR §42-10 located in M1-4 zoning district.</p> <p>Community Board #2Q</p> <p>Project Manager: Toni Matias (212) 386-0084</p> <p>Status: Adjourned, Continued Hearing – 10/19/2020</p>
18.	2018-66-BZ	<p>Sheldon Lobel, P.C. 118 West 72nd Street, Manhattan</p> <p>Special Permit (§73-36) to permit the legalization of the operation of a Physical Cultural Establishment (<i>Dakota Personal Training and Pilates</i>) with the cellar and first floor of an existing 13-story plus cellar building contrary to ZR §32-10. C4-6A (Upper West Side/Central Park West Historic District).</p> <p>Community Board #7M</p> <p>Project Manager: Toni Matias (212) 386-0084</p> <p>Status: Adjourned, Continued Hearing – 10/19/2020</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 15 & 16, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
19.	2018-142-BZ	Dennis P. George 204-23 46th Road, Queens Variance (§72-21) to permit the development of a two-story plus attic & cellar Use Group (“UG”) 2 residential building contrary to ZR §22-00 (Zero Lot line building) & § 32-461a (Side Yard less than minimum required). R3-1 zoning district. Community Board #19Q
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 9/14/2020
20.	2019-74-BZ	Kramer Levin Naftalis & Frankel, LLP 112-51 Northern Boulevard, Queens Special Permit (§73-66) to permit the construction of a development that exceeds the height limits established contrary ZR §61-20. C2-4/R6 zoning district. Community Board #3Q
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 9/14/2020
21.	2019-165-BZ	Jay Goldstein, Esq. 1375 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family home contrary to ZR §23-141 (floor area and open space ratio); §23-461(a) (side yard); and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision- 7/13/2020
22.	2019-184-BZ	Sheldon Lobel, P.C. 45-20 83rd Street and 80-52 47th Avenue, Queens Special Permit (§73-19) to permit a school (The Renaissance Charter School) contrary to ZR §42-10. M1-1 zoning district. Community Board #4Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 6/29/2020
23.	2019-269-BZ	Snyder & Snyder LLP 3425 Rombouts Avenue, Bronx Special Permit (§73-30) to permit non-accessory antennas to be affixed to signs or other similar structures. M1-1 zoning district. Community Board #12BX
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Continued Hearing – 8/24/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 15 & 16, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
24.	2019-296-BZ	Rothkrug Rothkrug & Spector LLP 84-84 Franklin Street, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Aire Ancient Baths</i>) contrary to ZR §32-10. C6-2A zoning district. Tribeca East Historic District. Community Board #1M
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Closed, Decision – 7/27/2020
25.	2020-27-BZ	Sheldon Lobel, P.C. 403 Concord Avenue, Bronx Special Permit (§73-19) to permit the operation of a High School (UG 3) contrary to ZR 42-10. M1-2 zoning district. Community Board #8BX
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Closed, Decision – 6/29/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, JUNE 15 & 16, 2020
1:00 P.M.

<i>BZ – NEW CASES</i>		
26.	2019-35-BZ	Eric Palatnik, P.C. 235 Beaumont Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to floor area requirements (ZR §23-142). R3-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 8/10/2020
27.	2019-196-BZ	Eric Palatnik, P.C. 41 East 20th Street, Manhattan Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>La Casa Day Spa</i>) contrary to ZR §42-10. M1-5M zoning district. Community Board #5M
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 7/27/2020
28.	2019-267-BZ	Eric Palatnik, P.C. 165-98 Baisley Boulevard, Queens Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Crunch Fitness</i>) within a large indoor shopping center (<i>Rochdale Center</i>) contrary to ZR §32-10 C4-2 zoning district. Community Board #12Q
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Closed, Decision – 7/13/2020
29.	2020-9-BZ	Paul F. Bonfilio, R.A. 26-11 123rd Street, Queens Variance (§72-21) to permit the development of a two-family, two story dwelling contrary to ZR §22-12 (attached building not permitted), ZR §23-142 (floor area ratio), ZR §23-22 (maximum number of dwelling units), ZR §23-461(a)(side yards) ZR §23-631(b)(wall height), ZR §25-621(a) (parking location). R4A zoning district. Community Board #7Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 9/14/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 1 & 2, 2020
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	825-86-BZ	Akerman, LLP 1703 Bronxdale Avenue, Borough of Bronx Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a commercial banquet hall (UG 9) and eating and drinking establishment (UG 6) contrary to zoning use regulations which expired on June 30, 2017: Amendment to permit the extension of the banquet hall by approximately 1,104 square feet and the addition of two new mezzanines for a total of 2,461 square feet, permit an increase in the maximum permitted occupancy from 850 people to a maximum occupancy of 1,008 people and propose to reduce the parking from 75 to 65 attendant parking spaces; Waiver of the Rules. R5 Zoning District. Community Board # 11BX
		Project Manager: Toni Matias (212) 386-0084
		Status: Adjourned, Continued Hearing – 8/24/2020
2.	67-96-BZ	Akerman, LLP 210 East 86th Street, Manhattan Extension of Term of a previously approved Variance (§72-21) which permitted the expansion of a then existing theater contrary to use regulations and enlargement of the building contrary to underlying bulk regulation which expired December 17, 2016; Waiver of the Rules. C2-8A/R8B zoning district. Community Board #8M
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 7/13/2020
3.	42-97-BZ	Law Offices of Marvin Mitzner LLC 93-20 Astoria Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the construction and use of a one-story and cellar retail drug store (UG 6) which expired on March 3, 2018; Amendment to permit the elimination of a term since the use is now permitted with the exception of a portion located in a R6B zoning district; Waiver of the Board's Rules. C1-3 and R6B zoning districts. Community Board #3Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 8/24/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 1 & 2, 2020
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	58-13-A	Law Office of Jay Goldstein 4 Wiman Place (28, 32 & 35 Sylvaton Terrace), Staten Island Amendment of a previously approved application permitting the development of a 3-story residential building located within the bed of a mapped street contrary to General City Law §35. R4 and M3-1 zoning districts. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 8/10/2020
5.	175-14-BZ	Greenberg Traurig, LLP 1162 Broadway, Manhattan Amendment of a previously approved Variance (§72-21) which approved the construction a new 14-story hotel building. The amendment seeks to change the use of the proposed building from hotel use to office use; Extension of Time to Complete Construction which expired on March 25, 2019; Waiver of the Board's Rules. M1-6 Madison Square North Historic District. Community Board #5M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 7/13/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 1 & 2, 2020
10:00 A.M.

SOC – NEW CASES		
6.	58-30-BZ	Nasir J. Khanzada, P.E. 73-13 Cooper Avenue, Queens Application October 12, 2018 – 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 legalize alterations which removed two service bays and enlargement and conversion of a portion of the building to a convenience store; relocation of gasoline pumps and installation of a new canopy. R4 zoning district. Community Board #4Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 8/24/2020
7.	10-99-BZ	Law Office of Fredrick A. Becker 300 West Service Road, Staten Island Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (New York Sports Club) which expired on October 26, 2019. M2-1 zoning district. Community Board #2SI
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Withdrawal Letter – 6/3/2020
8.	33-99-BZ	Rothkrug Rothkrug & Spector LLP 630 5th Avenue, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (Equinox Fitness) which expired on January 11, 2020. C5-2.5 and C5-3 Midtown Special Purpose district. Rockefeller Center National Historic Landmark. 630 5 th Avenue aka 40-60 Rockefeller Plaza, 31-41 W. 50 th Street, 32-40 W. Community Board #5M
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Closed, Decision – 7/13/2020
9.	72-99-BZ	Rothkrug Rothkrug & Spector LLP 1633 Broadway, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (Equinox Fitness) which expires on January 11, 2020. C6-7 Midtown Special Purpose District. Community Board #5M
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Closed, Decision – 7/13/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 1 & 2, 2020
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	2018-68-A thru 2018-90-A	Sanna & Loccisano Architects, P.C. Santina Drive, Staten Island Proposed construction of 23 detached residences, not fronting on a legally mapped street, contrary to General City Law 36. R3-X South Richmond Special Purpose district. Community Board #5SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 10/27/2020
11.	2019-68-A	Rothkrug Rothkrug & Spector LLP 235 Industrial Loop, Staten Island Proposed construction of a one-story warehouse building (UG 16) on site not fronting on a mapped street contrary to General City Law §36. M3-1 Special South Richmond. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 8/10/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 1 & 2, 2020
10:00 A.M.

<i>BZ – DECISIONS</i>		
12.	2018-145-BZ	Akerman, LLP 251-73 Jericho Turnpike, Queens Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Planet Fitness</i>) to be located on portions of the first and second floors of a new building contrary to ZR §32-10. C8-1 Zoning District. Community Board #13Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Deferred Decision – 6/29/2020
13.	2019-21-BZ	Sheldon Lobel, P.C. 2223 East 14th Street, Brooklyn Special Permit (§73-622) to permit the enlargement and conversion of an existing single-family home to a two-family residence, contrary to FAR, open space and lot coverage (ZR §23-142); side yards (ZR §§23-461(a) and 23-48) and rear yard (§23-47). R4 zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Deferred Decision – 6/29/2020
14.	2019-22-BZ	Sheldon Lobel, P.C. 24-47 95th Street, Queens Variance (§72-21) to permit the construction of a semi-detached single-family home contrary to use (ZR §22-12(a)(1); FAR (ZR §23-142); side yards (ZR §23-461) and parking (ZR §25-22). R3X zoning district. Community Board #3Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 6/1 & 6/2/2020
15.	2019-26-BZ	Akerman, LLP 233 Nevins Street aka 236 Butler Street, Brooklyn Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Cliffs at Gowanus</i>) a portion of the first floor, and on the second, third, and fourth floors contrary to ZR 42-10. M1-2 zoning district. Community Board #6BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 6/1 & 6/2/2020

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 1 & 2, 2020
10:00 A.M.

