

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 25, 2017
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	528-64-BZ	Gerald Caliendo, RA, AIA 240-02 Northern Boulevard, Queens Amendment of a previously approved Variance (§72-21) which permitted the erection of a two story enlargement of an auto showroom (UG 16B). The amendment seeks to enlarge the existing automobile showroom and include an addition of a parking deck to the existing automobile dealership (<i>East Hills Chevrolet</i>). R1-2 zoning district. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Dismissed, Compliance Hearing – 9/12/17
2.	1129-64-BZ	Davidoff Hatcher & Citron, LLP 147-36 Brookville Boulevard, Queens Extension of Term of a previously approved Variance (72-21) permitting the operation of an Auto Supplies Sales Establishment (UG 6) which expired on June 10, 2015; Amendment to legalize interior layout changes, permit general Use Group 6 Use and eliminate the term of the variance; Waiver of the Rules. R3-2 zoning district. Community Board #13Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 5/2/17
3.	374-71-BZ	Rothkrug Rothkrug & Spector LLP 205-11 Northern Boulevard, Queens Extension of Term of a previously granted Variance (72-21) for the continued operation of an automobile showroom with open display of new and used cars (UG16) with accessory customer and employee parking in a previously unused vacant portion of the premises which expired on July 18, 2011. C2-2 (R3-2) zoning district. Community Board #11Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 8/8/17
4.	716-82-BZ	Rothkrug Rothkrug & Spector LLP 209-30 Northern Boulevard, Queens Extension of term of variance (72-21) which permitted retail stores, offices and accessory parking at the rear of the building which expired on June 13, 2013; Extension of Time to Obtain a Certificate of Occupancy which expired on June 13, 2003; Waiver of the Rules. C2-2/R6 & R4 zoning district. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 7/18/17

*****DISCLAIMER*****

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<i>SOC – CONTINUED HEARINGS</i>		
5.	377-88-BZ	New York City Board of Standards and Appeals 145-64 Liberty Avenue, Queens Compliance Hearing of a previously approved Variance (§72-21) which permitted the legalization of a one (1) story enlargement to a one (1) story blacksmith and welding shop (UG 16) which increased the degree on non-conformance contrary to ZR §52-22 in a then R4 zoning district. C2-4/R6A zoning district. Community Board #12Q
		Project Manager: Ryan Singer
		Status: Continued Hearing – 6/6/17
6.	227-02-BZ	Stanley K. Schlein, Esq. 527 East 233rd Street, Bronx Extension of Term (§§72-01 and 72-22) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) with an accessory convenience store which expired on December 12, 2013; Amendment to the condition of term since the term expired in excess of 2 years but less than ten years; Extension of Time to Obtain a Certificate of Occupancy which expired on December 10, 2006; Waiver of the Board's Rules. R7-A zoning district. Community Board #12BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 7/18/17

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SOC – NEW CASES		
7.	146-79-BZ	Rothkrug Rothkrug & Spector LLP 210-11 Jamaica Avenue aka 210-01/21 Jamaica Avenue, Queens Extension of term of a previously variance and an Amendment/Waiver: to permit a change in use to automotive sales (UG9) from automotive repair and parts installation (UG 16). C2-2(R3-2) district. Community Board #13Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Off-Calendar
8.	36-95-BZ	Rothkrug Rothkrug & Spector LLP 65-75 Woodhaven Boulevard aka 85-01 66th Avenue, Queens Extension of Term and Waiver (§72-01): to extend the term of a previous grant permitting a physical culture establishment (<i>World Gym</i>) within an existing cellar and one-story commercial building. C1-2/R3-1 zoning district. Community Board #6Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/20/17
9.	189-96-BZ	John C. Chen, R.A. 85-10/12 Roosevelt Avenue, Queens Extension of Term for a previously granted Special Permit (§73-244) of a UG12 Eating and Drinking establishment with entertainment and dancing (<i>Flamingos</i>) which expires on May 19, 2016; Waiver of the Rules. C2-3/R6 zoning district. Community Board #4Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 7/18/17

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<i>APPEALS - DECISIONS</i>		
10.	108-15-A thru 110-15-A	Rothkrug Rothkrug & Spector, LLP 2317, 2319, 2321 Glebe Avenue, Bronx Appeal seeking determination that property owner has acquired common law vested right to complete construction of three, three-family residential buildings commenced under prior zoning district regulations. R6A zoning district. Community Board #10BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 8/22/17
11.	238-15-A thru 243-15-A	Jeffrey Geary 102-04, 08, 12, 16, 20, 24 Dunton Court, Queens Proposed construction of buildings that do not front on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3-1 zoning district. Community Board #14Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 9/26/17
12.	264-15-A thru 268-15-A	Diffendale & Kubec 5, 11, 17, 23 Herbert Street and 14 Holtein Avenue, Staten Island Proposed construction of two family detached residence not fronting on a legally mapped street, contrary to General City Law 36. R3X (SSRD) zoning district Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 8/22/17
13.	2016-2-A	Rothkrug Rothkrug & Spector LLP 74 Buttonwood Road, Staten Island Appeal seeking determination that the Department of Buildings improperly denied an application for a permit for construction of cabana based on erroneous determination that the cabana should be considered a dwelling unit and not an accessory structure, requiring compliance with minimum required distance between buildings (ZR 23-711(f)) and minimum distance between lot lines and building walls (ZR 23-881) in the lower density growth management area. R1-1(NA-1). Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 8/22/17

