

# NYC Board of Standards and Appeals Public Hearing

Monday May 6<sup>th</sup>, 2024 10:00 A.M.

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<b><i>Adjournments</i></b>		
1	<b>2022-23-BZ</b> <u>4/11/2023</u> <u>9/18/2023 Adj</u> <u>11/14/2023</u> <u>2/26/2024 Adj</u>	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> <i>Ruffin</i>
2	<b>2023-11-BZ</b> <u>3/12/2024</u>	Law Office of Jay Goldstein, PLLC <b>1008 Banner Avenue, Brooklyn</b> Special Permit (§73-19) to permit the operation of a Use Group 3 childcare facility (Big Dreams Child Care Center) contrary to ZR §32-10. C8-1 zoning district. <b>Community Board #15BK</b> <i>Prenga</i>
3	<b>2023-63-BZ</b> <u>3/12/2024</u>	Eric Palatnik, PC <b>4152 Ocean Avenue, Brooklyn</b> Special Permit (§73-622) to permit the enlargement of a single-family home contrary to underlying bulk requirements. R3-1 zoning district. <b>Community Board #15BK</b> <i>Ebanks-Chu</i>

<b><i>Postponements</i></b>		
4	<b>131-93-BZIII</b>	Eric Palatnik, P.C. <b>3743-3761 Nostrand Avenue, Brooklyn</b> Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on November 22, 2024. C2-2/R5 zoning district. <b>Community Board #15BK</b> <i>Bell</i>
5	<b>2022-7-BZYII</b>	Eric Palatnik, P.C. <b>38-75 11th Street, Queens</b> Extension of time (§11-332) to complete construction of a minor development commenced under the prior zoning. M1-2 zoning district. <b>Community Board #1Q</b> <i>Matias</i>

**Decisions**

6	<p><b>175-10-BZIII</b>  <u>7/24/2023</u>  <u>10/2/2023 Adj</u>  <u>12/11/2023 Closed</u></p>	<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> <p style="text-align: right;"><i>Bell</i></p>
7	<p><b>307-00-BZIII</b>  <u>4/15/2024 Closed</u></p>	<p>Sheldon Lobel, P.C.  <b>41-02 Main Street, Queens</b>            Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) to permit the operation of non-commercial art gallery, community facility space and office use (UG 6) on floors two through five within a 5 story mixed-use building contrary to underlying use regulation which expired on February 7, 2024. C1-2/R6 zoning district.  <b>Community Board #7Q</b></p> <p style="text-align: right;"><i>Matias</i></p>
8	<p><b>406-82-BZVIX</b>  <u>3/25/2024 Closed</u></p>	<p>Eric Palatnik, P.C.  <b>2411 86th Street, Brooklyn</b>            Extension of Term of a previously approved Special Permit (§73-243) permitting the operation of an accessory drive-thru which expires on February 11, 2024; Extension of Time to Obtain a Certificate of Occupancy which expires on May 23, 2024. C1-3/R5 zoning district.  <b>Community Board #11BK</b></p> <p style="text-align: right;"><i>Bell</i></p>
9	<p><b>2017-298-BZII</b>  <u>3/25/2024 Closed</u></p>	<p>Sheldon Lobel, PC  <b>14 White Street, Manhattan</b>            Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously Variance (§72-21) to permit the construction of a seven-story plus penthouse mixed commercial and residential building which expired on July 23, 2023. C6-2A (Special Tribeca Mixed Use District. Tribeca East Historic District.  <b>Community Board #1M</b></p> <p style="text-align: right;"><i>Matias</i></p>
10	<p><b>2022-44-A</b>  <u>10/2/2023 PH</u>  <u>11/27/2023</u>  <u>3/11/2024 Closed</u></p>	<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></p> <p style="text-align: right;"><i>Prenga</i></p>
11	<p><b>2023-69-A</b>  <u>3/25/2024 Closed</u></p>	<p>Fried, Frank, Harris, Shriver &amp; Jacobson, LLP  <b>25 Water Street a/k/a 115 Broad Street, Manhattan</b>            Appeals filed pursuant to BSA Rule § 1-06.1(c) and N.Y.C. Charter § 666 in connection with the conversion of the existing commercial office building to residential use. Specifically, The development is seeking a waiver or modification of § 277(7)(b)(i)(A) of the New York State Multiple Dwelling Law (the "MDL") pursuant to MDL §§ 277 and 310, which will allow the Applicant to satisfy light and air requirements along the Building's east-facing façade with windows that open onto Vietnam Veterans Memorial Plaza (the "Park"), a mapped New York City Park, rather than onto a street, court or yard. C5-5 Lower Manhattan Special Purpose District.  <b>Community Board #1M</b></p> <p style="text-align: right;"><i>Prenga</i></p>

**Decisions**

12	<b>2019-264-BZ</b> <u>11/30/2021</u> <u>2/28/2022 Adj</u> <u>7/18/2022 Adj</u> <u>10/3/2022</u> <u>1/9/2023 Closed</u> <u>3/13/2023 Defer</u> <u>6/5/2023 Defer</u> <u>9/18/2023 Defer</u> <u>12/11/2023 Defer</u> <u>3/11/2024 Defer</u>	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>  <i>Ruffin</i>
13	<b>2022-92-BZ</b> <u>9/19/2023</u> <u>11/28/2023</u> <u>1/23/2024</u> <u>3/26/2024 Closed</u>	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 community facility religious non-profit institution with sleeping accommodations contrary to ZR 42-10 within a M1-1 and R-2 Zoning District. <b>Community Board #2SI</b>  <i>Prenga</i>

