

**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, DECEMBER 11-12, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>295-57-BZIII</b>	Rothkrug Rothkrug & Spector, LLP <b>146-15 Union Turnpike, Queens</b> Extension of Term (§11-411) for the continued operation of an Automotive Service Station (UG 16B) which expired on August 7, 2021. C1-2/R4 zoning district. <b>Community Board #4Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Granted – 12/11-12/2023</b>
<b>2.</b>	<b>106-76-BZIV</b>	Rothkrug Rothkrug & Spector, LLP <b>129-01 North Conduit Avenue, Queens</b> Amendment of the Board’s condition of term of a previously approved Variance (§72-21) permitting the operation of an automotive service station (UG 16B) which expired on July 20, 2011; Waiver of the Board’s Rules of Practice and Procedures. R3-2 zoning district. <b>Community Board #10Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Deferred Decision – 1/22-23/2024</b>
<b>3.</b>	<b>1098-83-BZ</b>	Eric Palatnik, P.C. <b>147-10 Northern Boulevard, Queens</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on April 3, 2014; Waiver of the Board’s Rules of Practice and Procedures. C1-2/R5 zoning district. <b>Community Board #7Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Deferred Decision – 1/22-23/2024</b>
<b>4.</b>	<b>2018-154-BZII</b>	Law Office of Lyra J. Altman <b>966 East 24th Street, Brooklyn</b> Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-622) permitting the enlargement of a single-family detached residence contrary to underlying bulk requirements which expires on October 29, 2023. R2 zoning district. <b>Community Board #14BK</b>
		<b>Project Manager: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 12/11-12/2023</b>

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<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>2018-167-BZII</b>	<p>Sheldon Lobel, PC  <b>1133 East 22nd Street, Brooklyn</b>                      Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-622) permitting the enlargement of a single-family detached residence contrary to underlying bulk requirements which expires on December 17, 2023. R2 zoning district.  <b>Community Board #14BK</b></p> <hr/> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Granted – 12/11-12/2023</b></p>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>713-28-BZ</b>	<p>Nasir J. Khanzada  <b>425 Vanderbilt Avenue, Staten Island</b>                      Amendment (§11-412) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses. The amendment seeks to permit the conversion of automotive repair bays to an accessory convenience, legalize an enlargement and installation of a canopy. R3-2 zoning district.  <b>Community Board #1SI</b></p> <hr/> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <hr/> <p><b>Status: Closed, Decision – 2/12-13/2024</b></p>
<b>7.</b>	<b>799-89-BZIII</b>	<p>Law Office of Jay Goldstein, PLLC  <b>1470 Bruckner Boulevard, Bronx</b>                      Extension of Term of a previously granted Variance (ZR 72-21) for the continued operation of a UG-17 Contractor's Establishment (<i>Colgate Scaffolding</i>) which expired on December 23, 2013. C8-1/R6 zoning district.  <b>Community Board #9BX</b></p> <hr/> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <hr/> <p><b>Status: Closed, Decision – 1/8-9/2024</b></p>
<b>8.</b>	<b>11-93-BZ</b>	<p>Belkin, Burden, Goldman, LLP  <b>46-45 Kissena Boulevard aka 46-40 Laburnum Avenue, Queens</b>                      Extension of Term (§11-411) of a previously approved variance which permitted an Eating and Drinking establishment (UG 6) which expires on March 15, 2024; Extension of Time to Obtain a Certificate of Occupancy which expired on June 17, 2015; Waiver of the Board's Rules of Practice and Procedures. C2-2/R3-2 and R3-2 zoning districts.  <b>Community Board #7Q</b></p> <hr/> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <hr/> <p><b>Status: Adjourned, Continued Hearing – 2/26-27/2024</b></p>

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>175-10-BZIII</b>	<p>Eric Palatnik, P.C.  <b>3400 Baychester Avenue, Bronx</b>            Extension of Term (§11-411) of a previously approved Automotive Service Station (UG 16B) which expired on March 29, 2021; Extension of Time to obtain a certificate of occupancy which expired on March 29, 2021; Waiver of the Rules of Practice and Procedures. R4 zoning district.  <b>Community Board #12BX</b></p> <hr/> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <hr/> <p><b>Status: Closed, Decision – 4/15-16/2024</b></p>

<b><i>SOC – NEW CASES</i></b>		
<b>10.</b>	<b>85-99-BZII</b>	<p>Walter T. Gorman, P.E., P.C.  <b>1106 Metcalf Avenue, Bronx</b>            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 expired on May 30, 2022; Extension of Time to Obtain a Certificate of Occupancy which expired on May 30, 2022; Waiver of the Board’s Rule. R6 zoning district.  <b>Community Board ##9BX</b></p> <hr/> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <hr/> <p><b>Status: Closed, Decision – 2/26-27/2024</b></p>
<b>11.</b>	<b>84-08-BZII</b>	<p>Walter T. Gorman, P.E., P.C.,  <b>67-20 Main Street a/k/a 68-12 Main Street, Queens</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) which expired on October 28, 2018; Amendment to permit the erection of a canopy; Waiver of the Board’s Rules of Practice and Procedures. C1-2/R4 zoning district.  <b>Community Board #8Q</b></p> <hr/> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <hr/> <p><b>Status: Closed, Decision – 1/22-23/2024</b></p>

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<b><i>APPEALS – DECISION</i></b>		
<b>12.</b>	<b>2022-42-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>30 Page Avenue, Staten Island</b>                      Proposed development of a one-story warehouse partially within the bed of two streets contrary to General City Law §35. M1-1 Special Richmond Purpose District.  <b>Community Board #3SI</b>  <b>Project Manager: Toni Matias (212) 386-0084</b>  <b>Status: Granted – 12/11-12/2023</b></p>

<b><i>APPEALS – NEW CASES</i></b>		
<b>13.</b>	<b>2023-14-A</b>	<p>Ashish A. Patel  <b>1707 Richmond Terrace, Staten Island</b>                      Proposed development of commercial uses not fronting on a mapped street contrary to General City Law §36. M1-1 zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Continued Hearing – 2/12-13/2024</b></p>
<b>14.</b>	<b>2023-15-A thru 2023-18-A</b>	<p>Ashish A. Patel  <b>8226 South Conduit Avenue, Queens</b>                      Proposed development of a two-family home not fronting on a mapped street contrary to General City Law §36. R4 zoning district.  <b>Community Board #10Q</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 2/12-13/2024</b></p>
<b>15.</b>	<b>2023-40-A</b>	<p>NYC Department of Buildings  <b>99-111 Sutton Street Brooklyn</b>                      Application by the NYC Buildings Department requesting to modify a Certificate of Occupancy. C2-4/R7-2 zoning district.  <b>Community Board #1BK</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Continued Hearing – 4/15-16/2024</b></p>
<b>16.</b>	<b>2019-13-AII</b>	<p>Eric Palatnik, P.C.  <b>29 Ryerson Street aka 11-31 Ryerson Street, Brooklyn</b>                      Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Common Law Vesting application which expires on December 17, 2023. M1-2 zoning district.  <b>Community Board #2BK</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Closed, Decision – 1/8-9/2024</b></p>

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<b><i>BZ - DECISIONS</i></b>		
17.	2019-264-BZ	<p>Eric Palatnik, P.C.  <b>3568 Nostrand Avenue, Brooklyn</b>  Variance (§72-21) to permit the development of school (UG 3) (Congregation Lev Bais Yaakov) contrary to ZR §33-121 (FAR) and ZR §33-431 (height of front wall and sky exposure). C1-2/R4 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Deferred Decision – 3/11-12/2024</b></p>
18.	2020-51-BZ 2020-52-A 2020-53-BZ 2020-54-A	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>95 &amp; 105 Ridgeway Avenue, Staten Island</b>  Variance §72-21 to permit the development of a self-storage warehouse (UG 16) contrary to ZR 22-10; located on a site not fronting on a mapped street contrary to General City Law §36. M1-1 and R3-2 zoning district.  <b>Community Board #2SI</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Deferred Decision – 3/11-12/2024</b></p>
19.	2021-41-BZ	<p>Akerman LLP  <b>22-38 Cumming Street, Manhattan</b>  Variance (§72-21) to permit the development of a nine (9) story residential building contrary to height (ZR §23-662(a)) and parking (ZR §25-23). R7A &amp; R7-2/C2-4 Special Inwood District.  <b>Community Board #12M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Deferred Decision – 1/22-23/2024</b></p>
20.	2021-64-BZ	<p>Law Office of Lyra J. Altman  <b>205-207 Gravesend Neck Road, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of a single-family home contrary to underlying bulk requirements. R4 (Special Ocean Parkway) zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Withdrawn – 12/11-12/2023</b></p>
21.	2023-20-BZ	<p>Law Office of Jay Goldstein, PLLC  <b>1628 East 24th Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of a single-family detached residence contrary to underlying bulk requirements. R3-2 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 12/11-12/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
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**MONDAY & TUESDAY AFTERNOON, DECEMBER 11-12, 2023**  
**2:00 P.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
22.	2019-294-BZ	<p>The Law Offices of Marvin B. Mitzner LLC  <b>241-243 Throop Avenue, Brooklyn</b>  Variance (§72-21) to permit the construction of a mixed-use residential building (UG 2) with ground floor commercial (UG 6) contrary to underlying bulk requirements. C2-4/R7D zoning district.  <b>Community Board #3BK</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Closed, Decision – 1/8-9/2024</b></p>
23.	2021-14-BZ	<p>Rampulla Associates Architects  <b>2010 Victory Boulevard, Staten Island</b>  Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (Starbucks) with an accessory drive-through facility. C1-1/R3-2 zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Adjourned, Continued Hearing – 2/26-27/2024</b></p>
24.	2022-65-BZ	<p>Law Office of Lyra J. Altman  <b>2503-2519 Coney Island Avenue, Brooklyn</b>  Special Permit (§73-19) to permit the construction of school (UG 3) contrary to ZR §32-31 (Use). C8-1 &amp; R4 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 2/26-27/2024</b></p>
25.	2022-96-BZ & 2016-4249-BZ	<p>Sheldon Lobel, P.C.  <b>2420 Amsterdam Avenue, Manhattan</b>  Special Permit (§73-19) to permit the tenancy of school (UG 3) within a commercial building previously approved by BSA, contrary to ZR §32-10 (Use); Amendment to previously approved variance pursuant to ZR §72-22. C8-3 &amp; R7-2 zoning district.  <b>Community Board #12BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 2/26-27/2024</b></p>
26.	2023-10-BZ	<p>Eric Palatnik, P.C.  <b>2213 East 14th Street, Brooklyn</b>  Variance (§72-21) to permit the enlargement of a one-family home contrary to underlying bulk requirements. R4 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 1/22-23/2024</b></p>

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**2:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>27.</b>	<b>2023-52-BZ</b>	<p>Sahn Ward Braff Koblenz PLLC  <b>138-30 32 Northern Boulevard, Queens</b>  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 &amp; R6 zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 1/8-9/2024</b></p>
<b>28.</b>	<b>2022-66-BZ</b>	<p>Goldman Harris LLC  <b>405 Arthur Kill Road, Staten Island</b>  Special Permit (§73-14) to permit the development of a Battery Energy Storage System (BESS) (UG 6D) contrary to ZR §22-10. R3-2 zoning district.  <b>Community Board #3SI</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Postponed Hearing – 4/15-16/2024</b></p>
<b>29.</b>	<b>2023-27-BZ</b>	<p>Law Office of Jay Goldstein, PLLC  <b>3199 Bedford Avenue, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of a single-family home contrary to underlying bulk requirements. R2 zoning district.  <b>Community Board #14BK</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 2/12-13/2024</b></p>

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**MONDAY & TUESDAY MORNING, NOVEMBER 13-14, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>319-53-BZIII</b>	<p>William Consuegra by Majed El Jamal  <b>1135 East 222nd Street aka 3651 Eastchester Road, Bronx</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Repair Facility (UG 16B) which expired on January 31, 2021. Waiver of the Board’s Rules of Practice and Procedures. Amendment for the parking spaces. R5 zoning district.  <b>Community Board #12BX</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Deferred Decision – 1/8-9/2024</b></p>
<b>2.</b>	<b>615-57-BZ</b>	<p>Vassalotti Associates Architects, LLP  <b>154-11 Horace Harding Expressway, Queens</b>            Reopen to correct the record regarding Board’s condition regarding timeline to install landscaping and planting and obtain a new Certificate of Occupancy. C1-3/R5B zoning district.  <b>Community Board #7Q</b></p> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p><b>Status: Granted – 11/13-14/2023</b></p>
<b>3.</b>	<b>716-82-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>209-34 Northern Boulevard, Queens</b>            Extension of Term of a previously approved Variance (§72-21) permitting retail stores, offices and accessory parking at the rear of the building which expires on June 13, 2023. C2-2/R6B &amp; R4 zoning district.  <b>Community Board #11Q</b></p> <p><b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Granted – 11/13-14/2023</b></p>
<b>4.</b>	<b>332-14-BZII</b>	<p>Law Office of Lyra J. Altman  <b>2912 Avenue N, Brooklyn</b>            Extension of Time to Complete Construction of a previously approved Special Permit (§73-622) for the enlargement of an existing single-family residence which expired on January 23, 2018; Waiver of the Board’s Rules of Practice and Procedures. R2 &amp; R4/C2-2 zoning district.  <b>Community Board #14BK</b></p> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p><b>Status: Granted – 11/13-14/2023</b></p>

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<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>12-01-BZ</b>	<p>Greenberg Traurig, LLP  <b>2829 Edson Avenue, Bronx</b>                      Amendment or Extension of Term of a previously approved Variance (§72-21) which permitted the development of a one-story commercial building (UG 6) with 93 accessory parking spaces which is set to expire on July 17, 2021. The application seeks to change to remove the Board’s condition of term. R4 zoning district.  <b>Community Board #12BX</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 3/11-12/2024</b></p>
<b>6.</b>	<b>13-01-BZ</b>	<p>Greenberg Traurig LLP  <b>2875 Edson Avenue, Bronx</b>                      Amendment of a previously approved Variance (§72-21) which permitted a five-story (UG 16) self-storage facility which will expire on July 17, 2021. Amendment to legalize minor deviations from the BSA approved plans for parking, landscaping, interior floor plans, and accessory building signs. Request for an extension of Term for twenty (20) years. R4 zoning district.  <b>Community Board # 12BX</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 3/11-12/2024</b></p>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>292-13-BZ</b>	<p>Law Office of Lyra J. Altman  <b>2085 Ocean Parkway, Brooklyn</b>                      Amendment of a previously approved Variance (72-21) permitting the development of Use Group 4A house of worship (Congregation Bet Yaakob), contrary to underlying bulk requirements; Extension of Time to Obtain a Certificate of Occupancy which expired on April 10, 2022; Waiver of the Board’s Rules of Practice and Procedures. R5, R6A and R5/OP zoning districts.  <b>Community Board #15BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 1/8-9/2024</b></p>

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<b><i>APPEALS – DECISIONS</i></b>		
<b>8.</b>	<b>2022-69-A thru 2022-75-A</b>	<p>Fried, Frank, Harris, Shriver &amp; Jacobson LLP  <b>2001 Bartow Avenue aka 500 Baychester Avenue, Bronx</b>                      Appeal of a NYC Department of Buildings’ determination to revoke permits for an Advertising Sign. C7 zoning district.  <b>Community Board #10BX</b></p> <hr/> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Continued Hearing – 2/26-27/2024</b></p>
<b>9.</b>	<b>2023-13-A</b>	<p>Sanna &amp; Loccisano Architects, P.C.  <b>34 Carlton Place, Staten Island</b>                      Proposed re-development of a single-family home not fronting on a mapped street contrary to General City Law §36. R1-1 Special Natural Area District.  <b>Community Board #2SI</b></p> <hr/> <p><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <hr/> <p><b>Status: Granted – 11/13-14/2023</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>10.</b>	<b>2023-28-A</b>	<p>Sheldon Lobel, P.C.  <b>159 Pioneer Street, Brooklyn</b>                      Appeal seeking waiver of Sections G304.3 &amp; G304.2 of Appendix G of the NYC Building Code to permit construction of a new observatory on the roof of an existing building located within a flood hazard area. M2-1 zoning district.  <b>Community Board #6BK</b></p> <hr/> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <hr/> <p><b>Status: Closed, Decision – 11/27-28/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 13-14, 2023**  
**10:00 A.M.**

<i><b>APPEALS – NEW CASES</b></i>		
<b>11.</b>	<b>2022-89-A &amp; 2022-90-A</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>61-10 Menahan Street and 61-12 Menahan Street, Queens</b>  Proposed construction of a semi-detached cellar, three story, three family building located within the bed of a mapped street contrary to General City Law Section 35 within an R5B zoning district.  <b>Community Board #5Q</b></p> <p><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Continued Hearing – 1/22-23/2024</b></p>
<b>12.</b>	<b>2023-60-A</b>	<p>Rothkrug Rothkrug &amp; LLP  <b>39 Lundsten Avenue, Staten Island</b>  Proposed development of a two-story manufacturing (UG 17) building not fronting on a legally mapped street contrary to General City Law §36 contrary to General City Law §36. M1-5 Special Richmond District.  <b>Community Board #3SI</b></p> <p><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Continued Hearing – 2/26-27/2024</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 13-14, 2023**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
<b>13.</b>	<b>2021-71-BZ</b>	<p>Eric Palatnik, P.C.  <b>105-31 76th Street, Queens</b>  Variance (§72-21) to permit the construction of a House of Worship (UG 4) (Al Furqan Mosque) contrary to underlying bulk requirements. R4A zoning district.  <b>Community Board #10Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Deferred Decision – 1/22-23/2024</b></p>
<b>14.</b>	<b>2021-35-BZ</b>	<p>Gerald J. Caliendo, RA, AIA  <b>957 Grand Street, Brooklyn</b>  Variance (§72-21) to permit the development of a residential building contrary to ZR §42-00. M1-1 zoning district within an Industrial Business Zone (IBZ).  <b>Community Board #1BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Deferred Decision – 1/22-23/2024</b></p>
<b>15.</b>	<b>2022-38-BZ</b>	<p>Sheldon Lobel, P.C.  <b>4902 &amp; 4920 14th Avenue, Brooklyn</b>  Variance (§72-21) to permit the development of a House of Worship (UG 4A) contrary to ZR §§ 24-11 (lot coverage), 24-361 (rear yard), 24-522 (maximum height of walls and required setbacks), and 23-62 (permitted obstructions). R6 zoning district.  <b>Community Board #12BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 11/13-14/2023</b></p>
<b>16.</b>	<b>2022-39-BZ &amp; 93-10-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel LLP  <b>188 and 198 Varet Street, Brooklyn</b>  Special Permit (§73-19) to permit the development of a school (UG 3) (Williamsburg Charter High School) contrary to ZR §42-12. Amendment to previously approved plans for the main school building. M1-1 and M1-2 zoning district.  <b>Community Board #1BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 11/13-14/2023</b></p>
<b>17.</b>	<b>2023-08-BZ</b>	<p>Sheldon Lobel, P.C.  <b>68 South 1st Street, Brooklyn</b>  Variance (§72-21) to permit the construction of a new Use Group (“UG”) 2 single-family residence at the Premises, contrary to bulk regulations. R6 zoning district.  <b>Community Board #1BK</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 11/13-14/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 13-14, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>18.</b>	<b>2022-23-BZ</b>	<p>Façade Architecture Inc.  <b>1520 East 56th Street Brooklyn</b>            Variance (§72-21) to permit the construction of a two-story, with cellar, two-family detached residence that does not comply with the zoning requirements for front yards (Z.R. § 23-45) and side yards (Z.R. § 23-461). R3-2 zoning district.  <b>Community Board #18BK</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Continued Hearing – 2/26-27/2024</b></p>
<b>19.</b>	<b>2022-95-BZ</b>	<p>Nasir J. Khanzada  <b>1249 Sutter Avenue, Brooklyn</b>            Re-instatement (§11-41) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on September 24, 2012; Extension of Time to Obtain a Certificate of Occupancy which expired on October 2, 2008; Amendment to permit changes to the previous approval; Waiver of the Board’s Rules of Practice and Procedures. C1-2/R5 zoning district.  <b>Community Board #5BK</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 1/22-23/2024</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 27-28, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>926-86-BZV</b>	<p>Gerald J. Caliendo, RA, AIA  <b>217-07 Northern Boulevard, Queens</b>                      Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive dealership (UG 16B) with accessory uses which expired on November 4, 2020. Waiver of the Board’s Rules of Practice and Procedures. C2-2/R6B and R3X zoning districts.  <b>Community Board #11Q</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Granted – 11/27-28/2023</b></p>
<b>2.</b>	<b>257-02-BZII</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>16-14 Weirfield Street, Queens</b>                      Extension of Term of a previously approved Variance (§72-21) which permitted the incorporation of a vacant building into an existing development (previously under Cal. No. 211 82 BZ), and to construct a one story addition in the rear of the building, thereby creating a single building, to be utilized as a not for profit institution with sleeping accommodations, Use Group 3, which expired on February 11, 2023; Waiver of the Board’s Rules of Practice and Procedures. M1 1 zoning district.  <b>Community Board #5Q</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Granted – 11/27-28/2023</b></p>
<b>3.</b>	<b>8-04-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>78-15 Parsons Boulevard, Queens</b>                      Amendment of a previously approved Variance (§72-21) which permitted the enlargement of an existing two-story community facility building (UG 4) House of Worship. The application seeks to permit a two-story enlargement and connection of an existing two-story building contrary to ZR §24-11 (FAR) and ZR §24-521 (Height of Front Walls. R3-2 zoning district.  <b>Community Board #8Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Deferred Decision – 1/22-23/2024</b></p>
<b>4.</b>	<b>2016-4468-BZII</b>	<p>Greenberg Traurig, LLP  <b>27 East 61st Street, Manhattan</b>                      Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) to permit the conversion and horizontal enlargement of an existing six-story mixed use building into a six-story commercial (UG 6) building contrary to ZR §33-122 (Maximum Permitted Floor Area) which expired on August 21, 2022. C5-1 (Madison Avenue Preservation District).  <b>Community Board #8M</b></p> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p><b>Status: Granted – 11/27-28/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 27-28, 2023**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>724-56-BZIV</b>	<p>William E. Gati  <b>42-42 Francis Lewis Boulevard, Queens</b>            Extension of Term (§11-411) of an approved variance which permitted automotive repair (UG 16B), which expires on November 19, 2022. Waiver of the Board’s Rules of Practice and Procedures. C2-2/R3X &amp; R3-2 zoning district.  <b>Community Board #11Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 2/12-13/2024</b></p>
<b>6.</b>	<b>749-65-BZ</b>	<p>Walter T. Gorman, P.E., P.C.  <b>1820 Richmond Road, Staten Island</b>            Amendment to the Board’s condition of term of a previously approved Variance (§72-21) which permitted the rehabilitation of a then existing Automotive Service Station (UG 16B) which expired on November 3, 2020; Extension of Time to Obtain a Certificate of Occupancy which expired on June 12, 2013; Waiver of the Board’s Rules of Practice of Procedures. R3X Lower Density Growth Management Area.  <b>Community Board #2SI</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Adjourned, Continued Hearing – 2/12-13/2024</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 27-28, 2023**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>7.</b>	<b>2018-154-BZII</b>	<p>Law Office of Lyra J. Altman  <b>966 East 24th Street, Brooklyn</b>            Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-622) permitting the enlargement of a single-family detached residence contrary to underlying bulk requirements which expires on October 29, 2023. R2 zoning district.  <b>Community Board #14BK</b></p> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p><b>Status: Closed, Decision – 12/11-12/2023</b></p>
<b>8.</b>	<b>2018-167-BZII</b>	<p>Sheldon Lobel, PC  <b>1133 East 22nd Street, Brooklyn</b>            Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-622) permitting the enlargement of a single-family detached residence contrary to underlying bulk requirements which expires on December 17, 2023. R2 zoning district.  <b>Community Board #14BK</b></p> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p><b>Status: Closed, Decision – 12/11-12/2023</b></p>
<b>9.</b>	<b>2021-56-BZ</b>	<p>Sheldon Lobel, P.C.  <b>337-349 &amp; 351-357 39th Street, Brooklyn</b>            Amendment of a previously approved Special Permit (§73-19) permitting the operation of a school (UG 3) (Brooklyn Prospect Charter School). The proposal seeks to modify some conditions of the Board. M1-2 zoning district.  <b>Community Board #7BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 1/22-23/2024</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 27-28, 2023**  
**10:00 A.M.**

<b><i>APPEALS – DECISIONS</i></b>		
<b>10.</b>	<b>2021-57-A</b>	<p>Eric Palatnik, P.C.  <b>1990 Hylan Boulevard, Staten Island</b>                      Proposed construction of a two-story commercial (UG 6) building located partially in the bed of a mapped street contrary to General City Law §35. C2-1/R3-2 zoning district.  <b>Community Board #2SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Deferred Decision – 2/12-13/2024</b></p>
<b>11.</b>	<b>2022-42-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>30 Page Avenue, Staten Island</b>                      Proposed development of a one-story warehouse partially within the bed of two streets contrary to General City Law §35. M1-1 Special Richmond Purpose District.  <b>Community Board #3SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Closed, Decision – 12/11-12/2023</b></p>
<b>12.</b>	<b>2023-28-A</b>	<p>Sheldon Lobel, P.C.  <b>159 Pioneer Street, Brooklyn</b>                      Appeal seeking waiver of Sections G304.3 &amp; G304.2 of Appendix G of the NYC Building Code to permit construction of a new observatory on the roof of an existing building located within a flood hazard area. M2-1 zoning district.  <b>Community Board #6BK</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Granted – 11/27-28/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 27-28, 2023**  
**10:00 A.M.**

<i><b>APPEALS – NEW CASES</b></i>		
13.	2017-5-AII thru 2017-7-AII	<p>Eric Palatnik, P.C.  <b>620A, 620B and 620C Sharrotts Road, Staten Island</b>                      Amendment of a previous approved General City Law §36 waiver to permit construction of three buildings, two buildings with retail and office space and one warehouse, not fronting on a legally mapped street, contrary to General City Law 36. The amendment seeks to remove the Board condition that a Certificate of Occupancy be obtained by September 10, 2023. M1-1 zoning district.  <b>Community Board #3SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Postponed Hearing – 1/22-23/2024</b></p>
14.	2022-43-A	<p>Steven Barshov; Sive, Paget &amp; Riesel, P.C.  <b>638 East 11th Street, Manhattan</b>                      Applicant seeks a variance, pursuant to BC Appendix G107.1 and BC Appendix G107.2, to permit the dry floodproofing as part of a conversion to a portion of the existing building’s ground floor to residential use and a proposed enlargement infill at the cellar level for residential and commercial uses. R8B zoning district.  <b>Community Board #3M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 3/11-12/2024</b></p>
15.	2022-44-A	<p>Steven Barshov; Sive, Paget &amp; Riesel, P.C.  <b>638 East 11th Street, Manhattan</b>                      Appeal of a NYC Department of Buildings determination dated June 13, 2022 that denied an application to permit dry floodproofing of the residential first floor of a proposed mixed-used building. R8B zoning district.  <b>Community Board #3M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 3/11-12/2024</b></p>
16.	2023-30-A	<p>Terminus Group, LLC  <b>625 Midland Avenue, Staten Island</b>                      Proposed alteration to an existing Community Facility to comply with flood zone regulation contrary to General City Law §35. C1-1/R3-2 zoning district.  <b>Community Board #5SI</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 2/12-13/2024</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 27-28, 2023**  
**10:00 A.M.**

<b><i>APPEALS – NEW CASES</i></b>		
<b>17.</b>	<b>2023-32-A, 2023-33-A &amp; 2023-34-A</b>	<p>Eric Palatnik, P.C.  <b>15, 23, 29 Radigan Avenue, Staten Island</b>                      Proposed development of a two-family dwelling on a lot that is located partially within the bed of a mapped but unbuilt portion of street contrary to General City Law §35. R3X Special South Richmond Development.  <b>Community Board #3SI</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 1/22-23/2024</b></p>
<b>18.</b>	<b>2023-49-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>24 Ross Lane, Staten Island</b>                      Proposed development of a two-family dwelling on a lot that is located partially within the bed of a mapped but unbuilt portion of street contrary to General City Law §35. R1-2 Special South Richmond Development District.  <b>Community Board #3SI</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 1/22-23/2024</b></p>

<b><i>BZ – DECISIONS</i></b>		
<b>19.</b>	<b>2022-93-BZ 2022-94-A</b>	<p>Sheldon Lobel, P.C.  <b>141-10 32nd Avenue, Queens</b>                      Variance (§72-21) to permit the development of a seven-story residential building with 32 dwellings units contrary to ZR Sections 23-142 (Floor area), 23-45 (front yard), 23 -451 (planting), 23-471 - (yards), and 23-631 (height); Proposed development of a seven-story residential building not fronting on a mapped street contrary to General City Law §36. R5D zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 11/27-28/2023</b></p>
<b>20.</b>	<b>2023-21-BZ</b>	<p>Law Office of Jay Goldstein, PLLC  <b>1337 East 24th Street, Brooklyn</b>                      Special Permit (§73-622) to permit the enlargement of a single-family detached residence contrary to underlying bulk requirements. R2 zoning district.  <b>Community Board #14BK</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 11/27-28/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, NOVEMBER 27-28, 2023**  
**10:00 A.M.**

<b><i>BZ - DECISIONS</i></b>		
<b>21.</b>	<b>2021-17-BZ</b>	Nasir J. Khanzada <b>87-19 Rockaway Boulevard, Queens</b> Reinstatement (§11-41) of a previously approve variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 9, 2013; Amendment to permit site changes; Waiver of the Board’s Rules of Practice and Procedures. C2-3/R6B zoning district. <b>Community Board #4Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 3/11-12/2024</b>
<b>22.</b>	<b>2022-46-BZ</b>	Sheldon Lobel, P.C. <b>1005 Bedford Avenue, Brooklyn</b> Variance (§72-21) to permit the enlargement of an existing school (UG 3) (Talmud Torah D’ Nitra) contrary to ZR §33-121 (Maximum Floor Area Ratio). R7A/C2-4 and R6B zoning districts. <b>Community Board #3BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 1/8-9/2024</b>
<b>23.</b>	<b>2022-92-BZ</b>	Law Office of Jay Goldstein, PLLC. <b>950 West Fingerboard Road, Staten Island</b> Application for a variance under ZR Section 72-21 to build a Use Group 3 religious school and a Use 3 dormitory contrary to ZR 42-10 within a M1-1 and R-2 Zoning District. <b>Community Board #2SI</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 1/22-23/2024</b>
<b>24.</b>	<b>2023-06-BZ</b>	Law Office of Lyra Altman <b>1830 East 26th Street, Brooklyn</b> Special Permit (§73-622) to permit the enlargement of a single-family detached residence contrary to underlying bulk requirements. R3-2 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 1/8-9/2024</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, NOVEMBER 27-28, 2023**  
**2:00 P.M.**