<i>BZ – DECISIONS</i>		
16.	2019-76-BZ	Law Office of Lyra J. Altman 1973 East 16 th Street, Brooklyn Special Permit (§73-622) to permit the legalization and enlargement of an existing residence contrary to ZR §§23-461(a) & 23-48 (side yard) and ZR §23-47 (rear yard). R5 zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 6/1 & 6/2/2020
17.	2019-202-BZ	Eric Palatnik, P.C. 2218 East 3 rd Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family home contrary to underlying bulk requirements. R4 Special Ocean Parkway District. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Deferred Decision – 7/27/2020
18.	2019-272-BZ	Rothkrug Rothkrug & Spector LLP 600 6 th Avenue, Manhattan Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (Sweat 440) located on the cellar and first floor of an existing ten-story mixed-use building. C6-2A zoning district. Community Board #5M
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Granted – 6/1 & 6/2/2020

<i>BZ – CONTINUED HEARINGS</i>		
19.	2019-16-BZ	Pryor Cashman LLP 250-01 Northern Boulevard, Queens Special Permit (§73-243) to permit an accessory drive-through to a proposed eating and drinking establishment (UG 6) (<i>McDonald's</i>) contrary to ZR §32-15. C1-2/R3-1 and R2A zoning districts. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 8/10/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 1 & 2, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	2019-27-BZ	Klein Slowik, PLLC 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 25-31 (parking). R5 zoning district. Community Board #12BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 9/15/2020
21.	2019-75-BZ	Law Office of Fredrick A. Becker 704 Broadway, Manhattan Special Permit (§73-19) to permit the operation of a school (UG 3) (<i>Bright Horizons Child Care Center</i>) to be located on the first floor, mezzanine and cellar of an existing eight story building contrary to ZR §42-10. M1-5B NoHo Historic District. Community Board #2M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 6/29/2020
22.	2019-184-BZ	Sheldon Lobel, P.C. 45-20 83rd Street and 80-52 47th Avenue, Queens Special Permit (§73-19) to permit a school (The Renaissance Charter School) contrary to ZR §42-10. M1-1 zoning district. Community Board #4Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/16/2020
23.	2019-187-BZ	Rothkrug Rothkrug & Spector LLP 205 Bricktown Way, Staten Island Special Permit (§73-36) to permit the operation of a physical cultural establishment (Hand and Stone Massage and Facial Spa) contrary to ZR 32-10. C4-1 Special South Richmond zoning district. Community Board #3SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 6/29/2020
24.	2-10-BZ	Venable LLP 310 East 14th Street, Manhattan Amendment of a previously approved Special Permit (§73-641) which permitted the enlargement of a community facility (New York Eye and Ear Infirmary). C1-6A and C1-7A Special Transit Land Use District. Community Board #3M
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Closed, Decision – 6/15/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, JUNE 1 & 2, 2020
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
25.	2019-193-BZ	Venable LLP 310 East 14 th Street, Manhattan Variance (§72-21) to permit the construction of a new 7-story plus screened rooftop hospital building (Mount Sinai Beth Israel) contrary to underlying bulk requirements. C1-6A and C1-7A Special Transit Land Use District. Community Board #3M
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Closed, Decision – 6/15/2020
26.	2019-203-BZ	Snyder & Snyder LLP 144-43 Farmers Boulevard, Queens Special Permit (§73-30) to allow a non-accessory radio tower (<i>Verizon</i>) on the rooftop of an existing building. R3-2 zoning district. Community Board #13Q
		Project Manager: Jsillene Ebanks Chu (212) 386-0084
		Status: Adjourned, Continued Hearing – 9/15/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 18 & 19, 2020
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	21-91-BZ	Sheldon Lobel, P.C. 2407-2417 Linden Boulevard, Brooklyn Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an automotive glass and mirror repair establishment (UG 7D) and used car sales (UG 16B) which expired on March 16, 2015; Amendment to permit the legalize the conversion of the existing building to Use Car Sales (UG 16B) and relinquishing the automotive glass and mirror repair establishment (UG 7D); Waiver of the Board's Rules. R5 zoning district. Community Board #5BK
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 7/13/2020
2.	187-97-BZ	Nasir J. Khanzada 148-02 Rockaway Boulevard, Queens Amendment of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B) with an accessory convenience store. The amendment seeks to remove lot 39 from the application as well as enlarge the existing building by 133.68 square feet. C2-3/R5D zoning district. Community Board #12Q
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Adjourned, Continued Hearing – 9/15/2020
3.	23-08-BZ	Sheldon Lobel, P.C. 80-14 Chevy Chase Street, Queens Amendment of a previously approved Variance (§72-21) which permitted the construction of a two-story and cellar house of worship (UG 4) contrary to floor area and parking requirements. R1-2 zoning district. Community Board #8Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 7/20/2020
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: Jszillene Ebanks Chu (212) 386-0084
		Status: Adjourned, Continued Hearing – 7/20/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 18 & 19, 2020
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	27-96-BZ	Sheldon Lobel, P.C. 602-04 Coney Island Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Cultural Establishment (<i>Banya</i>) which expired on October 16, 2016; Amendment Waiver of the Rules. C2-3/R5 Special Ocean Parkway District. Community Board #12BK
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Adjourned, Continued Hearing – 7/20/2020

<i>SOC – NEW CASES</i>		
6.	335-59-BZ	Robert Darden R.A. 3485-95 Atlantic Avenue & 315-321 Nichols Avenue, Brooklyn Extension of Term (§11-411) of a variance permitting the storage and sales of used cars with accessory office (UG 16B) which expired on December 7, 2019. R5 zoning district. Community Board #3BK
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Withdrawn - 5/18 & 19/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 18 & 19, 2020
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
7.	2019-185-A	P. Vengoechea/T. Boyland; V&B Architecture—postponed 57 Fletcher Street, Staten Island Proposed construction of two, two-family houses, partially within the bed of a mapped street pursuant to Section 35 of the General City Law. R2A zoning district Community Board #1SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Granted – 5/18 & 19/2020
8.	2019-186-A	P. Vengoechea/T. Boyland; V&B Architecture—postponed 53 Fletcher Street, Staten Island Proposed construction of two, two-family houses, partially within the bed of a mapped street pursuant to Section 35 of the General City Law. R2A zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Granted – 5/18 & 19/2020
9.	2019-303-A	Sheldon Lobel, P.C.—postponed 55 Eckford Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to obtain a Certificate of Occupancy for a development commenced under the prior zoning district regulations. Community Board #1BK
		Project Manager: Toni Matias (212) 386-0084
		Status: Granted – 5/18 & 19/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 18 & 19, 2020
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	2018-102-A	Sheldon Lobel, P.C. 241 Grand Street, Brooklyn To acquire vested rights under common law requesting the renewal of all building permits relating to the proposed development, as issued originally on March 11, 2009 in connection with Permit No. 302156798-01-AI in the then R6 zoning district. R6B zoning district. Community Board #1BK
		Project Manager: Toni Matias (212) 386-0084
		Status: Adjourned, Continued Hearing – 9/15/2020
11.	2019-19-A	Rothkrug Rothkrug & Spector LLP 107 Manee Avenue, Staten Island Proposed development of a three-story, mixed-use building containing commercial use on the ground floor and dwelling units on the second and third floors not fronting on a legally mapped street is contrary to General City Law §36. R3X/SRD zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 7/13/2020
12.	2019-82-A	Eric Palatnik, P.C. 430 St. Marks Place, Staten Island Proposed construction of a new five story, eight dwelling unit, mixed use office and residential building located partially within the bed of a mapped but unbuilt portion of Victory Boulevard contrary to GCL 35 and a waiver of 72-01(g). C4-2 Special St. George /Upland Sub district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 7/13/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 18 & 19, 2020
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
13.	2018-170-A	Tarter Krinsky & Drogin LLP 51-03 Van Dam Street, Queens Appeal of a NYC Department of Buildings determination that a sign does not comply with the provisions of ZR §42-55c. Community Board #2Q
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 8/10/2020
14.	2018-190-A	Richard Lobel, P.C. 32-18 Union Street, Queens Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a proposed development under the prior R6 zoning prior to a rezoning which occurred on April 22, 2009. R5D zoning district. Community Board #7Q
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 7/20/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 18 & 19, 2020
10:00 A.M.

<i>BZ - DECISIONS</i>		
15.	2017-265-BZ	Law Office of Emily Simons PLLC 318-320 54 th Street aka 5401 3 rd Avenue, Brooklyn Re-instatement (§11-411) of a previously approved variance which permitted the storage, warehousing, office and showroom (UG 16B) and the assembly of venetian blinds (UG 17) which expired on June 24, 1991; Waiver of the Board's rules. R6B zoning district. Community Board #7BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/18 & 19/2020
16.	2020-2-BZ	Law Office of Emily Simons PLLC 320 54 th Street (aka 5401 3 rd Avenue), Brooklyn Special Permit (§73-53) to allow the enlargement of an existing non-conforming manufacturing building, contrary to use regulations (§22-00). R6B zoning district. Community Board #7BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/18 & 19/2020
17.	2018-91-BZ	Klein Slowik PLLC—postponed 78-80 Leonard Street a/k/a 79 Worth Street, Manhattan Special Permit (§73-36) to operate a physical culture establishment (<i>Crunch Fitness</i>) within an existing building. C6-2A zoning district. Community Board #1M
		Project Manager: Rory Levy
		Status: Granted – 5/18 & 19/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 18 & 19, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	2017-317-BZ	Sheldon Lobel, P.C. 1693 Flatbush Avenue, Brooklyn Variance (§72-21) to permit the development of a 5 ½-story commercial office building contrary to ZR §36-121 (floor area); ZR §33-431 (street wall, setback & sky exposure plane and ZR §36-21 (parking). C2-2/R5 zoning district. Community Board #18BK
		Project Manager: Toni Matias (212) 386-0084
		Status: Adjourned, Continued Hearing – 7/20/2020
19.	2019-9-BZ	Law Office of Steven Simicich 468 Targee Street, Staten Island Variance (§72-21) to permit the construction of a new single family detached home, contrary to side yard and open area regulations, ZR §23-461(c), and front yard regulations, ZR §23-45. R3A zoning district. Community Board #1SI
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 7/20/2020
20.	2019-39-BZ	Law Office of Lyra J. Altman 2311 East 4th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to ZR 23-47 (rear yard); ZR 23-143 (open space) and 23-461(a) (side yard). R4 Special Ocean Parkway District. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 6/2/2020
21.	2-10-BZ & 2019-193-BZ	Venable LLP 310 East 14th Street, Manhattan Amendment of a previously approved Special Permit (§73-641) which permitted the enlargement of a community facility (New York Eye and Ear Infirmary). C1-6A and C1-7A Special Transit Land Use District. Variance (§72-21) to permit the construction of a new 7-story plus screened rooftop hospital building (Mount Sinai Beth Israel) contrary to underlying bulk requirements. C1-6A and C1-7A Special Transit Land Use District. Community Board #3M
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 6/1/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY AFTERNOON, MAY 18 & 19, 2020
1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	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: Continued Hearing – 7/20/2020
2.	2019-266-BZ	Law Office of Steven Simicich 1498 Clove Road, State Island Special Permit (§73-126) to permit the enlargement of an ambulatory diagnostic or treatment care facility which exceeds 1,500 square feet, located within a lower density growth management area, contrary to ZR §22-14. R3X LDGMA zoning district. Community Board #1SI
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 7/20/2020
3.	2020-27-BZ	Sheldon Lobel, P.C. 403 Concord Avenue, Bronx Special Permit (§73-19) to permit the operation of a High School (UG 3) contrary to ZR 42-10. M1-2 zoning district. Community Board #8BX
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Continued Hearing – 6/15/2020

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 4 & 5, 2020
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	751-78-BZ	Rothkrug Rothkrug & Spector LLP—postponed 200-15 Northern Boulevard, Queens Extension of Term of a previously granted under variance (§72-21) for the continued operation of a UG16 Automotive Repair Shop (Genesis Auto Town) which expired on January 23, 2019. C2-2/R3-2 zoning district. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 5/4 & 5/20
2.	2017-247-BZ	Law Office of Lyra J. Altman 1367 East 24th Street, Brooklyn Amendment of a previously approved Special Permit (§73-622) for the enlargement of an existing single-family home contrary to the previous Board approval. R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 5/4 & 5/20

