

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 5, 2016  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>173-93-BZ</b>	<p>Eric Palatnik, P.C. <b>32-23 Queens Boulevard aka 43-11 32<sup>nd</sup> Place, Queens</b> Amendment of a previously approved variance permitting a community facility with accessory parking. The amendment seeks to incorporate the unused development rights into a new as of right hotel. M1-4 zoning district. <b>Community Board #2Q</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Granted – 4/5/16</b></p>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>2.</b>	<b>202-62-BZ</b>	<p>Warshaw Burstein, LLP <b>950 Allerton Avenue, Bronx</b> Extension of Term and Waiver (§11-411) to extend the term and a Waiver of a previously granted variance for an automotive service station, which expired on April 3, 2011; Waiver of the Rules. C2-2/R4-1 zoning district. <b>Community Board #11BX</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Continued Hearing – 5/3/16</b></p>
<b>3.</b>	<b>142-92-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel <b>473-541 6th Street Brooklyn</b> Re-Hearing of a previously approved amendment of a special permit (§73-48) for a community facility (<i>New York Methodist Hospital</i>). The application seeks to amend the approved plans to accommodate required accessory parking in a new ambulatory care facility. R6, C1-3/R6 and R6B zoning district. <b>Examiner: Joshua Saal (212) 386-0081</b> <b>Status: Granted – 4/5/16</b></p>

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

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>289-13-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel LLP <b>473-541 6th Street Brooklyn</b> Re-Hearing of a previously approved Variance (§72-21) permitting the development of a new, 304,000 s.f. ambulatory care facility on the campus of New York Methodist Hospital, contrary to floor area (§§24-11, 24-17 and 77-02), lot coverage (§24-11), rear yard (§24-382), height and setback (§24-522), rear yard setback (§24-552), and sign (§22-321) regulations. R6, C1-3/R6, and R6B zoning district. <b>Community Board #6BK</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Granted – 4/5/16</b></p>
<b>5.</b>	<b>57-95-A thru 59-95-A</b>	<p>Alison Jacobs, Esq. <b>473, 474/475, 476 Central Park West, Manhattan</b> Amendment/Time to Complete construction filed under Certificate of Occupancy Modification. R7-2 zoning district. <b>Community Board #7M</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Continued Hearing – 5/24/16</b></p>
<b>6.</b>	<b>186-08-BZ</b>	<p>Petrus fortune, P.E. <b>3065 Atlantic Avenue, Brooklyn</b> Extension of Time to Complete Construction of a previously approved Special Permit (§73-19) permitting the legalization and enlargement of a school (<i>Followers of Jesus Mennonite Church &amp; School</i>) in a former manufacturing building, contrary to ZR §42-10, which expired on June 8, 2014; Waiver of the Rules. M1-1 zoning district. <b>Community Board #5BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Off-Calendar</b></p>

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>35-10-BZ</b>	<p>Sheldon Lobel, P.C. <b>144-11 77th Avenue, Queens</b> Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) which permitted the legalization of an existing synagogue (<i>Congregation Torath Haim Obel Sara</i>), contrary to front yard (§24-34), side yard (§24-35) and rear yard (§24-36), which expired on March 8, 2012; Amendment to permit minor changes to the construction; Waiver of the rules. R4 zoning district. <b>Community Board #8Q</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Off-Calendar</b></p>
<b>8.</b>	<b>227-10-BZ</b>	<p>Eric Palatnik, P.C. <b>204-12 Northern Boulevard, Queens</b> Amendment (§11-412) of a previously approved variance permitting the operation of an automotive service station (UG 16B). The amendment seeks to install a canopy, replace gasoline storage tanks, increase the number of parking spaces, add ADA accessible ramp and accessory parking spaces. R3-2/C2-2 zoning district. <b>Community Board #11Q</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Closed, Decision – 4/12/16</b></p>
<b>9.</b>	<b>16-12-BZ</b>	<p>Eric Palatnik, P.C. <b>184 Nostrand Avenue, Brooklyn</b> Amendment of a previously approved Special Permit (§73-19) permitting a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). The amendment seeks changes to the interior, an increase in the height of the building. M1-2 zoning district. <b>Community Board #3BK</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Continued Hearing – 5/17/16</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 5, 2016  
10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>10.</b>	<b>364-82-BZ</b>	Troutman Sanders LLP <b>245-24 Horace Harding Expressway, Queens</b> Extension of Time to obtain a Certificate of Occupancy for a previously approved Special Permit which permitted the operation of a Physical Cultural establishment; Amendment to reflect a change in owner/operator. C1-2/R3-2 zoning district. <b>Community Board #11Q</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Closed, Decision – 5/17/16</b>
<b>11.</b>	<b>229-84-BZ</b>	Troutman Sanders LLP <b>75-28 Queens Boulevard, Queens</b> Extension of Time to obtain a Certificate of Occupancy and Amendment (§73-11) of a previously granted special permit (§73-36) to reflect a change in ownership from Bally Total Fitness to 24 Hour Fitness, Inc., Also to include the replacement of accessory business signs to reflect the 24 Hour Fitness logo, located. M1-1 zoning district. <b>Community Board #4Q</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Closed, Decision – 6/2/16</b>