<i><b>BZ – NEW CASES</b></i>		
<b>25.</b>	<b>2023-48-BZ</b>	Hirschen Singer & Epstein, LLP <b>7509 Shore Road, Brooklyn</b> Variance (§72-21) to permit the development of a UG 3 school contrary to underlying bulk requirements. R4A Special Bay Ridge Purpose District. <b>Community Board #10BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 1/22-23/2024</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, OCTOBER 30-31, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>426-81-BZ</b>	<p>Law Office of Jay Goldstein, PLLC  <b>2329 Story Avenue, Bronx</b>                      Amendment of a previously approved variance (§72-21) to permit a change in use from a Use Group 11A manufacturing facility to a Use Group 7B contractor’s establishment and extension of term which expired on April 20, 2012; Waiver of the Board’s Rules of Practice and Procedures. R3-2 zoning district.  <b>Community Board #9BX</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 10/30-31/2023</b></p>
<b>2.</b>	<b>195-02-BZIV</b>	<p>Pryor Cashman, LLP  <b>2797 Linden Boulevard, Brooklyn</b>                      Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Eating and Drinking Establishment with an accessory drive-thru which expired on February 11, 2023; Amendment to permit a 115 square foot horizontal enlargement. R4 zoning district.  <b>Community Board #5BK</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Granted – 10/30-31/2023</b></p>
<b>3.</b>	<b>2016-3-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>1212 Victory Boulevard, Staten Island</b>                      Extension of Time to Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-211) to allow an automotive service station with an accessory convenience store (UG 16B) which expired on February 27, 2022. C2-1/R2 zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Granted – 10/30-31/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, OCTOBER 30-31, 2023**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>713-28-BZ</b>	<p>Nasir J. Khanzada  <b>425 Vanderbilt Avenue, Staten Island</b>                      Amendment (§11-412) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses. The amendment seeks to permit the conversion of automotive repair bays to an accessory convenience, legalize an enlargement and installation of a canopy. R3-2 zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 12/11-12/2023</b></p>
<b>5.</b>	<b>241-72-BZ</b>	<p>Law Office of Frederick A. Becker  <b>132-136 East 37th Street and 281-287 Lexington Avenue, Manhattan</b>                      Amendment of a previously approved Variance (§72-21) permitting the erection for a 26-story mixed use building contrary to underlying bulk requirements. The amendment seeks to modify the hours of ground floor access for the arcade and the installation of fencing in conjunction of the new proposed hours. R10 zoning district.  <b>Community Board #6M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Adjourned Hearing – 1/22-23/2023</b></p>
<b>6.</b>	<b>11-93-BZ</b>	<p>Belkin, Burden, Goldman, LLP  <b>46-45 Kissena Boulevard aka 46-40 Laburnum Avenue, Queens</b>                      Extension of Term (§11-411) of a previously approved variance which permitted an Eating and Drinking establishment (UG 6) which expires on March 15, 2024; Extension of Time to Obtain a Certificate of Occupancy which expired on June 17, 2015; Waiver of the Board’s Rules of Practice and Procedures. C2-2/R3-2 and R3-2 zoning districts.  <b>Community Board #7Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Adjourned Hearing – 12/11-12/2023</b></p>
<b>7.</b>	<b>295-57-BZIII</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>146-15 Union Turnpike, Queens</b>                      Extension of Term (§11-411) for the continued operation of an Automotive Service Station (UG 16B) which expired on August 7, 2021. C1-2/R4 zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 12/11-12/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, OCTOBER 30-31, 2023**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>160-08-BZ</b>	Rothkrug Rothkrug Spector <b>651-671 Fountain Avenue, Brooklyn</b> Application for reargument of an application dismissed on April 11, 2022, under Board’s Rules of Practice and Procedure Section 1-12.4. R4-A Zoning District R4. <b>Community Board #5BK</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Continued Hearing – 1/22-23/2024</b>

<b><i>SOC – NEW CASES</i></b>		
<b>9.</b>	<b>799-89-BZIII</b>	Law Office of Jay Goldstein, PLLC <b>1470 Bruckner Boulevard, Bronx</b> Extension of Term of a previously granted Variance (ZR 72-21) for the continued operation of a UG-17 Contractor's Establishment ( <i>Colgate Scaffolding</i> ) which expired on December 23, 2013. C8-1/R6 zoning district. <b>Community Board #9BX</b> <b>Project Manager: Vinroy Bell (212) 386-0082</b> <b>Status: Continued Hearing – 12/11-12/2023</b>
<b>10.</b>	<b>2016-4468-BZII</b>	Greenberg Traurig, LLP <b>27 East 61st Street, Manhattan</b> Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) to permit the conversion and horizontal enlargement of an existing six-story mixed use building into a six-story commercial (UG 6) building contrary to ZR §33-122 (Maximum Permitted Floor Area) which expired on August 21, 2022. C5-1 (Madison Avenue Preservation District). <b>Community Board #8M</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Closed, Decision – 11/27-28/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, OCTOBER 30-31, 2023**  
**10:00 A.M.**

<b><i>APPEALS – DECISIONS</i></b>		
<b>11.</b>	<b>17-05-AIV</b>	Sheldon Lobel, P.C. <b>3333 Giles Place, Bronx</b> Extension of Time to Complete Construction under the prior R6 zoning district. R4A zoning district. <b>Community Board #8BX</b>
		<b>Project Manager: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 10/30-31/2023</b>
<b>12.</b>	<b>2023-09-A</b>	Eric Palatnik, P.C. <b>43 Cunard Avenue, Staten Island</b> Proposed development of a two-family residential building not fronting on a mapped street contrary to General City Law §36. R3A Special Hillside Preservation District. <b>Community Board #1SI</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 10/30-31/2023</b>
<b>13.</b>	<b>2023-25-BZY</b>	Fried, Frank, Harris, Shriver & Jacobson LLP <b>36 West 66<sup>th</sup> Street, Manhattan</b> Extension of time (§11-332) to complete construction and obtain a certificate of occupancy for a period of two year after April 28, 2024, of a development commenced under the prior zoning. C4-7 & R8 Special Lincoln Square District. <b>Community Board #7M</b>
		<b>Project Manager: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 10/30-31/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, OCTOBER 30-31, 2023**  
**10:00 A.M.**

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>14.</b>	<b>2018-188-A &amp; 2018-189-A</b>	<p>Sheldon Lobel, P.C.  <b>194-28 &amp; 194-32 Dunton Avenue, Queens</b>                      Proposed construction of two two-story, single-family detached residential buildings seeking waivers of General City Law § 35, which are partially within the bed of a mapped but unbuilt portion of Clover Place. R1-2 zoning district.  <b>Community Board #8Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Continued Hearing – 1/22-23/2024</b></p>
<b>15.</b>	<b>2019-190-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>40-17 28th Avenue a/k/a 25-92 41st Street, Queens</b>                      Appeal of a New York City Department of Buildings determination dated June 14, 2019, that parking garage with 150 parking spaces or less do not require reservoir spaces at this location and that ZR 36-521 does not require commissioner approval for parking garage layouts between 200 and 300 square feet per space if the applicant certifies and states on the Certificate of Occupancy that the garage will be fully attended. C2-2/R5 zoning district.  <b>Community Board #1Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Withdrawn – 10/30-31/2023</b></p>

<b><i>APPEALS – NEW CASES</i></b>		
<b>16.</b>	<b>2023-14-A</b>	<p>Ashish A. Patel  <b>1707 Richmond Terrace, Staten Island</b>                      Proposed development of commercial uses not fronting on a mapped street contrary to General City Law §36. M1-1 zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Postponed Hearing – 12/11-12/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, OCTOBER 30-31, 2023**  
**10:00 A.M.**

<b><i>BZ - DECISIONS</i></b>		
<b>17.</b>	<b>2017-262-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>18 Stanwix Street, Brooklyn</b>  Variance (§72-21) to permit the construction of three-story plus cellar residential building contrary to ZR §42-00. M1-1 zoning district.  <b>Community Board #4BK</b></p> <p><b>Project Manager: Darrell Ruffin</b></p> <p><b>Status: Deferred Decision – 1/22-23/2024</b></p>
<b>18.</b>	<b>2018-173-BZ</b>	<p>Law Office of Jay Goldstein  <b>128 Beach 9th Street, Queens</b>  Variance (§72-21) to permit the development of a 17-story, mixed-use, community facility and residential building on a waterfront lot contrary to ZR §62-322 (Floor Area and Floor Area Ratio (“FAR”)); ZR §62-341 (Maximum Base Height and Building Height); ZR §62-341(a)(2) (Setbacks) and ZR §§25-23 &amp; 25-31(parking). R6 zoning district.  <b>Community Board #14Q</b></p> <p><b>Project Manager: Darrell Ruffin</b></p> <p><b>Status: Granted – 10/30-31/2023</b></p>
<b>19.</b>	<b>2022-38-BZ</b>	<p>Sheldon Lobel, P.C.  <b>4902 &amp; 4920 14th Avenue, Brooklyn</b>  Variance (§72-21) to permit the development of a House of Worship (UG 4A) contrary to ZR §§ 24-11 (lot coverage), 24-361 (rear yard), 24-522 (maximum height of walls and required setbacks), and 23-62 (permitted obstructions). R6 zoning district.  <b>Community Board #12BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Deferred Decision – 11/13-14/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, OCTOBER 30-31, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
20.	<b>2017-269-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>65 Grasmere Avenue, Staten Island</b> Variance (§72-21) to permit the legalization of a one-story enlargement of an existing non-conforming Automotive Repair Facility (UG 16B) contrary to ZR §22-10. R3-2 zoning district. <b>Community Board #2SI</b> <b>Project Manager: Gjela Prenga (212) 386-0067</b> <b>Status: Adjourned Hearing – 1/8-9/2024</b>
21.	<b>2021-1-BZ</b>	Capell Barnett Matalon & Schoenfeld LLP <b>31-18 37th Street, Queens</b> Variance (§72-21) to permit the enlargement of a school (Trinity Lutheran Church) contrary to underlying bulk requirements. R6B and R6A zoning districts. <b>Community Board #1Q</b> <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b> <b>Status: Adjourned Hearing – 1/8-9/2024</b>
22.	<b>2021-14-BZ</b>	Rampulla Associates Architects <b>2010 Victory Boulevard, Staten Island</b> Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (Starbucks) with an accessory drive-through facility. C1-1/R3-2 zoning district. <b>Community Board #1SI</b> <b>Project Manager: Gjela Prenga (212) 386-0067</b> <b>Status: Continued Hearing – 12/11-12/2023</b>
23.	<b>2022-46-BZ</b>	Sheldon Lobel, P.C. <b>1005 Bedford Avenue, Brooklyn</b> Variance (§72-21) to permit the enlargement of an existing school (UG 3) (Talmud Torah D' Nitra) contrary to ZR §33-121 (Maximum Floor Area Ratio). R7A/C2-4 and R6B zoning districts. <b>Community Board #3BK</b> <b>Project Manager: Gjela Prenga (212) 386-0067</b> <b>Status: Continued Hearing – 11/27-28/2023</b>
24.	<b>2022-58-BZ</b>	Law Office of Jay Goldstein, PLLC <b>4420 15th Avenue, Brooklyn</b> Variance (§72-21) to permit the addition of a fifth and partial sixth floor dormitory on an existing four-story school (UG 3) contrary to ZR §24-522 (height and setback) C1-3/R6 zoning district. <b>Community Board #12BK</b> <b>Project Manager: Gjela Prenga (212) 386-0067</b> <b>Status: Withdrawn – 10/30-31/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, OCTOBER 30-31, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
25.	<b>2022-61-BZ</b>	<p>Law Office of Jay Goldstein, PLLC  <b>1002 Avenue N, Brooklyn</b>  Variance (§72-21) to permit the development of a house of worship (UG 4) contrary to ZR §§ 113-51 (Floor Area/FAR), 23-461 (Side Yard), 113-55 (Wall Height/Building Height), and 113-561 (Parking). R5 zoning district, in the Subdistrict of the Special Ocean Parkway District.  <b>Community Board #12BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 1/8-9/2024</b></p>
26.	<b>2022-93-BZ &amp; 2022-94-A</b>	<p>Sheldon Lobel, P.C.  <b>141-10 32nd Avenue, Queens</b>  Variance (§72-21) to permit the development of a seven-story residential building with 32 dwellings units contrary to ZR Sections 23-142 (Floor area), 23-45 (front yard), 23 -451 (planting), 23-471 - (yards), and 23-631 (height); Proposed development of a seven-story residential building not fronting on a mapped street contrary to General City Law §36. R5D zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 11/27-28/2023</b></p>
27.	<b>2023-03-BZ</b>	<p>Law Office of Christopher Wright  <b>519 Jerome Street, Brooklyn</b>  Variance (§72-21) to permit the development of a detached three-family dwelling contrary to underlying side-yard requirements. R5 zoning district.  <b>Community Board #5BK</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 1/22-23/2024</b></p>
28.	<b>2023-04-BZ &amp; 202-07-BZ</b>	<p>Law Office of Jay Goldstein, PLLC  <b>2170 McDonald Avenue, Brooklyn</b>  Variance (§72-21) to permit the enlargement of an existing two-story, UG 3 (religious nursery and pre-school building) and an Amendment of a previously approved Special Permit (73-19). M1-1 zoning district.  <b>Community Board #11BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 1/8-9/2024</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, OCTOBER 30-31, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
29.	<b>2023-05-BZ</b>	Law Office of Jay Goldstein, PLLC <b>321 Avenue T, Brooklyn</b> Variance (§72-21) & Special Permit (§73-19) to permit the construction and operation of a pre-school and nursery (UG 3) contrary to use and underlying bulk requirements. M1-1 zoning district. <b>Community Board #11Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 1/8-9/2024</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, OCTOBER 30-31, 2023**  
**2:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>30.</b>	<b>2023-20-BZ</b>	Law Office of Jay Goldstein, PLLC <b>1628 East 24th Street, Brooklyn</b> Special Permit (§73-622) to permit the enlargement of a single-family detached residence contrary to underlying bulk requirements. R3-2 zoning district. <b>Community Board #3BK</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 12/11-12/2023</b>
<b>31.</b>	<b>2023-21-BZ</b>	Law Office of Jay Goldstein, PLLC <b>1337 East 24th Street, Brooklyn</b> Special Permit (§73-622) to permit the enlargement of a single-family detached residence contrary to underlying bulk requirements. R2 zoning district. <b>Community Board #14BK</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Closed, Decision – 11/27-28/2023</b>
<b>32.</b>	<b>2023-23-BZ</b>	Eric Palatnik, P.C. <b>295 Exeter Street, Brooklyn</b> Special Permit (§73-622) to permit the enlargement of an existing home contrary to underlying bulk requirements. R3-1 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 12/11-12/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, OCTOBER 2-3, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>558-51-BZ</b>	<p>Vassalotti Associates Architects, LLP  <b>68-22 Northern Boulevard, Queens</b>                      Extension of Term (§11-411) for a previously approved variance which permitted the operation of an automotive service station which expires on December 21, 2023, Waiver of the Board’s Rules of Practice and Procedures for early filing. C2-2/R5D zoning district.  <b>Community Board #3Q</b></p> <hr/> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <hr/> <p><b>Status: Granted – 10/2-3/2023</b></p>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>2.</b>	<b>135-46-BZIII</b>	<p>Eric Palatnik, P.C.  <b>3802 Avenue U, Brooklyn</b>                      Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station which expired on January 29, 2022; Amendment (§11-412) to permit the enlargement of the accessory building. R4 zoning district.  <b>Community Board #18BK</b></p> <hr/> <p><b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b></p> <hr/> <p><b>Status: Continued Hearing – 2/26-27/2024</b></p>
<b>3.</b>	<b>749-65-BZ</b>	<p>Walter T. Gorman, P.E., P.C.  <b>1820 Richmond Road, Staten Island</b>                      Amendment to the Board’s condition of term of a previously approved Variance (§72-21) which permitted the rehabilitation of a then existing Automotive Service Station (UG 16B) which expired on November 3, 2020; Extension of Time to Obtain a Certificate of Occupancy which expired on June 12, 2013; Waiver of the Board’s Rules of Practice of Procedures. R3X Lower Density Growth Management Area.  <b>Community Board #2SI</b></p> <hr/> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <hr/> <p><b>Status: Continued Hearing – 11/27-28/2023</b></p>
<b>4.</b>	<b>250-00-BZIII</b>	<p>Bryan Cave Leighton Paisner LLP  <b>521-541 &amp; 553-563 LaGuardia Place a/k/a 207-245 Mercer Street, Manhattan</b>                      Extension of term a variance (§11-411) to allow transient parking for 149 cars in an existing multiple dwelling accessory garage which expired on August 14, 2021. R7-2/C1-5 zoning district.  <b>Community Board #1M</b></p> <hr/> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <hr/> <p><b>Status: Withdrawn – 10/2-3/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, OCTOBER 2-3, 2023**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>175-10-BZIII</b>	<p>Eric Palatnik, P.C.  <b>3400 Baychester Avenue, Bronx</b>            Extension of Term (§11-411) of a previously approved Automotive Service Station (UG 16B) which expired on March 29, 2021; Extension of Time to obtain a certificate of occupancy which expired on March 29, 2021; Waiver of the Rules of Practice and Procedures. R4 zoning district.  <b>Community Board #12BX</b></p> <hr/> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <hr/> <p><b>Status: Adjourned, Continued Hearing – 12/11-12/2023</b></p>

<b><i>SOC – NEW CASES</i></b>		
<b>6.</b>	<b>724-56-BZIV</b>	<p>William E. Gati  <b>42-42 Francis Lewis Boulevard, Queens</b>            Extension of Term (§11-411) of an approved variance which permitted automotive repair (UG 16B), which expires on November 19, 2022. Waiver of the Board’s Rules of Practice and Procedures. C2-2/R3X &amp; R3-2 zoning district.  <b>Community Board #11Q</b></p> <hr/> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <hr/> <p><b>Status: Continued Hearing – 11/27-28/2023</b></p>
<b>7.</b>	<b>926-86-BZV</b>	<p>Gerald J. Caliendo, RA, AIA  <b>217-07 Northern Boulevard, Queens</b>            Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive dealership (UG 16B) with accessory uses which expired on November 4, 2020. Waiver of the Board’s Rules of Practice and Procedures. C2-2/R6B and R3X zoning districts.  <b>Community Board #11Q</b></p> <hr/> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <hr/> <p><b>Status: Closed, Decision – 11/27-28/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, OCTOBER 2-3, 2023**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>8.</b>	<b>257-02-BZIII</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>16-14 Weirfield Street, Queens</b>                      Extension of Term of a previously approved Variance (§72-21) which permitted the incorporation of a vacant building into an existing development (previously under Cal. No. 211 82 BZ), and to construct a one story addition in the rear of the building, thereby creating a single building, to be utilized as a not for profit institution with sleeping accommodations, Use Group 3, which expired on February 11, 2023; Waiver of the Board’s Rules of Practice and Procedures. M1 1 zoning district.  <b>Community Board #5Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 11/27-28/2023</b></p>
<b>9.</b>	<b>332-14-BZII</b>	<p>Law Office of Lyra J. Altman  <b>2912 Avenue N, Brooklyn</b>                      Extension of Time to Complete Construction of a previously approved Special Permit (§73-622) for the enlargement of an existing single-family residence which expired on January 23, 2018; Waiver of the Board’s Rules of Practice and Procedures. R2 &amp; R4/C2-2 zoning district.  <b>Community Board #14BK</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Closed, Decision – 11/13-14/2023</b></p>
<b>10.</b>	<b>2016-3-BZII</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>1212 Victory Boulevard, Staten Island</b>                      Extension of Time to Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-211) to allow an automotive service station with an accessory convenience store (UG 16B) which expired on February 27, 2022. C2-1/R2 zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Closed, Decision – 10/30-31/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, OCTOBER 2-3, 2023**  
**10:00 A.M.**

<b><i>APPEALS - DECISIONS</i></b>		
<b>11.</b>	<b>2021-57-A</b>	<p>Eric Palatnik, P.C.  <b>1990 Hylan Boulevard, Staten Island</b>                      Proposed construction of a two-story commercial (UG 6) building located partially in the bed of a mapped street contrary to General City Law §35. C2-1/R3-2 zoning district.  <b>Community Board #2SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Deferred Decision – 11/27-28/2023</b></p>
<b>12.</b>	<b>2022-28-A thru 2022-30-A</b>	<p>Ronald D. Victorio, R.A.  <b>15, 17, 19 Bedell Street, Staten Island</b>                      Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development prior to the adaption of a zoning text amendment. R3X Special South Richmond Purpose District.  <b>Community Board #3SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Granted – 10/2-3/2023</b></p>
<b>13.</b>	<b>2022-42-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>30 Page Avenue, Staten Island</b>                      Proposed development of a one-story warehouse partially within the bed of two streets contrary to General City Law §35. M1-1 Special Richmond Purpose District.  <b>Community Board #3SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Deferred Decision – 11/27-28/2023</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>14.</b>	<b>2021-48-A &amp; 2021-49-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>42 &amp; 72 Schmeig Avenue, Staten Island</b>                      Proposed development of a one-story warehouse (UG 16B) not fronting on a legally mapped street contrary to General City Law §36. M1-1 Special South Richmond District.  <b>Community Board #3SI</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Adjourned, Continued Hearing – 12/11-12/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, OCTOBER 2-3, 2023**  
**10:00 A.M.**

<b><i>APPEALS – NEW CASES</i></b>		
<b>15.</b>	<b>17-05-AIV</b>	Sheldon Lobel, P.C. <b>3333 Giles Place, Bronx</b> Extension of Time to Complete Construction under the prior R6 zoning district. R4A zoning district. <b>Community Board #8BX</b>
		<b>Project Manager: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 10/30-31/2023</b>
<b>16.</b>	<b>2022-43-A</b>	Sive, Paget & Riesel, P.C. <b>638 East 11th Street, Manhattan</b> Applicant seeks a variance, pursuant to BC Appendix G107.1 and BC Appendix G107.2, to permit the dry floodproofing as part of a conversion to a portion of the existing building’s ground floor to residential use and a proposed enlargement infill at the cellar level for residential and commercial uses. R8B Zoning District. <b>Community Board #3M</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Postponed Hearing – 11/27-28/2023</b>
<b>17.</b>	<b>2022-44-A</b>	Sive, Paget & Riesel, P.C. <b>638 East 11th Street, Manhattan</b> Application July 13, 2022 – Appeal of NYC Department of Buildings determination dated June 13, 2022 that denied an application to permit dry floodproofing of the residential first floor of a proposed mixed-used building. R8B Zoning District. <b>Community Board #3M</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Postponed Hearing – 11/27-28/2023</b>
<b>18.</b>	<b>2023-25-BZY</b>	Fried, Frank, Harris, Shriver & Jacobson LLP <b>36 West 66<sup>th</sup> Street, Manhattan</b> Extension of time (§11-332) to complete construction and obtain a certificate of occupancy for a period of two year after April 28, 2024, of a development commenced under the prior zoning. C4-7 & R8 Special Lincoln Square District. <b>Community Board #7M</b>
		<b>Project Manager: Toni Matias (212) 386-0085</b>
		<b>Status: Closed, Decision – 10/30-31/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, OCTOBER 2-3, 2023**  
**10:00 A.M.**

<b><i>BZ - DECISIONS</i></b>		
<b>19.</b>	<b>2021-50-BZ</b>	<p>Friedman P.E.  <b>50 Lawrence Avenue, Brooklyn</b>  Special Permit (§73-19) to permit the operation of a school (UG 3) (Hadran Academy) contrary to ZR §42-00. Variance (§72-21) to permit the development of the building contrary to underlying bulk regulations. M1-1, R5 zoning district. Special Ocean Parkway District.  <b>Community Board #14BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 10/2-3/2023</b></p>
<b>20.</b>	<b>2022-51-BZ</b>	<p>Gerald J. Caliendo, RA, AIA  <b>107-20 154th Street, Queens</b>  Variance (§72-21) to permit the development of a two-story residential dwelling contrary to underlying bulk requirements. R5 zoning district.  <b>Community Board #12Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 10/2-3/2023</b></p>
<b>21.</b>	<b>2022-86-BZ</b>	<p>Law Office of Lyra J. Altman  <b>1762 East 9th Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to underlying bulk requirements. C4-2 zoning district, Special Ocean Parkway District.  <b>Community Board #15BK</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 10/2-3/2023</b></p>
<b>22.</b>	<b>2022-91-BZ</b>	<p>Law Office of Lyra J. Altman  <b>1492 East 24th Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement and change of use from a two-family to a single-family residence contrary to underlying bulk requirements. R2 zoning district.  <b>Community Board #14BK</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 10/2-3/2023</b></p>
<b>23.</b>	<b>2023-2-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2003 East 3rd Street, Brooklyn</b>  SUBJECT – Application January 13, 2023– Special Permit (§73-622) to permit the enlargement of a single-family detached residence contrary to underlying bulk requirements. R2X Special Ocean Parkway District.  <b>Community Board #15BK</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 10/2-3/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, OCTOBER 2-3, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>24.</b>	<b>2021-85-BZ</b>	<p>Eric Palatnik, P.C.  <b>2310 Atlantic Avenue, Brooklyn</b>            Re-instatement (§11-411) of a previously approved variance permitting the operation of an automotive repair facility (UG 16B) which expired on November 20, 1994, Waiver of the Board’s Rules of Practice and Procedures. R6/C2-3 and R8A/C2-4 zoning districts.  <b>Community Board #16BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 1/22-23/2024</b></p>
<b>25.</b>	<b>2022-65-BZ</b>	<p>Law Office of Lyra J. Altman  <b>2503-2519 Coney Island Avenue, Brooklyn</b>            Special Permit (§73-19) to permit the construction of school (UG 3) contrary to ZR §32-31 (Use). C8-1 &amp; R4 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Adjourned, Continued Hearing – 12/11-12/2023</b></p>
<b>26.</b>	<b>2023-8-BZ</b>	<p>Sheldon Lobel, P.C.  <b>68 South 1st Street, Brooklyn</b>            Variance (§72-21) to permit the construction of a new Use Group (“UG”) 2 single-family residence at the Premises, contrary to bulk regulations. R6 zoning district.  <b>Community Board #1BK</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Closed, Decision – 11/13-14/2023</b></p>
<b>27.</b>	<b>2023-10-BZ</b>	<p>Eric Palatnik, P.C.  <b>2213 East 14th Street, Brooklyn</b>            Variance (§72-21) to permit the enlargement of a one-family home contrary to underlying bulk requirements. R4 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Adjourned, Continued Hearing – 12/11-12/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 18-19, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>319-53-BZIII</b>	<p>William Consuegra by Majed El Jamal  <b>1135 East 222nd Street aka 3651 Eastchester Road, Bronx</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Repair Facility (UG 16B) which expired on January 31, 2021. Waiver of the Board’s Rules of Practice and Procedures. Amendment for the parking spaces. R5 zoning district.  <b>Community Board #12BX</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Deferred Decision – 11/13-14/2023</b></p>
<b>2.</b>	<b>635-57-BZIII</b>	<p>Herrick, Feinstein LLP  <b>115 East 69th Street, Manhattan</b>            Extension of Term (§11-411) of a previously approved variance permitting the continued use of the cellar, first and second floors of a five-story building for general office use (UG6) which expired on January 26, 2022; waiver of the rules. R8B zoning district.  <b>Community Board #1M</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Granted – 9/18-19/2023</b></p>
<b>3.</b>	<b>636-70-BZIV</b>	<p>Walter T. Gorman, P.E., P.C.  <b>105-45 to 105-55 Horace Harding Expressway, Queens</b>            Amendment of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B). The amendment seeks to convert an existing service bay and adjoining snack shop to an accessory convenience store. C2-2/R6 zoning district.  <b>Community Board #4Q</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Granted – 9/18-19/2023</b></p>
<b>4.</b>	<b>106-76-BZIV</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>129-01 North Conduit Avenue, Queens</b>            Amendment of the Board’s condition of term of a previously approved Variance (§72-21) permitting the operation of an automotive service station (UG 16B) which expired on July 20, 2011; Waiver of the Board’s Rules of Practice and Procedures. R3-2 zoning district.  <b>Community Board #10Q</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Deferred Decision – 12/11-12/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 18-19, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>1122-81-BZ</b>	<p>Eric Palatnik, PC  <b>105-14 Astoria Boulevard, Queens</b>            Extension of term of a variance for a roofing and metal supply establishment (UG17) which expired on November 9, 2022; extension of time to obtain a Certificate of Occupancy which expired on February 23, 2018; and a waiver of the rules under Section 1.07.3 (d)(2) in a R6b/C2-3 Zoning district.  <b>Community Board #3Q</b></p> <p><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Granted – 9/18-19/2023</b></p>
<b>6.</b>	<b>1098-83-BZ</b>	<p>Eric Palatnik, P.C.  <b>147-10 Northern Boulevard, Queens</b>            Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on April 3, 2014; Waiver of the Board’s Rules of Practice and Procedures. C1-2/R5 zoning district.  <b>Community Board #7Q</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Deferred Decision – 12/11-12/2023</b></p>
<b>7.</b>	<b>897-85-BZ</b>	<p>Venable LLP  <b>1450 Madison Avenue, Manhattan</b>            Amendment of a previously approved variance (§72-21) and special permit (§73-641) to renovate and enlarge the existing Klingenstein Clinical Center contrary to lot coverage (ZR §24-11) and setback regulations (§24-522). R9/Special Park Improvement zoning district.  <b>Community Board #11M</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Granted – 9/18-19/2023</b></p>
<b>8.</b>	<b>212-00-BZII</b>	<p>Glen V. Cutrona, AIA  <b>640/666 South Conduit Boulevard, Brooklyn</b>            Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on April 17, 2021. C1-2/R5 zoning district.  <b>Community Board #3BK</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Granted – 9/18-19/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 18-19, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>9.</b>	<b>195-02-BZIV</b>	Pryor Cashman, LLP <b>2797 Linden Boulevard, Brooklyn</b> Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Eating and Drinking Establishment with an accessory drive-thru which expired on February 11, 2023; Amendment to permit a 115 square foot horizontal enlargement. R4 zoning district. <b>Community Board #5BK</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Deferred Decision – 10/30-31/2023</b>
<b>10.</b>	<b>8-04-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>78-15 Parsons Boulevard, Queens</b> Amendment of a previously approved Variance (§72-21) which permitted the enlargement of an existing two-story community facility building (UG 4) House of Worship. The application seeks to permit a two-story enlargement and connection of an existing two-story building contrary to ZR §24-11 (FAR) and ZR §24-521 (Height of Front Walls. R3-2 zoning district. <b>Community Board #8Q</b> <b>Project Manager: Gjela Prenga (212) 386-0067</b> <b>Status: Deferred Decision – 11/27-28/2023</b>
<b>11.</b>	<b>2017-217-BZ</b>	Sheldon Lobel, P.C. <b>4855 Hylan Boulevard, Staten Island</b> Extension of Time to Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-126) to permit a two-story with cellar ambulatory diagnostic or treatment health care facility (UG 4) contrary to ZR §22-14(A) which expired on July 23, 2023. R3X (Special South Richmond Development District) (Lower Density Growth Management Area). <b>Community Board #3SI</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Granted – 9/18-19/2023</b>
<b>12.</b>	<b>2018-21-BZII</b>	Law Office of Lyra J. Altman <b>1773 East 22nd Street, Brooklyn</b> Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-622) permitting the enlargement of a single-family home which expired on April 30, 2023. R3-2 zoning district. <b>Community Board #15BK</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Granted – 9/18-19/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 18-19, 2023**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>13.</b>	<b>716-82-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>209-34 Northern Boulevard, Queens</b> Extension of Term of a previously approved Variance (§72-21) permitting retail stores, offices and accessory parking at the rear of the building which expires on June 13, 2023. C2-2/R6B & R4 zoning district. <b>Community Board #11Q</b> <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b> <b>Status: Closed, Decision – 11/13-14/2023</b>