<i>SOC – CONTINUED HEARINGS</i>		
3.	16-36-BZ	Vassalotti Associates Architects, LLP 1885 Westchester Avenue aka 1301 White Plains Road, Bronx Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) (BP) with accessory uses which expired on November 1, 2017; Waiver of the Rules. C2-2/R5 zoning district. Community Board #9BX
		Project Manager: Jsziellene Ebanks Chu (212) 386-0084
		Status: Closed, Decision – 6/29/20
4.	209-04-BZ	Eric Palatnik, P.C. 109-09 15th Avenue, Queens Extension of Time to complete construction of an approved variance (§72-21) to permit the conversion and enlargement of an existing industrial building to residential use contrary to underlying use regulations which expired on December 4, 2016. M2-1 zoning district. Community Board #7Q
		Project Manager: Toni Matias (212) 386-0084
		Status: Withdrawn – 5/4 & 5/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 4 & 5, 2020
10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	551-37-BZ	Eric Palatnik, P.C. 233-02 Northern Boulevard, Queens Amendment (§11-413) to permit a change in use from an Automotive Repair Facility (UG 16B) to Automobile Sales (UG 16B). R1-2 zoning district. Community Board #11Q
		Project Manager: Ted Ricketts (212) 386-0088
		Status: Continued Hearing – 7/13/20
6.	334-78-BZ	Eric Palatnik, P.C. 233-20 Northern Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on July 24, 2019. R1-2 zoning district. Community Board #11Q
		Project Manager: Ted Ricketts (212) 386-0088
		Status: Continued Hearing – 7/13/20
7.	72-04-BZ	Eric Palatnik, P.C. 141-54 Northern Boulevard, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) (Getty) which expires on June 3, 2020. C1-2/R6 & R6 zoning district. Community Board #7Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 7/13/20
8.	51-06-BZ	Sheldon Lobel, P.C. 188-02 Union Turnpike, Queens Extension of Term of a previously approved variance (§72-21) which permitted the operation of a dance studio (UG 9) and a physical cultural establishment (<i>Push Fitness Club</i>) which expired on December 12, 2016; Amendment to permit a change in hours of operation for the PCE; Waiver of the Board's Rules of Practice and Procedure. C1-2R2A zoning district. Community Board #8Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/29/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 4 & 5, 2020
10:00 A.M.

APPEALS – CONTINUED HEARINGS

9.	2018-198-A	<p>Rothkrug Rothkrug & Spector LLP 85 Trenton Court, Staten Island Proposed construction of a two-story, two-family residential building not fronting on a mapped street contrary to General City Law §36. R3X Special South Richmond District. Community Board #3SI Project Manager: Darrell Ruffin (212) 386-0054 Status: Adjourned, Continued Hearing – 8/3/20</p>
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BZ – DECISIONS

10.	2017-270-BZ	<p>Edward Lauria, P.E. 1434 Utica Avenue, Brooklyn Special Permit (§73-53) to permit the enlargement of an automotive body repair facility (UG 17B) contrary to ZR §43-121 (Maximum Permitted Floor Area). M1-1 zoning district. Community Board #17BK Project Manager: Gjela Prenga (212) 386-0067 Status: Granted – 5/4 & 5/20</p>
11.	2018-15-BZ	<p>Crown Architecture & Consulting, D.P.C. 250 West 26th Street, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Marcelo Garcia Brazilian Jiu Jitsu</i>) on the third floor of an existing building contrary to ZR §32-10. C6-2A zoning district. Community Board #4M Project Manager: Jszillene Ebanks Chu (212) 386-0084 Status: Granted – 5/4 & 5/20</p>
12.	2018-146-BZ	<p>Eric Palatnik, P.C. 1315 East 24th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to ZR §23-142 (FAR, Lot Coverage and Open Space); ZR §23-621(b) (Perimeter Wall Height); ZR §23-47 (Rear Yard) and ZR §23-461 (Side Yard). R2 zoning district. Community Board #14BK Project Manager: Henry Segovia (212) 386-0074 Status: Granted – 5/4 & 5/20</p>

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 4 & 5, 2020
10:00 A.M.

<i>BZ – DECISIONS</i>		
13.	2019-64-BZ	Law Office of Lyra J. Altman 1334 East 24th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to FAR and open space (ZR §23-141); side yards (ZR §23-461) and rear yard (§23-47). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 5/4 & 5/20
14.	2019-65-BZ	Law Office of Lyra J. Altman 373 Avenue W, Brooklyn Special Permit (§73-622) to permit the enlargement and conversion of an existing two-family home to a single-family residence, contrary side yards (ZR §23-461) and rear yard (§23-47). R4 Special Ocean Parkway district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 5/4 & 5/20
15.	2019-174-BZ	Victor K. Han, RA, AIA 45-58 Bell Boulevard, Borough of Queens Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Renzo Gracie Bayside</i>) within the cellar of an existing commercial building contrary to ZR §32-10. C2-4/R4B zoning district. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 5/4 & 5/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 4 & 5, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
16.	2016-4463-BZ	Law Office of Jay Goldstein 6202 14 th Avenue (1372-1384 62 nd St., 1370 62 nd St, 6210 14 th 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 – 8/3/20
17.	2019-24-BZ	Eric Palatnik, P.C. 2721 Nostrand Avenue, Brooklyn Special Permit (§73-49) to permit accessory parking on the roof of an under-construction DOB-approved Use Group 9A automotive sales use establishment contrary to ZR §36-11. C2-2/R4 zoning district. Community Board #18BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 8/3/20
18.	2019-25-BZ	Sheldon Lobel, P.C. 40-48 Commercial Street, Brooklyn Variance (72-21) to permit the development of a nine-story plus cellar mix-use commercial and residential building contrary to ZR 24-154(b) (residential FAR); ZR 23-22 (dwelling units); 23-662(c)(1) (street wall setback) and ZR 25-23 (parking). M1-2/R6 zoning district. MX-8 Greenpoint-Williamsburg Special Mixed Used District. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 8/3/20
19.	2019-48-BZ	Sheldon Lobel, P.C. 31-45 41 st Street, Queens Variance (§72-21) to permit the construction of a three-story and cellar, two-family building contrary to ZR §23-49 (Special Provisions for Side Lot Line Walls). R5 zoning district. Community Board #1Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 6/15/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 4 & 5, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	2019-188-BZ	Neil Weisbard of Pryor Cashman, LLP 1212 East Gun Hill Road, Bronx Special Permit (§73-243) to permit an eating and drinking establishment (McDonald's) with an accessory drive-thru contrary to ZR §32-10. C1-2/R5 and R5 zoning district. Community Board #11BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 6/29/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
MONDAY & TUESDAY MORNING, MAY 4 & 5, 2020
1:00 P.M.

BZ – NEW CASES		
1.	2019-84-BZ	Akerman LLP 107-18 70th Road, Queens Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Orangetheory Fitness</i>) to be located on a portion of the first floor of a one-story commercial building contrary to ZR §32-10. C4-4A Special Forest Hills District. Community Board #6Q
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Closed, Decision – 6/15/20
2.	2019-273-BZ	Law Office of Jay Goldstein 139-146 West Street (90-110 Barclay Street, 88-110 Vesey Street, 206-222 Washington St), Manhattan Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Rumble Fitness</i>) located within a portion of the cellar and first floor of an existing building contrary to ZR §32-10. C6-4 Lower Manhattan Special District. Site is designated as an NYC Individual Landmark (<i>The Verizon Building</i>) and on the National Register of Historic Places. Community Board #1M
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Closed, Decision – 6/15/20
3.	2019-306-BZ	Law Office of Jay Goldstein 49 West 23rd Street, Manhattan Special Permit (§73-36) to permit the legalization of the operation of a physical cultural establishment (<i>Rumble Fitness</i>) within portions of the cellar and first floor of an existing building contrary to ZR §41-10. M1-6 zoning district. Community Board #5M
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Closed, Decision – 6/15/20
4.	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) 386-0054
		Status: Continued Hearing – 8/10/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, APRIL 28, 2020
10:00 A.M.

<i>SOC - DECISIONS</i>		
1.	429-29-BZ	Davidoff, Hatcher & Citron, LLP 4801 Kings Highway, 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 change the configuration of the existing gasoline dispensing pumps; the addition of a canopy; conversion and enlargement of the accessory building from an accessory lubricatorium to an accessory convenience store with a drive-thru. R4 zoning district. Community Board #8BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 4/28/20
2.	322-98-BZ	Law Office of Fredrick A. Becker 300 West 125th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on March 23, 2019 Waiver of the Rules. C4-4(125) zoning district. Community Board #10M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 4/28/20
3.	10-08-BZ	Law Office of Fredrick A. Becker 86-68 Bradhurst Avenue aka 303 West 145th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) to allow the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on December 1, 2017; Amendment to permit a change in hours of operation; Extension of Time to Obtain a Certificate of Occupancy; Waiver of the Board's Rules. C4-4D zoning district. Community Board #10M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 4/28/20
4.	62-15-BZ	Glen V. Cutrona, AIA 139 Bay Street, Staten Island Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the development of a residential conversion and enlargement of a two-story commercial building which expires on January 12, 2020. Community Board #1SI
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 4/28/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, APRIL 28, 2020
10:00 A.M.

<i>SOC - DECISIONS</i>		
5.	2019-297-BZ	Pryor Cashman LLP 588 Fifth Avenue, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Konnectgolf</i>) contrary to ZR §32-10. C5-3 Midtown Special Purpose District. Community Board #5M
		Project Manager: Vinroy Bell (212) 386-0082
		Status: Granted – 4/28/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MARCH 17, 2020
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	751-78-BZ	Rothkrug Rothkrug & Spector LLP 200-15 Northern Boulevard, Queens Extension of Term of a previously granted under variance (§72-21) for the continued operation of a UG16 Automotive Repair Shop (Genesis Auto Town) which expired on January 23, 2019. C2-2/R3-2 zoning district. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 5/4/20
2.	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: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/29/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MARCH 17, 2020
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
3.	2019-185-A	P. Vengoechea/T. Boyland; V&B Architecture 57 Fletcher Street, Staten Island Proposed construction of two, two-family houses, partially within the bed of a mapped street pursuant to Section 35 of the General City Law. R2A zoning district Community Board #1SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Closed, Decision – 5/18/20
4.	2019-186-A	P. Vengoechea/T. Boyland; V&B Architecture 53 Fletcher Street, Staten Island Proposed construction of two, two-family houses, partially within the bed of a mapped street pursuant to Section 35 of the General City Law. R2A zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Closed, Decision – 5/18/20
5.	2019-303-A	Sheldon Lobel, P.C. 55 Eckford Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to obtain a Certificate of Occupancy for a development commenced under the prior zoning district regulations. Community Board #1BK
		Project Manager: Toni Matias (212) 386-0084
		Status: Closed, Decision – 5/18/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MARCH 17, 2020
10:00 A.M.