<b><i>APPEALS – DECISIONS</i></b>		
<b>12.</b>	<b>67-13-A</b>	Board of Standards and Appeals <b>945 Zerega Avenue, Bronx</b> Reopening by court remand back to the Board of Standards and Appeals for supplemental review of whether there was continuous use when the sign became non –conforming. M1-1 zoning district. <b>Community Board #9BX</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Continued Hearing – 7/12/16</b>

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<b><i>APPEAL – CONTINUED HEARINGS</i></b>		
<b>13.</b>	<b>234-14-A</b>	<p>Law Offices of Marvin B. Mitzner <b>738 East 6th Street, Manhattan</b> Appeal of the NYC Department of Buildings' determination to not revoke a Certificate of Occupancy issued in 1989 and reinstate the Certificate of Occupancy issued in 1985. <b>Community Board #3M</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Continued Hearing – 6/28/16</b></p>

<b><i>APPEAL – NEW CASES</i></b>		
<b>14.</b>	<b>138-11-A</b>	<p>Sheldon Lobel, P.C. <b>64-01 Woodside Avenue, Queens</b> Extension of Time to Complete Construction of a previously granted common law vesting rights application. <b>Community Board #2Q</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Granted – 4/5/16</b></p>

<b><i>BZ – DECISIONS</i></b>		
<b>15.</b>	<b>57-15-BZ</b>	<p>Eric Palatnik, P.C. <b>482 Logan Street, Brooklyn</b> Variance (§72-21) to permit the development of a three-story, three family residential and to waive the side yard open space of the existing premises. R5/C1-3 zoning district. <b>Community Board #5BK</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Closed, Decision – 5/3/16</b></p>
<b>16.</b>	<b>64-15-BZ</b>	<p>Greenberg Traurig, LLP <b>39 Clarkson Street, Manhattan</b> Variance (§72-21) to permit the conversion of a former manufacturing building to residential use contrary to 42-10. M1-5 zoning district. <b>Community Board #2M</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Continued Hearing – 5/17/16</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 5, 2016

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>99-14-BZ</b>	<p>Arisa Realty Co.  <b>432-434 West 31<sup>st</sup> Street, aka 433-435 West 30<sup>th</sup> Street, Manhattan</b>                      Variance (§72-21) for a height and setback variance to facilitate the construction of a new 21-story, 19 FAR hotel building. C6-4 zoning district in the (Special Hudson Yards District).  <b>Community Board #4M</b>  <b>Examiner: Joshua Saal (212) 386-0081</b>  <b>Status: Continued Hearing – 5/17/16</b></p>
<b>2.</b>	<b>189-15-BZ</b>	<p>Sheldon Lobel, P.C.  <b>7311 3<sup>rd</sup> Avenue, Brooklyn</b>                      Special Permit (73-621) for the enlargement of the existing mixed use building contrary to floor area (ZR 33-121). R6B/C1-3 zoning district.  <b>Community Board #10BK</b>  <b>Examiner: Henry Segovia (212) 386-0074</b>  <b>Status: Closed, Decision – 5/17/16</b></p>
<b>3.</b>	<b>222-15-BZ</b>	<p>Akerman, LLP  <b>86-09 Roosevelt Avenue, Queens</b>                      Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Planet Fitness</i>) on a portion of the existing building's ground and cellar floors. C2-3/R6 zoning district.  <b>Community Board #3Q</b>  <b>Examiner: Rory Levy (212) 386-0082</b>  <b>Status: Closed, Decision – 5/17/16</b></p>
<b>4.</b>	<b>224-15-BZ</b>	<p>Sheldon Lobel, P.C.  <b>37 82<sup>nd</sup> Street, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of an existing single-family detached home which contrary to floor area and open space (ZR23-141) and side yard (ZR 23-461). R2 zoning district.  <b>Community Board #10BK</b>  <b>Examiner: Henry Segovia (212) 386-0074</b>  <b>Status: Continued Hearing – 5/17/16</b></p>

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