<b><i>SOC – NEW CASES</i></b>		
<b>14.</b>	<b>2021-56-BZ</b>	Sheldon Lobel, P.C. <b>337-349 &amp; 351-357 39th Street, Brooklyn</b> Amendment of a previously approved Special Permit (§73-19) permitting the operation of a school (UG 3) (Brooklyn Prospect Charter School). The proposal seeks to modify some conditions of the Board’s original approval. M1-2 zoning district. <b>Community Board #7BK</b> <b>Project Manager: Gjela Prenga (212) 386-0067</b> <b>Status: Postponed Hearing – 11/27-28/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 18-19, 2023**  
**10:00 A.M.**

<b><i>APPEALS – DECISIONS</i></b>		
<b>15.</b>	<b>2022-68-A</b>	<p>Troutman Pepper Hamilton Sanders LLP  <b>1475 Broadway a/k/a One Times Square, Manhattan</b>                      Application for reargument, pursuant to Board’s Rules of Practice and Procedures, Section 1-12.4, of an application, dismissed on January 9, 2023, for lack of jurisdiction. The initial application concerned an Interpretive Appeal of a final determination of the New York City Department of Buildings. C6-7 zoning district, Special Midtown District.  <b>Community Board #5M</b>  <b>Project Manager: Yaa Sarpong (212) 386-0076</b>  <b>Status: Denied – 9/18-19/2023</b></p>
<b>16.</b>	<b>2022-69-A thru 2022-75-A</b>	<p>Fried, Frank, Harris, Shriver &amp; Jacobson LLP  <b>2001 Bartow Avenue aka 500 Baychester Avenue, Bronx</b>                      Appeal of a NYC Department of Buildings’ determination to revoke permits for an Advertising Sign. C7 zoning district.  <b>Community Board #10BX</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Adjourned, Continued Hearing – 11/13-14/2023</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>17.</b>	<b>2022-28-A thru 2022-30-A</b>	<p>Ronald D. Victorio, R.A.  <b>15, 17, 19 Bedell Street, Staten Island</b>                      Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development prior to the adaptation of a zoning text amendment. R3X Special South Richmond Purpose District.  <b>Community Board #3SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Closed, Decision – 10/2-3/2023</b></p>
<b>18.</b>	<b>2023-09-A</b>	<p>Eric Palatnik, P.C.  <b>43 Cunard Avenue, Staten Island</b>                      Proposed development of a two-family residential building not fronting on a mapped street contrary to General City Law §36. R3A Special Hillside Preservation District.  <b>Community Board #1SI</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Closed, Decision – 10/30-31/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 18-19, 2023**  
**10:00 A.M.**

<i><b>APPEALS – NEW CASES</b></i>		
<b>19.</b>	<b>2023-13-A</b>	<p>Sanna &amp; Loccisano Architects, P.C.  <b>34 Carlton Place, Staten Island</b>  Proposed re-development of a single-family home not fronting on a mapped street contrary to General City Law §36. R1-1 Special Natural Area District.  <b>Community Board #2SI</b></p> <p><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Closed, Decision – 11/13-14/2023</b></p>
<b>20.</b>	<b>2023-28-A</b>	<p>Sheldon Lobel, P.C.  <b>159 Pioneer Street, Brooklyn</b>  Appeal seeking waiver of Sections G304.3 &amp; G304.2 of Appendix G of the NYC Building Code to permit construction of a new observatory on the roof of an existing building located within a flood hazard area. M2-1 zoning district.  <b>Community Board #6BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 11/13-14/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 18-19, 2023**  
**10:00 A.M.**

<b><i>BZ - DECISIONS</i></b>		
21.	2019-264-BZ	<p>Eric Palatnik, P.C.  <b>3568 Nostrand Avenue, Brooklyn</b>            Variance (§72-21) to permit the development of school (UG 3) (Congregation Lev Bais Yaakov) contrary to ZR §33-121 (FAR) and ZR §33-431 (height of front wall and sky exposure). C1-2/R4 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Deferred Decision – 12/11-12/2023</b></p>
22.	2020-51-BZ & 2020-52-A 2020-53-BZ & 2020-54-A	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>95 &amp; 105 Ridgeway Avenue, Staten Island</b>            Variance §72-21 to permit the development of a self-storage warehouse (UG 16) contrary to ZR 22-10; located on a site not fronting on a mapped street contrary to General City Law §36. M1-1 and R3-2 zoning district.  <b>Community Board #2SI</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Deferred Decision – 12/11-12/2023</b></p>
23.	2021-64-BZ	<p>Law Office of Lyra J. Altman  <b>205-207 Gravesend Neck Road, Brooklyn</b>            Special Permit (§73-622) to permit the enlargement of a single-family home contrary to underlying bulk requirements. R4 (Special Ocean Parkway) zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Deferred Decision – 12/11-12/2023</b></p>
24.	2021-82-BZ	<p>Eric Palatnik, P.C.  <b>218 Hamilton Avenue, Brooklyn</b>            Special Permit (§73-44) to permit a reduction in the required parking spaces for an ambulatory diagnostic or treatment facility with an PRC-B1 parking category contrary to ZR §36-21. M1-1 zoning district.  <b>Community Board #6BK</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Granted – 9/18-19/2023</b></p>
25.	2021-83-BZ	<p>Law Office of Jay Goldstein, PLLC  <b>80-74 188th Street, Queens</b>            Variance (§72-21) to permit the construction of a house of Worship contrary to ZR §24-111 (floor area), ZR §24-35 (side yards) and ZR §25-30 (parking). R1-2 zoning district.  <b>Community Board #8Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 9/18-19/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 18-19, 2023**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
<b>26.</b>	<b>2021-87-BZ</b>	<p>Eric Palatnik, P.C.  <b>37-16 Union Street, Queens</b>  Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR §61-20. C4-3 zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Deferred Decision – 1/8-9/2024</b></p>
<b>27.</b>	<b>2022-32-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>474 Oakdale Street, Staten Island</b>  Variance (§72-21) to permit in the construction of a cellar and two-story, one-family residential building that does not provide a required front yard pursuant to ZR §23-45 and a required rear yard pursuant to ZR §23-47. R1-2 zoning district.  <b>Community Board #3SI</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 9/18-19/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 18-19, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>28.</b>	<b>2019-256-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1508 Avenue Z, Brooklyn</b>                      Variance (§72-21) to permit the development of a 12-story ambulatory diagnostic facility community space (UG 4) contrary to floor area (§ 33-123) and parking (§ 36-21). C4-2 zoning district.  <b>Community Board #15BK</b></p> <p><b>Project Manager: Darrell Ruffin</b></p> <p><b>Status: Continued Hearing – 1/22-23/2024</b></p>
<b>29.</b>	<b>2021-9-BZ</b>	<p>Stroock &amp; Stroock &amp; Lavan LLP  <b>145-163 Wolcott Street, Brooklyn</b>                      Variance (§72-21) to permit the development of a 15-story mixed-use residential, commercial and manufacturing building contrary to ZR §42-10 (Use), ZR §43-12 (FAR) and ZR §43-28 (Rear Yard). M2-1 zoning district.  <b>Community Board #6BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Closed, Decision – 6/10-11/2024</b></p>
<b>30.</b>	<b>2021-17-BZ</b>	<p>Nasir J. Khanzada  <b>87-19 Rockaway Boulevard, Queens</b>                      Reinstatement (§11-41) of a previously approve variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 9, 2013; Amendment to permit site changes; Waiver of the Board’s Rules of Practice and Procedures. C2-3/R6B zoning district.  <b>Community Board #4Q</b></p> <p><b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Continued Hearing – 11/27-28/2023</b></p>
<b>31.</b>	<b>2021-26-BZ</b>	<p>Eric Palatnik, P.C.  <b>12 Coles Street, Brooklyn</b>                      Variance (§72-21) to permit the development of a four (4) story residential-use building contrary to ZR §42-00. M1-1 zoning district.  <b>Community Board #6BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Closed, Decision – 1/8-9/2024</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 18-19, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>32.</b>	<b>2021-27-BZ</b>	<p>Eric Palatnik, P.C.  <b>13 Luquer Street, Brooklyn</b>  Variance (§72-21) to permit the development of a four (4) story residential-use building contrary to ZR §42-00. M1-1 zoning district.  <b>Community Board #6BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 1/8-9/2024</b></p>
<b>33.</b>	<b>2021-28-BZ</b>	<p>Eric Palatnik, P.C.  <b>375 Columbia Street, Brooklyn</b>  Variance (§72-21) to permit the development of a four (4) story residential-use building contrary to ZR §42-00. M1-1 zoning district.  <b>Community Board #6BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 1/8-9/2024</b></p>
<b>34.</b>	<b>2021-50-BZ</b>	<p>Friedman, P.E.  <b>50 Lawrence Avenue, Brooklyn</b>  Special Permit (§73-19) to permit the operation of a school (UG 3) (Hadran Academy) contrary to ZR §42-00. Variance (§72-21) to permit the development of the building contrary to underlying bulk regulations. M1-1, R5 zoning district. Special Ocean Parkway District.  <b>Community Board #14BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 10/2-3/2023</b></p>
<b>35.</b>	<b>2021-60-BZ</b>	<p>Terminus Group, LLC  <b>112-116 West 28th Street, Manhattan</b>  Variance (§72-21) to permit the enlargement of an existing hotel contrary to ZR §42-111. M1-6 zoning district.  <b>Community Board #5M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 1/8-9/2024</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, SEPTEMBER 18-19, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
36.	<b>2022-39-BZ &amp; 93-10-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel LLP  <b>188 and 198 Varet Street, Brooklyn</b>  Special Permit (§73-19) to permit the development of a school (UG 3) (Williamsburg Charter High School contrary to ZR §42-12. Amendment to previously approved plans for the main school building. M1-1 and M1-2 zoning district.  <b>Community Board #1BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 11/13-14/2023</b></p>
37.	<b>2022-93-BZ &amp; 2022-94-A</b>	<p>Sheldon Lobel, P.C.  <b>141-10 32nd Avenue, Queens</b>  Variance (§72-21) to permit the development of a seven-story residential building with 32 dwellings units contrary to ZR Sections 23-142 (Floor area), 23-45 (front yard), 23-451 (planting), 23-471 - (yards), and 23-631 (height); Proposed development of a seven-story residential building not fronting on a mapped street contrary to General City Law §36. R5D zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 10/30-31/2023</b></p>
38.	<b>2022-23-BZ</b>	<p>Façade Architecture Inc.  <b>1520 East 56th Street Brooklyn</b>  Variance (§72-21) to permit the construction of a two-story, with cellar, two-family detached residence that does not comply with the zoning requirements for front yards (Z.R. § 23-45) and side yards (Z.R. § 23-461). R3-2 zoning district.  <b>Community Board #18BK</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Adjourned, Continued Hearing – 11/13-14/2023</b></p>
39.	<b>2023-02-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2003 East 3rd Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of a single-family detached residence contrary to underlying bulk requirements. R2X zoning district, Special Ocean Parkway District.  <b>Community Board #15BK</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Closed, Decision – 10/2-3/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, SEPTEMBER 18-19, 2023**  
**2:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>40.</b>	<b>2021-63-BZ</b>	<p>Nasir J. Khanzada  <b>46-06 Ditmars Boulevard, Queens</b>  Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store contrary to ZR §32-10. C2-2/R4 zoning district.  <b>Community Board #1Q</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Withdrawn – 9/18-19/2023</b></p>
<b>41.</b>	<b>2022-92-BZ</b>	<p>Law Office of Jay Goldstein, PLLC.  <b>950 West Fingerboard Road, Staten Island</b>  Application for a variance under ZR Section 72-21 to build a Use Group 3 religious school and a Use 3 dormitory contrary to ZR 42-10 within a M1-1 and R-2 Zoning District.  <b>Community Board #2SI</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 11/27-28/2023</b></p>
<b>42.</b>	<b>2023-06-BZ</b>	<p>Law Office of Lyra Altman  <b>1830 East 26th Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of a single-family detached residence contrary to underlying bulk requirements. R3-2 zoning district.  <b>Community Board #15BK</b></p> <p><b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Continued Hearing – 11/27-28/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, AUGUST 7-8, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>915-59-BZ</b>	<p>Walter T. Gorman, P.E., P.C.  <b>59-12 Fresh Pond Road, Queens</b>                      Amendment of a previously approved variance which permit the erection and operation of an Automotive Service Station (UG 16B). The application seeks to permit the erection of two (2) new metal canopies over the existing self-service pump islands. R4-1 zoning district.  <b>Community Board #5Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 8/7-8/2023</b></p>
<b>2.</b>	<b>820-67-BZ</b>	<p>Eric Palatnik, P.C.  <b>41 Barker Street, Staten Island</b>                      Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service repair facility (UG 16B) which expired on November 8, 2021; Waiver of the Board’s Rules of Practice and Procedures. R3A zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 8/7-8/2023</b></p>
<b>3.</b>	<b>88-77-BZ thru 90-77-BZ</b>	<p>Goldman Harris LLC  <b>220 East 86th Street, Manhattan.</b>                      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. C2-8A/R8B zoning district.  <b>Community Board #8M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 8/7-8/2023</b></p>
<b>4.</b>	<b>271-90-BZIV</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>68-01 Queens Boulevard, Queens</b>                      Extension of Term (§ 11-411) of a previously approved variance permitting the operation of an automotive service repair facility (UG 16B) which expired on October 29, 2021; Waiver of the Board’s Rules of Practice and Procedures. C2-3/R7X zoning district.  <b>Community Board #2Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 8/7-8/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, AUGUST 7-8, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>31-09-BZ</b>	<p>Hugh Chrysler, P.E.  <b>117-04 Sutphin Boulevard, Queens</b>                      Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive repair establishment and automotive sales (UG 16B) which expired on January 25, 2021; Extension of Time to Obtain a Certificate of Occupancy which expired on January 25, 2012; Waiver of the Board’s Rules of Practice and Procedures. C2-3 zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Dismissed – 8/7-8/2023</b></p>
<b>6.</b>	<b>2016-4348-A thru 2016-4353-A</b>	<p>Sheldon Lobel, P.C.  <b>85-14 57th Avenue, Queens</b>                      Extension of Time to Complete Construction of a previous approval to construct a four-story, three family residential building partially within the bed of a mapped street, pursuant to Article 3 of General City Law §35 which expired on January 23, 2023; Waiver of the Board’s Rules of Practice and Procedures. R6B zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 8/7-8/2023</b></p>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>295-57-BZIII</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>146-15 Union Turnpike, Queens</b>                      Extension of Term (§11-411) for the continued operation of an Automotive Service Station (UG 16B) which expired on August 7, 2021. C1-2/R4 zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 10/30-31/2023</b></p>
<b>8.</b>	<b>160-08-BZ</b>	<p>Rothkrug Rothkrug Spector  <b>651-671 Fountain Avenue, Brooklyn</b>                      Application for reargument of an application dismissed on April 11, 2022, under Board’s Rules of Practice and Procedure Section 1-12.4. R4-A Zoning District R4.  <b>Community Board #5BK</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Adjourned, Continued Hearing – 9/18-19/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, AUGUST 7-8, 2023**  
**10:00 A.M.**

<i><b>SOC – NEW CASES</b></i>		
9.	713-28-BZ	<p>Nasir J. Khanzada  <b>425 Vanderbilt Avenue, Staten Island</b>                      Amendment (§11-412) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses. The amendment seeks to permit the conversion of automotive repair bays to an accessory convenience, legalize an enlargement and installation of a canopy. R3-2 zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 10/30-31/2023</b></p>
10.	241-72-BZ	<p>Law Office of Frederick A. Becker  <b>132-136 East 37th Street and 281-287 Lexington Avenue, Manhattan</b>                      Amendment of a previously approved Variance (§72-21) permitting the erection for a 26-story mixed use building contrary to underlying bulk requirements. The amendment seeks to modify the hours of ground floor access for the arcade and the installation of fencing in conjunction of the new proposed hours. R10 zoning district.  <b>Community Board #6M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 10/30-31/2023</b></p>
11.	426-81-BZ	<p>Law Office of Jay Goldstein, PLLC  <b>2329 Story Avenue, Bronx</b>                      Amendment of a previously approved variance (§72-21) to permit a change in use from a Use Group 11A manufacturing facility to a Use Group 7B contractor’s establishment and extension of term which expired on April 20, 2012; Waiver of the Board’s Rules of Practice and Procedures. R3-2 zoning district.  <b>Community Board #9BX</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 10/30-31/2023</b></p>
12.	897-85-BZ	<p>Venable LLP  <b>1450 Madison Avenue, Manhattan</b>                      Amendment of a previously approved variance (§72-21) and special permit (§73-641) to renovate and enlarge the existing Klingenstein Clinical Center contrary to lot coverage (ZR §24-11) and setback regulations (§24-522). R9/Special Park Improvement zoning district.  <b>Community Board #11M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 9/18-19/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, AUGUST 7-8, 2023**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>13.</b>	<b>2017-217-BZ</b>	<p>Sheldon Lobel, P.C.  <b>4855 Hylan Boulevard, Staten Island</b>                      Extension of Time to Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-126) to permit a two-story with cellar ambulatory diagnostic or treatment health care facility (UG 4) contrary to ZR §22-14(A) which expired on July 23, 2023. R3X (Special South Richmond Development District) (Lower Density Growth Management Area).  <b>Community Board #3SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Closed, Decision – 9/18-19/2023</b></p>
<b>14.</b>	<b>2018-21-BZII</b>	<p>Law Office of Lyra J. Altman  <b>1773 East 22nd Street, Brooklyn</b>                      Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-622) permitting the enlargement of a single-family home which expired on April 30, 2023. R3-2 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Closed, Decision – 9/18-19/2023</b></p>

<b><i>APPEALS – DECISIONS</i></b>		
<b>15.</b>	<b>2022-42-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>30 Page Avenue, Staten Island</b>                      Proposed development of a one-story warehouse partially within the bed of two streets contrary to General City Law §35. M1-1 Special Richmond Purpose District.  <b>Community Board #3SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Deferred Decision – 10/2-3/2023</b></p>
<b>16.</b>	<b>2022-45-A</b>	<p>Sheldon Lobel, PC  <b>155 Skillman Street, Brooklyn</b>                      Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development of a six-story residential building prior to the adaption of a zoning text amendment under the then R6 zoning district. R6B zoning district.  <b>Community Board #3BK</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Granted – 8/9-10/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, AUGUST 7-8, 2023**  
**10:00 A.M.**

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
17.	2018-188-A & 2018-189-A	<p>Sheldon Lobel, P.C.  <b>194-28 &amp; 194-32 Dunton Avenue, Queens</b>                      Proposed construction of two two-story, single-family detached residential buildings seeking waivers of General City Law § 35, which are partially within the bed of a mapped but unbuilt portion of Clover Place. R1-2 zoning district.  <b>Community Board #8Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Continued Hearing – 10/30-31/2023</b></p>
18.	2021-48-A & 2021-49-A	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>42 &amp; 72 Schmeig Avenue, Staten Island</b>                      Proposed development of a one-story warehouse (UG 16B) not fronting on a legally mapped street contrary to General City Law §36. M1-1 Special South Richmond District.  <b>Community Board #3SI</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Adjourned, Continued Hearing – 10/2-3/2023</b></p>
19.	2022-28-A thru 2022-30-A	<p>Ronald D. Victorio, R.A. -  <b>15, 17, 19 Bedell Street, Staten Island</b>                      Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development prior to the adaption of a zoning text amendment. R3X Special South Richmond Purpose District.  <b>Community Board #3SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Continued Hearing – 9/18-19/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, AUGUST 7-8, 2023**  
**10:00 A.M.**

<b><i>BZ - DECISIONS</i></b>		
<b>20.</b>	<b>2017-262-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>18 Stanwix Street, Brooklyn</b>  Variance (§72-21) to permit the construction of three-story plus cellar residential building contrary to ZR §42-00. M1-1 zoning district.  <b>Community Board #4BK</b></p> <p><b>Project Manager: Darrell Ruffin</b></p> <p><b>Status: Deferred Decision – 10/30-31/2023</b></p>
<b>21.</b>	<b>2018-173-BZ</b>	<p>Law Office of Jay Goldstein  <b>128 Beach 9th Street, Queens</b>  Variance (§72-21) to permit the development of a 17-story, mixed-use, community facility and residential building on a waterfront lot contrary to ZR §62-322 (Floor Area and Floor Area Ratio (“FAR”)); ZR §62-341 (Maximum Base Height and Building Height); ZR §62-341(a)(2) (Setbacks) and ZR §§25-23 &amp; 25-31 (parking). R6 zoning district.  <b>Community Board #14Q</b></p> <p><b>Project Manager: Darrell Ruffin</b></p> <p><b>Status: Deferred Decision – 10/30-31/2023</b></p>
<b>22.</b>	<b>2020-85-BZ</b>	<p>Eric Palatnik, P.C.  <b>114 Kingsland Avenue, Brooklyn</b>  Variance (§72-21) to permit the development of a four (4) story, eight (8) unit residential building contrary to ZR §42-10. M1-1 zoning district.  <b>Community Board #1BK</b></p> <p><b>Project Manager: Darrell Ruffin</b></p> <p><b>Status: Granted – 8/7-8/2023</b></p>
<b>23.</b>	<b>2021-35-BZ</b>	<p>Gerald J. Caliendo. RA, AIA  <b>957 Grand Street, Brooklyn</b>  Variance (§72-21) to permit the development of a residential building contrary to ZR §42-00. M1-1 zoning district within an Industrial Business Zone (IBZ).  <b>Community Board #1BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Deferred Decision – 11/13-14/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, AUGUST 7-8, 2023**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
24.	2021-83-BZ	<p>Law Office of Jay Goldstein, PLLC  <b>80-74 188th Street, Queens</b>  Variance (§72-21) to permit the construction of a House of Worship contrary to ZR §24-111 (floor area), ZR §24-35 (side yards) and ZR §25-30 (parking). R1-2 zoning district.  <b>Community Board #8Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Deferred Decision – 10/30-31/2023</b></p>
25.	2022-18-BZ	<p>Eric Palatnik, P.C.  <b>64 Butler Place, Staten Island</b>  Variance (§72-21) to permit the development of a two-story, 2,413.5 square foot, two family dwelling contrary to ZR §23-47. R3A zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Granted – 8/7-9/2023</b></p>
26.	2022-38-BZ	<p>Sheldon Lobel, P.C.  <b>4902 &amp; 4920 14th Avenue, Brooklyn</b>  Variance (§72-21) to permit the development of a House of Worship (UG 4A) contrary to ZR §§ 24-11 (lot coverage), 24-361 (rear yard), 24-522 (maximum height of walls and required setbacks), and 23-62 (permitted obstructions). R6 zoning district.  <b>Community Board #12BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Deferred Decision – 10/30-31/2023</b></p>
27.	2022-40-BZ	<p>Terminus Group, LLC  <b>334 Van Duzer Street, Staten Island</b>  Variance (§72-21) to permit the development of a two-family detached home contrary to minimum lot width regulation ZR §§23-32 &amp; 23-33. R3X zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 8/7-8/2023</b></p>
28.	2022-41-BZ	<p>Eric Palatnik, P.C.  <b>122-05 Merrick Boulevard, Queens</b>  Special Permit (§73-243) to permit an eating and drinking establishment (Starbucks) with an accessory drive-thru contrary to ZR §32-10. C1-3/R5D zoning district.  <b>Community Board #12Q</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 8/7-8/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, AUGUST 7-8, 2023**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
<b>29.</b>	<b>2022-76-BZ</b>	<p>Nasir J. Khanzada  <b>175-33 Horace Harding Expressway, Queens</b>                      Re-instatement (§11-41) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on November 20, 2009; Amendment to convert automotive service bays to an accessory convenience store; Extension of Time to Obtain a Certificate of Occupancy which expired on January 11, 2001; Waiver of the Board’s Rules of Practice and Procedures. C2-2/R3-2 zoning district.  <b>Community Board #11Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 8/7-8/2023</b></p>
<b>30.</b>	<b>2022-79-BZ</b>	<p>Holland &amp; Knight LLP  <b>9000 Shore Road, Brooklyn</b>                      Special Permit (§73-434) to permit the reduction of 56 accessory off-street parking spaces required for 559 existing AIRS housing units to facilitate the development of a new AIRS building containing 137 income restricted housing units contrary to ZR §25-252. R7A zoning district/Special Bay Ridge District.  <b>Community Board #10BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 8/7-8/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, AUGUST 7-8, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>31.</b>	<b>2021-50-BZ</b>	<p>Friedman, P.E.  <b>50 Lawrence Avenue, Brooklyn</b>                      Special Permit (§73-19) to permit the operation of a school (UG 3) (Hadran Academy) contrary to ZR §42-00. Variance (§72-21) to permit the development of the building contrary to underlying bulk regulations. M1-1, R5 zoning district. Special Ocean Parkway District.  <b>Community Board #14BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 9/18-19/2023</b></p>
<b>32.</b>	<b>2021-71-BZ</b>	<p>Eric Palatnik, P.C.  <b>105-31 76th Street, Queens</b>                      Variance (§72-21) to permit the construction of a House of Worship (UG 4) (Al Furqan Mosque) contrary to underlying bulk requirements. R4A zoning district.  <b>Community Board #10Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 11/13-14/2023</b></p>
<b>33.</b>	<b>2022-46-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1005 Bedford Avenue, Brooklyn</b>                      Variance (§72-21) to permit the enlargement of an existing school (UG 3) (Talmud Torah D' Nitra) contrary to ZR §33-121 (Maximum Floor Area Ratio). R7A/C2-4 and R6B zoning districts.  <b>Community Board #3BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 10/30-31/2023</b></p>
<b>34.</b>	<b>2022-51-BZ</b>	<p>Gerald J. Caliendo, RA, AIA  <b>107-20 154th Street, Queens</b>                      Variance (§72-21) to permit the development of a two-story residential dwelling contrary to underlying bulk requirements. R5 zoning district.  <b>Community Board #12Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 10/2-3/2023</b></p>
<b>35.</b>	<b>2022-61-BZ</b>	<p>Law Office of Jay Goldstein, PLLC  <b>1002 Avenue N, Brooklyn</b>                      Variance (§72-21) to permit the development of a house of worship (UG 4) contrary to ZR §§ 113-51 (Floor Area/FAR), 23-461 (Side Yard), 113-55 (Wall Height/Building Height), and 113-561 (Parking). R5 zoning district, in the Subdistrict of the Special Ocean Parkway District.  <b>Community Board #12BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 10/30-31/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, AUGUST 7-8, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
36.	2022-65-BZ	<p>Law Office of Lyra J. Altman  <b>2503-2519 Coney Island Avenue, Brooklyn</b>                      Special Permit (§73-19) to permit the construction of school (UG 3) contrary to ZR §32-31 (Use). C8-1 &amp; R4 zoning district.  <b>Community Board #15BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Adjourned, Continued Hearing – 10/2-3/2023</b></p>
37.	2022-78-BZ	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>1512 Union Street, Brooklyn</b>                      Variance (§72-21) to permit the construction of a three-story and cellar house of worship (UG 4A) contrary to ZR §33-121 (FAR) and ZR §33-431 (height). C2-3/R4 zoning district.  <b>Community Board #9BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 11/13-14/2023</b></p>
38.	2022-86-BZ	<p>Law Office of Lyra J. Altman  <b>1762 East 9th Street, Brooklyn</b>                      Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to underlying bulk requirements. C4-2 zoning district, Special Ocean Parkway District.  <b>Community Board #15BK</b></p> <p><b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Closed, Decision – 10/2-3/2023</b></p>
39.	2022-91-BZ	<p>Law Office of Lyra J. Altman  <b>1492 East 24th Street, Brooklyn</b>                      Special Permit (§73-622) to permit the enlargement and change of use from a two-family to a single-family residence contrary to underlying bulk requirements. R2 zoning district.  <b>Community Board #14BK</b></p> <p><b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Closed, Decision – 10/2-3/2023</b></p>
40.	2023-02-BZ	<p>Sheldon Lobel, P.C.  <b>2003 East 3rd Street, Brooklyn</b>                      Special Permit (§73-622) to permit the enlargement of a single-family detached residence contrary to underlying bulk requirements. R2X zoning district, Special Ocean Parkway District.  <b>Community Board #15BK</b></p> <p><b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Continued Hearing – 9/18-19/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, AUGUST 7-8, 2023**  
**2:00 A.M.**

<b><i>BZ – NEW CASES</i></b>		
41.	2022-95-BZ	<p>Nasir J. Khanzada  <b>1249 Sutter Avenue, Brooklyn</b>                      Re-instatement (§11-41) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on September 24, 2012; Extension of Time to Obtain a Certificate of Occupancy which expired on October 2, 2008; Amendment to permit changes to the previous approval; Waiver of the Board’s Rules of Practice and Procedures. C1-2/R5 zoning district.  <b>Community Board #5BK</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 11/13-14/2023</b></p>
42.	2023-03-BZ	<p>Law Office of Christopher Wright  <b>519 Jerome Street, Brooklyn</b>                      Variance (§72-21) to permit the development of a detached three-family dwelling contrary to underlying side-yard requirements. R5 zoning district.  <b>Community Board #5BK</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 10/30-31/2023</b></p>
43.	2023-04-BZ & 202-07-BZ	<p>Law Office of Jay Goldstein, PLLC  <b>2170 McDonald Avenue, Brooklyn</b>                      Variance (§72-21) to permit the enlargement of an existing two-story, UG 3 (religious nursery and pre-school building) and an Amendment of a previously approved Special Permit (73-19). M1-1 zoning district.  <b>Community Board #11BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 10/30-31/2023</b></p>
44.	2023-05-BZ	<p>Law Office of Jay Goldstein, PLLC  <b>321 Avenue T, Brooklyn</b>                      Variance (§72-21) &amp; Special Permit (§73-19) to permit the construction and operation of a pre-school and nursery (UG 3) contrary to use and underlying bulk requirements. M1-1 zoning district.  <b>Community Board #11Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 10/30-31/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JULY 24-25, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>299-99-BZ</b>	<p>Eric Palatnik, P.C.  <b>8-16 Malcom X Boulevard, Brooklyn</b>            Extension of Term (§11-411) of a previously approved variance which permitted the operation of automotive service station (UG 16B) (Getty) which will expire on July 25, 2020. C2-4/R6A zoning district.  <b>Community Board #3BK</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 7/24-25/2023</b></p>
<b>2.</b>	<b>292-01-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>69/71 MacDougal Street, Manhattan</b>            Extension of Term of a previously approved Variance (§72-21) which permitted the enlargement of an existing eating and drinking establishment (Villa Mosconi) (UG 6) which expired on January 14, 2023. R7-2 zoning district.  <b>Community Board #2M</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 7/24-25/2023</b></p>
<b>3.</b>	<b>182-02-BZ</b>	<p>Eric Palatnik, P.C.  <b>2990 Victory Boulevard aka 1705 Richmond Avenue, Staten Island</b>            Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG16B) which expired on January 7, 2023. C2-2/R3-1 zoning district.  <b>Community Board #2SI</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 7/24-25/2023</b></p>
<b>4.</b>	<b>339-04-BZ</b>	<p>Nasir J, Khanzada  <b>157-30 Willets Point Boulevard, Queens</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) which expired on June 4, 2022; Amendment to permit the enlargement of an existing convenience store, addition of two auto washing stations and addition of van rentals; Waiver of the Board’s Rules of Practice and Procedures. R3-1 zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 7/24-25/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JULY 24-25, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>54-12-BZII</b>	Gerald J. Caliendo, RA, AIA <b>65-39 102nd Street, Queens</b> Extension of Time/Waiver two family mixed use. R5 zoning district. <b>Community Board #6Q</b>
		<b>Project Manager: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 7/24-25/2023</b>
<b>6.</b>	<b>211-13-BZII</b>	Kramer Levin Naftalis & Frankel LLP, for <b>346 Broadway, 46-50 Lafayette Street, 108 Leonard Street, Manhattan</b> Extension of Term (§11-411) of a previously approved variance, which permitted the use of the cellar and basement levels of a 12-story building as a public parking garage, which expires on September 24, 2024. C6-4A zoning district. <b>Community Board #1M</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Granted – 7/24-25/2023</b>
<b>7.</b>	<b>2019-299-BZII</b>	Nasir J. Khanzada <b>82-01 to 82-13 Queens Boulevard, Queens</b> Amendment of a previously approved variance which permitted the operation of an automotive service station (UG 16B). Amendment to permit the modifications to the layout contrary to the previous approved action. C2-3/R6 zoning district. <b>Community Board #4Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Granted – 7/24-25/2023</b>