<i>BZ - DECISIONS</i>		
6.	2016-1215-BZ	Eric Palatnik, P.C. 142 West 29th Street, Manhattan Variance (§72-21) to permit a non-conforming Use Group 2 in an M1-6 zoning district. Community Board #5M
		Project Manager: Veronica Chuah
		Status: Withdrawn – 3/17/20

<i>BZ – CONTINUED HEARINGS</i>		
7.	2016-4149-BZ	World Design Architecture, PLLC 500-508 Van Nest Avenue, Bronx Variance (§72-21) to permit the construction of an eight-story, mixed-use residential and commercial building contrary to bulk and use regulations. R5 zoning district. Community Board #11BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 6/29/20
8.	2016-4264-BZ	Gerald J. Caliendo, R.A., AIA 194 Moffat Street, Brooklyn Variance (§72-21) to permit a residential development consisting of a four story, ten unit multiple dwelling, contrary to use regulations (§42-00). M1-1 zoning district. Community Board #3BK
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 6/29/20
9.	2017-270-BZ	Edward Lauria, P.E. 1434 Utica Avenue, Brooklyn Special Permit (§73-53) to permit the enlargement of an automotive body repair facility (UG 17B) contrary to ZR §43-121 (Maximum Permitted Floor Area). M1-1 zoning district. Community Board #17BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 5/4/20
10.	2017-272-BZ	Eric Palatnik, P.C. 10-19 46th Road, Queens Special Permit (§73-36) to permit the operation of physical cultural establishment (<i>CrossFit</i>) within an existing one store commercial building contrary to ZR §42-10 located in M1-4 zoning district. Community Board #2Q
		Project Manager: Rory Levy
		Status: Continued Hearing – 6/15/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MARCH 17, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	2018-15-BZ	Crown Architecture & Consulting, D.P.C. 250 West 26th Street, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Marcelo Garcia Brazilian Jiu Jitsu</i>) on the third floor of an existing building contrary to ZR §32-10. C6-2A zoning district. Community Board #4M
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Closed, Decision – 5/4/20
12.	2018-91-BZ	Klein Slowik PLLC 78-80 Leonard Street a/k/a 79 Worth Street, Manhattan Special Permit (§73-36) to operate a physical culture establishment (<i>Crunch Fitness</i>) within an existing building. C6-2A zoning district. Community Board #1M
		Project Manager: Rory Levy
		Status: Closed, Decision – 5/18/20
13.	2018-137-BZ	Eric Palatnik, P.C. 251-77 Jericho Turnpike, Queens Special Permit (§73-19) to permit the operation of a daycare (<i>Children of America</i>) contrary to ZR §32-10. C8-1 zoning district. Community Board #13Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 7/13/20
14.	2018-145-BZ	Akerman, LLP 251-73 Jericho Turnpike, Queens Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Planet Fitness</i>) to be located on portions of the first and second floors of a new building contrary to ZR §32-10. C8-1 Zoning District. Community Board #13Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 6/1/20
15.	2019-21-BZ	Sheldon Lobel, P.C. 2223 East 14th Street, Brooklyn Special Permit (§73-622) to permit the enlargement and conversion of an existing single-family home to a two-family residence, contrary to FAR, open space and lot coverage (ZR §23-142); side yards (ZR §§23-461(a) and 23-48) and rear yard (§23-47). R4 zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 6/1/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MARCH 17, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
16.	2019-22-BZ	Sheldon Lobel, P.C. 24-47 95th Street, Queens Variance (§72-21) to permit the construction of a semi-detached single-family home contrary to use (ZR §22-12(a)(1); FAR (ZR §23-142); side yards (ZR §23-461) and parking (ZR §25-22). R3X zoning district. Community Board #3Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 6/1/20
17.	2019-64-BZ	Law Office of Lyra J. Altman 1334 East 24th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to FAR and open space (ZR §23-141); side yards (ZR §23-461) and rear yard (§23-47). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 5/4/20
18.	2019-74-BZ	Kramer Levin Naftalis & Frankel, LLP 112-51 Northern Boulevard, Queens Special Permit (§73-66) to permit the construction of a development that exceeds the height limits established contrary ZR §61-20. C2-4/R6 zoning district. Community Board #3Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 6/15/20
19.	2019-165-BZ	Jay Goldstein, Esq. 1375 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family home contrary to ZR §23-141 (floor area and open space ratio); §23-461(a) (side yard); and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/15/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MARCH 3, 2020
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
1.	2018-30-A	Tarter Krinsky & Drogin LLP 40 Flatbush Avenue Extension aka 11-43 Chapel Street, Brooklyn Appeal from Department of Buildings determination rejecting sign from registration based on alleged proximity to public park and conclusion that sign is not entitled to non-conforming use status. Community Board #2BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Postponed – 4/21/20
2.	2019-281-A	New Cingular Wireless PCS, LLC 965 Richmond Avenue a/k/a Forest Promenade Shopping Center, Staten Island Appeal of a New York City Department of Buildings determination. Community Board #1SI
		Project Manager: Jszillene Ebanks Chu (212) 386-0084
		Status: Continued Hearing – 6/2/20

<i>SOC – CONTINUED HEARINGS</i>		
3.	245-03-BZ	Seyfarth Shaw LLP 160-11 Willets Point Boulevard, Queens Extension of Term of a previously granted special permit (§72-243) for an accessory drive-thru to an existing eating and drinking establishment (McDonald's), which expired on December 9, 2018. C1-2/R3-2 zoning district. Community Board #7Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 4/7/20
4.	322-05-BZ	Eric Palatnik, P.C. 69-69 Main Street, Queens Extension of Time to Complete Construction for a previously granted variance (§72-21) which permitted the enlargement of an existing two-story home and the change in use to a community use facility (Queens Jewish Community Council), which expired on March 7, 2017. R4B zoning district. Community Board #8Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Withdrawn – 3/3/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MARCH 3, 2020
10:00 A.M.

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

<i>SOC – NEW CASES</i>		
6.	322-98-BZ	Law Office of Fredrick A. Becker 300 West 125th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on March 23, 2019 Waiver of the Rules. C4-4(125) zoning district. Community Board #10M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 4/21/20
7.	10-08-BZ	Law Office of Fredrick A. Becker 86-68 Bradhurst Avenue aka 303 West 145th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) to allow the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on December 1, 2017; Amendment to permit a change in hours of operation; Extension of Time to Obtain a Certificate of Occupancy; Waiver of the Board's Rules. C4-4D zoning district. Community Board #10M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 4/21/20
8.	58-13-A	Law Office of Jay Goldstein 4 Wiman Place (28, 32 & 35 Sylvaton Terrace), Staten Island Amendment of a previously approved application permitting the development of a 3-story residential building located within the bed of a mapped street contrary to General City Law §35. R4 and M3-1 zoning districts. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 5/19/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MARCH 3, 2020
10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	175-14-BZ	Greenberg Traurig, LLP 1162 Broadway, Manhattan Amendment of a previously approved Variance (§72-21) which approved the construction a new 14-story hotel building. The amendment seeks to change the use of the proposed building from hotel use to office use; Extension of Time to Complete Construction which expired on March 25, 2019; Waiver of the Board's Rules. M1-6 Madison Square North Historic District. Community Board #5M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 5/19/20

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	2019-19-A	Rothkrug Rothkrug & Spector LLP 107 Manee Avenue, Staten Island Proposed development of a three-story, mixed-use building containing commercial use on the ground floor and dwelling units on the second and third floors not fronting on a legally mapped street is contrary to General City Law §36. R3X/SRD zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 5/12/20

<i>APPEALS – NEW CASES</i>		
11.	2019-82-A	Eric Palatnik, P.C. 430 St. Marks Place, Staten Island Proposed construction of a new five story, eight dwelling unit, mixed use office and residential building located partially within the bed of a mapped but unbuilt portion of Victory Boulevard contrary to GCL 35 and a waiver of 72-01(g). C4-2 Special St. George /Upland Sub district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 5/12/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MARCH 3, 2020
10:00 A.M.

<i>BZ – DECISIONS</i>		
12.	2018-171-BZ	Kramer Levin Naftalis & Frankel, LLP 1 East 70th Street, Manhattan Variance (§72-21) to permit an addition to an existing museum and library buildings (The Frick Collection) contrary to ZR §24-591 (height); ZR §24-11 (lot coverage); ZR §§24-33 and 24-382 (rear yard equivalent) and ZR §§23-661 and 23-662 (street wall location and setback). R10 (Special Park Improvement District), R8B (Limited Height District 1-A) Upper East Side Historic District and an individual New York City Landmark. Community Board #8M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 3/17/20
13.	2018-172-BZ	Barak A. Wrobel, for The Trustees of the Estate Belonging to the Diocese of Long Island 46-09 and 46-19 31st Avenue, Queens Variance (§72-21) to permit the development of multiple dwelling residence comprising of 21 units of Permanent Supportive Housing contrary to ZR §23-142 (open space); ZR §§23-22, 23-24 and 24-20 (maximum number of dwelling units); ZR §23-45 (front yards); ZR §24-35 (side yards); ZR §23-631(d) (maximum building heights); ZR §23-632(b) (side yard setbacks) and ZR §23-841 (outer court dimensions). R5 zoning district. Community Board #1Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 3/3/20

<i>BZ – CONTINUED HEARINGS</i>		
14.	2016-1215-BZ	Eric Palatnik, P.C. 142 West 29th Street, Manhattan Variance (§72-21) to permit a non-conforming Use Group 2 in an M1-6 zoning district. Community Board #5M
		Project Manager: Veronica Chuah
		Status: Closed, Decision – 3/17/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MARCH 3, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	2018-109-BZ	Goldman Harris LLC 9-03 44th Road, Queens Special Permit (§73-19) to permit the operation of a school (UG 3) (Our World Neighborhood Charter Schools (OWN) contrary to ZR §42-00. M1-4 zoning district. Community Board #2Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Withdrawn – 3/3/20
16.	2018-192-BZ	Sheldon Lobel, P.C. 229 Lenox Avenue, Manhattan Variance (§72-21) to permit the legalization of a conversion of an existing mixed-use building to a single-family home in which the glazed windows and doors facing the rear lot line do not comply with the minimum distance for legally required windows for natural light and ventilation contrary to ZR 23-861. C1-4/R7-2 zoning district. Community Board #10M
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 4/21/20
17.	2019-27-BZ	Klein Slowik, PLLC 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 25-31 (parking). R5 zoning district. Community Board #12BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 5/19/20
18.	2019-184-BZ	Sheldon Lobel, P.C. 45-20 83rd Street and 80-52 47th Avenue, Queens Special Permit (§73-19) to permit a school (The Renaissance Charter School) contrary to ZR §42-10. M1-1 zoning district. Community Board #4Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 4/21/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, MARCH 3, 2020
1:00 P.M.