# Special Order Calendar (SOC)

<b>Continued Hearings</b>		
14	<b>749-65-BZ</b> <u>7/24/2023</u> <u>10/2/2023</u> <u>11/27/2023 Adj</u> <u>2/12/2024 Adj</u>	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>

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<b>New Cases</b>		
15	<b>805-79-BZ</b>	Law Office of Fredrick A. Becker <b>88 Pine Street, Manhattan</b> Amendment of a previously approved variance (§72-21) to permit the addition of vestibules creating non-compliances with previously approved floor area. C6-9 Lower Manhattan Special Purpose District. <b>Community Board #1M</b>
16	<b>540-86-BZIII</b>	Hirschen Singer & Epstein, LLP <b>32-11 Newton Avenue, Queens</b> Extension of Term of a Special Permit (§73-42) for the continued operation of a one story UG6 commercial building (Key Food); an amendment to eliminate the Board's condition of term; Waiver of the Board's Rules of Practice and Procedures. C4-2A & R6B zoning district. <b>Community Board #1Q</b>
17	<b>18-02-BZIII</b>	Rothkrug Rothkrug & Spector, LLP <b>8610 Flatlands Avenue, Brooklyn</b> Extension of Term (§11-411) of an approved variance for the continued operation of an automotive laundry (UG 16B) which expired on August 13, 2022; Waiver of the Board's Rules of Practice and Procedures. C2-3/R5D zoning district. <b>Community Board #18BK</b>

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## Appeals Calendar (A)

<b>Continued Hearings</b>		
18	<b>2022-43-A</b> <u>10/2/2023 PH</u> <u>11/27/2023</u> <u>3/11/2024</u>	Steven Barshov; 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>
		<i>Prenga</i>

<b>New Cases</b>		
19	<b>2023-75-BZY</b>	Rothkrug Rothkrug & Spector, LLP <b>1750 Eastchester Road, Bronx</b> Extension of time (§11-332) to complete construction of a minor development commenced under the prior zoning. <b>Community Board #11BX</b>
		<i>Prenga</i>
20	<b>2024-01-A</b>	Gerald J. Caliendo, RA, AIA, <b>2848 Faber Terrace, Queens</b> Proposed single-family home located within the bed of a mapped street contrary to General City Law §35. R2 zoning district. <b>Community Board #14Q</b>
		<i>Ebanks-Chu</i>

## Zoning Calendar (BZ)

<b>Continued Hearings</b>		
21	<b>2019-256-BZ</b> <u>4/12/2022</u> <u>12/5/2022 Adj</u> <u>5/9/2023 Adj</u> <u>9/18/2023 Adj</u> <u>1/22/2024 Adj</u>	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>
		<i>Ruffin</i>
22	<b>2021-17-BZ</b> <u>3/28/2023</u> <u>5/23/2023</u> <u>7/24/2023 Adj</u> <u>9/18/2023</u> <u>11/28/2023 Closed</u> <u>3/11/2024</u> <u>Reopened</u>	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>
		<i>Ebanks-Chu</i>

# NYC Board of Standards and Appeals Public Hearing

Tuesday May 7<sup>th</sup>, 2024 10:00 A.M.

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## Zoning Calendar (BZ)

<b>Continued Hearings</b>		
23	<b>2022-65-BZ</b> <u>5/9/2023</u> <u>8/7/2023 Adj</u> <u>10/2/2023 Adj</u> <u>12/12/2023</u> <u>2/27/2024</u>	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> <i>Prenga</i>
24	<b>2023-04-BZ</b> & <b>202-07-BZ</b> <u>8/8/2023</u> <u>10/30/2023</u> <u>1/9/2024</u> <u>3/26/2024</u>	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> <i>Prenga</i>
25	<b>2023-05-BZ</b> <u>8/8/2023</u> <u>10/30/2023</u> <u>1/9/2024</u> <u>3/26/2024</u>	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> <i>Prenga</i>

<b>New Cases</b>		
26	<b>2023-36-BZ</b>	Rampulla Associates Architects <b>191 Edgewater Street, Staten Island</b> Variance (§72-21) to permit a conversion of an existing manufacturing building to residential contrary to underlying use regulation. M3-1 zoning district. <b>Community Board #1SI</b> <i>Prenga</i>
27	<b>2023-57-BZ</b>	Eric Palanik, P.C. <b>394 East 3rd Street, Brooklyn</b> Variance (§72-21) to permit a three-story three-family dwelling consisting of three (3) residential dwelling units without the required side yards contrary to the underlying regulations of ZR §23-461(a). R5 Special Ocean Parkway District. <b>Community Board #12BK</b> <i>Prenga</i>

**New Cases**

28	<b>2024-04-BZ</b>	Greenberg Traurig, LLP <b>276 Dover Street, Brooklyn</b> Special Permit (§73-622) to permit the legalization of an enlargement of a single-family detached residence contrary to underlying bulk requirements. R3-1 zoning district. <b>Community Board #15BK</b> <i>Ebanks-Chu</i>
29	<b>2024-05-BZ</b>	Law Office of Lyra J Altman <b>1933 East 23rd 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> <i>Ebanks-Chu</i>
30	<b>2024-06-BZ</b>	Greenberg Traurig, LLP <b>35 East 21st Street, Manhattan</b> Special Permit (§73-19) to permit the development of a school (UG 3) (Rebecca School) contrary to ZR §42-12. M1-5M zoning district. <b>Community Board #5M</b> <i>Prenga</i>