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

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JULY 24-25, 2023**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>135-46-BZIII</b>	<p>Eric Palatnik, P.C.  <b>3802 Avenue U, Brooklyn</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station which expired on January 29, 2022; Amendment (§11-412) to permit the enlargement of the accessory building. R4 zoning district.  <b>Community Board #18BK</b></p> <p><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Adjourned, Continued Hearing – 10/2-3/2023</b></p>
<b>9.</b>	<b>636-70-BZV</b>	<p>Walter T. Gorman, P.E., P.C.  <b>105-45 to 105-55 Horace Harding Expressway, Queens</b>            Amendment of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B). The amendment seeks to convert an existing service bay and adjoining snack shop to an accessory convenience store. C2-2/R6 zoning district.  <b>Community Board #4Q</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 9/18-19/2023</b></p>
<b>10.</b>	<b>212-00-BZII</b>	<p>Glen V. Cutrona, AIA  <b>640/666 South Conduit Boulevard, Brooklyn</b>            Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on April 17, 2021. C1-2/R5 zoning district.  <b>Community Board #3BK</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 9/18-19/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JULY 24-25, 2023**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>11.</b>	<b>558-51-BZ</b>	<p>Vassalotti Associates Architects, LLP  <b>68-22 Northern Boulevard, Queens</b>            Extension of Term (§11-411) for a previously approved variance which permitted the operation of an automotive service station which expires on December 21, 2023, Waiver of the Board’s Rules of Practice and Procedures for early filing. C2-2/R5D zoning district.  <b>Community Board #3Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 10/2-3/2023</b></p>
<b>12.</b>	<b>635-57-BZ</b>	<p>Herrick, Feinstein LLP  <b>115 East 69th Street, Manhattan</b>            Extension of Term (§11-411) of a previously approved variance permitting the continued use of the cellar, first and second floors of a five-story building for general office use (UG6) which expired on January 26, 2022; waiver of the rules. R8B zoning district.  <b>Community Board #1M</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 9/18-19/2023</b></p>
<b>13.</b>	<b>749-65-BZ</b>	<p>Walter T. Gorman, P.E., P.C.  <b>1820 Richmond Road, Staten Island</b>            Amendment to the Board’s condition of term of a previously approved Variance (§72-21) which permitted the rehabilitation of a then existing Automotive Service Station (UG 16B) which expired on November 3, 2020; Extension of Time to Obtain a Certificate of Occupancy which expired on June 12, 2013; Waiver of the Board’s Rules of Practice of Procedures. R3X Lower Density Growth Management Area.  <b>Community Board #2SI</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 10/2-3/2023</b></p>
<b>14.</b>	<b>716-82-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>209-34 Northern Boulevard, Queens</b>            Extension of Term of a previously approved Variance (§72-21) permitting retail stores, offices and accessory parking at the rear of the building which expires on June 13, 2023. C2-2/R6B &amp; R4 zoning district.  <b>Community Board #11Q</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 9/18-19/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JULY 24-25, 2023**  
**10:00 A.M.**

<i><b>SOC – NEW CASES</b></i>		
<b>15.</b>	<b>175-10-BZIII</b>	<p>Eric Palatnik, P.C.  <b>3400 Baychester Avenue, Bronx</b>            Extension of Term (§11-411) of a previously approved Automotive Service Station (UG 16B) which expired on March 29, 2021; Extension of Time to obtain a certificate of occupancy which expired on March 29, 2021; Waiver of the Rules of Practice and Procedures. R4 zoning district.  <b>Community Board #12BX</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 10/2-3/2023</b></p>
<b>16.</b>	<b>88-77-BZ thru 90-77-BZ</b>	<p>Goldman Harris LLC  <b>220 East 86th Street, Manhattan</b>            Amendment of a previous variance to facilitate the transfer of unused development rights from the variance site for incorporation into a new as-of-right development. C2-8A/R8B zoning district.  <b>Community Board #8M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 8/7-8/2023</b></p>
<b>17.</b>	<b>2016-4348-A thru 2016-4353-AII</b>	<p>Sheldon Lobel, P.C.  <b>85-14 57th Avenue, Queens</b>            Extension of Time to Complete Construction of a previous approval to construct a four-story, three family residential building partially within the bed of a mapped street, pursuant to Article 3 of General City Law §35 which expired on January 23, 2023; Waiver of the Board’s Rules of Practice and Procedures. R6B zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Closed, Decision – 8/7-8/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JULY 24-25, 2023**  
**10:00 A.M.**

<b><i>APPEALS – DECISIONS</i></b>		
<b>18.</b>	<b>214-13-A</b>	<p>Carl A. Sulfaro, Esq.  <b>219-08 141st Avenue, Queens</b>                      Request for an Extension of Time to obtain a Certificate of Occupancy for a site that obtained the right to complete construction of a two-story, two-family residential building under the common law doctrine of vested rights.  <b>Community Board #13Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Granted – 7/24-25/2023</b></p>
<b>19.</b>	<b>2021-57-A</b>	<p>Eric Palatnik, P.C.  <b>1990 Hylan Boulevard, Staten Island</b>                      Proposed construction of a two-story commercial (UG 6) building located partially in the bed of a mapped street contrary to General City Law §35. C2-1/R3-2 zoning district.  <b>Community Board #2SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Deferred Decision – 10/2-3/2023</b></p>
<b>20.</b>	<b>2022-20-A</b> <b>2022-22-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>724, 726 &amp; 728 Richmond Terrace, Staten Island</b>                      Proposed development of a one-story warehouse building partially located within the bed of mapped street contrary to General City Law §35. M1-1 zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 7/24-25/2023</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>21.</b>	<b>2022-45-A</b>	<p>Sheldon Lobel, P.C.  <b>155 Skillman Street, Brooklyn</b>                      Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development of a six-story residential building prior to the adaption of a zoning text amendment under the then R6 zoning district. R6B zoning district.  <b>Community Board #3BK</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Closed, Decision – 8/7-8/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JULY 24-25, 2023**  
**10:00 A.M.**

<b><i>BZ - DECISIONS</i></b>		
<b>22.</b>	<b>2021-83-BZ</b>	<p>Law Office of Jay Goldstein, PLLC  <b>80-74 188th Street, Queens</b>  Variance (§72-21) to permit the construction of a house of Worship contrary to ZR §24-111 (floor area), ZR §24-35 (side yards) and ZR §25-30 (parking). R1-2 zoning district.  <b>Community Board #8Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Deferred Decision – 8/7-8/2023</b></p>
<b>23.</b>	<b>2022-59-BZ</b>	<p>Hirschen Singer &amp; Epstein LLP  <b>591 East Fordham Road, Bronx</b>  Re-Instatement (§11-41) of a previously approved variance permitting the operation of an Automotive Repair Facility which expired on November 18, 2007, Waiver of the Board’s Rules of Practice and Procedures. C4-5D and R6B zoning district.  <b>Community Board #6BX</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 7/24-25/2023</b></p>
<b>24.</b>	<b>2022-63-BZ</b>	<p>Law Office of Lyra J. Altman  <b>2225 East 14th Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to underlying bulk requirements. R4 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 7/24-25/2023</b></p>
<b>25.</b>	<b>2022-64-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2021 East 5th Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to underlying bulk requirements. R2X zoning district, Special Ocean Parkway District.  <b>Community Board #15BK</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 7/24-25/2023</b></p>
<b>26.</b>	<b>2022-84-BZ</b>	<p>Stroock &amp; Stroock &amp; Lavan LLP  <b>133-09 37th Avenue, Queens</b>  Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR §61-21. C4-2 zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 7/24-25/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JULY 24-25, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>27.</b>	<b>2019-294-BZ</b>	<p>The Law Offices of Marvin B. Mitzner LLC  <b>241-243 Throop Avenue, Brooklyn</b>  Variance (§72-21) to permit the construction of a mixed-use residential building (UG 2) with ground floor commercial (UG 6) contrary to underlying bulk requirements. C2-4/R7D zoning district.  <b>Community Board #3BK</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Adjourned, Continued Hearing – 12/11-12/2023</b></p>
<b>28.</b>	<b>2021-14-BZ</b>	<p>Rampulla Associates Architects  <b>2010 Victory Boulevard, Staten Island</b>  Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (Starbucks) with an accessory drive-through facility. C1-1/R3-2 zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Continued Hearing – 10/30-31/2023</b></p>
<b>29.</b>	<b>2021-17-BZ</b>	<p>Nasir J. Khanzada  <b>87-19 Rockaway Boulevard, Queens</b>  Reinstatement (§11-41) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 9, 2013; Amendment to permit site changes; Waiver of the Board’s Rules of Practice and Procedures. C2-3/R6B zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Adjourned, Continued Hearing – 9/18-19/2023</b></p>
<b>30.</b>	<b>2021-85-BZ</b>	<p>Eric Palatnik, P.C.  <b>2310 Atlantic Avenue, Brooklyn</b>  Re-instatement (§11-411) of a previously approved variance permitting the operation of an automotive repair facility (UG 16B) which expired on November 20, 1994, Waiver of the Board’s Rules of Practice and Procedures. R6/C2-3 and R8A/C2-4 zoning districts.  <b>Community Board #16BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Adjourned, Continued Hearing – 10/2-3/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JULY 24-25, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>31.</b>	<b>2022-32-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>474 Oakdale Street, Staten Island</b>  Variance (§72-21) to permit in the construction of a cellar and two-story, one-family residential building that does not provide a required front yard pursuant to ZR §23-45 and a required rear yard pursuant to ZR §23-47. R1-2 zoning district.  <b>Community Board #3SI</b></p> <hr/> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <hr/> <p><b>Status: Closed, Decision – 9/18-19/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, JULY 24-25, 2023**  
**2:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>32.</b>	<b>2023-08-BZ</b>	<p>Sheldon Lobel, P.C.  <b>68 South 1st Street, Brooklyn</b>  Variance (§72-21) to permit the construction of a new Use Group (“UG”) 2 single-family residence at the Premises, contrary to bulk regulations. R6 zoning district.  <b>Community Board #1BK</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 10/2-3/2023</b></p>
<b>33.</b>	<b>2023-10-BZ</b>	<p>Eric Palatnik, P.C.  <b>2213 East 14th Street, Brooklyn</b>  Variance (§72-21) to permit the enlargement of a one-family home contrary to underlying bulk requirements. R4 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 10/2-3/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JUNE 6-7, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>867-55-BZ</b>	<p>Nasir J. Khanzada,  <b>66-15 Borden Avenue, Queens</b>                      Amendment of a previously approved pre-1961 variance permitting the operation of an Automotive Service Station (UG 16B). The amendment seeks to make certain modifications to the site contrary to the previous Board approval. R4-1 zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Granted – 6/6-7/2023</b></p>
<b>2.</b>	<b>88-81-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>3309 Richmond Avenue, Staten Island</b>                      Extension of Term of a variance (§72-21) which permitted the conversion of an existing two-story building from a dwelling and day care center to an office building which expired on July 11, 2021; Waiver of the Board’s Rules of Practice and Procedures. R3-1 zoning district.  <b>Community Board #3SI</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 6/6-7/2023</b></p>
<b>3.</b>	<b>129-92-BZ</b>	<p>Akerman LLP  <b>150-55 Cross Island Parkway, Queens</b>                      Extension of Term of a previously approved Variance (§72-21) which permitted the use of Automobile Laundry (UG 16B) which expired on October 19, 2013; Waiver of the Board’s Rules of Practice and Procedure. Amendment to legalize the enlargement of non-conforming 458 square feet of floor area. C1-2/R3-2 zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Granted – 6/6-7/2023</b></p>
<b>4.</b>	<b>275-15-BZ</b>	<p>Friedman &amp; Gotbaum  <b>115 East 97th Street, Manhattan</b>                      Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) which permitted the construction of a 13-story community facility building for the Upper Middle School and Upper School divisions of the Marymount School of New York which expired on March 27, 2022; Waiver of the Board’s Rules of Practice and Procedures. R7-2 zoning district.  <b>Community Board #11M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 6/6-7/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JUNE 6-7, 2023**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>295-57-BZ</b>	Rothkrug Rothkrug & Spector, LLP <b>146-15 Union Turnpike, Queens</b> Extension of Term (§11-411) for the continued operation of an Automotive Service Station (UG 16B) which expired on August 7, 2021. C1-2/R4 zoning district. <b>Community Board #4Q</b> <b>Project Manager: Vinroy Bell (212) 386-0082</b> <b>Status: Adjourned, Continued Hearing – 8/7-8/2023</b>
<b>6.</b>	<b>106-76-BZIV</b>	Rothkrug Rothkrug & Spector, LLP <b>129-01 North Conduit Avenue, Queens</b> Amendment of the Board’s condition of term of a previously approved Variance (§72-21) permitting the operation of an automotive service station (UG 16B) which expired on July 20, 2011; Waiver of the Board’s Rules of Practice and Procedures. R3-2 zoning district. <b>Community Board #10Q</b> <b>Project Manager: Vinroy Bell (212) 386-0082</b> <b>Status: Closed, Decision – 9/18-19/2023</b>
<b>7.</b>	<b>364-87-BZ</b>	Sheldon Lobel, PC <b>1719-1720 Flatbush Avenue, Brooklyn</b> Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive repair facility (UG 16B) which expires on March 22, 2023. C2-2/R5 zoning district. <b>Community Board #18BK</b> <b>Project Manager: Vinroy Bell (212) 386-0082</b> <b>Status: Closed, Decision – 7/10-11/2023</b>
<b>8.</b>	<b>271-90-BZIV</b>	Rothkrug Rothkrug & Spector, LLP <b>68-01 Queens Boulevard, Queens</b> Extension of Term (§ 11-411) of a previously approved variance permitting the operation of an automotive service repair facility (UG 16B) which expired on October 29, 2021; Waiver of the Board’s Rules of Practice and Procedures. C2-3/R7X zoning district. <b>Community Board #2Q</b> <b>Project Manager: Vinroy Bell (212) 386-0082</b> <b>Status: Closed, Decision – 8/7-8/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JUNE 6-7, 2023**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
9.	299-99-BZ	<p>Eric Palatnik, P.C.  <b>8-16 Malcom X Boulevard, Brooklyn</b>            Extension of Term (§11-411) of a previously approved variance which permitted the operation of automotive service station (UG 16B) (Getty) which will expire on July 25, 2020. C2-4/R6A zoning district.  <b>Community Board #3BK</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Closed, Decision – 7/24-25/2023</b></p>
10.	195-02-BZIV	<p>Pryor Cashman, LLP  <b>2797 Linden Boulevard, Brooklyn</b>            Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Eating and Drinking Establishment with an accessory drive-thru which expired on February 11, 2023; Amendment to permit a 115 square foot horizontal enlargement. R4 zoning district.  <b>Community Board #5BK</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Closed, Decision – 9/18-19/2023</b></p>
11.	160-08-BZ	<p>Rothkrug Rothkrug Spector  <b>651-671 Fountain Avenue, Brooklyn</b>            Extension of Term of a previously approved Variance (§72-21) permitting commercial storage of motor vehicles/buses (UG 16C) with accessory fuel storage and motor vehicles sales and repair (UG 16B) which expired on July 13, 2013; Amendment to eliminate the accessory fuel storage and motor vehicles sales and repair use; Extension of Time to obtain a Certificate of Occupancy which expired on January 13, 2012; Waiver of the Board’s Rules of Practice and Procedures. R4 zoning district.  <b>Community Board #5BK</b>  <b>Project Manager: Yaa Sarpong (212) 386-0076</b>  <b>Status: Continued Hearing – 8/7-8/2023</b></p>
12.	2019-299-BZII	<p>Nasir J. Khanzada  <b>82-01 to 82-13 Queens Boulevard, Queens</b>            Amendment of a previously approved variance which permitted the operation of an automotive service station (UG 16B). Amendment to permit the modifications to the layout contrary to the previous approved action. C2-3/R6 zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 7/24-25/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JUNE 6-7, 2023**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>13.</b>	<b>1098-83-BZ</b>	<p>Eric Palatnik, P.C.  <b>147-10 Northern Boulevard, Queens</b>            Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on April 3, 2014; Waiver of the Board’s Rules of Practice and Procedures. C1-2/R5 zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 9/18-19/2023</b></p>
<b>14.</b>	<b>26-94-BZ</b>	<p>Eric Palatnik, P.C.  <b>141 Mansion Avenue, Staten Island</b>            Extension of Term of a previously approved Special Permit (§73-243) which permitted the operation of an Eating and Drinking Establishment (UG 6) which expired on March 5, 2021; Waiver of the Board’s Rules of Practice and Procedures. C3A zoning district, Special South Richmond Development District.  <b>Community Board #9SI</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Closed, Decision – 7/10-11/2023</b></p>
<b>15.</b>	<b>292-01-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>69/71 MacDougal Street, Manhattan</b>            Extension of Term of a previously approved Variance (§72-21) which permitted the enlargement of an existing eating and drinking establishment (Villa Mosconi) (UG 6) which expired on January 14, 2023. R7-2 zoning district.  <b>Community Board #2M</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 7/24-25/2023</b></p>
<b>16.</b>	<b>182-02-BZ</b>	<p>Eric Palatnik, P.C.  <b>2990 Victory Boulevard aka 1705 Richmond Avenue, Staten Island</b>            Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG16B) which expired on January 7, 2023. C2-2/R3-1 zoning district.  <b>Community Board #2SI</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 7/24-25/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JUNE 6-7, 2023**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>17.</b>	<b>1-11-BZ</b>	<p>Paul J. Proulx  <b>189-191 Atlantic Avenue, Brooklyn</b>                      Extension of Time to Complete Construction of a previously approved Variance (§72-21) which permit a ground floor enlargement to a pre-existing non-complying commercial building which expired on November 8, 2022; Waiver of the Board’s Rules of Practice and procedures. C2-3/R6 LH-1 Limited Height District, Brooklyn Heights Historic District.  <b>Community Board #3BK</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Closed, Decision – 7/10-11/2023</b></p>
<b>18.</b>	<b>2018-52-BZ</b>	<p>Akerman, LLP  <b>159 Boerum Street, Brooklyn</b>                      Extension of Time to Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-433) which permitted the waiver of 18 existing parking spaces accessory to an existing Section 8 dwelling to facilitate the development and preservation of affordable housing which expires on August 13, 2023. R6 zoning district.  <b>Community Board #1BK</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Closed, Decision – 7/10-11/2023</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>19.</b>	<b>2019-96-A thru 2019-155-A</b>	<p>Rampulla Associates Architects, LLP  <b>Bluebelt Loop, Cole Street, Staten Island</b>                      To permit the construction of 48 two family and 5 single family homes not fronting on a mapped street contrary to General City Law §36. R3X Large Lot zoning district within the Special South Richmond District and Lower Density Growth Management District.  <b>Community Board #3SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Withdrawn – 6/6-7/2023</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## REGULAR MEETING

MONDAY & TUESDAY MORNING, JUNE 6-7, 2023

10:00 A.M.

<b><i>APPEALS – NEW CASES</i></b>		
20.	2022-68-A	<p>Troutman Pepper Hamilton Sanders LLP  <b>1475 Broadway a/k/a One Times Square, Manhattan</b>                      Application for reargument, pursuant to Board’s Rules of Practice and Procedures, Section 1-12.4, of an application, dismissed on January 9, 2023, for lack of jurisdiction. The initial application concerned an Interpretive Appeal of a final determination of the New York City Department of Buildings. C6-7 zoning district, Special Midtown District.  <b>Community Board #5M</b></p> <p><b>Project Manager: Yaa Sarpong (212) 386-0076</b></p> <p><b>Status: Closed, Decision – 9/18-19/2023</b></p>

<b><i>BZ – DECISIONS</i></b>		
21.	2019-264-BZ	<p>Eric Palatnik, P.C.  <b>3568 Nostrand Avenue, Brooklyn</b>                      Variance (§72-21) to permit the development of school (UG 3) (Congregation Lev Bais Yaakov) contrary to ZR §33-121 (FAR) and ZR §33-431 (height of front wall and sky exposure). C1-2/R4 zoning district.  <b>Community Board #15BK</b></p> <p><b>Project Manager: Darrell Ruffin</b></p> <p><b>Status: Deferred Decision – 9/18-19/2023</b></p>
22.	2020-51-BZ 2020-52-A 2020-53-BZ 2020-54-A	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>95 &amp; 105 Ridgeway Avenue, Staten Island</b>                      Variance §72-21 to permit the development of a self-storage warehouse (UG 16) contrary to ZR 22-10; located on a site not fronting on a mapped street contrary to General City Law §36. M1-1 and R3-2 zoning district.  <b>Community Board #2SI</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Deferred Decision – 9/18-19/2023</b></p>
23.	2020-88-BZ	<p>Sheldon Lobel, P.C.  <b>315 Berry Street, Brooklyn</b>                      Special Permit (§73-14) to permit the construction of an electric utility substation (UG 6D) on the roof of an existing building contrary to ZR §22-10. R6 zoning district.  <b>Community Board #1BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Granted – 6/7-8/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JUNE 6-7, 2023**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
24.	2021-35-BZ	<p>Gerald J. Caliendo, RA, AIA  <b>957 Grand Street, Brooklyn</b>  Variance (§72-21) to permit the development of a residential building contrary to ZR §42-00. M1-1 zoning district within an Industrial Business Zone (IBZ).  <b>Community Board #1BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Deferred Decision – 8/7-9/2023</b></p>
25.	2021-41-BZ	<p>Akerman LLP  <b>22-38 Cumming Street, Manhattan</b>  Variance (§72-21) to permit the development of a nine (9) story residential building contrary to height (ZR §23-662(a)) and parking (ZR §25-23). R7A &amp; R7-2/C2-4 zoning districts, Special Inwood District.  <b>Community Board #12M</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Deferred Decision – 7/10-11/2023</b></p>
26.	2022-81-BZ	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>204-34 45th Drive, Queens</b>  Variance (§72-21) to permit the construction of a cellar and two-story, one-family residential building contrary to front yard requirement pursuant to ZR § 23-45. R3-1 zoning district.  <b>Community Board #11Q</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Granted – 6/6-7/2023</b></p>
27.	2022-83-BZ	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>20 Joline Lane, Staten Island</b>  Variance (§72-21) to permit the enlargement of an existing of a cellar and one-story, one-family building that does not provide a required rear yard equivalent pursuant to ZR § 23-532. R1-2 zoning district, Special South Richmond Development District.  <b>Community Board #3SI</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Granted – 6/6-7/2023</b></p>
28.	2022-85-BZ	<p>Eric Palatnik, P.C.  <b>257 Coleridge Street, Brooklyn</b>  Special Permit (§73-622) Enlargement of an existing two-family home, contrary to underlying bulk requirements. R3-1 zoning district.  <b>Community Board #15BK</b></p> <p><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Granted – 6/6-7/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JUNE 6-7, 2023**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
<b>29.</b>	<b>2023-07-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2386 Jerome Avenue, Bronx</b>  Special Permit (§73-50) to legalize an encroachment within the required rear yard line coincident with a residential zoning district boundary line (§33-292). R7-1/C2-4 zoning district.  <b>Community Board #7BX</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 6/6-7/2023</b></p>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>30.</b>	<b>2021-71-BZ</b>	<p>Eric Palatnik, P.C.  <b>105-31 76th Street, Queens</b>  Variance (§72-21) to permit the construction of a House of Worship (UG 4) (Al Furqan Mosque) contrary to underlying bulk requirements. R4A zoning district.  <b>Community Board #10Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 8/7-8/2023</b></p>
<b>31.</b>	<b>2022-18-BZ</b>	<p>Eric Palatnik, P.C.  <b>64 Butler Place, Staten Island</b>  Variance (§72-21) to permit the development of a two-story, 2,413.5 square foot, two-family dwelling contrary to ZR §23-47. R3A zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Continued Hearing – 7/10-11/2023</b></p>
<b>32.</b>	<b>2022-38-BZ</b>	<p>Sheldon Lobel, P.C.  <b>4902 &amp; 4920 14th Avenue, Brooklyn</b>  Variance (§72-21) to permit the development of a House of Worship (UG 4A) contrary to ZR §§ 24-11 (lot coverage), 24-361 (rear yard), 24-522 (maximum height of walls and required setbacks), and 23-62 (permitted obstructions). R6 zoning district.  <b>Community Board #12BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 8/7-8/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JUNE 6-7, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>33.</b>	<b>2022-58-BZ</b>	<p>Law Office of Jay Goldstein, PLLC  <b>4420 15th Avenue, Brooklyn</b>  Variance (§72-21) to permit the addition of a fifth and partial sixth floor dormitory on an existing four-story school (UG 3) contrary to ZR §24-522 (height and setback) C1-3/R6 zoning district.  <b>Community Board #12BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Adjourned, Continued Hearing – 10/2-3/2023</b></p>
<b>34.</b>	<b>2022-61-BZ</b>	<p>Law Office of Jay Goldstein, PLLC  <b>1002 Avenue N, Brooklyn</b>  Variance (§72-21) to permit the development of a house of worship (UG 4) contrary to ZR §§ 113-51 (Floor Area/FAR), 23-461 (Side Yard), 113-55 (Wall Height/Building Height), and 113-561 (Parking). R5 zoning district, in the Subdistrict of the Special Ocean Parkway District.  <b>Community Board #12BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Adjourned, Continued Hearing – 8/7-8/2023</b></p>
<b>35.</b>	<b>2022-63-BZ</b>	<p>Law Office of Lyra J. Altman  <b>2225 East 14th Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to underlying bulk requirements. R4 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Closed, Decision – 7/24-25/2023</b></p>
<b>36.</b>	<b>2022-64-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2021 East 5th Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to underlying bulk requirements. R2X zoning district, Special Ocean Parkway District.  <b>Community Board #15BK</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Closed, Decision – 7/24-25/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JUNE 6-7, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>37.</b>	<b>2022-76-BZ</b>	<p>Nasir J. Khanzada  <b>175-33 Horace Harding Expressway, Queens</b>                      Re-instatement (§11-41) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on November 20, 2009; Amendment to convert automotive service bays to an accessory convenience store; Extension of Time to Obtain a Certificate of Occupancy which expired on January 11, 2001; Waiver of the Board’s Rules of Practice and Procedures. C2-2/R3-2 zoning district.  <b>Community Board #11Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 8/7-8/2023</b></p>
<b>38.</b>	<b>2022-96-BZ &amp; 2016-4249-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2420 Amsterdam Avenue, Manhattan</b>                      Special Permit (§73-19) to permit the tenancy of school (UG 3) within a commercial building previously approved by BSA, contrary to ZR §32-10 (Use); Amendment to previously approved variance pursuant to ZR §72-22. C8-3 &amp; R7-2 zoning district.  <b>Community Board #12BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Adjourned, Continued Hearing – 12/11-12/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, JUNE 6-7, 2023**  
**2:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
39.	2022-84-BZ	<p>Stroock &amp; Stroock &amp; Lavan LLP  <b>133-09 37th Avenue, Queens</b>  Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR §61-21. C4-2 zoning district.  <b>Community Board #7Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 7/10-11/2023</b></p>
40.	2022-86-BZ	<p>Law Office of Lyra J. Altman  <b>1762 East 9th Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to underlying bulk requirements. C4-2 zoning district, Special Ocean Parkway District.  <b>Community Board #15BK</b></p> <p><b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Continued Hearing – 8/7-8/2023</b></p>
41.	2022-91-BZ	<p>Law Office of Lyra J. Altman  <b>1492 East 24th Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement and change of use from a two-family to a single-family residence contrary to underlying bulk requirements. R2 zoning district.  <b>Community Board #14BK</b></p> <p><b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Continued Hearing – 8/7-8/2023</b></p>
42.	2022-93-BZ 2022-94-A	<p>Sheldon Lobel, P.C.  <b>141-10 32nd Avenue, Queens</b>  Variance (§72-21) to permit the development of a seven-story residential building with 32 dwellings units contrary to ZR Sections 23-142 (Floor area), 23-45 (front yard), 23 -451 (planting), 23-471 - (yards), and 23-631 (height); Proposed development of a seven-story residential building not fronting on a mapped street contrary to General City Law §36. R5D zoning district.  <b>Community Board #7Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 8/7-8/2023</b></p>
43.	2023-02-BZ	<p>Sheldon Lobel, P.C.  <b>2003 East 3rd Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of a single-family detached residence contrary to underlying bulk requirements. R2X zoning district, Special Ocean Parkway District.  <b>Community Board #15BK</b></p> <p><b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Continued Hearing – 8/7-8/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 24-25, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>182-85-BZ</b>	<p>Eric Palatnik, P.C.  <b>209-11 20<sup>th</sup> Street, Brooklyn</b>            Extension of Time to Obtain a Certificate of Occupancy and amendment of a previously approved Variance (§72-21) permitting the enlargement of a contractor’s establishment (UG 16) which expired on August 22, 2021. R6B zoning district.  <b>Community Board #7BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 4/24-25/2023</b></p>
<b>2.</b>	<b>183-85-BZ</b>	<p>Eric Palatnik, P.C.  <b>206/8 20th Street, Brooklyn</b>            Extension of Time to Obtain a Certificate of Occupancy and amendment of a previously approved Variance (§72-21) permitting the operation of a (UG 16) open storage yard for building materials and accessory parking for four cars with an accessory office and showroom which expired on September 19, 2021. R6B zoning district.  <b>Community Board #7BK</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 4/24-25/2023</b></p>
<b>3.</b>	<b>172-86-BZ</b>	<p>Nasir J. Khanzada  <b>256-10 Union Turnpike, Queens</b>            Extension of Term of a previously approved Variance (§72-21) permitting the operation of a two-story professional office building which expired on March 31, 2022; Amendment to permit interior changes. R2A zoning district.  <b>Community Board #13Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 4/24-25/2023</b></p>
<b>4.</b>	<b>243-14-BZ</b>	<p>Eric Palatnik, P.C.  <b>1660 Richmond Avenue, Staten Island</b>            Extension of Term of a previously approved Special Permit (§73-243) which permitted an eating and drinking establishment with an existing accessory drive-through facility which expired on September 18, 2020; Waiver of the Board’s Rules of Practice and Procedure. R3X/C1-2 zoning district.  <b>Community Board #2SI</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 4/24-25/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 24-25, 2023**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>340-41-BZ</b>	<p>Nasir J. Khanzada  <b>72-09 Main Street, Queens</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on May 1, 2022: Amendment to permit minor changes to the site. C1-2/R4 zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 4/24-25/2023</b></p>
<b>6.</b>	<b>319-53-BZ</b>	<p>William Consuegra by Majed El Jamal  <b>1135 East 222nd Street aka 3651 Eastchester Road, Bronx</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Repair Facility (UG 16B) which expired on January 31, 2021. Waiver of the Board’s Rules of Practice and Procedures. Amendment for the parking spaces. R5 zoning district.  <b>Community Board #12BX</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 7/10-11/2023</b></p>
<b>7.</b>	<b>364-87-BZ</b>	<p>Sheldon Lobel, PC  <b>1719-1720 Flatbush Avenue, Brooklyn</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive repair facility (UG 16B) which expires on March 22, 2023. C2-2/R5 zoning district.  <b>Community Board #18BK</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 6/5-6/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 24-25, 2023**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>8.</b>	<b>575-37-BZ</b>	<p>Nasir J. Khanzada  <b>60-93 Flushing Avenue, Queens</b>            Extension of Term (11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on February 18, 2018, Amendment (11-412) to permit the enlargement of the accessory building and various site changes, Waiver of the Board’s Rules of Practice and Procedures. C1-3/R5B zoning district.  <b>Community Board #5Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 7/10-11/2023</b></p>
<b>9.</b>	<b>915-59-BZ</b>	<p>Walter T. Gorman, P.E., P.C.  <b>59-12 Fresh Pond Road, Queens</b>            Amendment of a previously approved variance which permit the erection and operation of an Automotive Service Station (UG 16B). The application seeks to permit the erection of two (2) new metal canopies over the existing self-service pump islands. R4-1 zoning district.  <b>Community Board #5Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 7/10-11/2023</b></p>
<b>10.</b>	<b>88-81-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>3309 Richmond Avenue, Staten Island</b>            Extension of Term of a variance (§72-21) which permitted the conversion of an existing two-story building from a dwelling and day care center to an office building which expired on July 11, 2021; Waiver of the Board’s Rules of Practice and Procedures. R3-1 zoning district.  <b>Community Board #3SI</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 6/5-6/2023</b></p>
<b>11.</b>	<b>1122-81-BZ</b>	<p>Eric Palatnik, PC  <b>105-14 Astoria Boulevard, Queens</b>            Extension of term of a variance for a roofing and metal supply establishment (UG17) which expired on November 9, 2022; extension of time to obtain a Certificate of Occupancy which expired on February 23, 2018; and a waiver of the rules under Section 1.07.3 (d)(2) in a R6b/C2-3 Zoning district.  <b>Community Board #3Q</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 7/10-11/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 24-25, 2023**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>12.</b>	<b>8-04-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>78-15 Parsons Boulevard, Queens</b>                      Amendment of a previously approved Variance (§72-21) which permitted the enlargement of an existing two-story community facility building (UG 4) House of Worship. The application seeks to permit a two-story enlargement and connection of an existing two-story building contrary to ZR §24-11 (FAR) and ZR §24-521 (Height of Front Walls. R3-2 zoning district.  <b>Community Board #8Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 7/10-11/2023</b></p>
<b>13.</b>	<b>16-12-BZ</b>	<p>Law Office of Jay Goldstein, PLLC  <b>184 Nostrand Avenue (184-198 Nostrand Avenue; 435-439 Willoughby Avenue), Brooklyn</b>                      Amendment of a previously approved Special Permit (§73-19) permitting a school (Congregation Adas Yereim) contrary to use regulations (§42-00). The amendment seeks changes to the previously approved design and Board conditions. M1-2 zoning district.  <b>Community Board #3BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Withdrawn – 4/24-25/2023</b></p>
<b>14.</b>	<b>2017-31-BZ</b>	<p>David Manesh  <b>107-17 34th Avenue, Queens</b>                      Extension of time to complete construction, obtain a Certificate of Occupancy and a waiver of the rules. R5 Zoning District.  <b>Community Board #4Q</b>  <b>Project Manager: Toni Matias (212) 386-0084</b>  <b>Status: Closed, Decision – 5/8-9/2023</b></p>
<b>15.</b>	<b>2018-48-BZ</b>	<p>Rampulla Associates Architects  <b>5205 Hylan Boulevard, Staten Island</b>                      Extension of Time to obtain a Certificate of Occupancy and a waiver of the rules. R3X, LDGMA, SRD zoning district.  <b>Community Board #3SI</b>  <b>Project Manager: Toni Matias (212) 386-0084</b>  <b>Status: Closed, Decision – 5/8-9/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 24-25, 2023**  
**10:00 A.M.**