BZ – NEW CASES		
1.	2019-28-BZ	Akerman LLP 485 Kings Highway, Brooklyn Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Orangetheory Fitness</i>) on the first floor of an existing two-story commercial building contrary to ZR 32-10. C2-4/R6A Special Ocean Parkway District. Community Board #15BK
		Project Manager: Rory Levy
		Status: Granted – 3/3/20
2.	2019-204-BZ	Akerman LLP 29-22 Northern Boulevard, Queens Special Permit (§73-36) to permit the operation of a physical cultural establishment (Planet Fitness) on portions of the cellar and first floor of a 44-story residential and commercial building contrary to ZR §42-10. M1-6/R10 Special Long Island City Mixed Use District located with Queens Plaza Subdistrict A-1. Community Board #1Q
		Project Manager: Jsillene Ebanks Chu (212) 386-0084
		Status: Granted – 3/3/20
3.	2019-260-BZ	Law Office of Jay Goldstein 233 East 34th Street, Manhattan Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Row House</i>) located in a portion of the first floor and cellar of an existing building contrary ZR §32-10. C1-9A zoning district. Community Board #6M
		Project Manager: Jsillene Ebanks Chu (212) 386-0084
		Status: Granted – 3/3/20
4.	2019-274-BZ	Akerman LLP 31 West 14th Street, Manhattan Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Rongatta</i>) located in the cellar and ground floor of an existing building contrary to ZR §32-10. C6-2M zoning district. Community Board #5M
		Project Manager: Jsillene Ebanks Chu (212) 386-0084
		Status: Granted – 3/3/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 25, 2020
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
1.	2017-144-A	NYC Department of Buildings 25-30 44th Street, Queens Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy. Community Board #1Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 2/25/20

<i>SOC – NEW CASES</i>		
2.	103-79-BZ	Akerman, LLP 25-30 44th Street, Queens Amendment of a previously approved Variance (§72-21) which permitted the development of a two-family residence contrary to side yard requirements. The amendment seeks to modify the Board's prior approval to allow a conversion of the building from a two-family residence to a three-family residence contrary to ZR §23-49 and to request a termination of a Board condition that required a recorded declaration describing the use of the site as a two-family residence. R5 zoning district. Community Board #1Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Modified – 2/25/20

<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) 386-0054
		Status: Continued Hearing – 6/30/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 25, 2020
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	2018-18-BZ	Law Office of Fredrick A. Becker 2228-2250 Linden Boulevard, Brooklyn Extension of Time to Obtain a Certificate of Occupancy of a previously approve re-instatement permitting retail use contrary to underlying use regulations which expired on December 11, 2019. R5 zoning district. Community Board #5BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 2/25/20

<i>SOC – NEW CASES</i>		
5.	764-56-BZ	Alfonso Duarte 200-05 Horace Harding Expressway, Queens Amendment (§11-412) of a previously approved variance permitting the operation of an automotive service station (UG 16B). The amendment seeks to permit the enlargement of the existing accessory building to permit the additions of convenience store, service bay, office and storage space. C1-2/R3-2 zoning district. Community Board #11Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Postponed – 6/30/20
6.	42-97-BZ	Law Offices of Marvin Mitzner LLC 93-20 Astoria Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the construction and use of a one-story and cellar retail drug store (UG 6) which expired on March 3, 2018; Amendment to permit the elimination of a term since the use is now permitted with the exception of a portion located in a R6B zoning district; Waiver of the Board's Rules. C1-3 and R6B zoning districts. Community Board #3Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/19/20
7.	160-98-BZ	Sameh El-Meniawy 5770 Hylan Boulevard, Staten Island Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a bank (UG 6) contrary to underlying use regulations which expires on June 8, 2019. R3X zoning district. Community Board #3SI
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 2/25/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 25, 2020
10:00 A.M.

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 25, 2020
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	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) 386-0085
		Status: Continued Hearing – 4/21/20
13.	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) 386-0085
		Status: Continued Hearing – 4/21/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 25, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
14.	2017-56-BZ	Rampulla Associates Architects, LLP 1321 Richmond Road, Staten Island Variance (§72-21) to permit construction of a cellar and three (3) story residential condominium with six (6) dwelling units and ten (10) off-street parking spaces contrary to ZR §22-11 (multi-family buildings not permitted in an R1-2 zoning district; ZR §§ 23-00 & 25-00) no bulk or parking regulations for multi-family buildings. R1-2 zoning district. R1-2 Lower Density Growth Management Area. Community Board #2SI
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Granted – 2/25/20
15.	2018-67-BZ	Sheldon Lobel, P.C. 7406 Fifth Avenue, Brooklyn Special Permit (§73-621) to permit the legalization of a one-story horizontal enlargement at the rear of an existing three-story and cellar mixed-use commercial and residential building. C1-3/R6B (Special Bay Ridge District). Community Board #10BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 3/24/20
16.	2018-171-BZ	Kramer Levin Naftalis & Frankel, LLP 1 East 70th Street, Manhattan Variance (§72-21) to permit an addition to an existing museum and library buildings (The Frick Collection) contrary to ZR §24-591 (height); ZR §24-11 (lot coverage); ZR §§24-33 and 24-382 (rear yard equivalent) and ZR §§23-661 and 23-662 (street wall location and setback). R10 (Special Park Improvement District), R8B (Limited Height District 1-A) Upper East Side Historic District and an individual New York City Landmark. Community Board #8M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 3/3/20
17.	2018-172-BZ	Barak A. Wrobel, for The Trustees of the Estate Belonging to the Diocese of Long Island 46-09 and 46-19 31st Avenue, Queens Variance (§72-21) to permit the development of multiple dwelling residence comprising of 21 units of Permanent Supportive Housing contrary to ZR §23-142 (open space); ZR §§23-22, 23-24 and 24-20 (maximum number of dwelling units); ZR §23-45 (front yards); ZR §24-35 (side yards); ZR §23-631(d) (maximum building heights); ZR §23-632(b) (side yard setbacks) and ZR §23-841 (outer court dimensions). R5 zoning district. Community Board #1Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 3/3/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 25, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	2019-6-BZ	Law Office of Fredrick A. Becker 138 East 39th Street, Block 894, Manhattan Variance (§72-21) to permit the enlargement of an existing house of worship (<i>Eastern Prelacy of the Armenian Apostolic Church</i>) contrary to ZR §24-11 (lot coverage and floor area ratio); ZR §§24-33 & 24-36 (permitted rear yard obstruction within a 30' required yard). R8 zoning district. Community Board #6M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 4/21/20
19.	2019-7-BZ	Francis R. Angelino, Esq. 3341 Country Club Road, Bronx Special Permit (§73-121) to permit a proposed educational training facility (Fordham University Sailing and Rowing Team) contrary to ZR §22-10. R2 zoning district. Community Board #10BX
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 4/21/20
20.	2019-9-BZ	Law Office of Steven Simicich 468 Targee Street, Staten Island Variance (§72-21) to permit the construction of a new single family detached home, contrary to side yard and open area regulations, ZR §23-461(c), and front yard regulations, ZR §23-45. R3A zoning district. Community Board #1SI
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 5/12/20
21.	2019-64-BZ	Law Office of Lyra J. Altman 1334 East 24th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to FAR and open space (ZR §23-141); side yards (ZR §23-461) and rear yard (§23-47). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/17/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 25, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
22.	2-10-BZ & 2019-193-BZ	Venable LLP 218-222 Second Avenue (aka) 311-315 East 13 th Street), 310 East 14 th Street (a/k/a 302 East 14 th Street, a/k/a 302-318 East 14 th Street/224-26 Second Avenue, 300 East 14 th Street, 326 East 14 th Street & 313 East 13 th Street (a/k/a 313-327 East 13 th Street, Manhattan Amendment of a previously approved Special Permit (§73-641) which permitted the enlargement of a community facility (New York Eye and Ear Infirmary). C1-6A and C1-7A Special Transit Land Use District. Variance (§72-21) to permit the construction of a new 7-story plus screened rooftop hospital building hospital building (Mount Sinai Beth Israel) contrary to underlying bulk requirements. C1-6A and C1-7A Special Transit Land Use District.
		Community Board #3M
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 4/7/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, FEBRUARY 25, 2020
1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	2018-15-BZ	Crown Architecture & Consulting, D.P.C. 250 West 26th Street, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Marcelo Garcia Brazilian Jiu Jitsu</i>) on the third floor of an existing building contrary to ZR §32-10. C6-2A zoning district. Community Board #4M
		Project Manager: Jsillene Ebanks Chu (212) 386-0084
		Status: Continued Hearing – 3/17/20
2.	2019-76-BZ	Law Office of Lyra J. Altman 1973 East 16th Street, Brooklyn Special Permit (§73-622) to permit the legalization and enlargement of an existing residence contrary to ZR §§23-461(a) & 23-48 (side yard) and ZR §23-47 (rear yard). R5 zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 4/21/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 11, 2020
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
1.	2019-199-A	<p>Stuart Goode c/o Charles Weinstock 1045 Madison Avenue, Manhattan Appeal of a New York City Department of Buildings challenging the validity of a building permit dated July 1, 2019. C5-1 Special Madison Avenue Preservation District. Community Board #8M</p> <p>Project Manager: Toni Matias (212) 386-0084</p> <p>Status: Dismissed – 2/11/20</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	751-78-BZ	<p>Rothkrug Rothkrug & Spector LLP 200-15 Northern Boulevard, Queens Extension of Term of a previously granted under variance (§72-21) for the continued operation of a UG16 Automotive Repair Shop (Genesis Auto Town) which expired on January 23, 2019. C2-2/R3-2 zoning district. Community Board #11Q</p> <p>Project Manager: Darrell Ruffin (212) 386-0054</p> <p>Status: Continued Hearing – 3/17/20</p>
3.	332-79-BZ	<p>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</p> <p>Project Manager: Darrell Ruffin (212) 386-0054</p> <p>Status: Continued Hearing – 8/4/20</p>
4.	64-14-BZ	<p>Law Office of Lyra J. Altman 1320 East 23rd Street, Brooklyn Extension of Time to Complete Construction of a previously approved Special Permit (§73-622) permitting the enlargement of an existing single-family home which expired on August 25, 2019. R2 zoning district. Community Board #14BK</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Adjourned, Continued Hearing – 4/7/20</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 11, 2020
10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	16-36-BZ	Vassalotti Associates Architects, LLP 1885 Westchester Avenue aka 1301 White Plains Road, Bronx Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) (BP) with accessory uses which expired on November 1, 2017; Waiver of the Rules. C2-2/R5 zoning district. Community Board #9BX
		Project Manager: Jsillene Ebanks-Chu (212) 386-0084
		Status: Continued Hearing – 4/28/20
6.	4-00-BZ	Eric Palatnik, P.C. 243 West 30th Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued use of a Physical Culture Establishment (<i>West Garden</i>) which expires on May 30, 2020. M1-5 zoning district. Community Board #5M
		Project Manager: Jsillene Ebanks-Chu (212) 386-0084
		Status: Granted – 2/12/20
7.	185-13-BZ	Eric Palatnik, P.C. 97 Franklin Avenue, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (72-21) to permit the development of a proposed three story, two-unit residential development, contrary to use regulations (§42-00) which expired on February 10, 2019; Waiver of the Board's Rules of Practice and Procedures. M1-1 zoning district. Community Board # 3BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 2/11/20
8.	62-15-BZ	Glen V. Cutrona, AIA 139 Bay Street, Staten Island Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the development of a residential conversion and enlargement of a two-story commercial building which expires on January 12, 2020. Community Board #1SI
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/21/20