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<i>BZ – DECISIONS</i>		
14.	30-14-BZ	<p>Jay Goldstein, Esq. 6101 16th Avenue aka 1602 61st Street aka 1601 62nd Street, Brooklyn Variance (§72-21) proposed enlargement to an existing school (<i>Yeshiva Bais Sorah</i>) (Use Group 3) is contrary to §§42-00 & 43-43. M1-1 zoning district. Community Board #11BK</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 7/18/17</p>

<i>BZ – CONTINUED HEARINGS</i>		
15.	56-02-BZ	<p>New York City Board of Standards and Appeals 317 Dahill Road, Brooklyn Compliance Hearing of a previously approved Variance (§72-21) which permitted the construction of a four-story plus cellar school, which created non-compliances with respect to floor area ratio, lot coverage, side, front and rear yards, and which is contrary to ZR §24-11, §24-34, §24-35, §24-36 and §24-521. R5 zoning district. Community Board #12BK</p> <p>Project Manager: Loreal Monroe</p> <p>Status: Continued Hearing – 5/9/17</p>
16.	1-96-BZ	<p>New York City Board of Standards and Appeals 600 McDonald Avenue, Brooklyn Amendment for an extension of an existing school building to add 3rd and 4th floors. R5 zoning district. Community Board #12BK</p> <p>Project Manager: Loreal Monroe</p> <p>Status: Continued Hearing – 5/9/17</p>
17.	41-14-BZ	<p>Law Office of Jay Goldstein 21-37 Waverly Avenue aka 56-58 Washington Avenue, Brooklyn Special Permit (§73-19) to legalize an existing school/yeshiva (UG 3). M1-2 zoning district. Community Board #2BK</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Granted – 4/25/17</p>

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<i>BZ – CONTINUED HEARINGS</i>		
18.	174-14-BZ	<p>Jim Kusi 820 East 182nd Street aka 2165-75 Southern Boulevard, Bronx Re-instatement (§11-411) of a previously approved variance permitting the operation an Automotive Service Station (UG 16B) with accessory uses which expired November 6, 1994; Waiver of the Rules. C1-4/R7-1 zoning district. Community Board #2BX</p>
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 6/20/17
19.	274-15-BZ	<p>Michio Sanga 144-29 South Road, Queens Variance (§72-21) to permit the construction of a 2-story two-family residence contrary to ZR §23-461c (open area between buildings containing residences) and ZR §23-141 (Lot Coverage) R4-1 zoning district. Community Board #12Q</p>
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 4/25/17
20.	2016-4165-BZ	<p>Glen V. Cutrona, AIA 5801 Amboy Road, Staten Island Variance (§72-21) to permit the construction of an eating and drinking establishment (UG 6) (<i>Tim Horton's</i>) with an accessory drive thru contrary to ZR §22-10. R3X (SRD) zoning district. Community Board #3SI</p>
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 6/20/17
21.	2016-4166-BZ	<p>Eric Palatnik, P.C. 2579 East 17th Street, Brooklyn Special Permit (§73-44) to reduce the required number of accessory parking spaces contrary to §36-21 for ambulatory diagnostic or treatment facility use and Use Group 6 uses with Parking Requirement Category B1. C8-1 zoning district. Community Board #15BK</p>
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/20/17

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<i>BZ – CONTINUED HEARINGS</i>		
22.	2016-4178-BZ	Kramer Levin Naftalis & Frankel LLP
		11-13 Bond Street, Manhattan
		Variance (§72-21) to allow retail (Use Groups 6 and 10) below the floor level of the second story contrary to ZR §42-14(D)(2)(b), and Use Group 10 retail use, contrary to ZR §42-12. M1-5B zoning district.
		Community Board #2M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/20/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, APRIL 25, 2017
1:00 P.M.

BZ – NEW CASES		
1.	161-15-BZ	Sheldon Lobel, P.C. 621 East 216th Street, Bronx Variance (§72-21) to permit the enlargement of an existing house of worship (UG 4) contrary to lot coverage and rear yard requirements. R6A/R5A zoning district. Community Board #12BX
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 6/27/17
2.	2016-4122-BZ	Eric Palatnik, P.C. 902-912 Quentin Road, Brooklyn Special Permit (§73-44) to reduce the required number of accessory parking spaces contrary to §36-21 for ambulatory diagnostic or treatment facility use (UG 4) from eighty seven (87) to forty four (44) parking spaces. C8-2/C4-2 zoning district. Community Board #15BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 6/20/17
3.	2016-4133-BZ	Law Office of Lyra J. Altman 2018 East 4th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area (§23-141) and perimeter wall height (§23-631). R2X (OP) zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 4/25/17
4.	2016-4181-BZ	Law Office of Lyra J. Altman 1981 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement and conversion of an existing two family dwelling to a single family dwelling, contrary to side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R5 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/20/17

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