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>16.</b>	<b>2022-36-A</b>	Terminus Group, LLC <b>814 Richmond Terrace, Staten Island</b> Proposed enlargement of an existing building which is within the unbuilt portion of the mapped street, contrary to General City Law 35. M1-1 zoning district. <b>Community Board #1SI</b> <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b> <b>Status: Closed, Decision – 5/22-23/2023</b>

<b><i>APPEALS – NEW CASES</i></b>		
<b>17.</b>	<b>2022-33-A thru 2022-35-A</b>	Sheldon Lobel, P.C. <b>3-15, 3-15, &amp; 3-17 125th Street, Queens</b> Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development prior to the adaption of a zoning text amendment. R3A zoning district. <b>Community Board #7Q</b> <b>Project Manager: Toni Matias (212) 386-0084</b> <b>Status: Closed, Decision – 5/22-23/2023</b>

<b><i>BZ – DECISIONS</i></b>		
<b>18.</b>	<b>2017-262-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>18 Stanwix Street, Brooklyn</b> Variance (§72-21) to permit the construction of three-story plus cellar residential building contrary to ZR §42-00. M1-1 zoning district. <b>Community Board #4BK</b> <b>Project Manager: Darrell Ruffin (212) 386-0034</b> <b>Status: Deferred Decision – 8/7-8/2023</b>
<b>19.</b>	<b>2020-14-BZ</b>	Akerman LLP <b>34-10 12<sup>th</sup> Street, Queens</b> Variance (§72-21) to permit the enlargement of a one-story, non-conforming manufacturing establishment (UG 17) contrary to ZR §22-10 and §52-41. R5 zoning district. <b>Community Board #1Q</b> <b>Project Manager: Gjela Prenga (212) 386-0067</b> <b>Status: Granted – 4/24-25/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 24-25, 2023**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
20.	2020-85-BZ	<p>Eric Palatnik, P.C.  <b>114 Kingsland Avenue, Brooklyn</b>            Variance (§72-21) to permit the development of a four (4) story, eight (8) unit residential building contrary to ZR §42-10. M1-1 zoning district.  <b>Community Board #1BK</b></p> <p><b>Project Manager: Darrell Ruffin</b></p> <p><b>Status: Deferred Decision – 5/22-23/2023</b></p>
21.	2021-40-BZ	<p>Terminus Group, LLC.  <b>157 W 24th Street, Manhattan</b>            Variance (§72-21) to permit the development of a fifteen (15) story mixed-use building contrary to ZR §42-00. M1-6 zoning district.  <b>Community Board #4M</b></p> <p><b>Project Manager: Darrell Ruffin</b></p> <p><b>Status: Granted – 4/24-25/2023</b></p>
22.	2022-15-BZ	<p>Rampulla Associates Architects  <b>5 Little Clove Road, Staten Island</b>            Special Permit (§73-126) to permit the development of an ambulatory diagnostic or treatment health care facility. R3X Lower Density Growth Management Area.  <b>Community Board #1SI</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Granted – 4/24-25/2023</b></p>
23.	2022-80-BZ	<p>Law Office of Jay Goldstein, PLLC  <b>1258 East 29th Street, Brooklyn</b>            Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to underlying bulk requirements. R2 zoning district.  <b>Community Board #14BK</b></p> <p><b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Granted – 4/24-25/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 24-25, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
24.	2021-41-BZ	<p>Akerman LLP  <b>22-38 Cumming Street, Manhattan</b>            Variance (§72-21) to permit the development of a nine (9) story residential building contrary to height (ZR §23-662(a)) and parking (ZR §25-23). R7A &amp; R7-2/C2-4 Special Inwood District.  <b>Community Board #12M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 6/5-6/2023</b></p>
25.	2021-82-BZ	<p>Eric Palatnik, P.C.  <b>218 Hamilton Avenue, Brooklyn</b>            Special Permit (§73-44) to permit a reduction in the required parking spaces for an ambulatory diagnostic or treatment facility with an PRC-B1 parking category contrary to ZR §36-21. M1-1 zoning district.  <b>Community Board#6BK</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Continued Hearing – 7/10-11/2023</b></p>
26.	2022-38-BZ	<p>Sheldon Lobel, P.C.  <b>4902 &amp; 4920 14th Avenue, Brooklyn</b>            Variance (§72-21) to permit the development of a House of Worship (UG 4A) contrary to ZR §§ 24-11 (lot coverage), 24-361 (rear yard), 24-522 (maximum height of walls and required setbacks), and 23-62 (permitted obstructions). R6 zoning district.  <b>Community Board #12BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 6/5-6/2023</b></p>
27.	2022-79-BZ	<p>Holland &amp; Knight LLP  <b>9000 Shore Road, Brooklyn</b>            Special Permit (§73-434) to permit the reduction of 56 accessory off-street parking spaces required for 559 existing AIRS housing units to facilitate the development of a new AIRS building containing 137 income restricted housing units contrary to ZR §25-252. R7A zoning district/Special Bay Ridge District.  <b>Community Board #10BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Adjourned, Continued Hearing – 5/22-23/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 24-25, 2023**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>28.</b>	<b>2022-96-BZ &amp; 2016-4249-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2420 Amsterdam Avenue, Manhattan</b>  Special Permit (§73-19) to permit the tenancy of school (UG 3) within a commercial building previously approved by BSA, contrary to ZR §32-10 (Use); Amendment to previously approved variance pursuant to ZR §72-22. C8-3 &amp; R7-2 zoning district.  <b>Community Board #12BK</b></p> <hr/> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <hr/> <p><b>Status: Adjourned, Continued Hearing – 6/5-6/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 24-25, 2023**  
**2:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
29.	2022-40-BZ	<p>Terminus Group, LLC  <b>334 Van Duzer Street, Staten Island</b>  Variance (§72-21) to permit the development of a two-family detached home contrary to minimum lot width regulation ZR §§23-32 &amp; 23-33. R3X zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 7/10-11/2023</b></p>
30.	2022-46-BZ	<p>Sheldon Lobel, P.C.  <b>1005 Bedford Avenue, Brooklyn</b>  Variance (§72-21) to permit the enlargement of an existing school (UG 3) (Talmud Torah D’ Nitra) contrary to ZR §33-121 (Maximum Floor Area Ratio). R7A/C2-4 and R6B zoning districts.  <b>Community Board #3BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 8/7-8/2023</b></p>
31.	2022-81-BZ	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>204-34 45th Drive, Queens</b>  Variance (§72-21) to permit the construction of a cellar and two-story, one-family residential building that does not provide a required front yard pursuant to ZR § 23-45. R3-1 zoning district.  <b>Community Board #11Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 6/5-6/2023</b></p>
32.	2022-83-BZ	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>20 Joline Lane, Staten Island</b>  Variance (§72-21) to permit the enlargement of an existing of a cellar and one-story, one-family building that does not provide a required rear yard equivalent pursuant to ZR § 23-532. R1-2 Special South Richmond District.  <b>Community Board #3SI</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 6/5-6/2023</b></p>
33.	2023-07-BZ	<p>Sheldon Lobel, P.C.  <b>2386 Jerome Avenue, Bronx</b>  Special Permit (§73-50) to legalize an encroachment within the required rear yard line coincident with a residential zoning district boundary line (§33-292). R7-1/C2-4 zoning district.  <b>Community Board #7BX</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 6/5-6/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 22-23, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>167-55-BZIII</b>	<p>Walter T. Gorman, P.E., P.C.  <b>20-65 Clintonville Street, Queens</b>                      Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on October 7, 2015; Extension of Time to Obtain a Certificate of Occupancy; Waiver of the Board’s Rules of Practice of Procedures. R3-1 zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 5/22-23/2023</b></p>
<b>2.</b>	<b>84-91-BZIII</b>	<p>Gerald J. Caliendo, RA, AIA, PC  <b>2344 Eastchester Road, Bronx</b>                      Extension of Term of a previously granted variance (§72-21) which permitted professional offices (Use Group 6) in a residential building which expires on September 15, 2022; Amendment to permit a change of use to medical office (UG 4A) the basement and first floor levels. R4A zoning district.  <b>Community Board #11BX</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 5/22-23/2023</b></p>
<b>3.</b>	<b>129-97-BZII</b>	<p>Gerald J. Caliendo, RA, AIA  <b>150-65 Cross Island Parkway, Queens</b>                      Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired on November 4, 2018; Waiver of the Board’s Rules of Practice and Procedures. C1-2/R3-2 zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Granted – 5/22-23/2023</b></p>
<b>4.</b>	<b>324-14-BZII</b>	<p>Vassalotti Associates AIA  <b>198-30 Jamaica Avenue, Queens</b>                      Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Facility (UG 16B) which expires on August 18, 2025, Waiver of the Board’s Rules of Practice and Procedures. C2-2/R5 zoning district.  <b>Community Board #1Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 5/22-23/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 22-23, 2023**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>339-04-BZIII</b>	<p>Nasir J, Khanzada  <b>157-30 Willets Point Boulevard, Queens</b>                      Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) which expired on June 4, 2022; Amendment to permit the enlargement of an existing convenience store, addition of two auto washing stations and addition of van rentals; Waiver of the Board’s Rules of Practice and Procedures. R3-1 zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 7/24-25/2023</b></p>

<b><i>SOC – NEW CASES</i></b>		
<b>6.</b>	<b>31-09-BZ</b>	<p>Hugh Chrysler, P.E.  <b>117-04 Sutphin Boulevard, Queens</b>                      Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive repair establishment and automotive sales (UG 16B) which expired on January 25, 2021; Extension of Time to Obtain a Certificate of Occupancy which expired on January 25, 2012; Waiver of the Board’s Rules of Practice and Procedures. C2-3 zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 8/7-9/2023</b></p>
<b>7.</b>	<b>275-15-BZ</b>	<p>Friedman &amp; Gotbaum  <b>115 East 97th Street, Manhattan</b>                      Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) which permitted the construction of a 13-story community facility building for the Upper Middle School and Upper School divisions of the Marymount School of New York which expired on March 27, 2022; Waiver of the Board’s Rules of Practice and Procedures. R7-2 zoning district.  <b>Community Board #11M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 6/5-6/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 22-23, 2023**  
**10:00 A.M.**

<b><i>APPEALS – DECISIONS</i></b>		
<b>8.</b>	<b>2022-33-A thru 2022-35-A</b>	<p>Sheldon Lobel, P.C.  <b>3-15, 3-15, &amp; 3-17 125th Street, Queens</b>                      Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development prior to the adaption of a zoning text amendment. R3A zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Granted – 5/22-23/2023</b></p>
<b>9.</b>	<b>2022-36-A</b>	<p>Terminus Group, LLC  <b>814 Richmond Terrace, Staten Island</b>                      Proposed enlargement of an existing building which is within the unbuilt portion of the mapped street, contrary to General City Law 35. M1-1 zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 5/22-23/2023</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>10.</b>	<b>2022-3-BZY</b>	<p>Eric Palatnik, P.C.  <b>4923 Second Avenue, Brooklyn</b>                      Extension of time (§11-332) to complete construction of a minor development commenced under the prior zoning. M1-2D zoning district.  <b>Community Board #7BK</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Closed, Decision – 7/10-11/2023</b></p>
<b>11.</b>	<b>2022-16-A</b>	<p>Law Office of Fredrick A. Becker  <b>664 Coney Island Avenue, Brooklyn</b>                      An administrative appeal challenging the Department of Buildings' final determination. The appeal challenges the DOB approval that an Auto Laundry does not comply with required reservoir spaces. C8-2 zoning district.  <b>Community Board #12BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Withdrawn – 5/22-23/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 22-23, 2023**  
**10:00 A.M.**

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>12.</b>	<b>2022-42-A</b>	Rothkrug Rothkrug & Spector LLP <b>30 Page Avenue, Staten Island</b> Proposed development of a one-story warehouse partially within the bed of two streets contrary to General City Law §35. M1-1 Special Richmond Purpose District. <b>Community Board #3SI</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Closed, Decision – 8/7-8/2023</b>

<b><i>APPEALS – NEW CASES</i></b>		
<b>13.</b>	<b>2021-84-A</b>	David L. Businelli <b>6301 Amboy Road, Staten Island</b> Proposed construction of a one story and cellar retail building (UG6) with the widening line of Amboy Road contrary to General City Law Section 35 in an C1-1 in R3X SRD. <b>Community Board #3SI</b> <b>Project Manager: Darrell Ruffin</b> <b>Status: Closed, Decision – 8/7-8/2023</b>
<b>14.</b>	<b>2022-60-A</b>	Stuart A. Klein, Esq. <b>35 Herkimer Place, Brooklyn</b> Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development of a hotel prior to the adaption of a zoning text amendment. M1-1 zoning district. <b>Community Board #3BK</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Closed, Decision – 7/10-11/2023</b>
<b>15.</b>	<b>2022-69-A thru 2022-75-A</b>	Fried, Frank, Harris, Shriver & Jacobson LLP <b>2001 Bartow Avenue aka 500 Baychester Avenue, Bronx</b> Appeal of a NYC Department of Buildings’ determination to revoke permits for an Advertising Sign. C7 zoning district. <b>Community Board #10BX</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Closed, Decision – 9/18-19/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 22-23, 2023**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
16.	2020-85-BZ	<p>Eric Palatnik, P.C.  <b>114 Kingsland Avenue, Brooklyn</b>                      Variance (§72-21) to permit the development of a four (4) story, eight (8) unit residential building contrary to ZR §42-10. M1-1 zoning district.  <b>Community Board #1BK</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Deferred Decision – 7/10-11/2023</b></p>
17.	2021-87-BZ	<p>Eric Palatnik, P.C.  <b>37-16 Union Street, Queens</b>                      Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR §61-20. C4-3 zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Deferred Decision – 9/18-19/2023</b></p>
18.	2022-26-BZ	<p>Law Office of Lyra J. Altman  <b>1418 Shore Boulevard, Brooklyn</b>                      Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to underlying bulk regulations. R3-1 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Granted – 5/22-23/2023</b></p>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
19.	2021-14-BZ	<p>Rampulla Associates Architects  <b>2010 Victory Boulevard, Staten Island</b>                      Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (Starbucks) with an accessory drive-through facility. C1-1/R3-2 zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Adjourned, Continued Hearing – 7/24-25/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 22-23, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>20.</b>	<b>2021-17-BZ</b>	<p>Nasir J. Khanzada  <b>87-19 Rockaway Boulevard, Queens</b>  Reinstatement (§11-41) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 9, 2013; Amendment to permit site changes; Waiver of the Board’s Rules of Practice and Procedures. C2-3/R6B zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 7/24-25/2023</b></p>
<b>21.</b>	<b>2021-50-BZ</b>	<p>Friedman, P.E.  <b>50 Lawrence Avenue, Brooklyn</b>  Special Permit (§73-19) to permit the operation of a school (UG 3) (Hadran Academy) contrary to ZR §42-00. Variance (§72-21) to permit the development of the building contrary to underlying bulk regulations. M1-1, R5 zoning district. Special Ocean Parkway District.  <b>Community Board #14BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Adjourned, Continued Hearing – 8/7-8/2023</b></p>
<b>22.</b>	<b>2021-59-BZ</b>	<p>Law Office of Jay Goldstein, PLLC  <b>161-09 Union Turnpike, Queens</b>  Special Permit (§73-243) to permit an accessory drive-through accessory to an Eating and Drinking establishment (UG 6) of an eating and drinking establishment contrary to ZR §36-23. C1-2/R3-2 zoning district.  <b>Community Board #8Q</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Withdrawn – 5/22-23/2023</b></p>
<b>23.</b>	<b>2022-79-BZ</b>	<p>Holland &amp; Knight LLP  <b>9000 Shore Road, Brooklyn</b>  Special Permit (§73-434) to permit the reduction of 56 accessory off-street parking spaces required for 559 existing AIRS housing units to facilitate the development of a new AIRS building containing 137 income restricted housing units contrary to ZR §25-252. R7A zoning district/Special Bay Ridge District.  <b>Community Board #10BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 8/7-8/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 22-23, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>24.</b>	<b>2022-32-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>474 Oakdale Street, Staten Island</b>                      Variance (§72-21) to permit in the construction of a cellar and two-story, one-family residential building that does not provide a required front yard pursuant to ZR §23-45 and a required rear yard pursuant to ZR §23-47. R1-2 zoning district.  <b>Community Board #3SI</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 7/24-25/2023</b></p>
<b>25.</b>	<b>2022-59-BZ</b>	<p>Hirschen Singer &amp; Epstein LLP  <b>591 East Fordham Road, Bronx</b>                      Re-Instatement (§11-41) of a previously approved variance permitting the operation of an Automotive Repair Facility which expired on November 18, 2007, Waiver of the Board’s Rules of Practice and Procedures. C4-5D and R6B zoning district.  <b>Community Board #6BX</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 7/24-25/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, MAY 22-23, 2023**  
**2:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>26.</b>	<b>2022-39-BZ &amp; 93-10-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel LLP  <b>188 and 198 Varet Street, Brooklyn</b>  Special Permit (§73-19) to permit the development of a school (UG 3) (Williamsburg Charter High School contrary to ZR §42-12. Amendment to previously approved plans for the main school building. M1-1 and M1-2 zoning district.  <b>Community Board #1BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Postponed Hearing – 7/11-12/2023</b></p>
<b>27.</b>	<b>2021-60-BZ</b>	<p>Terminus Group, LLC  <b>112-116 West 28th Street, Manhattan</b>  Variance (§72-21) to permit the enlargement of an existing hotel contrary to ZR §42-111. M1-6 zoning district.  <b>Community Board #5M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 9/18-19/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 8-9, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>498-83-BZ</b>	<p>Rampulla Associated Architects  <b>2131 Hylan Boulevard, Staten Island</b>                      Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) which permitted accessory parking contrary to underlying use regulation which expired on January 29, 2023. C8-1 &amp; R3X (Lower Density Growth Management Area).  <b>Community Board #2SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Granted – 5/9-10/2023</b></p>
<b>2.</b>	<b>344-03-BZ</b>	<p>Goldman Harris LLC  <b>2777 Flatbush Avenue, Brooklyn</b>                      Extension of Term of a previously approved Special Permit (§73-242) permitting the operation of an eating and drinking establishment which expired on July 12, 2020; Amendment to remove the condition, requiring that a Certificate of Occupancy be obtained; Extension of Time to obtain a Certificate of Occupancy which expired on January 23, 2022; Waiver of the Board’s Rules of Practice and Procedures. C3 zoning district.  <b>Community Board #18BK</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 5/9-10/2023</b></p>
<b>3.</b>	<b>2017-31-BZ</b>	<p>David Manesh  <b>107-17 34th Avenue, Queens</b>                      Extension of time to complete construction, obtain a Certificate of Occupancy and a waiver of the rules. R5 Zoning District.  <b>Community Board #4Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Granted – 5/9-10/2023</b></p>
<b>4.</b>	<b>2018-48-BZ</b>	<p>Rampulla Associates Architects  <b>5205 Hylan Boulevard, Staten Island</b>                      Extension of Time to obtain a Certificate of Occupancy and a waiver of the rules. R3X, LDGMA, SRD zoning district.  <b>Community Board #3SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Granted – 5/9-10/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 8-9, 2023**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>867-55-BZ</b>	<p>Nasir J. Khanzada,  <b>66-15 Borden Avenue, Queens</b>                      Amendment of a previously approved pre-1961 variance permitting the operation of an Automotive Service Station (UG 16B). The amendment seeks to make certain modifications to the site contrary to the previous Board approval. R4-1 zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Closed, Decision – 6/5-6/2023</b></p>
<b>6.</b>	<b>129-92-BZ</b>	<p>Akerman LLP  <b>150-55 Cross Island Parkway, Queens</b>                      Extension of Term of a previously approved Variance (§72-21) which permitted the use of Automobile Laundry (UG 16B) which expired on October 19, 2013; Waiver of the Board’s Rules of Practice and Procedure. Amendment to legalize the enlargement of non-conforming 458 square feet of floor area. C1-2/R3-2 zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Closed, Decision – 6/5-6/2023</b></p>
<b>7.</b>	<b>167-95-BZII</b>	<p>Walter T. Gorman, P.E., P.C.  <b>121-20 Springfield Boulevard, Queens</b>                      Extension of Term of a previously approved Variance (§72-21) permitting the maintenance and repairs of motor-operated cemetery equipment and accessory parking and storage of motor vehicles which expired on February 4, 2022. R3A zoning district.  <b>Community Board #12Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 7/10-11/2023</b></p>
<b>8.</b>	<b>212-00-BZII</b>	<p>Glen V. Cutrona, AIA  <b>640/666 South Conduit Boulevard, Brooklyn</b>                      Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on April 17, 2021. C1-2/R5 zoning district.  <b>Community Board #3BK</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 7/24-25/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 8-9, 2023**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>9.</b>	<b>636-70-BZ</b>	<p>Walter T. Gorman, P.E., P.C.  <b>105-45 to 105-55 Horace Harding Expressway, Queens</b>                      Amendment of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B). The amendment seeks to convert an existing service bay and adjoining snack shop to an accessory convenience store. C2-2/R6 zoning district.  <b>Community Board #4Q</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 7/24-25/2023</b></p>
<b>10.</b>	<b>308-79-BZ</b>	<p>Goldman Harris LLC  <b>43 Clark Street aka 111 Hicks Street, Brooklyn</b>                      Amendment of a previously approved Variance (§72-21) permitting the operation of Health and Fitness facility (UG 9); Extension of Term which expires on July 3rd, 2024; Extension of Time to Obtain a Certificate of Occupancy which expired on June 19, 2022; Waiver of the Board’s Rules of Practice and Procedures. R7-1 (Brooklyn Heights Historic District).  <b>Community Board #2BK</b></p> <p><b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Closed, Decision – 7/10-11/2023</b></p>
<b>11.</b>	<b>2019-16-BZ</b>	<p>Pryor Cashman LLP  <b>250-01 Northern Boulevard, Queens</b>                      Amendment of Special Permit under ZR Section 73-243 permitting a 583 square foot horizontal enlargement to eating &amp; drinking establishment (<i>McDonald's</i>) and to extend the term which expires on June 30, 2026 within an R3-1 / C1-2 Zoning District.  <b>Community Board #11Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Closed, Decision – 7/10-11/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 8-9, 2023**  
**10:00 A.M.**

<b><i>APPEALS – DECISIONS</i></b>		
<b>12.</b>	<b>2021-57-A</b>	<p>Eric Palatnik, P.C.  <b>1990 Hylan Boulevard, Staten Island</b>                      Proposed construction of a two-story commercial (UG 6) building located partially in the bed of a mapped street contrary to General City Law §35. C2-1/R3-2 zoning district.  <b>Community Board #2SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Deferred Decision – 7/24-25/2023</b></p>
<b>13.</b>	<b>2022-48-A</b>	<p>-Rothkrug Rothkrug &amp; Spector  <b>4/0-01 169th Street, Queens</b>                      Proposed enlargement of an existing one-family home partially located within the bed of a mapped street contrary to General City Law §35. R2A and M1-1 zoning districts.  <b>Community Board #1Q</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 5/8-9/2023</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>14.</b>	<b>2018-188-A &amp; 2018-189-A</b>	<p>Sheldon Lobel, P.C.  <b>194-28 &amp; 194-32 Dunton Avenue, Queens</b>                      Proposed construction of two two-story, single-family detached residential buildings seeking waivers of General City Law § 35, which are partially within the bed of a mapped but unbuilt portion of Clover Place. R1-2 zoning district.  <b>Community Board #8Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Adjourned, Continued Hearing – 8/7-8/2023</b></p>
<b>15.</b>	<b>2021-48-A &amp; 2021-49-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>42 &amp; 72 Schmeig Avenue, Staten Island</b>                      Proposed development of a one-story warehouse (UG 16B) not fronting on a legally mapped street contrary to General City Law §36. M1-1 Special South Richmond District.  <b>Community Board #3SI</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Adjourned, Continued Hearing – 8/7-8/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 8-9, 2023**  
**10:00 A.M.**

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>16.</b>	<b>2022-20-A &amp; 2022-22-A</b>	Rothkrug Rothkrug & Spector LLP <b>724, 726 &amp; 728 Richmond Terrace, Staten Island</b> Proposed development of a one-story warehouse building partially located within the bed of mapped street contrary to General City Law §35. M1-1 zoning district. <b>Community Board #1SI</b> <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b> <b>Status: Continued Hearing – 7/10-11/2023</b>
<b>17.</b>	<b>2022-97-A &amp; 2022-98-A</b>	Rampulla Associates Architects, LLP <b>209 &amp; 215 Clermont Avenue, Staten Island</b> Proposed construction of two (2) two-family detached houses that would not front a mapped street pursuant to General City Law (GCL) 36. R3X zoning district within the Special South Richmond District (SRD). <b>Community Board #3SI</b> <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b> <b>Status: Closed, Decision – 7/10-11/2023</b>