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 11, 2020
10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	2017-207-BZ	Law Offices of Marvin B. Mitzner, LLC. 2030 Broadway, Manhattan Extension of Time to Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-36) permitting the operation of a physical culture establishment (CorePower Yoga) on the second floor of an existing building which expired August 21, 2019. C4-6A/R8B Upper West Side/Central Park West Historic District. Community Board #7M
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 2/11/20
10.	2017-247-BZ	Law Office of Lyra J. Altman 1367 East 24th Street, Brooklyn Amendment of a previously approved Special Permit (§73-622) for the enlargement of an existing single-family home contrary to the previous Board approval. R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/24/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 11, 2020
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	2018-198-A	Rothkrug Rothkrug & Spector LLP 85 Trenton Court, Staten Island Proposed construction of a two-story, two-family residential building not fronting on a mapped street contrary to General City Law §36. R3X Special South Richmond District. Community Board #3SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 4/28/20
12.	2019-172-A	Eric Palatnik, P.C. 10 Maguire Court, Staten Island Appeal seeking a determination that the owner has acquired a common law vested right to obtain a Certificate of Occupancy for a development commenced under the prior R3-2 zoning district regulations. R3X zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Granted – 2/11/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 11, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	2017-34-BZ	Rothkrug Rothkrug & Spector LLP 311 Adams Avenue, Staten Island Variance (§72-21) to permit construction of a three-story, single family residence contrary to ZR §23-45 (Front Yard), ZR § 23-461(a) (Side Yards on Corner Lots), ZR §25-622 (Parking Spaces between the street wall line and street line) and ZR §23-451 (Plantings on Corner Lots). R3-1 zoning district. Community Board #2S.I.
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 4/7/20
14.	2018-56-BZ	Sheldon Lobel, P.C. 83 Coleridge Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family-home contrary to floor area, open space and lot coverage (ZR §23-142). R3-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Withdrawn – 2/11/20
15.	2019-22-BZ	Sheldon Lobel, P.C., for Savita Ramchandani, owner. 24-47 95th Street, Queens Variance (§72-21) to permit the construction of a semi-detached single-family home contrary to use (ZR §22-12(a)(1); FAR (ZR §23-142); side yards (ZR §23-461) and parking (ZR §25-22). R3X zoning district. Community Board #3Q
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 3/17/20
16.	2019-39-BZ	Law Office of Lyra J. Altman 2311 East 4th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to ZR 23-47 (rear yard); ZR 23-143 (open space) and 23-461(a) (side yard). R4 Special Ocean Parkway District. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/24/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 11, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	2019-48-BZ	Sheldon Lobel, P.C. 31-45 41st Street, Queens Variance (§72-21) to permit the construction of a three-story and cellar, two-family building contrary to ZR §23-49 (Special Provisions for Side Lot Line Walls). R5 zoning district. Community Board #1Q
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 4/28/20
18.	2019-75-BZ	Law Office of Fredrick A. Becker 704 Broadway, Manhattan Special Permit (§73-19) to permit the operation of a school (UG 3) (<i>Bright Horizons Child Care Center</i>) to be located on the first floor, mezzanine and cellar of an existing eight story building contrary to ZR §42-10. M1-5B NoHo Historic District. Community Board #2M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 4/7/20
19.	2019-158-BZ	Eric Palatnik, P.C. 89-03 57th Avenue, Queens Special Permit (§73-243) to permit an eating and drinking establishment (White Castle) with an accessory drive-thru contrary to ZR §32-10. C1-2/R4 zoning district. Community Board #4Q
		Project Manager: Rory Levy
		Status: Continued Hearing – 3/24/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 11, 2020

1:00 P.M.

BZ – NEW CASES		
1.	2018-146-BZ	Eric Palatnik, P.C. 1315 East 24th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to ZR §23-142 (FAR, Lot Coverage and Open Space); ZR §23-621(b) (Perimeter Wall Height); ZR §23-47 (Rear Yard) and ZR §23-461 (Side Yard). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/24/20
2.	2019-72-BZ	Kenneth K. Lowenstein 555 Tenth Avenue, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>NFC Amenity Management</i>) to be located on a portion of the ninth floor of an existing mixed-use building. C2-4 (Hudson Yards Special Purpose District). Community Board #4M
		Project Manager: Rory Levy
		Status: Granted – 2/11/20
3.	2019-183-BZ	Eric Palatnik, P.C. 200 West 41 Street, Manhattan Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Mayweather Boxing + Fitness</i>) to be located on the third floor of an existing 20-story mixed-use building contrary to ZR §32-10. C6-7 Special Midtown District. Community Board #5M
		Project Manager: Jsillene Ebanks-Chu (212) 386-0084
		Status: Granted – 2/11/20
4.	2019-254-BZ	Law Office of Jay Goldstein, PLLC 415 Red Hook Lane, Brooklyn Special Permit (§73-36) to allow the operation of a Physical Culture Establishment (<i>Rumble Fitness</i>) located in a portion of the cellar and first floor of an existing building contrary to ZR §32-10. C6-4.5 (Downtown Brooklyn Special District). Community Board #2BK
		Project Manager: Jsillene Ebanks-Chu (212) 386-0084
		Status: Granted – 2/11/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, FEBRUARY 11, 2020
1:00 P.M.

<i>BZ – NEW CASES</i>		
5.	2019-268-BZ	Sheldon Lobel, P.C. 1938 Coney Island Avenue, Brooklyn Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for a UG 6B office use (PRC-B1 parking category) contrary to ZR §36-21. C8-2 Ocean Parkway Special District. Community Board #12BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 4/21/20
6.	2020-15-BZ	NYC Mayor's Office of Housing Recovery 787 Patterson Avenue, Staten Island Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program.R3-1 zoning district. Community Board #2SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 2/11/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 4, 2020
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	85-99-BZ	Walter T. Gorman, P.E., P.C. 1106 Metcalf Avenue, Bronx Extension of Term of a previously approved Variance (§72-21) permitting, the operation of an automotive service station (Use Group 16B) with an accessory convenience store which is set to expire on June 27, 2020; Waiver of the Board's Rules to permit the early filing. R6 zoning district. Community Board #9BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 6/30/20
2.	343-12-BZ	Slater & Beckerman, P.C. 570 East 21st Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the construction of a Use Group 3 school (Brooklyn School for Medically Frail Children) with dormitory facilities which expires on July 28, 2019. R1-2/R7A zoning district. Community Board #14BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 4/7/20

<i>SOC – NEW CASES</i>		
3.	207-68-BZ	Gerald Caliendo, R.A. 115-58 Dunkirk Street, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the use manufacture and storage of paper vacuum bags UG's 16 & 17), with accessory parking, which expired on June 18, 2013; Waiver of the Board's Rules. R3-2 zoning district. Community Board #12Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 6/16/20
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: Jszyllene Ebanks Chu (212) 386-0084
		Status: Continued Hearing – 3/24/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 4, 2020
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
5.	2018-201-A	Rothkrug, Rothkrug & Spector, LLP 46 Kissel Avenue, Staten Island Proposed construction of a two-story, two-family residential building not fronting on a mapped street contrary to General City Law §36. R3X Lower Density Growth Management Area. Community Board #2SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 4/21/20
6.	2019-185-A	P. Vengoechea/T. Boyland; V&B Architecture 57 Fletcher Street, Staten Island Proposed construction of two, two-family houses, partially within the bed of a mapped street pursuant to Section 35 of the General City Law. R2A zoning district Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/17/20
7.	2019-186-A	P. Vengoechea/T. Boyland; V&B Architecture 53 Fletcher Street, Staten Island Proposed construction of two, two-family houses, partially within the bed of a mapped street pursuant to Section 35 of the General City Law. R2A zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/17/20
8.	2019-303-A	Sheldon Lobel, P.C. 55 Eckford Street, Brooklyn Appeal seeking a determination that the owner has acquired a common law vested right to obtain a Certificate of Occupancy for a development commenced under the prior zoning district regulations. Community Board #1BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/17/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 4, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	157-15-BZ	Law Office of Lyra J. Altman 3925 Bedford Avenue, Brooklyn Special Permit (73-622) for the enlargement of an existing single family contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 4/7/20
10.	2016-4469-BZ	Davidoff Hutcher & Citron, LLP 49-23 Astoria Boulevard, Queens Variance (§72-21) to permit the legalization of an indirectly illuminated advertising sign contrary to ZR §22-30 (advertising signs not permitted in residential districts) and ZR §52-731 (non conforming advertising signs in residential districts shall be terminated after 10 years from December 15, 1961). R4 zoning district. Community Board #1Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Withdrawn – 2/4/20
11.	2018-59-BZ	Akerman, LLP 3030 Northern Boulevard, Queens Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (<i>Powerhouse Gym</i>) on a portion of the ground floor of an existing commercial building contrary ZR §42-10. M1-5 zoning district. Community Board #1Q
		Project Manager: Rory Levy
		Status: Granted – 2/4/20
12.	2018-168-BZ	Law Office of Lyra J. Altman 1769 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family detached residence contrary to floor area (ZR § 23-141); open space and lot coverage (ZR § 23-142); rear yard (ZR § 23-47), and side yard regulations (§§ 23-47 & 23-461)). R3-2 zoning district. Community Board #15BK
		Project Manager: Veronica Chuah
		Status: Granted – 2/4/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 4, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	2019-25-BZ	Sheldon Lobel, P.C.- 40-48 Commercial Street, Brooklyn Variance (72-21) to permit the development of a nine-story plus cellar mix-use commercial and residential building contrary to ZR 24-154(b) (residential FAR); ZR 23-22 (dwelling units); 23-662(c)(1) (street wall setback) and ZR 25-23 (parking). M1-2/R6 zoning district. MX-8 Greenpoint-Williamsburg Special Mixed Used District. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 4/28/20
14.	2019-26-BZ	Akerman, LLP 233 Nevins Street aka 236 Butler Street, Brooklyn Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Cliffs at Gowanus</i>) a portion of the first floor, and on the second, third, and fourth floors contrary to ZR 42-10. M1-2 zoning district. Community Board #6BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 4/7/20
15.	2019-30-BZ	Eric Palatnik, P.C. 2705 East 28th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to rear yard requirements (ZR §23-47) and side yard (ZR §23-461). R4 zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 4/7/20
16.	2019-77-BZ	Rothkrug Rothkrug & Spector LLP 1134 Fulton Street, Brooklyn Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Blink Fitness</i>) to be located within the first and cellar floors of a proposed cellar and ten-story mixed-use building contrary to ZR §32-10. C2-4/R7D zoning district. Community Board #8BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 2/4/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 4, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	2019-93-BZ	Jay Goldstein, Esq. 3203 Bedford Avenue, Brooklyn Variance (§72-21) to permit the development of a two-story plus cellar house of worship (UG 4) (<i>Khal Zichron Avrohom Yaakov</i>) contrary to ZR §24-11 (floor area/FAR), ZR §24-34 (front yard), ZR §24-35 (side yards), ZR §24-36 (rear yard) and ZR §25-31 (Parking). R2 zoning district. Community Board #14BK
		Project Manager: Rory Levy
		Status: Continued Hearing – 4/21/20
18.	2019-159-BZ	Akerman LLP 249 Church Street, Manhattan Special Permit (§73-36) to legalize the operation of a Physical Cultural Establishment (<i>Nova Fitness</i>) to be located on the first, cellar and sub-cellar floors of a commercial and residential building contrary to ZR §32-10. C6-2A Tribeca East Historic District. Community Board #1M
		Project Manager: Jsziellene Ebanks Chu (212) 386-0084
		Status: Granted – 2/4/20
19.	2019-167-BZ	Rothkrug Rothkrug & Spector LLP 2467 Jerome Avenue aka 2465 Jerome Avenue, 1 W Fordham Road, Bronx Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Blink Fitness</i>) within an existing four-story commercial building contrary to ZR §32-10. C2-4/R6 zoning district. Community Board #7BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 2/4/20
20.	2019-170-BZ	Sheldon Lobel, P.C. 385 Broadway, Manhattan Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>High Court</i>) on the second and third floors of an existing building contrary to ZR §32-10. C6-2A Tribeca East Historic District. Community Board #1M
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 2/4/20
21.	2019-184-BZ	Sheldon Lobel, P.C. 45-20 83rd Street and 80-52 47th Avenue, Queens Special Permit (§73-19) to permit a school (The Renaissance Charter School) contrary to ZR §42-10. M1-1 zoning district. Community Board #4Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/3/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, FEBRUARY 4, 2020
1:00 P.M.