<b><i>APPEALS – NEW CASES</i></b>		
<b>18.</b>	<b>214-13-A</b>	Carl A. Sulfaro, Esq. <b>219-08 141st Avenue, Queens</b> Request for an Extension of Time to obtain a Certificate of Occupancy for a site that obtained the right to complete construction of a two-story, two-family residential building under the common law doctrine of vested rights. <b>Community Board #13Q</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Closed, Decision – 7/24-25/2023</b>
<b>19.</b>	<b>2022-45-A</b>	Sheldon Lobel, P.C. <b>155 Skillman Street, Brooklyn</b> Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development of a six-story residential building prior to the adaption of a zoning text amendment under the then R6 zoning district. R6B zoning district. <b>Community Board #3BK</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Continued Hearing – 7/24-25/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 8-9, 2023**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
<b>20.</b>	<b>2018-173-BZ</b>	<p>Law Office of Jay Goldstein  <b>128 Beach 9th Street, Queens</b>            Variance (§72-21) to permit the development of a 17-story, mixed-use, community facility and residential building on a waterfront lot contrary to ZR §62-322 (Floor Area and Floor Area Ratio (“FAR”)); ZR §62-341 (Maximum Base Height and Building Height); ZR §62-341(a)(2) (Setbacks) and ZR §§25-23 &amp; 25-31 (parking). R6 zoning district.  <b>Community Board #14Q</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Deferred Decision – 8/7-8/2023</b></p>
<b>21.</b>	<b>2019-304-BZ &amp; 2019-305-A</b>	<p>Sheldon Lobel, P.C.  <b>180 East 132nd Street, Bronx</b>            Variance (§72-21) to permit the development of a fifteen-story residential building (UG 2) contrary to ZR §42-00 (use); ZR §§23-662(a) and 123-662 (b) (height). Waiver of General City Law §36 to permit the construction not fronting on a mapped city street. M3-1 and M1-5/R8A (MX-1) zoning district.  <b>Community Board #1BX</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Deferred Decision – 7/10-11/2023</b></p>
<b>22.</b>	<b>2021-64-BZ</b>	<p>Law Office of Lyra J. Altman  <b>205-207 Gravesend Neck Road, Brooklyn</b>            Special Permit (§73-622) to permit the enlargement of a single-family home contrary to underlying bulk requirements. R4 (<i>Special Ocean Parkway</i>) zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Deferred Decision – 8/7-8/2023</b></p>
<b>23.</b>	<b>2022-14-BZ</b>	<p>Law Office of Lyra J. Altman  <b>1961 East 21st Street, Brooklyn</b>            Special Permit (§73-622) to permit the enlargement of a detached two-story single-family home contrary to underlying bulk requirements. R3-2 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Granted – 5/8-9/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MAY 8-9, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>24.</b>	<b>2019-256-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1508 Avenue Z, Brooklyn</b>  Variance (§72-21) to permit the development of a 12-story ambulatory diagnostic facility community space (UG 4) contrary to floor area (§ 33-123) and parking (§ 36-21). C4-2 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Adjourned, Continued Hearing – 9/18-19/2023</b></p>
<b>25.</b>	<b>2021-83-BZ</b>	<p>Law Office of Jay Goldstein, PLLC  <b>80-74 188th Street, Queens</b>  Variance (§72-21) to permit the construction of a house of Worship contrary to ZR §24-111 (floor area), ZR §24-35 (side yards) and ZR §25-30 (parking). R1-2 zoning district.  <b>Community Board #8Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 7/24-25/2023</b></p>
<b>26.</b>	<b>2022-41-BZ</b>	<p>Eric Palatnik, P.C.  <b>122-05 Merrick Boulevard, Queens</b>  Special Permit (§73-243) to permit an eating and drinking establishment (Starbucks) with an accessory drive-thru contrary to ZR §32-10. C1-3/R5D zoning district.  <b>Community Board #12Q</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 7/10-11/2023</b></p>
<b>27.</b>	<b>2022-51-BZ</b>	<p>Gerald J. Caliendo, RA, AIA  <b>107-20 154th Street, Queens</b>  Variance (§72-21) to permit the development of a two-story residential dwelling contrary to underlying bulk requirements. R5 zoning district.  <b>Community Board #12Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Adjourned, Continued Hearing – 8/7-8/2023</b></p>
<b>28.</b>	<b>2022-52-BZ</b>	<p>Law Office of Lyra J. Altman  <b>2221 East 13<sup>th</sup> Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of an existing one-family dwelling contrary to underlying bulk requirements. R4 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Closed, Decision – 7/10-11/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, MAY 8-9, 2023**  
**2:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>29.</b>	<b>2021-63-BZ</b>	Nasir J. Khanzada <b>46-06 Ditmars Boulevard, Queens</b> Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store contrary to ZR §32-10. C2-2/R4 zoning district. <b>Community Board #4Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Postponed Hearing – 9/18-19/2023</b>
<b>30.</b>	<b>2022-65-BZ</b>	Law Office of Lyra J. Altman <b>2503-2519 Coney Island Avenue, Brooklyn</b> Special Permit (§73-19) to permit the construction of school (UG 3) contrary to ZR §32-31 (Use). C8-1 & R4 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 8/7-8/2023</b>
<b>31.</b>	<b>2022-66-BZ</b>	Goldman Harris LLC <b>405 Arthur Kill Road, Staten Island</b> Special Permit (§73-14) to permit the development of a Battery Energy Storage System (BESS) (UG 6D) contrary to ZR §22-10. R3-2 zoning district. <b>Community Board #3SI</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 8/7-8/2023</b>
<b>32.</b>	<b>2022-78-BZ</b>	Rothkrug Rothkrug & Spector, LLP <b>1512 Union Street, Brooklyn</b> Variance (§72-21) to permit the construction of a three-story and cellar house of worship (UG 4A) contrary to ZR §33-121 (FAR) and ZR §33-431 (height). C2-3/R4 zoning district. <b>Community Board #9BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Postponed Hearing – 12/12-13/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 10-11, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>245-32-BZ</b>	<p>Eric Palatnik, P.C.  <b>123-05 101st Avenue, Queens</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive repair facility (UG 16B) which expired on July 9, 2022; Amendment to permit an increase of parking and change in hours of operation. R6B/C2-3 zoning district.  <b>Community Board #9Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 4/10-11/2023</b></p>
<b>2.</b>	<b>239-02-BZIV</b>	<p>Greenberg Traurig, LLP  <b>110 Waverly Place, Manhattan</b>            Extension of term of a variance that permitted an eating and drinking establishment (UG 6A) in the cellar, ground floor and a portion of the second floor of the building and the continuation of a nonconforming accessory business sign within a R7-2 zoning district.  <b>Community Board #2M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 4/10-11/2023</b></p>
<b>3.</b>	<b>245-03-BZ</b>	<p>Faegre Drinker  <b>160-11 Willets Point Boulevard, Queens</b>            Extension of Time to Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-243) permitting an accessory drive-thru to an eating &amp; drinking establishment which expired November 28, 2022; Waiver of the Board’s Rules of Practice and Procedures. C1-2 zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Granted – 4/10-11/2023</b></p>
<b>4.</b>	<b>2018-51-BZ</b>	<p>Eric Palatnik, P.C.  <b>11-01 Plainview Avenue, Queens</b>            Extension of Time to Complete Construction &amp; Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) permitting the development of a three-story single-family residence which expired on February 12, 2023. R5 zoning district.  <b>Community Board #14Q</b>  <b>Project Manager: Toni Matias (212) 386-0084</b>  <b>Status: Granted – 4/10-11/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 10-11, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>2019-40-BZ</b>	<p>Eric Palatnik, P.C.  <b>175-179 East 73rd Street, Manhattan</b>            Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) permitting the enlargement of an existing house of worship which will expire on December 23, 2023. R8B zoning district (Individual Landmark).  <b>Community Board #8M</b>  <b>Project Manager: Toni Matias (212) 386-0084</b>  <b>Status: Granted – 4/10-11/2023</b></p>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>820-67-BZ</b>	<p>Eric Palatnik, P.C.  <b>41 Barker Street, Staten Island</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service repair facility (UG 16B) which expired on November 8, 2021; Waiver of the Board’s Rules of Practice and Procedures. R3A zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Adjourned Hearing – 7/10-11/2023</b></p>
<b>7.</b>	<b>129-97-BZ</b>	<p>Gerald J. Caliendo, RA, AIA  <b>150-65 Cross Island Parkway, Queens</b>            Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired on November 4, 2018; Waiver of the Board’s Rules of Practice and Procedures. C1-2/R3-2 zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Closed, Decision – 5/22-23/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 10-11, 2023**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>8.</b>	<b>295-57-BZIII</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>146-15 Union Turnpike, Queens</b>                      Extension of Term (§11-411) for the continued operation of an Automotive Service Station (UG 16B) which expired on August 7, 2021. C1-2/R4 zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 6/5-6/2023</b></p>
<b>9.</b>	<b>498-83-BZ</b>	<p>Rampulla Associated Architects  <b>2131 Hylan Boulevard, Staten Island</b>                      Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) which permitted accessory parking contrary to underlying use regulation which expired on January 29, 2023. C8-1 &amp; R3X (Lower Density Growth Management Area).  <b>Community Board #2SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Closed, Decision – 8/9-10/2023</b></p>
<b>10.</b>	<b>106-76-BZIV</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>129-01 North Conduit Avenue, Queens</b>                      Amendment of the Board’s condition of term of a previously approved Variance (§72-21) permitting the operation of an automotive service station (UG 16B which expired on July 20, 2011; Waiver of the Board’s Rules of Practice and Procedures. R3-2 zoning district.  <b>Community Board #10Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 6/5-6/2023</b></p>
<b>11.</b>	<b>271-90-BZIV</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>68-01 Queens Boulevard, Queens</b>                      Extension of Term (§ 11-411) of a previously approved variance permitting the operation of an automotive service repair facility (UG 16B) which expired on October 29, 2021; Waiver of the Board’s Rules of Practice and Procedures. C2-3/R7X zoning district.  <b>Community Board #2Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 6/5-6/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 10-11, 2023**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>12.</b>	<b>195-02-BZIV</b>	<p>Pryor Cashman, LLP  <b>2797 Linden Boulevard, Brooklyn</b>                      Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Eating and Drinking Establishment with an accessory drive-thru which expires on February 11, 2023; Amendment to permit a 115 square foot horizontal enlargement. R4 zoning district.  <b>Community Board #5BK</b></p> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p><b>Status: Continued Hearing – 6/5-6/2023</b></p>
<b>13.</b>	<b>2019-299-BZII</b>	<p>Nasir J. Khanzada  <b>82-01 to 82-13 Queens Boulevard, Queens</b>                      Amendment of a previously approved variance which permitted the operation of an automotive service station (UG 16B). Amendment is to permit the modifications to the layout contrary to the previous approved action. C2-3/R6 zoning district.  <b>Community Board #4Q</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 6/5-6/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 10-11, 2023**  
**10:00 A.M.**

<b><i>APPEALS – DECISIONS</i></b>		
<b>14.</b>	<b>2022-13-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>97 Industrial Loop, Staten Island</b>                      Proposed development of a one-story warehouse (UG 16) not fronting on a mapped street contrary to General City Law §36. M3-1 Special South Richmond District.  <b>Community Board #3SI</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 4/10-11/2023</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>15.</b>	<b>2019-190-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>40-17 28th Avenue a/k/a 25-92 41st Street, Queens</b>                      Appeal of a New York City Department of Buildings determination dated June 14, 2019, that parking garage with 150 parking spaces or less do not require reservoir spaces at this location and that ZR 36-521 does not require commissioner approval for parking garage layouts between 200 and 300 square feet per space if the applicant certifies and states on the Certificate of Occupancy that the garage will be fully attended. C2-2/R5 zoning district.  <b>Community Board #1Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Adjourned Hearing – 7/10-11/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 10-11, 2023**  
**10:00 A.M.**

<b><i>APPEALS – NEW CASES</i></b>		
<b>16.</b>	<b>2022-28-A</b> <b>2022-29-A</b> <b>2022-30-A</b>	Ronald D. Victorio, R.A. <b>15, 17 &amp; 19 Bedell Street, Staten Island</b> Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development prior to the adaption of a zoning text amendment. R3X Special South Richmond Purpose District. <b>Community Board #5SI</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Postponed Hearing – 7/10-11/2023</b>

<b><i>BZ – DECISIONS</i></b>		
<b>17.</b>	<b>2021-16-BZ</b>	Rosenberg & Estis, P.C. <b>302 W 128th Street, Manhattan</b> Variance (§72-21) to permit the development of a building to contrary to ZR §23-692(d)(2), a/k/a the “sliver law,” to allow the proposed building to exceed the maximum allowable building height by 6.07 feet, and (b) ZR §23-62(g)(3)(i) to allow the elevator and stair bulkheads to exceed the maximum allowable area for permitted obstructions by 148.64 square feet. R8A/C2-4 zoning district. <b>Community Board #10M</b> <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b> <b>Status: Withdrawn – 4/10-11/2023</b>
<b>18.</b>	<b>2021-26-BZ</b>	Eric Palatnik, P.C. <b>12 Coles Street, Brooklyn</b> Variance (§72-21) to permit the development of a four (4) story residential-use building contrary to ZR §42-00. M1-1 zoning district. <b>Community Board #6BK</b> <b>Project Manager: Gjela Prenga (212) 386-0067</b> <b>Status: Continued Hearing – 9/18-19/2023</b>
<b>19.</b>	<b>2021-27-BZ</b>	Eric Palatnik, P.C. <b>13 Luquer Street, Brooklyn</b> Variance (§72-21) to permit the development of a four (4) story residential-use building contrary to ZR §42-00. M1-1 zoning district. <b>Community Board #6BK</b> <b>Project Manager: Gjela Prenga (212) 386-0067</b> <b>Status: Continued Hearing – 9/18-19/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, APRIL 10-11, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>20.</b>	<b>2021-28-BZ</b>	<p>Eric Palatnik, P.C.  <b>375 Columbia Street, Brooklyn</b>            Variance (§72-21) to permit the development of a four (4) story residential-use building contrary to ZR §42-00. M1-1 zoning district.  <b>Community Board #6BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 9/18-19/2023</b></p>
<b>21.</b>	<b>2022-14-BZ</b>	<p>Law Office of Lyra J. Altman  <b>1961 East 21st Street, Brooklyn</b>            Special Permit (§73-622) to permit the enlargement of a detached two-story single-family home contrary to underlying bulk requirements. R3-2 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Closed, Decision – 8/9-10/2023</b></p>
<b>22.</b>	<b>2021-71-BZ</b>	<p>Eric Palatnik, P.C.  <b>105-31 76th Street, Queens</b>            Variance (§72-21) to permit the construction of a House of Worship (UG 4) (Al Furqan Mosque) contrary to underlying bulk requirements. R4A zoning district.  <b>Community Board #10Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Adjourned Hearing – 6/5-6/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, APRIL 10-11, 2023**  
**2:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>23.</b>	<b>2022-18-BZ</b>	<p>Eric Palatnik, P.C.  <b>64 Butler Place, Staten Island</b>  Variance (§72-21) to permit the development of a two-story, 2,413.5 square foot, two family dwelling contrary to ZR §23-47. R3A zoning district.  <b>Community Board #1SI</b></p> <p><b>Project Manager: Darrell Ruffin</b></p> <p><b>Status: Continued Hearing – 6/5-6/2023</b></p>
<b>24.</b>	<b>2022-23-BZ</b>	<p>Façade Architecture Inc.  <b>1520 East 56th Street Brooklyn</b>  Variance (§72-21) to permit the construction of a two-story, with cellar, two-family detached residence that does not comply with the zoning requirements for front yards (Z.R. § 23-45) and side yards (Z.R. § 23-461). R3-2 zoning district.  <b>Community Board #18BK</b></p> <p><b>Project Manager: Darrell Ruffin</b></p> <p><b>Status: Continued Hearing – 9/18-19/2023</b></p>
<b>25.</b>	<b>2022-26-BZ</b>	<p>Law Office of Lyra J. Altman  <b>1418 Shore Boulevard, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to underlying bulk regulations. R3-1 zoning district.  <b>Community Board #15BK</b></p> <p><b>Project Manager: Darrell Ruffin</b></p> <p><b>Status: Closed, Decision – 5/22-23/2023</b></p>
<b>26.</b>	<b>2022-64-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2021 East 5th Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to underlying bulk requirements. R2X Special Ocean Parkway District.  <b>Community Board #15BK</b></p> <p><b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Continued Hearing – 6/5-6/2023</b></p>

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

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, APRIL 10-11, 2023**  
**2:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>27.</b>	<b>2022-82-BZ</b>	<p>Law Office of Vincent Petraro, LLC  <b>1308 Edward L. Grant Highway, Bronx</b>  Special Permit (§73-49) to permit 15 accessory off -street parking spaces to be located upon the roof of a proposed medical center (UG 4) contrary to ZR 44-11. M1-2 zoning district.  <b>Community Board #4BX</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Withdrawn – 4/10-11/2023</b></p>
<b>28.</b>	<b>2022-85-BZ</b>	<p>Eric Palatnik, P.C.  <b>257 Coleridge Street, Brooklyn</b>  Special Permit (§73-622) Enlargement of an existing two family home, contrary to underlying bulk requirements. R3-1 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Closed, Decision – 6/5/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 13-14, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>337-90-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1415/17 East 92<sup>nd</sup> Street, Brooklyn</b>                      Extension of Term (§11-411) of a previously approved variance which permitted an automotive repair establishment (UG 16B) and a two-story mixed-use building with retail (UG 6) and residential (UG 2), which will expire on June 2, 2022. C1-3/R5D zoning district.  <b>Community Board #18BK</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 3/14-15/2023</b></p>
<b>2.</b>	<b>129-92-BZ</b>	<p>Akerman LLP  <b>150-55 Cross Island Parkway, Queens</b>                      Extension of Term of a previously approved Variance (§72-21) which permitted the use of Automobile Laundry (UG 16B) which expired on October 19, 2013; Waiver of the Board’s Rules of Practice and Procedure. C1-2/R3-2 zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Reopened, Continued Hearing – 5/8-9/2023</b></p>
<b>3.</b>	<b>2017-147-A &amp; 2018-183-A</b>	<p>Beni Rachmanov  <b>71-12 Main Street, Queens</b>                      Remand – Motion to review decision with respect to ZR 33-22 &amp; 33-293.  <b>Community Board #8Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Granted &amp; Denied – 3/13-14/2023</b></p>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>299-99-BZ</b>	<p>Eric Palatnik, P.C.  <b>8-16 Malcom X Boulevard, Brooklyn</b>                      Extension of Term (§11-411) of a previously approved variance which permitted the operation of automotive service station (UG 16B) (Getty) which will expire on July 25, 2020. C2-4/R6A zoning district.  <b>Community Board #3BK</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 6/5-6/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEE/TIN-G/**  
**MONDAY & TUESDAY MORNING, MARCH 13-14, 2023**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>5.</b>	<b>340-41-BZ</b>	<p>Nasir J. Khanzada  <b>72-09 Main Street, Queens</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on May 1, 2022; Amendment to permit minor changes to the site. C1-2/R4 zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 4/24-25/2023</b></p>
<b>6.</b>	<b>308-79-BZ</b>	<p>Goldman Harris LLC  <b>43 Clark Street aka 111 Hicks Street, Brooklyn</b>            Amendment of a previously approved Variance (§72-21) permitting the operation of Health and Fitness facility (UG 9); Extension of Term which expires on July 3rd, 2024; Extension of Time to Obtain a Certificate of Occupancy which expired on June 19, 2022; Waiver of the Board’s Rules of Practice and Procedures. R7-1 (Brooklyn Heights Historic District).  <b>Community Board #2BK</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Postponed Hearing – 5/8-9/2023</b></p>
<b>7.</b>	<b>172-86-BZ</b>	<p>Nasir J. Khanzada  <b>256-10 Union Turnpike, Queens</b>            Extension of Term of a previously approved Variance (§72-21) permitting the operation of a two-story professional office building which expired on March 31, 2022; Amendment to permit interior changes. R2A zoning district.  <b>Community Board #13Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 4/24-25/2023</b></p>
<b>8.</b>	<b>84-91-BZ</b>	<p>Gerald J. Caliendo, RA, AIA, PC  <b>2344 Eastchester Road, Bronx</b>            Extension of Term of a previously granted variance (§72-21) which permitted professional offices (Use Group 6) in a residential building which expires on September 15, 2022; Amendment to permit a change of use to medical office (UG 4A) the basement and first floor levels. R4A zoning district.  <b>Community Board #11BX</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Closed, Decision – 5/22-23/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 13-14, 2023**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>9.</b>	<b>167-95-BZ</b>	Walter T. Gorman, P.E, P.C <b>121-20 Springfield Boulevard, Queens</b> Extension of Term of a previously approved Variance (§72-21) permitting the maintenance and repairs of motor-operated cemetery equipment and accessory parking and storage of motor vehicles which expired on February 4, 2022. R3A zoning district. <b>Community Board #12Q</b> <b>Project Manager: Vinroy Bell (212) 386-0082</b> <b>Status: Continued Hearing – 5/8-9/2023</b>

<b><i>APPEALS – DECISIONS</i></b>		
<b>10.</b>	<b>2021-53-A &amp; 2021-54-A</b>	Rothkrug Rothkrug & Spector LLP <b>45 &amp; 47 Ocean Avenue, Staten Island</b> Proposed development of two semi-detached one-family residential buildings located partially within the bed of a mapped street contrary to General City Law §35. R3-1 zoning district. <b>Community Board #2SI</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Granted – 3/13-14/2023</b>
<b>11.</b>	<b>2021-57-A</b>	Eric Palatnik, P.C. <b>1990 Hylan Boulevard, Staten Island</b> Proposed construction of a two-story commercial (UG 6) building located partially in the bed of a mapped street contrary to General City Law §35. C2-1/R3-2 zoning district. <b>Community Board #2SI</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Deferred Decision – 5/8-9/2023</b>
<b>12.</b>	<b>2022-2-A</b>	Fried, Frank, Harris, Shriver & Jacobson LLP <b>728 Court Street, Brooklyn</b> Application to permit the construction within the unbuilt portion of a mapped street contrary to General City Law §35 and ZR §72-01(g). M3-1 zoning district. <b>Community Board #6BK</b> <b>Project Manager: Gjela Prenga (212) 386-0067</b> <b>Status: Granted – 3/13-14/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 13-14, 2023**  
**10:00 A.M.**

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>13.</b>	<b>2018-188-A &amp; 2018-189-A</b>	<p>Sheldon Lobel, P.C.  <b>194-28 &amp; 194-32 Dunton Avenue, Queens</b>                      Proposed construction of two two-story, single-family detached residential buildings seeking waivers of General City Law § 35, which are partially within the bed of a mapped but unbuilt portion of Clover Place. R1-2 zoning district.  <b>Community Board #8Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Continued Hearing – 5/8-9/2023</b></p>
<b>14.</b>	<b>2022-36-A</b>	<p>Terminus Group, LLC  <b>814 Richmond Terrace, Staten Island</b>                      Proposed enlargement of an existing building which is within the unbuilt portion of the mapped street, contrary to General City Law 35. M1-1 zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 4/24-25/2023</b></p>

<b><i>APPEALS – NEW CASES</i></b>		
<b>15.</b>	<b>2019-96-A thru 2019-155-A</b>	<p>Rampulla Associates Architects, LLP  <b>Bluebelt Loop, Cole Street, Staten Island</b>                      To permit the construction of 48 two family and 5 single family homes not fronting on a mapped street contrary to General City Law §36. R3X Large Lot zoning district within the Special South Richmond District and Lower Density Growth Management District.  <b>Community Board #3SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Postponed Hearing – 6/5-6/2023</b></p>
<b>16.</b>	<b>2022-97-A &amp; 2022-98-A</b>	<p>Rampulla Associates Architects, LLP  <b>209 &amp; 215 Clermont Avenue, Staten Island</b>                      Proposed construction of two (2) two-family detached houses that would not front a mapped street pursuant to General City Law (GCL) 36. R3X zoning district within the Special South Richmond District (SRD).  <b>Community Board #3SI</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 5/8-9/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 13-14, 2023**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
17.	<b>233-15-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel LLP.  <b>45-40 Vernon Boulevard, Queens</b>            Variance (§72-21) to permit a mixed-use residential building with retail on the ground floor, contrary to use regulations (ZR §42-10), maximum building height (ZR §62-341(c)(2), tower floor plate in excess of 7,000 sq. ft. (ZR §62-341(c)(4)), and setback above base height from a shore public walkway (ZR §62-341(a)(2). M1-4 ZD and waterfront area.</p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Granted – 3/13-14/2023</b></p>
18.	<b>2019-264-BZ</b>	<p>Eric Palatnik, P.C.  <b>3568 Nostrand Avenue, Brooklyn</b>            Variance (§72-21) to permit the development of school (UG 3) (Congregation Lev Bais Yaakov) contrary to ZR §33-121 (FAR) and ZR §33-431 (height of front wall and sky exposure). C1-2/R4 zoning district.  <b>Community Board #15BK</b></p> <p><b>Project Manager: Darrell Ruffin</b></p> <p><b>Status: Deferred Decision – 6/5-6/2023</b></p>
19.	<b>2021-38-BZ</b>	<p>Eric Palatnik, P.C.  <b>707 Shepherd Avenue, Brooklyn</b>            Variance (§72-21) to permit the development of a residential building contrary to ZR §23-48 (side yards for existing narrow lots) and ZR §25-23 (required parking). R5 zoning district.  <b>Community Board #5BK</b></p> <p><b>Project Manager: Darrell Ruffin</b></p> <p><b>Status: Granted – 3/13-14/2023</b></p>
20.	<b>2021-40-BZ</b>	<p>Terminus Group, LLC.  <b>157 W 24th Street, Manhattan</b>            Variance (§72-21) to permit the development of a fifteen (15) story mixed-use building contrary to ZR §42-00. M1-6 zoning district.  <b>Community Board #4M</b></p> <p><b>Project Manager: Darrell Ruffin</b></p> <p><b>Status: Deferred Decision – 6/5-6/2023</b></p>
21.	<b>2021-69-BZ</b>	<p>Eric Palatnik, P.C.  <b>240-10 Merrick Boulevard, Queens</b>            Special Permit (§73-243) to permit an accessory drive-through accessory to an Eating and Drinking establishment (UG 6) of an eating and drinking establishment contrary to ZR §36-15. C1-3/R2 zoning district.  <b>Community Board #13Q</b></p> <p><b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Granted – 3/13-14/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 13-14, 2023**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
<b>22.</b>	<b>2022-27-BZ</b>	<p>Bryan Cave Leighton Paisner LLP  <b>101 East 150th Street, Bronx</b>                      Special Permit (§73-19) to permit the construction of a new school (UG 3) (Success Academy) contrary to ZR 42-10. M1-2 zoning district.  <b>Community Board #4BX</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Granted – 3/13-14/2023</b></p>
<b>23.</b>	<b>2022-31-BZ</b>	<p>Fox Rothschild LLP  <b>337 East 64th Street, Manhattan</b>                      Variance (§72-21) to permit the conversion and enlargement of an existing building to facilitate a UG 3 school (The Browning School) contrary to underlying rear yard and height regulation. C2-5/R8B zoning district.  <b>Community Board #8M</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Granted – 3/13-14/2023</b></p>
<b>24.</b>	<b>2022-47-BZ</b>	<p>Eric Palatnik, P.C.  <b>2052 63rd Street, Brooklyn</b>                      Special Permit (§73-622) to permit the enlargement of an existing two-story, semi-detached home contrary to ZR §23-641 side yard regulations. R5 zoning district.  <b>Community Board #11BK</b></p> <p><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Deferred Decision – 3/27-28/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 13-14, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
25.	2017-269-BZ	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>65 Grasmere Avenue, Staten Island</b>  Variance (§72-21) to permit the legalization of a one-story enlargement of an existing non-conforming Automotive Repair Facility (UG 16B) contrary to ZR §22-10. R3-2 zoning district.  <b>Community Board #2SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Continued Hearing – 7/10-11/2023</b></p>
26.	2020-14-BZ	<p>Akerman LLP  <b>34-10 12<sup>th</sup> Street, Queens</b>  Variance (§72-21) to permit the enlargement of a one-story, non-conforming manufacturing establishment (UG 17) contrary to ZR §22-10 and §52-41. R5 zoning district.  <b>Community Board #1Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 4/24-25/2023</b></p>
27.	2020-51-BZ & 2020-52-A 2020-53-BZ & 2020-54-A	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>95 &amp; 105 Ridgeway Avenue, Staten Island</b>  Variance §72-21 to permit the development of a self-storage warehouse (UG 16) contrary to ZR 22-10; located on a site not fronting on a mapped street contrary to General City Law §36. M1-1 and R3-2 zoning district.  <b>Community Board #2SI</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 6/5-6/2023</b></p>
28.	2021-50-BZ	<p>Friedman, P.E.  <b>50 Lawrence Avenue, Brooklyn</b>  Special Permit (§73-19) to permit the operation of a school (UG 3) (Hadran Academy) contrary to ZR §42-00. Variance (§72-21) to permit the development of the building contrary to underlying bulk regulations. M1-1, R5 zoning district. Special Ocean Parkway District.  <b>Community Board #14BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 5/22-23/2023</b></p>
29.	2022-15-BZ	<p>Rampulla Associates Architects  <b>5 Little Clove Road, Staten Island</b>  Special Permit (§73-126) to permit the development of an ambulatory diagnostic or treatment health care facility. R3X Lower Density Growth Management Area.  <b>Community Board #1SI</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 4/24-25/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 13-14, 2023**  
**2:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>30.</b>	<b>2021-35-BZ</b>	Gerald J. Caliendo, RA, AIA <b>957 Grand Street, Brooklyn</b> Variance (§72-21) to permit the development of a residential building contrary to ZR §42-00. M1-1 zoning district within an Industrial Business Zone (IBZ). <b>Community Board #1BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 5/8-9/2023</b>
<b>31.</b>	<b>2021-63-BZ</b>	Nasir J. Khanzada <b>46-06 Ditmars Boulevard, Queens</b> Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store contrary to ZR §32-10. C2-2/R4 zoning district. <b>Community Board #4Q</b>
		<b>Project Manager: Vinroy Bell (212) 386-0082</b>
		<b>Status: Postponed Hearing – 5/8-9/2023</b>
<b>32.</b>	<b>2022-51-BZ</b>	Gerald J. Caliendo, RA, AIA <b>107-20 154th Street, Queens</b> Variance (§72-21) to permit the development of a two-story residential dwelling contrary to underlying bulk requirements. R5 zoning district. <b>Community Board #12Q</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 5/8-9/2023</b>
<b>33.</b>	<b>2022-58-BZ</b>	Law Office of Jay Goldstein, PLLC <b>4420 15th Avenue, Brooklyn</b> Variance (§72-21) to permit the addition of a fifth and partial sixth floor dormitory on an existing four-story school (UG 3) contrary to ZR §24-522 (height and setback) C1-3/R6 zoning district. <b>Community Board #12BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 6/5-6/2023</b>
<b>34.</b>	<b>2022-61-BZ</b>	Law Office of Jay Goldstein, PLLC <b>1002 Avenue N, Brooklyn</b> Variance (§72-21) to permit the development of a house of worship (UG 4) contrary to ZR §§ 113-51 (Floor Area/FAR), 23-461 (Side Yard), 113-55 (Wall Height/Building Height), and 113-561 (Parking). R5 zoning district, in the Subdistrict of the Special Ocean Parkway District. <b>Community Board #12BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 6/5-6/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, MARCH 13-14, 2023**  
**2:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>35.</b>	<b>2022-80-BZ</b>	<p>Law Office of Jay Goldstein, PLLC  <b>1258 East 29th Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to underlying bulk requirements. R2 zoning district.  <b>Community Board #14BK</b></p> <hr/> <p><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <hr/> <p><b>Status: Closed, Decision – 4/24-25/2023</b></p>
<b>36.</b>	<b>2022-96-BZ &amp; 2016-4249-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2420 Amsterdam Avenue, Manhattan</b>  Special Permit (§73-19) to permit the tenancy of school (UG 3) within a commercial building previously approved by BSA, contrary to ZR §32-10 (Use). C8-3 &amp; R7-2 zoning district.  <b>Community Board #12BK</b></p> <hr/> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <hr/> <p><b>Status: Continued Hearing – 4/24-25/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 27-28, 2023**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>1.</b>	<b>182-85-BZ</b>	<p>Eric Palatnik, P.C.  <b>209-11 20<sup>th</sup> Street, Brooklyn</b>            Extension of Time to Obtain a Certificate of Occupancy and an amendment of a previously approved Variance (§72-21) permitting the enlargement of a contractor’s establishment (UG 16) which expired on August 22, 2021. R6B zoning district.  <b>Community Board #7BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 4/24-25/2023</b></p>
<b>2.</b>	<b>183-85-BZ</b>	<p>Eric Palatnik, P.C.  <b>206/8 20<sup>th</sup> Street, Brooklyn</b>            Extension of Time to Obtain a Certificate of Occupancy and an amendment of a previously approved Variance (§72-21) permitting the operation of a (UG 16) open storage yard for building materials and accessory parking for four cars with an accessory office and showroom which expired on September 19, 2021. R6B zoning district.  <b>Community Board #7BK</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 4/24-25/2023</b></p>
<b>3.</b>	<b>324-14-BZ</b>	<p>Vassalotti Associates AIA  <b>198-30 Jamaica Avenue, Queens</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Facility (UG 16B) which expires on August 18, 2025, Waiver of the Board’s Rules of Practice and Procedures. C2-2/R5 zoning district.  <b>Community Board #1Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 5/22-23/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 27-28, 2023**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>4.</b>	<b>867-55-BZ</b>	<p>Nasir J. Khanzada,  <b>66-15 Borden Avenue, Queens</b>                      Amendment of a previously approved pre-1961 variance permitting the operation of an Automotive Service Station (UG 16B). The amendment seeks to make certain modifications to the site contrary to the previous Board approval. R4-1 zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Continued Hearing – 5/8-9/2023</b></p>
<b>5.</b>	<b>636-70-BZ</b>	<p>Walter T. Gorman, P.E., P.C.  <b>105-45 to 105-55 Horace Harding Expressway, Queens</b>                      Amendment of a previously approved Special Permit (§73-211) which permitted the operation of an Automotive Service Station (UG 16B). The amendment seeks to convert an existing service bay and adjoining snack shop to an accessory convenience store. C2-2/R6 zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Postponed Hearing – 5/8-9/2023</b></p>
<b>6.</b>	<b>239-02-BZ</b>	<p>Greenberg Traurig, LLP  <b>110 Waverly Place, Manhattan</b>                      Extension of term of a variance that permitted an eating and drinking establishment (Use Group 6A) in the cellar, ground floor and a portion of the second floor of the building and the continuation of a non conforming accessory business sign within a R7-2 zoning district.  <b>Community Board #2M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 4/10-11/2023</b></p>
<b>7.</b>	<b>245-03-BZ</b>	<p>Faegre Drinker  <b>160-11 Willets Point Boulevard, Queens</b>                      Extension of Time to Obtain a Certificate of Occupancy of a previously approved Special Permit (§73-243) permitting an accessory drive-thru to an eating &amp; drinking establishment which expired November 28, 2022; Waiver of the Board’s Rules of Practice and Procedures. C1-2 zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Closed, Decision – 4/10-11/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 27-28, 2023**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>8.</b>	<b>344-03-BZ</b>	<p>Goldman Harris LLC  <b>2777 Flatbush Avenue, Brooklyn</b>                      Extension of Term of a previously approved Special Permit (§73-242) permitting the operation of an eating and drinking establishment which expired on July 12, 2020; Amendment to remove the condition, requiring that a Certificate of Occupancy be obtained; Extension of Time to obtain a Certificate of Occupancy which expired on January 23, 2022; Waiver of the Board’s Rules of Practice and Procedures. C3 zoning district.  <b>Community Board #18BK</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 5/8-9/2023</b></p>
<b>9.</b>	<b>339-04-BZ</b>	<p>Nasir J, Khanzada  <b>157-30 Willets Point Boulevard, Queens</b>                      Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station (UG 16B) which expired on June 4, 2022; Amendment to permit the enlargement of an existing convenience store, addition of two auto washing stations and addition of van rentals; Waiver of the Board’s Rules of Practice and Procedures. R3-1 zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 5/22-23/2023</b></p>
<b>10.</b>	<b>243-14-BZ</b>	<p>Eric Palatnik, P.C.  <b>1660 Richmond Avenue, Staten Island</b>                      Extension of Term of a previously approved Special Permit (§73-243) which permitted an eating and drinking establishment with an existing accessory drive-through facility which expired on September 18, 2020; Waiver of the Board’s Rules of Practice and Procedure. R3X/C1-2 zoning district. Lower Density Growth Management Zone.  <b>Community Board #2SI</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Closed, Decision – 4/24-25/2023</b></p>
<b>11.</b>	<b>2018-51-BZ</b>	<p>Eric Palatnik, P.C.  <b>11-01 Plainview Avenue, Queens</b>                      Extension of Time to Complete Construction &amp; Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) permitting the development of a three-story single-family residence which expired on February 12, 2023. R5 zoning district.  <b>Community Board #14Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Closed, Decision – 4/10-11/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 27-28, 2023**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>12.</b>	<b>2019-40-BZ</b>	<p>Eric Palatnik, P.C.  <b>175-179 East 73rd Street, Manhattan</b>                      Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) permitting the enlargement of an existing house of worship which will expire on December 23, 2023. R8B zoning district (Individual Landmark).  <b>Community Board #8M</b></p> <p style="color: green;"><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p style="color: red;"><b>Status: Closed, Decision – 4/10-11/2023</b></p>

<b><i>APPEALS – NEW CASES</i></b>		
<b>13.</b>	<b>2020-4-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>56 Page Avenue, Staten Island</b>                      Proposed development of a three-story commercial building with two levels of underground parking located partially inside the bed of the street contrary to General City Law §35 and request a waiver pursuant to ZR §72-01(G). M1-1 Special South Richmond District. Lower Density Growth Monument Area.  <b>Community Board #3SI</b></p> <p style="color: green;"><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <p style="color: red;"><b>Status: Withdrawn – 3/27-28/2023</b></p>
<b>14.</b>	<b>2022-3-BZY</b>	<p>Eric Palatnik, P.C.  <b>4923 Second Avenue, Brooklyn</b>                      Extension of time (§11-332) to complete construction of a minor development commenced under the prior zoning. M1-2D zoning district.  <b>Community Board #7BK</b></p> <p style="color: green;"><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p style="color: red;"><b>Status: Continued Hearing – 5/22-23/2023</b></p>
<b>15.</b>	<b>2022-42-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>30 Page Avenue, Staten Island</b>                      Proposed development of a one-story warehouse partially within the bed of two streets contrary to General City Law §35. M1-1 Special Richmond Purpose District.  <b>Community Board #3SI</b></p> <p style="color: green;"><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p style="color: red;"><b>Status: Continued Hearing – 5/22-23/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 27-28, 2023**  
**10:00 A.M.**

<b><i>APPEALS – NEW CASES</i></b>		
<b>16.</b>	<b>2022-48-A</b>	<p>Rothkrug Rothkrug &amp; Spector  <b>40-01 169th Street, Queens</b>                      Proposed enlargement of an existing one-family home partially located within the bed of a mapped street contrary to General City Law §35. R2A and M1-1 zoning districts.  <b>Community Board #1Q</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Closed, Decision – 5/8-9/2023</b></p>

<b><i>BZ – DECISION</i></b>		
<b>17.</b>	<b>2022-47-BZ</b>	<p>Eric Palatnik, P.C.  <b>2052 63rd Street, Brooklyn</b>                      Special Permit (§73-622) to permit the enlargement of an existing two-story, semi-detached home contrary to ZR §23-641 side yard regulations. R5 zoning district.  <b>Community Board #11BK</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 3/27-28/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, MARCH 27-28, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>18.</b>	<b>2019-294-BZ</b>	<p>The Law Offices of Marvin B. Mitzner LLC  <b>241-243 Throop Avenue, Brooklyn</b>  Variance (§72-21) to permit the construction of a mixed-use residential building (UG 2) with ground floor commercial (UG 6) contrary to underlying bulk requirements. C2-4/R7D zoning district.  <b>Community Board #3BK</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Continued Hearing – 7/24-25/2023</b></p>
<b>19.</b>	<b>2020-88-BZ</b>	<p>Sheldon Lobel, P.C.  <b>315 Berry Street, Brooklyn</b>  Special Permit (§73-14) to permit the construction of an electric utility substation (UG 6D) on the roof of an existing building contrary to ZR §22-10. R6 zoning district.  <b>Community Board #1BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 6/5-6/2023</b></p>
<b>20.</b>	<b>2021-9-BZ</b>	<p>Stroock &amp; Stroock &amp; Lavan LLP  <b>145-163 Wolcott Street, Brooklyn</b>  Variance (§72-21) to permit the development of a 15-story mixed-use residential, commercial and manufacturing building contrary to ZR §42-10 (Use), ZR §43-12 (FAR) and ZR §43-28 (Rear Yard). M2-1 zoning district.  <b>Community Board #6BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 9/18-19/2023</b></p>
<b>21.</b>	<b>2021-14-BZ</b>	<p>Rampulla Associates Architects  <b>2010 Victory Boulevard, Staten Island</b>  Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (Starbucks) with an accessory drive-through facility. C1-1/R3-2 zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Adjourned Continued – 5/22-23/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, MARCH 27-28, 2023**  
**2:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>22.</b>	<b>2021-17-BZ</b>	Nasir J. Khanzada <b>87-19 Rockaway Boulevard, Queens</b> Reinstatement (11-41) of a previously approve variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 9, 2013; Amendment to permit site changes; Waiver of the Board’s Rules of Practice and Procedures. C2-3/R6B zoning district. <b>Community Board #4Q</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 5/22-23/2023</b>
<b>23</b>	<b>2021-85-BZ</b>	Eric Palatnik, P.C. <b>2310 Atlantic Avenue, Brooklyn</b> Re-instatement (§11-411) of a previously approved variance permitting the operation of an automotive repair facility (UG 16B) which expired on November 20, 1994, Waiver of the Board’s Rules of Practice and Procedures. R6/C2-3 and R8A/C2-4 zoning districts. <b>Community Board #16BK</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 7/24-25/2023</b>
<b>24</b>	<b>2022-32-BZ</b>	Rothkrug Rothkrug & Spector LLP <b>474 Oakdale Street, Staten Island</b> Variance (§72-21) to permit in the construction of a cellar and two-story, one-family residential building that does not provide a required front yard pursuant to ZR § 23-45 and a required rear yard pursuant to ZR §23-47. R1-2 zoning district. <b>Community Board #3SI</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Continued Hearing – 5/22-23/2023</b>
<b>25.</b>	<b>2022-52-BZ</b>	Law Office of Lyra J. Altman <b>2221 East 13<sup>th</sup> Street, Brooklyn</b> Special Permit (§73-622) to permit the enlargement of an existing one-family dwelling contrary to underlying bulk requirements. R4 zoning district. <b>Community Board #15BK</b>
		<b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Continued Hearing – 5/8-9/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, MARCH 27-28, 2023**  
**2:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>26.</b>	<b>2022-59-BZ</b>	<p>Hirschen Singer &amp; Epstein LLP  <b>591 East Fordham Road, Bronx</b>                      Re-Instatement (§11-41) of a previously approved variance permitting the operation of an Automotive Repair Facility which expired on November 18, 2007, Waiver of the Board’s Rules of Practice and Procedures. C4-5D and R6B zoning district.  <b>Community Board #6BX</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 5/22-23/2023</b></p>
<b>27.</b>	<b>2022-63-BZ</b>	<p>Law Office of Lyra J. Altman  <b>2225 East 14th Street, Brooklyn</b>                      Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to underlying bulk requirements. R4 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 5/8-9/2023</b></p>
<b>28.</b>	<b>2022-76-BZ</b>	<p>Nasir J. Khanzada  <b>175-33 Horace Harding Expressway, Queens</b>                      Re-instatement (11-41) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on November 11, 1989; Amendment to convert automotive service bays to an accessory convenience store; Extension of Time to Obtain a Certificate of Occupancy which expired on January 11, 2001; Waiver of the Board’s Rules of Practice and Procedures. C2-2/R3-2 zoning district.  <b>Community Board #11Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 6/5-6/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 27-28, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>615-57-BZ</b>	<p>Vassalotti Associates Architects, LLP  <b>154-11 Horace Harding Expressway, Queens</b>                      Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expires on June 5, 2023. C1-3/R5B zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Darrell Ruffin (212) 386-0034</b>  <b>Status: Granted – 02/27-28/2023</b></p>
<b>2.</b>	<b>346-60-BZ</b>	<p>Glen V. Cutrona, AIA  <b>211 Tapscott Street, Brooklyn</b>                      Amendment (§11-412) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses. The amendment seeks to permit the conversion of automotive repair bays to an accessory convenience store and incidental alterations to the site. C2-3/R6 zoning district.  <b>Community Board #3BK</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 02/27-28/2023</b></p>
<b>3.</b>	<b>617-80-BZ</b>	<p>Eric Palatnik, P.C.  <b>770/780 McDonald Avenue, Brooklyn</b>                      Extension of Term of a previously granted Variance (§72-21) of a UG 9 catering establishment which expires on July 7, 2020. M1-1 zoning district.  <b>Community Board #12BK</b>  <b>Project Manager: Darrell Ruffin (212) 386-0034</b>  <b>Status: Granted – 02/27-28/2023</b></p>
<b>4.</b>	<b>2017-43-BZ</b>	<p>Terminus Group, LLC  <b>140 Hendricks Avenue, Staten Island</b>                      Extension of time to complete construction and obtain a Certificate of Occupancy on a previously approved variance which expired on January 15, 2023, for a single-family home with non-complying side yards and open space within an R3A zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Granted – 02/27-28/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 27-28, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>2017-306-BZ</b>	<p>Law Office of Lyra J. Altman  <b>1977 East 14th Street, Brooklyn</b>                      Amendment of a previously approved Special Permit (§73-622) permitting the enlargement of the existing single-family home contrary to ZR §23-47 (rear yard) and §23-461 (side yard). R5 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Granted – 02/27-28/2023</b></p>
<b>6.</b>	<b>2022-25-A</b>	<p>Law Office of Fredrick A. Becker  <b>88-63 75th Avenue, Queens</b>                      Reopening to review corrected plans.  <b>Community Board #4Q</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 02/27-28/2023</b></p>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>245-32-BZ</b>	<p>Eric Palatnik, P.C.  <b>123-05 101st Avenue, Queens</b>                      Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive repair facility (UG 16B) which expired on July 9, 2022; Amendment to permit an increase of parking and change in hours of operation. R6B/C2-3 zoning district.  <b>Community Board #9Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 4/10-11/2023</b></p>
<b>8.</b>	<b>167-55-BZ</b>	<p>Walter T. Gorman, P.E., P.C.  <b>20-65 Clintonville Street, Queens</b>                      Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on October 7, 2015; Extension of Time to Obtain a Certificate of Occupancy; Waiver of the Board’s Rules of Practice of Procedures. R3-1 zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Closed, Decision – 5/22-23/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 27-28, 2023**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>9.</b>	<b>135-46-BZ</b>	<p>Eric Palatnik, P.C.  <b>3802 Avenue U, Brooklyn</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station which expired on January 29, 2022; Amendment (§11-412) to permit the enlargement of the accessory building. R4 zoning district.  <b>COMMUNITY BOARD #18BK</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 7/24-25/2023</b></p>
<b>10.</b>	<b>364-87-BZ</b>	<p>Sheldon Lobel, PC  <b>1719-1720 Flatbush Avenue, Brooklyn</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive repair facility (UG 16B) which expires on March 22, 2023. C2-2/R5 zoning district.  <b>Community Board #18BK</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 4/24-25/2023</b></p>
<b>11.</b>	<b>250-00-BZ</b>	<p>Bryan Cave Leighton Paisner LLP  <b>521-541 &amp; 553-563 LaGuardia Place a/k/a 207-245 Mercer Street, Manhattan</b>            Extension of term a variance (§11-411) to allow transient parking for 149 cars in an existing multiple dwelling accessory garage which expired on August 14, 2021. R7-2/C1-5 zoning district.  <b>Community Board #1M</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Postponed Hearing – 7/10-11/2023</b></p>
<b>12.</b>	<b>31-09-BZ</b>	<p>Hugh Chrysler, P.E.  <b>117-04 Sutphin Boulevard, Queens</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive repair establishment and automotive sales (UG 16B) which expired on January 25, 2021; Extension of Time to Obtain a Certificate of Occupancy which expired on January 25, 2012; Waiver of the Board's Rules of Practice and Procedures. C2-3 zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Postponed Hearing – 5/22-23/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 27-28, 2023**  
**10:00 A.M.**

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
13.	2018-188-A & 2018-189-A	<p>Sheldon Lobel, P.C.  <b>194-28 &amp; 194-32 Dunton Avenue, Queens</b>                      Proposed construction of two two-story, single-family detached residential buildings seeking waivers of General City Law § 35, which are partially within the bed of a mapped but unbuilt portion of Clover Place. R1-2 zoning district.  <b>Community Board #8Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Continued Hearing – 3/13-14/2023</b></p>
14.	2020-91-A	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>109-52 54th Avenue, Queens</b>                      Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development of a cellar and four-story, eight-family residential building prior to the adoption of a zoning text amendment on September 14, 1989 when the zoning was R6. R5 zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Withdrawn – 2/27-28/2023</b></p>
15.	2021-48-A 2021-49-A	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>42 &amp; 72 Schmeig Avenue, Staten Island</b>                      Proposed development of a one-story warehouse (UG 16B) not fronting on a legally mapped street contrary to General City Law §36. M1-1 Special South Richmond District.  <b>Community Board #3SI</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 5/8-9/2023</b></p>
16.	2022-2-A	<p>Fried, Frank, Harris, Shriver &amp; Jacobson LLP  <b>728 Court Street, Brooklyn</b>                      Application to permit the construction within the unbuilt portion of a mapped street contrary to General City Law §35 and ZR §72-01(g). M3-1 zoning district.  <b>Community Board #6BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 3/13-14/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 27-28, 2023**  
**10:00 A.M.**

<b><i>APPEALS – NEW CASES</i></b>		
<b>17.</b>	<b>2022-13-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>97 Industrial Loop, Staten Island</b>                      Proposed development of a one-story warehouse (UG 16) not fronting on a mapped street contrary to General City Law §36. M3-1 Special South Richmond District.  <b>Community Board #3SI</b></p> <p><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Closed, Decision – 4/10-11/2023</b></p>
<b>18.</b>	<b>2022-16-A</b>	<p>Law Office of Fredrick A. Becker  <b>664 Coney Island Avenue, Brooklyn</b>                      An administrative appeal challenging the Department of Buildings' final determination. The appeal challenges the DOB approval that an Auto Laundry does not comply with required reservoir spaces. C8-2 zoning district.  <b>Community Board #12BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Continued Hearing – 5/22-23/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 27-28, 2023**  
**10:00 A.M.**

<b><i>BZ – DECISIONS</i></b>		
19.	2020-50-BZ	<p>Law Office of Lyra J. Altman  <b>2328 Olean Street, Brooklyn</b>                      Special Permits §73-621 &amp; §73-622 to permit the enlargement of an existing single-family residence, one for the portion located in a residential (R2) zoning district and one for the portion located in a residential (R3-2) zoning district.  <b>Community Board #14BK</b>  <b>Project Manager: Darrell Ruffin (212) 386-0034</b>  <b>Status: Granted – 02/27-28/2023</b></p>
20.	2021-47-BZ	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>2100 Hermany Avenue, Bronx</b>                      Variance (§72-21) to permit the development of a two-family residence contrary to ZR §23-45 (required front yard). R3-2 zoning district.  <b>Community Board #9BX</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 02/27-28/2023</b></p>
21.	2022-27-BZ	<p>Bryan Cave Leighton Paisner LLP  <b>101 East 150th Street, Bronx</b>                      Special Permit (§73-19) to permit the construction of a new school (UG 3) (Success Academy) contrary to ZR 42-10. M1-2 zoning district.  <b>Community Board #4BX</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Deferred Hearing – 3/13-14/2023</b></p>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
22.	2018-173-BZ	<p>Law Office of Jay Goldstein  <b>128 Beach 9th Street, Queens</b>                      Variance (§72-21) to permit the development of a 17-story, mixed-use, community facility and residential building on a waterfront lot contrary to ZR §62-322 (Floor Area and Floor Area Ratio (“FAR”)); ZR §62-341 (Maximum Base Height and Building Height); ZR §62-341(a)(2) (Setbacks) and ZR §§25-23 &amp; 25-31 (parking). R6 zoning district.  <b>Community Board #14Q</b>  <b>Project Manager: Darrell Ruffin (212) 386-0034</b>  <b>Status: Closed, Decision – 5/8-9//2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 27-28, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>23.</b>	<b>2019-304-BZ &amp; 2019-305-A</b>	<p>Sheldon Lobel, P.C.  <b>180 East 132nd Street, Bronx</b>  Variance (§72-21) to permit the development of a fifteen-story residential building (UG 2) contrary to ZR §42-00 (use); ZR §§23-662(a) and 123-662 (b) (height). Waiver of General City Law §36 to permit the construction not fronting on a mapped city street. M3-1 and M1-5/R8A (MX-1) zoning district.  <b>Community Board #1BX</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 5/8-9//2023</b></p>
<b>24.</b>	<b>2021-83-BZ</b>	<p>Law Office of Jay Goldstein, PLLC  <b>80-74 188th Street, Queens</b>  Variance (§72-21) to permit the construction of a House of Worship contrary to ZR §24-111 (floor area), ZR §24-35 (side yards) and ZR §25-30 (parking). R1-2 zoning district.  <b>Community Board #8Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 5/8-9/2023</b></p>
<b>25.</b>	<b>2022-14-BZ</b>	<p>Law Office of Lyra J. Altman  <b>1961 East 21st Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of a detached two-story single-family home contrary to underlying bulk requirements. R3-2 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Continued Hearing – 4/10-11/2023</b></p>
<b>26.</b>	<b>2022-31-BZ</b>	<p>Fox Rothschild LLP  <b>337 East 64th Street, Manhattan</b>  Variance (§72-21) to permit the conversion and enlargement of an existing building to facilitate a UG 3 school (The Browning School) contrary to underlying rear yard and height regulation. C2-5/R8B zoning district.  <b>Community Board #8M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Closed, Decision – 3/13-14/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, FEBRUARY 27-28, 2023**  
**2:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>27.</b>	<b>2022-41-BZ</b>	<p>Eric Palatnik, P.C.  <b>122-05 Merrick Boulevard, Queens</b>  Special Permit (§73-243) to permit an eating and drinking establishment (Starbucks) with an accessory drive-thru contrary to ZR §32-10. C1-3/R5D zoning district.  <b>Community Board #1Q</b></p> <hr/> <p><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <hr/> <p><b>Status: Continued Hearing – 5/8-9/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 6-7, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>651-60-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel LLP  <b>600 West 246th Street, Bronx</b>                      Extension of Term (§11-411) of a previously approved application permitting the use of a cellar space in a multiple dwelling as a valet service and stationary store which expired on March 7, 2021. Waiver of the Board’s Rules of Practice and Procedures. R4 zoning district.  <b>Community Board #12BX</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 2/6-7/2023</b></p>
<b>2.</b>	<b>174-96-BZII</b>	<p>Sheldon Lobel, P.C.  <b>1108 Allerton Avenue, Bronx</b>                      Extension of term and Waiver for a previously granted Variance (§72-21) permitting the operation of an existing food products manufacturing establishment (Use Group 17B) which expired on July 1, 2017; Amendment to permit modifications to a portion of the site; Waiver of the Board’s Rules of Practice and Procedures. R4 zoning district.  <b>Community Board #11BX</b>  <b>Project Manager: Darrell Ruffin (212) 386-0034</b>  <b>Status: Granted – 2/6-7/2023</b></p>
<b>3.</b>	<b>309-09-BZIII</b>	<p>Eric Palatnik, P.C.  <b>2173 65th Street, Brooklyn</b>                      Extension of time to complete construction and obtain a Certificate of Occupancy for a previously approved Variance that permitted a mixed-use building which expired on October 30, 2022. R6A/R5/C2-3 Zoning district.  <b>Community Board #11BK</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 2/6-7/2023</b></p>
<b>4.</b>	<b>243-13-BZIV</b>	<p>Greenberg Traurig, LLP  <b>125 Greenwich Street, a/k/a Thames Street, Manhattan</b>                      Extension of time to complete construction and obtain a Certificate of Occupancy for a previously approved variance permitting a mixed-use building which expired on February 4, 2022. C5-5 Zoning district.  <b>Community Board #1M</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 2/6-7/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 6-7, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>2017-131-BZ</b>	<p>Sheldon Lobel, P.C.  <b>77-79 Gerry Street, Brooklyn</b>                      Amendment of a previously approved Variance (§72-21) which permitted the construction of a mixed residential and community facility (Congregation Divrei Yoel). The amendment seeks to permit changing the dimensions of the zoning lot, and by making minor changes to the interior layout of the cellar and lower three floors. R7A zoning district.  <b>Community Board #1BK</b>  <b>Project Manager: Darrell Ruffin (212) 386-0034</b>  <b>Status: Granted – 2/6-7/2023</b></p>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>663-63-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>46 10th Street, Staten Island</b>                      Amendment of previously approved Special Permits (§73-452 &amp; §73-641). The amendment seeks the proposed enlargement of an existing house of worship (UG 4) (New Dorp Baptist Church) and school (UG 3) (New Dorp Baptist Academy). R3X zoning district.  <b>Community Board #2SI</b>  <b>Project Manager: Toni Matias (212) 386-0084</b>  <b>Status: Withdrawn – 2/6-7/2023</b></p>
<b>7.</b>	<b>2017-306-BZII</b>	<p>Law Office of Lyra J. Altman  <b>1977 East 14th Street, Brooklyn</b>                      Amendment of a previously approved Special Permit (§73-622) permitting the enlargement of the existing single-family home contrary to ZR §23-47 (rear yard) and §23-461 (side yard). R5 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Toni Matias (212) 386-0084</b>  <b>Status: Closed, Decision – 2/27-28/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 6-7, 2023**  
**10:00 A.M.**

<i><b>SOC – NEW CASES</b></i>		
<b>8.</b>	<b>295-57-BZ</b>	<p>Jung H. Choi  <b>146-15 Union Turnpike, Queens</b>                      Extension of Term (§11-411) for the continued operation of an Automotive Service Station (UG 16B) which expired on August 7, 2021. C1-2/R4 zoning district.  <b>Community Board #8Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Postponed Hearing – 4/10-12/2023</b></p>
<b>9.</b>	<b>820-67-BZ</b>	<p>Eric Palatnik, P.C.  <b>41 Barker Street, Staten Island</b>                      Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service repair facility (UG 16B) which expired on November 8, 2021; Waiver of the Board’s Rules of Practice and Procedures. R3A zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 4/10-11/2023</b></p>
<b>10.</b>	<b>212-00-BZII</b>	<p>Glen V. Cutrona, AIA  <b>640/666 South Conduit Boulevard, Brooklyn</b>                      Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on April 17, 2021. C1-2/R5 zoning district.  <b>Community Board #3BK</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 5/8-9/2023</b></p>
<b>11.</b>	<b>324-14-BZII</b>	<p>Vassalotti Associates AIA  <b>198-30 Jamaica Avenue, Queens</b>                      Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Facility (UG 16B) which expires on August 18, 2025, Waiver of the Board’s Rules of Practice and Procedures. C2-2/R5 zoning district.  <b>Community Board #1Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 4/24-25/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 6-7, 2023**  
**10:00 A.M.**

<b><i>APPEALS – DECISIONS</i></b>		
<b>12.</b>	<b>2022-37-BZ</b>	<p>Law Office of Lyra J. Altman  <b>1864 East 22nd Street, Brooklyn</b>                      Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to underlying bulk requirements. R3-2 zoning district.  <b>Community Board #15BK</b></p> <hr/> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <hr/> <p><b>Status: Granted – 2/6-7/2023</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>13.</b>	<b>2022-20-A &amp; 2022-22-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>724, 726 &amp; 728 Richmond Terrace, Staten Island</b>                      Proposed development of a one-story warehouse building partially located within the bed of mapped street contrary to General City Law §35. M1-1 zoning district.  <b>Community Board #1SI</b></p> <hr/> <p><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <hr/> <p><b>Status: Continued Hearing – 5/8-9/2023</b></p>

<b><i>BZ - DECISIONS</i></b>		
<b>14.</b>	<b>2021-84-A</b>	<p>David L. Businelli  <b>6301 Amboy Road, Staten Island</b>                      Proposed construction of a one story and cellar retail building (UG6) with the widening line of Amboy Road contrary to General City Law Section 35 in an C1-1 in R3X SRD.  <b>Community Board #3SI</b></p> <hr/> <p><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <hr/> <p><b>Status: Postponed Hearing – 5/8-9/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 6-7, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>15.</b>	<b>2017-262-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>18 Stanwix Street, Brooklyn</b>  Variance (§72-21) to permit the construction of three-story plus cellar residential building contrary to ZR §42-00. M1-1 zoning district.  <b>Community Board #4BK</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0034</b></p> <p><b>Status: Closed, Decision – 4/24-25/2023</b></p>
<b>16.</b>	<b>2020-85-BZ</b>	<p>Eric Palatnik, P.C.  <b>114 Kingsland Avenue, Brooklyn</b>  Variance (§72-21) to permit the development of a four (4) story, eight (8) unit residential building contrary to ZR §42-10. M1-1 zoning district.  <b>Community Board#1BK</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0034</b></p> <p><b>Status: Closed, Decision – 4/24-25/2023</b></p>
<b>17.</b>	<b>2021-1-BZ</b>	<p>Capell Barnett Matalon &amp; Schoenfeld LLP  <b>31-18 37th Street, Queens</b>  Variance (§72-21) to permit the enlargement of a school (Trinity Lutheran Church) contrary to underlying bulk requirements. R6B and R6A zoning districts.  <b>Community Board#1Q</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0034</b></p> <p><b>Status: Continued Hearing – 6/26-27/2023</b></p>
<b>18.</b>	<b>2021-82-BZ</b>	<p>Eric Palatnik, P.C.  <b>218 Hamilton Avenue, Brooklyn</b>  Special Permit (§73-44) to permit a reduction in the required parking spaces for an ambulatory diagnostic or treatment facility with an PRC-B1 parking category contrary to ZR §36-21. M1-1 zoning district.  <b>Community Board#6BK</b></p> <p><b>Project Manager: Darrell Ruffin (212) 386-0034</b></p> <p><b>Status: Continued Hearing – 4/24-25/2023</b></p>
<b>19.</b>	<b>2021-69-BZ</b>	<p>Eric Palatnik, P.C.  <b>240-10 Merrick Boulevard, Queens</b>  Special Permit (§73-243) to permit an accessory drive-through accessory to an Eating and Drinking establishment (UG 6) of an eating and drinking establishment contrary to ZR §36-15. C1-3/R2 zoning district.  <b>Community Board #13Q</b></p> <p><b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Closed, Decision – 3/13-14/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, FEBRUARY 6-7, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>20.</b>	<b>2022-27-BZ</b>	Bryan Cave Leighton Paisner LLP <b>101 East 150th Street, Bronx</b> Special Permit (§73-19) to permit the construction of a new school (UG 3) (Success Academy) contrary to ZR 42-10. M1-2 zoning district. <b>Community Board #4BX</b>
		<b>Project Manager: Gjela Prenga (212) 386-0067</b>
		<b>Status: Closed, Decision – 2/27-28/2023</b>