BZ – NEW CASES		
1.	2019-37-BZ	Mango & Iacoviello , LLP 600 West 58th Street, Manhattan Special Permit (§73-36) to permit the operation of a Physical Culture Establishment (ILoveKickboxing) to be located on the 1st floor of an existing building contrary to ZR §32-10. C6-2/C4-7, R8/R10 zoning districts. Community Board #4M
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 2/4/20
2.	2019-165-BZ	Jay Goldstein, Esq. 1375 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family home contrary to ZR §23-141 (floor area and open space ratio); §23-461(a) (side yard); and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/17/20
3.	2019-188-BZ	Neil Weisbard of Pryor Cashman, LLP 1212 East Gun Hill Road, Bronx Special Permit (§73-243) to permit an eating and drinking establishment (McDonald's) with an accessory drive-thru contrary to ZR §32-10. C1-2/R5 and R5 zoning district. Community Board #11BX
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 4/28/20
4.	2019-271-BZ	New York SMSA Limited Partnership 37 Mansion Avenue, Staten Island Special Permit (§73-30) to permit a non-accessory radio tower consisting of a cupola on the roof of the building. C3A Special South Richmond district. Community Board #3SI
		Project Manager: Jszillene Ebanks-Chu (212) 386-0084
		Status: Continued Hearing – 4/21/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 28, 2020
10:00 A.M.

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

<i>SOC – CONTINUED HEARINGS</i>		
2.	389-85-BZ	Walter T. Gorman, P.E., P.C. 2090 Bronxdale Avenue, Bronx Extension of Term of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B) (Mobil) which expired on November 26, 2015; Waiver of the Board’s Rules. Amend the Board condition of term. Community Board #11BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/30/20
3.	429-29-BZ	Davidoff, Hatcher & Citron, LLP 4801 Kings Highway, 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 change the configuration of the existing gasoline dispensing pumps; the addition of a canopy; conversion and enlargement of the accessory building from an accessory lubricatorium to an accessory convenience store with a drive-thru. R4 zoning district. Community Board #8BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 4/21/20
4.	418-50-BZ	Board of Standards and Appeals 73-69 217th Street, 73-36 Springfield Boulevard, 219-02 74th Avenue, 73-10 220th Street, Queens Compliance Hearing Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 1/28/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 28, 2020
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	751-60-BZ	Law Office of Lyra J. Altman 105 New Dorp Lane aka 1395 New Dorp Plaza, Staten Island Extension of Term of a previously granted Variance (§11-411) which permitted the operation of an Automotive Service Station (UG 16B) which expired on March 23, 2016; Extension of Time to Obtain a Certificate of Occupancy which expired on April 1, 2009; Waiver of the Board's Rules. C2-1/R31 and R3X zoning district. Community Board #2SI
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 1/28/20
6.	2017-216-BZ	Sheldon Lobel, P.C. 411 Wales Avenue, Bronx Amendment of a previously approved Special Permit (§73-19) to permit a school (UG 3) (Rosalyn Yalow Charter School) within an existing two-story manufacturing building, contrary to ZR §42-12. The amendment seeks to modify a condition permitting middle school or high school to occupy a second-floor incubation space. It proposed to provide a temporary space for an elementary school to incubate the second floor for two years. M1-2 zoning district. Community Board #1BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 3/17/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 28, 2020
10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	406-82-BZ	Eric Palatnik, P.C. 2411 86th Street, Brooklyn Extension of Term 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 February 11, 2019; Waiver of the Board's Rules. C1-3/R5 zoning district. Community Board #11BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 1/28/20
8.	67-96-BZ	Edward Lauria 210 East 86th Street, Manhattan Extension of Term of a previously approved Variance (§72-21) which permitted the expansion of a then existing theater contrary to use regulations and enlargement of the building contrary to underlying bulk regulation which expired December 17, 2016; Waiver of the Rules. C2-8A/R8B zoning district. Community Board #8M
		Project Manager: Toni Matias (212) 386-0085
		Status: Postponed – 3/24/20
9.	247-08-BZ	Eric Palatnik, P.C. 3454 Nostrand Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-243) which permitted the use of accessory drive-through to an eating and drinking establishment (<i>Starbucks</i>) which is set to expire on May 12, 2019. C1-2/R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 4/7/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 28, 2020
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	2018-102-A	Sheldon Lobel, P.C. 241 Grand Street, Brooklyn To acquire vested rights under common law requesting the renewal of all building permits relating to the proposed development, as issued originally on March 11, 2009 in connection with Permit No. 302156798-01-AI in the then R6 zoning district. R6B zoning district. Community Board #1BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 5/12/20
11.	2018-151-A	Eric Palatnik, P.C. 6-05 129th Street, Queens Application to permit the development of a three story, 10-unit residential building on a lot that is located partially in the bed of a mapped but unbuilt portion of a street contrary to General City Law §35. R3-2 and R3-1 zoning districts. Community Board #7Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 1/28/20
12.	2018-178-A	Rampulla Associates Architects, LLP 2 Oaktree Way aka 300 Ocean Terrace, Staten Island Proposed construction of a new two-story detached home not fronting on a mapped street contrary to General City Law §36. R1-1, NA-1 zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/24/20
13.	2019-166-A	Law Office of Steven Simicich 8 Madigan Place, Staten Island Proposed construction of a two-story single-family detached home not fronting on a mapped street contrary to General City Law §36. R1-2 & R1-1 Special Natural Area District. Community Board #2SI
		Project Manager: Jsillene Ebanks Chu (212) 386-0084
		Status: Withdrawn - 1/28/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 28, 2020
10:00 A.M.

APPEALS – NEW CASES		
14.	2019-69-A & 2019-70-A	Rothkrug, Rothkrug & Spector LLP 341 & 343 Mallory Avenue, Staten Island Proposed construction of a new two-family not fronting on a legally mapped street contrary to General City Law Section §36. R3X zoning district. Community Board # 2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Postponed – 3/17/20

BZ – CONTINUED HEARINGS		
15.	2017-21-BZ	Mitchell S. Ross, Esq. 34-38 38th Street, Queens Variance (§72-21) to permit the enlargement of an existing building contrary to ZR §43-28 (Rear Yard Equivalent) and a Special Permit (§73-36 to permit the operation of a Physical Cultural Establishment (Astoria Sports Complex) which is contrary to ZR §42-10. M1-5 zoning district. Community Board #1Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 4/21/20
16.	2018-27-BZ	Eric Palatnik, P.C. 16 Dover Street, Brooklyn Special Permit (§73-622) to legalize previous enlargement and further enlarge an existing single-family home contrary to ZR §23-142 (floor area and lot coverage) and ZR §23-47 (rear yard). R3-1 zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Withdrawn – 1/28/20
17.	2018-137-BZ	Eric Palatnik, P.C. 251-77 Jericho Turnpike, Queens Special Permit (§73-19) to permit the operation of a daycare (<i>Children of America</i>) contrary to ZR §32-10. C8-1 zoning district. Community Board #13Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 3/17/20
18.	2018-145-BZ	Akerman, LLP 251-73 Jericho Turnpike, Queens Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Planet Fitness</i>) to be located on portions of the first and second floors of a new building contrary to ZR §32-10. C8-1 Zoning District. Community Board #13Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 3/17/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 28, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
19.	2018-171-BZ	Kramer Levin Naftalis & Frankel, LLP 1 East 70th Street, Manhattan Variance (§72-21) to permit an addition to an existing museum and library buildings (The Frick Collection) contrary to ZR §24-591 (height); ZR §24-11 (lot coverage); ZR §§24-33 and 24-382 (rear yard equivalent) and ZR §§23-661 and 23-662 (street wall location and setback). R10 (Special Park Improvement District), R8B (Limited Height District 1-A) Upper East Side Historic District and an individual New York City Landmark. Community Board #8M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 2/25/20
20.	2018-172-BZ	Barak A. Wrobel, for The Trustees of the Estate Belonging to the Diocese of Long Island 46-09 and 46-19 31st Avenue, Queens Variance (§72-21) to permit the development of multiple dwelling residence comprising of 21 units of Permanent Supportive Housing contrary to ZR §23-142 (open space); ZR §§23-22, 23-24 and 24-20 (maximum number of dwelling units); ZR §23-45 (front yards); ZR §24-35 (side yards); ZR §23-631(d) (maximum building heights); ZR §23-632(b) (side yard setbacks) and ZR §23-841 (outer court dimensions). R5 zoning district. Community Board #1Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 2/25/20
21.	2018-191-BZ	Slater & Beckerman, P.C. 215 North 10th Street, Brooklyn Special Permit (§73-44) to permit a reduction in the required parking spaces for offices (UG 6B) with an PRC-B1 parking category within a proposed development of a new mixed use residential, office and retail building contrary to ZR §36-21. M1-2/R6A (MX-8) zoning district. Community Board #1BK
		Project Manager: Veronica Chuah
		Status: Granted – 1/28/20
22.	2019-16-BZ	Pryor Cashman LLP 250-01 Northern Boulevard, Queens Special Permit (§73-243) to permit an accessory drive-through to a proposed eating and drinking establishment (UG 6) (McDonald's) contrary to ZR §32-15. C1-2/R3-1 and R2A zoning districts. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 3/24/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 28, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
23.	2019-21-BZ	Sheldon Lobel, P.C. 2223 East 14th Street, Brooklyn Special Permit (§73-622) to permit the enlargement and conversion of an existing single-family home to a two-family residence, contrary to FAR, open space and lot coverage (ZR §23-142); side yards (ZR §§23-461(a) and 23-48) and rear yard (§23-47). R4 zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 3/17/20
24.	2019-60-BZ	Eric Palatnik, P.C. 132-02 89th Avenue, Queens Special Permit (§73-50) to legalize a 1,566-square foot portion of an existing manufacturing/warehouse building (Use Group 17) with accessory office space which encroaches into the required 15' side yard that is required of lots within M1-1 zoning districts that coincide with a side lot line of a zoning lot located within an R4 zoning district contrary ZR §43-301. M1-1 Zoning District. Community Board #9Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 1/28/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, JANUARY 28, 2020
1:00 P.M.