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

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 23-24, 2023**  
**10:00 A.M.**

<b><i>COMPLIANCE HEARING</i></b>		
<b>1.</b>	<b>2019-27-BZ</b>	Board of Standards and Appeals <b>4533 18<sup>th</sup> Avenue, Brooklyn</b> Request for minor modifications to previously approved plans and Board conditions. <b>Community Board #12BK</b> <b>Project Manager: Gjela Prenga (212) 386-0067</b> <b>Status: Withdrawn – 1/23-24/2023</b>

<b><i>SOC – DECISIONS</i></b>		
<b>2.</b>	<b>519-57-BZ</b>	Vassalotti Associates Architects, LLP <b>2071 Victory Boulevard, Staten Island</b> Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station which expires on May 19, 2023; Extension of Time to Obtain a Certificate of Occupancy which expired on June 19, 2013; Waiver of the Board’s Rules of Practice and Procedures. C2-1/R3-1 zoning district. <b>Community Board #1SI</b> <b>Project Manager: Vinroy Bell (212) 386-0082</b> <b>Status: Granted – 1/23-24/2023</b>
<b>3.</b>	<b>584-82-BZ</b>	Sheldon Lobel, P.C. <b>200 East 64th Street, Manhattan</b> Amendment of a previously approved Variance (§72-21) permitting the construction of a required plaza at a height in excess of 5 feet above the curb level. The applicant seeks modifications to the layout of a Privately Owned Public Space (“POPS”). R8B and C1-9 zoning districts. <b>Community Board #8M</b> <b>Project Manager: Gjela Prenga (212) 386-0067</b> <b>Status: Granted – 1/23-24/2023</b>
<b>4.</b>	<b>175-05-BZ</b>	Sheldon Lobel, P.C. <b>18-24 Luquer Street, Brooklyn</b> Extension of Time to Complete Construction of a previously approved Variance (72-21) permitting the construction of a four-story multiple dwelling with accessory parking which expired on June 19, 2022; Waiver of the Board’s Rules of Practice and Procedures. M1-1 zoning district. <b>Community Board #6BK</b> <b>Project Manager: Vinroy Bell (212) 386-0082</b> <b>Status: Granted – 1/23-24/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 23-24, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISION</i></b>		
<b>5.</b>	<b>303-12-BZ</b>	Eric Palatnik, P.C. <b>1106-1108 Utica Avenue, Brooklyn</b> Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the development of a three-story community facility (house of worship UG 4) which expired on May 6, 2022. C8-1 zoning district. <b>Community Board #17BK</b> <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b> <b>Status: Granted – 1/23-24/2023</b>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>337-90-BZ</b>	Sheldon Lobel, P.C. <b>1415/17 East 92<sup>nd</sup> Street, Brooklyn</b> Extension of Term (§11-411) of a previously approved variance which permitted an automotive repair establishment (UG 16B) and a two-story mixed-use building with retail (UG 6) and residential (UG 2), which will expire on June 2, 2022. C1-3/R5D zoning district. <b>Community Board #18BK</b> <b>Project Manager: Vinroy Bell (212) 386-0082</b> <b>Status: Closed, Decision – 3/14-15/2023</b>
<b>7.</b>	<b>129-97-BZ</b>	Gerald J. Caliendo, RA, AIA <b>150-65 Cross Island Parkway, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired on November 4, 2018; Waiver of the Board’s Rules of Practice and Procedures. C1-2/R3-2 zoning district. <b>Community Board #7Q</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Adjourned, Continued Hearing – 4/10-11/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 23-24, 2023**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>8.</b>	<b>319-53-BZ</b>	<p>William Consuegra by Majed El Jamal  <b>1135 East 222nd Street aka 3651 Eastchester Road, Bronx</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Repair Facility (UG 16B) which expired on January 31, 2021. Waiver of the Board’s Rules of Practice and Procedures. Amendment for the parking spaces. R5 zoning district.  <b>Community Board #12BX</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 4/24-25/2023</b></p>
<b>9.</b>	<b>867-55-BZ</b>	<p>Nasir J. Khanzada  <b>66-15 Borden Avenue, Queens</b>            Amendment of a previously approved pre-1961 variance permitting the operation of an Automotive Service Station (UG 16B). The amendment seeks to make certain modifications to the site contrary to the previous Board approval. R4-1 zoning district.  <b>Community Board #4Q</b></p> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p><b>Status: Postponed Hearing – 3/27-28/2023</b></p>
<b>10.</b>	<b>867-55-BZ</b>	<p>Nasir J. Khanzada  <b>66-15 Borden Avenue, Queens</b>            Amendment of a previously approved pre-1961 variance permitting the operation of an Automotive Service Station (UG 16B). The amendment seeks to make certain modifications to the site contrary to the previous Board approval. R4-1 zoning district.  <b>Community Board #4Q</b></p> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p><b>Status: Continued Hearing – 3/8-9/2021</b></p>
<b>11.</b>	<b>651-60-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel LLP  <b>600 West 246th Street, Bronx</b>            Extension of Term (§11-411) of a previously approved application permitting the use of a cellar space in a multiple dwelling as a valet service and stationary store which expired on March 7, 2021. Waiver of the Board’s Rules of Practice and Procedures. R4 zoning district.  <b>Community Board #12BX</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 2/6-7/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 23-24, 2023**  
**10:00 A.M.**

<i><b>SOC – NEW CASES</b></i>		
<b>12.</b>	<b>309-09-BZ</b>	<p>Eric Palatnik, P.C.  <b>2173 65th Street, Brooklyn</b>            Extension of time to complete construction and obtain a Certificate of Occupancy for a previously approved Variance that permitted a mixed-use building which expired on October 30, 2022. R6A/R5/C2-3 Zoning district.  <b>Community Board #11BK</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 2/6-7/2023</b></p>
<b>13.</b>	<b>243-13-BZ</b>	<p>Greenberg Traurig, LLP  <b>125 Greenwich Street, a/k/a Thames Street, Manhattan</b>            Extension of time to complete construction and obtain a Certificate of Occupancy for a previously approved variance permitting a mixed-use building which expired on February 4, 2022. C5-5 Zoning district.  <b>Community Board #1M</b></p> <p><b>Project Manager: Vinroy Bell (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 2/6-7/2023</b></p>
<b>14.</b>	<b>2017-43-BZ</b>	<p>Terminus Group, LLC            140 Hendricks Avenue, Staten Island            Extension of time to complete construction and obtain a Certificate of Occupancy on a previously approved variance which expired on January 15, 2023, for a single-family home with non-complying side yards and open space within an R3A zoning district.  <b>Community Board #1SI</b></p> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p><b>Status: Closed, Decision – 2/27-28/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 23-24, 2023**  
**10:00 A.M.**

<b><i>APPEALS – DECISIONS</i></b>		
<b>15.</b>	<b>2020-58-A 2020-59-A</b>	Eric Palatnik, P.C. <b>10, 12 Jasmine Way, Staten Island</b> Proposed construction of two single-family homes on property not fronting on a mapped street contrary to General City Law (“GCL”) § 36. R1-2 zoning district. <b>Community Board #1SI</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 1/23-24/2023</b>
<b>16.</b>	<b>2022-11-A</b>	Rothkrug Rothkrug & Spector LLP <b>75 Pine Terrace, Staten Island</b> Proposed development of a detached three-story, two-family residential dwelling partially inside of the bed of a mapped street contrary to General City Law §35. R3X (Special Richmond Development District). <b>Community Board #3SI</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 1/23-24/2023</b>
<b>17.</b>	<b>2022-25-A</b>	Law Office of Fredrick A. Becker <b>88-63 75th Avenue, Queens</b> Proposed enlargement of an existing dwelling partially within the bed of a mapped street contrary to General City Law §35. R4B zoning district. <b>Community Board #4Q</b>
		<b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>
		<b>Status: Granted – 1/23-24/2023</b>
<b>18.</b>	<b>2022-62-A</b>	Carter Ledyard & Milburn LLP <b>34 West 38th Street, Manhattan</b> Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development of a hotel prior to the adaptation of a zoning text amendment. M1-6 zoning district. <b>Community Board #5M</b>
		<b>Project Manager: Toni Matias (212) 386-0085</b>
		<b>Status: Granted – 1/23-24/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 23-24, 2023**  
**10:00 A.M.**

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>19.</b>	<b>2019-190-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>40-17 28th Avenue a/k/a 25-92 41st Street, Queens</b>                      Appeal of a New York City Department of Buildings determination dated June 14, 2019, that parking garage with 150 parking spaces or less do not require reservoir spaces at this location and that ZR 36-521 does not require commissioner approval for parking garage layouts between 200 and 300 square feet per space if the applicant certifies and states on the Certificate of Occupancy that the garage will be fully attended. C2-2/R5 zoning district.  <b>Community Board #1Q</b></p> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p><b>Status: Adjourned, Continued Hearing – 4/10-11/2023</b></p>
<b>20.</b>	<b>2021-53-A &amp; 2021-54-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>45 &amp; 47 Ocean Avenue, Staten Island</b>                      Proposed development of two semi-detached one-family residential buildings located partially within the bed of a mapped street contrary to General City Law §35. R3-1 zoning district.  <b>Community Board #2SI</b></p> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p><b>Status: Closed, Decision – 3/13-14/2023</b></p>
<b>21.</b>	<b>2021-57-A</b>	<p>Eric Palatnik, P.C.  <b>1990 Hylan Boulevard, Staten Island</b>                      Proposed construction of a two-story commercial (UG 6) building located partially in the bed of a mapped street contrary to General City Law §35. C2-1/R3-2 zoning district.  <b>Community Board #2SI</b></p> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <p><b>Status: Closed, Decision – 3/13-14/2023</b></p>
<b>22.</b>	<b>2022-2-A</b>	<p>Fried, Frank, Harris, Shriver &amp; Jacobson LLP  <b>728 Court Street, Brooklyn</b>                      Application to permit the construction within the unbuilt portion of a mapped street contrary to General City Law §35 and ZR §72-01(g). M3-1 zoning district.  <b>Community Board #6BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Adjourned, Continued Hearing – 2/27-28/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 23-24, 2023**  
**10:00 A.M.**

<b><i>APPEALS – NEW CASES</i></b>		
<b>23.</b>	<b>2021-48-A 2021-49-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>42 &amp; 72 Schmeig Avenue, Staten Island</b>  Proposed development of a one-story warehouse (UG 16B) not fronting on a legally mapped street contrary to General City Law §36. M1-1 Special South Richmond District.  <b>Community Board #3SI</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 2/27-28/2023</b></p>
<b>24.</b>	<b>2022-36-A</b>	<p>Terminus Group, LLC  <b>814 Richmond Terrace, Staten Island</b>  Proposed enlargement of an existing building which is within the unbuilt portion of the mapped street, contrary to General City Law 35. M1-1 zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 3/13-14/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 23-24, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>25.</b>	<b>2020-50-BZ</b>	<p>Law Office of Lyra J. Altman  <b>2328 Olean Street, Brooklyn</b>  Special Permits §73-621 &amp; §73-622 to permit the enlargement of an existing single-family residence, one for the portion located in a residential (R2) zoning district and one for the portion located in a residential (R3-2) zoning district.  <b>Community Board #14BK</b>  <b>Project Manager: Darrell Ruffin (212) 386-0034</b>  <b>Status: Closed, Decision – 2/27-28/2023</b></p>
<b>26.</b>	<b>2021-14-BZ</b>	<p>Rampulla Associates Architects  <b>2010 Victory Boulevard, Staten Island</b>  Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (Starbucks) with an accessory drive-through facility. C1-1/R3-2 zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Toni Matias (212) 386-0085</b>  <b>Status: Adjourned, Continued Hearing – /27-28/2023</b></p>
<b>27.</b>	<b>2021-38-BZ</b>	<p>Eric Palatnik, P.C.  <b>707 Shepherd Avenue, Brooklyn</b>  Variance (§72-21) to permit the development of a residential building contrary to ZR §23-48 (side yards for existing narrow lots) and ZR §25-23 (required parking). R5 zoning district.  <b>Community Board #5BK</b>  <b>Project Manager: Darrell Ruffin (212) 386-0034</b>  <b>Status: Closed, Decision – 3/13-14/2023</b></p>
<b>28.</b>	<b>2021-40-BZ</b>	<p>Terminus Group, LLC.  <b>157 W 24th Street, Manhattan</b>  Variance (§72-21) to permit the development of a fifteen (15) story mixed-use building contrary to ZR §42-00. M1-6 zoning district.  <b>Community Board #4M</b>  <b>Project Manager: Darrell Ruffin (212) 386-0034</b>  <b>Status: Closed, Decision – 3/13-14/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, JANUARY 23-24, 2023**  
**1:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>29.</b>	<b>2022-37-BZ</b>	<p>Law Office of Lyra J. Altman  <b>1864 East 22nd Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to underlying bulk requirements. R3-2 zoning district.  <b>Community Board #15BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Closed, Decision – 3/13-14/2023</b></p>
<b>30.</b>	<b>2022-38-BZ</b>	<p>Sheldon Lobel, P.C.  <b>4902 &amp; 4920 14th Avenue, Brooklyn</b>  Variance (§72-21) to permit the development of a House of Worship (UG 4A) contrary to ZR §§ 24-11 (lot coverage), 24-361 (rear yard), 24-522 (maximum height of walls and required setbacks), and 23-62 (permitted obstructions). R6 zoning district.  <b>Community Board #12BK</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Closed, Decision – 3/13-14/2023</b></p>
<b>31.</b>	<b>2022-47-BZ</b>	<p>Eric Palatnik, P.C.  <b>2052 63rd Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of an existing two-story, semi-detached home contrary to ZR §23-641 side yard regulations. R5 zoning district.  <b>Community Board #11BK</b></p> <p><b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b></p> <p><b>Status: Closed, Decision – 3/13-14/2023</b></p>
<b>32.</b>	<b>2022-51-BZ</b>	<p>Gerald J. Caliendo, RA, AIA  <b>107-20 154th Street, Queens</b>  Variance (§72-21) to permit the development of a two-story residential dwelling contrary to underlying bulk requirements. R5 zoning district.  <b>Community Board #12Q</b></p> <p><b>Project Manager: Gjela Prenga (212) 386-0067</b></p> <p><b>Status: Postponed Hearing – 3/13-14/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, JANUARY 23-24, 2023**  
**1:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
33.	<b>2022-76-BZ</b>	<p>Nasir J. Khanzada  <b>175-33 Horace Harding Expressway, Queens</b>                      Re-instatement (11-41) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on November 11, 1989; Amendment to convert automotive service bays to an accessory convenience store; Extension of Time to Obtain a Certificate of Occupancy which expired on January 11, 2001; Waiver of the Board’s Rules of Practice and Procedures. C2-2/R3-2 zoning district.  <b>Community Board #11Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Postponed Hearing – 3/27-28/2023</b></p>
34.	<b>2022-79-BZ</b>	<p>Holland &amp; Knight LLP  <b>9000 Shore Road, Brooklyn</b>                      Special Permit (§73-434) to permit the reduction of 56 accessory off-street parking spaces required for 559 existing AIRS housing units to facilitate the development of a new AIRS building containing 137 income restricted housing units contrary to ZR §25-252. R7A zoning district/Special Bay Ridge District.  <b>Community Board #10BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 4/24-25/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 9-10, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>164-60-BZ</b>	<p>Carl A. Sulfaro, Esq.  <b>100-20 Metropolitan Avenue, Queens</b>            Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on April 10, 2019, Waiver of the Board’s Rules of Practice and Procedures. R3-2/C1-3 zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Toni Matias (212) 386-0084</b>  <b>Status: Granted – 1/9-10/2023</b></p>
<b>2.</b>	<b>160-08-BZ</b>	<p>Rothkrug Rothkrug Spector  <b>651-671 Fountain Avenue, Brooklyn</b>            Application for reargument of an application dismissed on April 11, 2022, under Board’s Rules of Practice and Procedure Section 1-12.4. R4-A Zoning District R4.  <b>Community Board #5BK</b>  <b>Project Manager: Toni Matias (212) 386-0084</b>  <b>Status: Denied – 1/9-10/2023</b></p>
<b>3.</b>	<b>72-11-BZ</b>	<p>Vassalotti Associates Architects, LLP  <b>101-06 Astoria Boulevard, Queens</b>            Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive service station which expired on October 25, 2021. C1-3/R6B zoning district.            Community Board #3Q  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 1/9-10/2023</b></p>
<b>4.</b>	<b>203-15-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel LLP  <b>44 Union Square East, Manhattan</b>            Amendment of a previously approved Variance (§72-21) which permitted the restoration, reuse, and enlargement of an existing commercial building. The amendment seeks to modify a Board condition that to allow deliveries and trash removal for the retail tenant to occur in the commercial zoning district rather than the residential district as approved. C6-4 and R8B Special Union Square District.  <b>Community Board #5M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 1/9-10/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 9-10, 2023**  
**10:00 A.M.**

<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>2017-232-A</b>	<p>Robert M. Scarano Jr.  <b>1632 Richmond Terrace, Staten Island</b>                      Extension of Time to Obtain a Certificate of Occupancy of a previously approved General City Law §36 waiver permitting the development of a retail public self-storage building not fronting on a legally mapped street which expired on July 17, 2022, Waiver of the Board’s Rules of Practice and Procedures. M1-1 zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Toni Matias (212) 386-0084</b>  <b>Status: Granted – 1/9-10/2023</b></p>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>245-32-BZ</b>	<p>Eric Palatnik, P.C.  <b>123-05 101st Avenue, Queens</b>                      Extension of Term (§11-411) of a previously approved variance permitting the operation of an automotive repair facility (UG 16B) which expired on July 9, 2022; Amendment to permit an increase of parking and change in hours of operation. R6B/C2-3 zoning district.  <b>Community Board #9Q</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Continued Hearing – 2/27-28/2023</b></p>
<b>7.</b>	<b>346-60-BZ</b>	<p>Glen V. Cutrona, AIA  <b>211 Tapscott Street, Brooklyn</b>                      Amendment (§11-412) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses. The amendment seeks to permit the conversion of automotive repair bays to an accessory convenience store and incidental alterations to the site. C2-3/R6 zoning district.  <b>Community Board #3BK</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Decision, Closed Hearing – 2/27-28/2023</b></p>
<b>8.</b>	<b>617-80-BZ</b>	<p>Eric Palatnik, P.C.  <b>770/780 McDonald Avenue, Brooklyn</b>                      Extension of Term of a previously granted Variance (§72-21) of a UG 9 catering establishment which expires on July 7, 2020. M1-1 zoning district.  <b>Community Board #12BK</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Decision, Closed Hearing – 2/27-29/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 9-10, 2023**  
**10:00 A.M.**

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>299-99-BZ</b>	<p>Glen V. Cutrona, AIA  <b>8-16 Malcom X Boulevard, Brooklyn</b>                      Extension of Term (§11-411) of a previously approved variance which permitted the operation of automotive service station (UG 16B) (Getty) which will expire on July 25, 2020. C2-4/R6A zoning district.  <b>Community Board #3BK</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 3/13-14/2023</b></p>

<b><i>SOC – NEW CASES</i></b>		
<b>10.</b>	<b>615-57-BZ</b>	<p>Vassalotti Associates Architects, LLP  <b>154-11 Horace Harding Expressway, Queens</b>                      Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expires on June 5, 2023. C1-3/R5B zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Decision, Closed Hearing – 2/27-28/2023</b></p>
<b>11.</b>	<b>779-57-BZ</b>	<p>Nasir J. Khanzada  <b>181-24 Hillside Avenue, Queens</b>                      Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on March 11, 2013; Amendment to permit the legalization of the conversion of automotive repair bays to auto alarm and audio system installation. Waiver of the Board’s Rules of Practice and Procedures. C2-4/R6A zoning district.  <b>Community Board #4Q</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Withdrawn – 1/9-10/2023</b></p>
<b>12.</b>	<b>175-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>18-24 Luquer Street, Brooklyn</b>                      Extension of Time to Complete Construction of a previously approved Variance (72-21) permitting the construction of a four-story multiple dwelling with accessory parking which expired on June 19, 2022; Waiver of the Board’s Rules of Practice and Procedures. M1-1 zoning district.  <b>Community Board #6BK</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Decision, Closed Hearing – 1/23-24/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 9-10, 2023**  
**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>13.</b>	<b>2017-131-BZ</b>	<p>Sheldon Lobel, P.C.  <b>77-79 Gerry Street, Brooklyn</b>                      Amendment of a previously approved Variance (§72-21) which permitted the construction of a mixed residential and community facility (Congregation Divrei Yoel). The amendment seeks to permit changing the dimensions of the zoning lot, and by making minor changes to the interior layout of the cellar and lower three floors. R7A zoning district.  <b>Community Board #1BK</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Decision, Closed Hearing – 2/6-7/2023</b></p>

<b><i>APPEALS – DECISIONS</i></b>		
<b>14.</b>	<b>2021-72-A</b>	<p>Sheldon Lobel, P.C.  <b>7-11 Annapolis Street, Queens</b>                      Proposed enlargement of an existing building within the bed of a mapped street contrary to General City Law §35. R2X zoning district.  <b>Community Board #14Q</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Granted – 1/9-10/2023</b></p>
<b>15.</b>	<b>2021-10-A</b>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>3869 Victory Boulevard, Staten Island</b>                      Proposed construction of a one-story commercial building (UG6) not fronting on a mapped street contrary to General City Law §36. M1-1 zoning district.  <b>Community Board #2SI</b>  <b>Project Manager: Vinroy Bell (212) 386-0082</b>  <b>Status: Granted – 1/9-10/2023</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>16.</b>	<b>2020-58-A</b> <b>2020-59-A</b>	<p>Eric Palatnik, P.C.  <b>10, 12 Jasmine Way, Staten Island</b>                      Proposed construction of two single-family homes on property not fronting on a mapped street contrary to General City Law (“GCL”) § 36. R1-2 zoning district.  <b>Community Board #1SI</b>  <b>Project Manager: Jszillene Ebanks Chu (212) 386-0084</b>  <b>Status: Decision, Closed Hearing – 1/23-24/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 9-10, 2023**  
**10:00 A.M.**

<b><i>APPEALS – NEW CASES</i></b>		
17.	2022-28-A 2022-29-A 2022-30-A	<p>Ronald D. Victorio, R.A.  <b>15, 17 &amp; 19 Bedell Street, Staten Island</b>                      Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development prior to the adaption of a zoning text amendment. R3X Special South Richmond Purpose District.  <b>Community Board #5SI</b>  <b>Project Manager: Toni Matias (212) 386-0084</b>  <b>Status: Postponed Hearing – 4/10-11/2023</b></p>
18.	2022-68-A	<p>Troutman Pepper  <b>1475 Broadway f/k/a One Times Square, Manhattan</b>                      Interpretive Appeal concerning a final determination of the New York City Department of Buildings. C6-7 zoning district/Special Midtown District.  <b>Community Board #5M</b>  <b>Project Manager: Toni Matias (212) 386-0084</b>  <b>Status: Dismissed – 1/9-10/2023</b></p>

<b><i>BZ – DECISIONS</i></b>		
19.	2021-42-BZ	<p>Law Office of Lyra J. Altman  <b>2901 Avenue L, Brooklyn</b>                      Variance (§72-21) to permit the development of a school (UG 3) (Yeshiva Ohr Shraga D'Veretzky) contrary to floor area ratio (ZR § 24-111), lot coverage (ZR § 24-11), wall height (ZR § 24-521), front yards (ZR § 24-34), side yards (ZR § 24-35), protrusion into the required sky exposure plane and the required setback (ZR § 24-521), protrusion into the required side setback (ZR § 24-551) and parking (ZR § 25-31). R2 zoning district.  <b>Community Board #14BK</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Granted – 1/9-10/2023</b></p>
20.	2021-23-BZ	<p>Law Office of Lyra J. Altman  <b>2315 Avenue S, Brooklyn</b>                      Special Permit (§73-622) to permit the enlargement of an existing single-family residence. Waiver of yards, open, lot coverage, perimeter wall. R3-2 zoning district.  <b>Community Board#15BK</b>  <b>Project Manager: Darrell Ruffin</b>  <b>Status: Granted – 1/9-10/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 9-10, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
21.	2019-264-BZ	<p>Eric Palatnik, P.C.  <b>3568 Nostrand Avenue, Brooklyn</b>            Variance (§72-21) to permit the development of school (UG 3) (Congregation Lev Bais Yaakov) contrary to ZR §33-121 (FAR) and ZR §33-431 (height of front wall and sky exposure). C1-2/R4 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Darrell Ruffin (212) 386-0034</b>  <b>Status: Decision, Closed Hearing – 3/13-14/2023</b></p>
22.	2020-88-BZ	<p>Sheldon Lobel, P.C.  <b>315 Berry Street, Brooklyn</b>            Special Permit (§73-14) to permit the construction of an electric utility substation (UG 6D) on the roof of an existing building contrary to ZR §22-10. R6 zoning district.  <b>Community Board #1B</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Adjourned Hearing – 3/27-28/2023</b></p>
23.	2021-16-BZ	<p>Rosenberg &amp; Estis, P.C.  <b>302 W 128th Street, Manhattan</b>            Variance (§72-21) to permit the development of a building to contrary to ZR §23-692(d)(2), a/k/a the “sliver law,” to allow the proposed building to exceed the maximum allowable building height by 6.07 feet, and (b) ZR §23-62(g)(3)(i) to allow the elevator and stair bulkheads to exceed the maximum allowable area for permitted obstructions by 148.64 square feet. R8A/C2-4 zoning district.  <b>Community Board #10M</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Continued Hearing – 4/10-11/2023</b></p>
24.	2021-59-BZ	<p>Law Office of Jay Goldstein, PLLC  <b>161-09 Union Turnpike, Queens</b>            Special Permit (§73-243) to permit an accessory drive-through accessory to an Eating and Drinking establishment (UG 6) of an eating and drinking establishment contrary to ZR §36-23. C1-2/R3-2 zoning district.  <b>Community Board #8Q</b>  <b>Project Manager: Jsillene Ebanks Chu (212) 386-0084</b>  <b>Status: Adjourned Hearing – 5/22-23/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY MORNING, JANUARY 9-10, 2023**  
**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>25.</b>	<b>2021-83-BZ</b>	<p>Law Office of Jay Goldstein, PLLC  <b>80-74 188th Street, Queens</b>  Variance (§72-21) to permit the construction of a House of Worship contrary to ZR §24-111 (floor area), ZR §24-35 (side yards) and ZR §25-30 (parking). R1-2 zoning district.  <b>Community Board #8Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Adjourned Hearing – 2/27-28/2023</b></p>
<b>26.</b>	<b>233-15-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel LLP.  <b>45-40 Vernon Boulevard, Queens</b>  Variance (§72-21) to permit a mixed-use residential building with retail on the ground floor, contrary to use regulations (ZR §42-10), maximum building height (ZR §62-341(c)(2)), tower floor plate in excess of 7,000 sq. ft. (ZR §62-341(c)(4)), and setback above base height from a shore public walkway (ZR §62-341(a)(2)). M1-4 ZD and waterfront area.  <b>Community Board #2Q</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Decision, Closed Hearing – 3/13-14/2023</b></p>
<b>27.</b>	<b>2022-27-BZ</b>	<p>Bryan Cave Leighton Paisner LLP  <b>101 East 150th Street, Bronx</b>  Special Permit (§73-19) to permit the construction of a new school (UG 3) (Success Academy) contrary to ZR 42-10. M1-2 zoning district.  <b>Community Board #4BX</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 6/7-8/2023</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
**MONDAY & TUESDAY AFTERNOON, JANUARY 9-10, 2023**  
**1:00 P.M.**

<b><i>BZ – NEW CASES</i></b>		
28.	2021-26-BZ	Eric Palatnik, P.C. <b>12 Coles Street, Brooklyn</b> Variance (§72-21) to permit the development of a four (4) story residential-use building contrary to ZR §42-00. M1-1 zoning district. <b>Community Board #6BK</b> <b>Project Manager: Gjela Prenga (212) 386-0067</b> <b>Status: Continued Hearing – 4/10-11/2023</b>
29.	2021-27-BZ	Eric Palatnik, P.C. <b>13 Luquer Street, Brooklyn</b> Variance (§72-21) to permit the development of a four (4) story residential-use building contrary to ZR §42-00. M1-1 zoning district. <b>Community Board #6BK</b> <b>Project Manager: Gjela Prenga (212) 386-0067</b> <b>Status: Continued Hearing – 4/10-11/2023</b>
30.	2021-28-BZ	Eric Palatnik, P.C. <b>375 Columbia Street, Brooklyn</b> Variance (§72-21) to permit the development of a four (4) story residential-use building contrary to ZR §42-00. M1-1 zoning district. <b>Community Board #6BK</b> <b>Project Manager: Gjela Prenga (212) 386-0067</b> <b>Status: Continued Hearing – 4/10-11/2023</b>
31.	2021-71-BZ	Eric Palatnik, P.C. <b>105-31 76th Street, Queens</b> Variance (§72-21) to permit the construction of a House of Worship (UG 4) (Al Furqan Mosque) contrary to underlying bulk requirements. R4A zoning district. <b>Community Board #10Q</b> <b>Project Manager: Gjela Prenga (212) 386-0067</b> <b>Status: Continued Hearing – 4/10-11/2023</b>
32.	2022-14-BZ	Law Office of Lyra J. Altman <b>1961 East 21st Street, Brooklyn</b> Special Permit (§73-622) to permit the enlargement of a detached two-story single-family home contrary to underlying bulk requirements. R3-2 zoning district. <b>Community Board #15BK</b> <b>Project Manager: Toni Matias (212) 386-0084</b> <b>Status: Continued Hearing – 2/27-28/2023</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

**SPECIAL HEARING**

**WEDNESDAY MORNING, JANUARY 11, 2023  
10:00 A.M.**

<b><i>SPECIAL HEARINGS</i></b>		
<b>1.</b>	<b>2017-147-A &amp; 2018-183-A</b>	NYC Board of Standards and Appeals <b>71-12 Main Street, Queens</b> Remand: Motion to review decision with respect to ZR §§ 33-22 & 33-293, <b>Community Board #8Q</b>
		<b>Project Manager: Toni Matias (212) 386-0084</b>
		<b>Status: Closed, Decision – 3/13-14/2023</b>

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