BZ – NEW CASES		
1.	2018-91-BZ	Klein Slowik PLLC 78-80 Leonard Street a/k/a 79 Worth Street, Manhattan Special Permit (§73-36) to operate a physical culture establishment (<i>Crunch Fitness</i>) within an existing building. C6-2A zoning district. Community Board #1M
		Project Manager: Rory Levy
		Status: Continued Hearing – 3/17/20
2.	2019-24-BZ	Eric Palatnik, P.C. 2721 Nostrand Avenue, Brooklyn Special Permit (§73-49) to permit accessory parking on the roof of an under-construction DOB-approved Use Group 9A automotive sales use establishment contrary to ZR §36-11. C2-2/R4 zoning district. Community Board #18BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 4/28/20
3.	2019-65-BZ	Law Office of Lyra J. Altman 373 Avenue W, Brooklyn Special Permit (§73-622) to permit the enlargement and conversion of an existing two-family home to a single-family residence, contrary side yards (ZR §23-461) and rear yard (§23-47). R4 Special Ocean Parkway district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/24/20
4.	2019-83-BZ	Rothkrug, Rothkrug & Spector LLP 5901 Flatlands Avenue, Brooklyn Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Blink Fitness</i>) to be located within a proposed commercial building. C2-2/R3-2 zoning district. Community Board #18BK
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Granted – 1/28/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, JANUARY 28, 2020
1:00 P.M.

BZ – NEW CASES		
5.	2019-177-BZ	Pryor Cashman LLP 56 West 8th Street, Manhattan Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>CorePower Yoga</i>) contrary to ZR §32-10. C4-5 and R6 Special Limited Commercial District and Greenwich Village Historic District. Community Board #2M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 1/28/20
6.	2019-181-BZ	Rothkrug, Rothkrug & Spector LLP 57 Leonard Street, Manhattan Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (Y7 Studio) to be located on the ground floor of an existing five-story mixed-use building contrary to ZR §32-10. C6-2A zoning district. Community Board #1M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 1/28/20
7.	2019-203-BZ	Snyder & Snyder LLP 144-43 Farmers Boulevard, Queens Special Permit (§73-30) to allow a non-accessory radio tower (<i>Verizon</i>) on the rooftop of an existing building. R3-2 zoning district. Community Board #13Q
		Project Manager: Jsillene Ebanks Chu (212) 386-0084
		Status: Continued Hearing – 5/19/20
8.	2019-269-BZ	Snyder & Snyder LLP 3425 Rombouts Avenue, Bronx Special Permit (§73-30) to permit non-accessory antennas to be affixed to signs or other similar structures. M1-1 zoning district. Community Board #12BX
		Project Manager: Jsillene Ebanks Chu (212) 386-0084
		Status: Continued Hearing – 3/24/20
9.	2017-317-BZ	Sheldon Lobel, P.C. 1693 Flatbush Avenue, Brooklyn Variance (§72-21) to permit the development of a 5 ½-story commercial office building contrary to ZR §36-121 (floor area); ZR §33-431 (street wall, setback & sky exposure plane and ZR §36-21 (parking). C2-2/R5 zoning district. Community Board #18BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/24/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 14, 2020
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
1.	2018-170-A	Tarter Krinsky & Drogin LLP 51-03 Van Dam Street, Queens Appeal of a NYC Department of Buildings determination that a sign does not comply with the provisions of ZR §42-55c. Community Board #2Q
		Project Manager: Toni Matias (212) 386-0084
		Status: Postponed – 3/17/20

<i>SOC – CONTINUED HEARINGS</i>		
2.	389-85-BZ	Walter T. Gorman, P.E., P.C. 2090 Bronxdale Avenue, Bronx Extension of Term of a previously approved Special Permit (§73-211) which permitted the operation of a Automotive Service Station (UG 16B) (Mobil) which expired on November 26th 2015; Waiver of the Board's Rules. Amend the Board condition of term. Community Board #11BX
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 1/28/20
3.	138-87-BZ	Carl A. Sulfaro, Esq. 218-36 Hillside Avenue, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of car rental facility (UG 8C) which expired on January 12, 2013; Amendment to permit changes to the interior layout and to the exterior of the building; Waiver of the Rules. C2-2/R2 zoning district. Community Board #13Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 1/14/20
4.	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: Adjourned, Continued Hearing – 6/2/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 14, 2020
10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	55-97-BZ	Sheldon Lobel, P.C. 76-36 164th Street, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Establishment (UG 16B) which expired on September 23, 2017; Extension of Time to Obtain a Certificate of Occupancy which expired on March 15, 2010; Waiver of the Board's Rules. C2-2/R3-2 zoning district. Community Board #8Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 4/21/20
6.	245-03-BZ	Seyfarth Shaw LLP 160-11 Willets Point Boulevard, Queens Extension of Term of a previously granted special permit (§72-243) for an accessory drive-thru to an existing eating and drinking establishment (McDonald's), which expired on December 9, 2018. C1-2/R3-2 zoning district. Community Board #7Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 3/3/20

<i>SOC – NEW CASES</i>		
7.	115-94-BZ	Sheldon Lobel, P.C. 2470-2480 Bedford Avenue, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on July 30, 2016; Waiver of the Rules. R6A zoning district. Community Board #14BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 4/7/20
8.	42-97-BZ	Law Offices of Marvin Mitzner LLC 93-20 Astoria Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the construction and use of a one-story and cellar retail drug store (UG 6) which expired on March 3, 2018; Amendment to permit the elimination of a term since the use is now permitted with the exception of a portion located in a R6B zoning district; Waiver of the Board's Rules. C1-3 and R6B zoning districts. Community Board #3Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 2/25/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 14, 2020
10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	160-98-BZ	Sameh El-Meniawy 5770 Hylan Boulevard, Staten Island Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a bank (UG 6) contrary to underlying use regulations which expires on June 8, 2019. R3X zoning district. Community Board #3SI
		Project Manager: Henry Segovia (212) 386-0074
		Status: Postponed – 2/25/20
10.	23-08-BZ	Sheldon Lobel, P.C. 80-14 Chevy Chase Street, Queens Amendment of a previously approved Variance (§72-21) which permitted the construction of a two-story and cellar house of worship (UG 4) contrary to floor area and parking requirements. R1-2 zoning district. Community Board #8Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/24/20
11.	196-15-BZ	Eric Palatnik, P.C. 250 Mercer Street aka 683 Broadway, Manhattan Extension of Time to Obtain a Certificate of Occupancy for a previously approved Special Permit (§73-36) which permitted the operation of a Physical Cultural Establishment (Haven Spa) which expires on October 23, 2019. C6-2 NoHo Historic District. Community Board # 2M
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 1/14/20
12.	2018-18-BZ	Law Office of Fredrick A. Becker 2228-2250 Linden Boulevard, Brooklyn Extension of Time to Obtain a Certificate of Occupancy of a previously approve re-instatement permitting retail use contrary to underlying use regulations which expired on December 11, 2019. R5 zoning district. Community Board #5BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 2/25/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 14, 2020
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
13.	2019-172-A	Eric Palatnik, P.C. 10 Maguire Court, Staten Island Appeal seeking a determination that the owner has acquired a common law vested right to obtain a Certificate of Occupancy for a development commenced under the prior R3-2 zoning district regulations. R3X zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0084
		Status: Continued Hearing – 2/11/20

<i>APPEALS – NEW CASES</i>		
14.	2019-259-BZY	Kenneth K. Lowenstein 23 East 39th Street, Manhattan Extension of time to complete construction for a twenty-seven-story hotel building. C5-3 zoning district. Community Board #6M
		Project Manager: Toni Matias (212) 386-0084
		Status: Granted – 1/14/20

<i>BZ – CONTINUED HEARINGS</i>		
15.	2017-233-BZ	Sheldon Lobel, P.C. 446-448 Park Avenue, Brooklyn Variance (§72-21) to allow for the development of six-story plus cellar (UG 2) residential building contrary to ZR §42-10. M1-1 zoning district. Community Board #3BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Withdrawn – 1/14/20
16.	2017-265-BZ	Law Office of Emily Simons PLLC 318-320 54th Street aka 5401 3rd Avenue, Brooklyn Re-instatement (§11-411) of a previously approved variance which permitted the storage, warehousing, office and showroom (UG 16B) and the assembly of venetian blinds (UG 17) which expired on June 24, 1991; Waiver of the Board's rules. R6B zoning district. Community Board #7BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 4/7/20

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 14, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	2017-261-BZ	Belkin Burden Wenig & Goldman, LLP 527 East New York Avenue, Brooklyn Variance (§72-21) to permit the development of a five-story and cellar house of worship (UG 4) (<i>Congregation Chabad-In-Reach-Aliya</i>) contrary to ZR §24-11(Lot Coverage) and ZR §24-36 (Required 30 Foot Rear Yard). R6 zoning district. Community Board #9BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 1/14/20
18.	2018-177-BZ	Law Office of Lyra J. Altman 2061 Ocean Parkway, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing two-family to be converted to a single-family home, contrary to floor area (§23-142); side yard requirements (§§23-461 & 23-48) and less than the required rear yard (§23-47). R5 (Special Ocean Parkway) zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Granted – 1/14/20
19.	2019-15-BZ	Akerman LLP, for CS Cooper Avenue LLC, owner. 79-40 Cooper Avenue, Queens Special Permit (§73-19) to permit the operation of a daycare center (UG 3) (<i>Children of America</i>) contrary to ZR §42-10. M1-1 zoning district. Community Board #5Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 4/7/20
20.	2019-21-BZ	Sheldon Lobel, P.C. 2223 East 14th Street, Brooklyn Special Permit (§73-622) to permit the enlargement and conversion of an existing single-family home to a two-family residence, contrary to FAR, open space and lot coverage (ZR §23-142); side yards (ZR §§23-461(a) and 23-48) and rear yard (§23-47). R4 zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 1/28/20

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 14, 2020
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
21.	2019-178-BZ	Law Office of Jay Goldstein
		1426 East 24th Street, Brooklyn
		Special Permit (§73-622) to permit the enlargement of a single-family home contrary to ZR §23-141 (floor area and open space ratio) and ZR §23-47 (rear yard). R2 zoning district.
		Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 1/14/20

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, JANUARY 14, 2020
1:00 P.M.

BZ – NEW CASES		
1.	2018-91-BZ	Klein Slowik PLLC 78-80 Leonard Street a/k/a 79 Worth Street, Manhattan Special Permit (§73-36) to operate a physical culture establishment (<i>Crunch Fitness</i>) within an existing building. C6-2A zoning district. Community Board #1M
		Project Manager: Rory Levy
		Status: Postponed – 1/28/20
2.	2019-169-BZ	Rothkrug Rothkrug & Spector, LLP 638 Sharrotts Road, Staten Island Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Rock 'Em Extreme</i>) within an existing mixed commercial and manufacturing building contrary to ZR §42-10. M1-1 Special South Richmond District. Community Board #3SI
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Granted – 1/14/20
3.	2019-170-BZ	Sheldon Lobel, P.C. 385 Broadway, Manhattan Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>High Court</i>) on the second and third floors of an existing building contrary to ZR §32-10. C6-2A Tribeca East Historic District. Community Board #1M
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 2/4/20
4.	2019-74-BZ	Kramer Levin Naftalis & Frankel, LLP 112-51 Northern Boulevard, Queens Special Permit (§73-66) to permit the construction of a development that exceeds the height limits established contrary ZR §61-20. C2-4/R6 zoning district. Community Board #3Q
		Project Manager: Darrell Ruffin (212) 386-0034
		Status: Continued Hearing – 3/17/20

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