

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 12, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	105-10-BZ	<p>Eric Palatnik, P.C. 269 77th Street, Brooklyn Amendment of a previously approved Special Permit (§73-622) permitting the enlargement of an existing single family home. The amendment seek a second story enlargement. R4A (BRSD) zoning district. Community Board #10BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 1/12/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	1207-66-BZ	<p>Carl A. Sulfaro, Esq. 305 Washington Avenue Brooklyn Extension of Term of a previously granted variance for the continued operation of a UG6 art supply and bookstore which expired July 5, 2012; Waiver of the Rules. R6 zoning district. Community Board #3BK Examiner: Henry Segovia (212) 386-0074 Status: Adjourned, Continued Hearing – 3/22/16</p>
3.	132-92-BZ	<p>Willy C. Yuin, RA 3948 Amboy Road, Staten Island Extension of Term of a previously approved variance (§72-21) which permitted day care use in the cellar of the subject premises in conjunction with a banquet hall use, which expired on July 19, 2014. R3X, CI-1 SRD zoning district. Community Board #3SI Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 2/9/16</p>

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<i>SOC – CONTINUED HEARINGS</i>		
4.	186-08-BZ	<p>Petrus fortune, P.E. 3065 Atlantic Avenue, Brooklyn 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 & 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. Community Board #5BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 4/5/16</p>
5.	47-10-BZ	<p>Eric Palatnik, P.C. 895 Zerega Avenue aka 2351 Story Avenue, Bronx Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting manufacturing use on a residential portion of a split zoning lot, which expired on April 12, 2011; Waiver of the Rules. M1-1/R3-2 zoning district. Community Board #9BX Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 3/8/16</p>

<i>SOC – NEW CASES</i>		
6.	595-44-BZ	<p>Montgomery McCracken Walker & Rhoads, LLP 30 Central Park South, Manhattan Extension of Term (§11-411) of a previously approved variance which permitted Office Use (UG 6) which expired on July 12, 2015. R10H zoning district. Community Board #5M Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 3/8/16</p>

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<i>SOC – NEW CASES</i>		
7.	802-48-BZ	<p>Eric Palatnik 1346 Beach Channel Drive, Queens Extension of Term (72-01) to extend the term of a variance for automotive service station, repair shop and accessory convenient store, which was granted October 17, 2006. R5/C1 zoning district. Community Board #14Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 3/22/16</p>
8.	196-49-BZ	<p>Vassalotti Associates Architects, LLP. 1280 Allerton Avenue, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on September 30, 2015; Amendment to permit the conversion of the accessory building to an accessory convenience store; Extension of Time to obtain a Certificate of Occupancy which expired on June 12, 2013; Waiver of the Rules. R4 zoning district. Community Board #11BX</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 2/23/16</p>
9.	919-57-BZ	<p>O'Sullivan & Zacchea Road 4912 Avenue K, Brooklyn Extension of Term & Waiver (§11-411) requesting an extension of term of an expired variance (March 23, 2013) of an eating and drinking establishment also a waiver of the rules. R3-2 zoning district. Community Board #18BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 1/12/16</p>
10.	226-09-BZ	<p>Rothkrug Rothkrug & Spector LLP 24 East 13th Street, Manhattan Extension of Term of a special permit (73-11) for a physical culture establishment on the third floor of an existing mixed-use building and for extension of time to obtain a Certificate of Occupancy and Waiver. C6-1 zoning district. Community Board #2M</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 2/9/16</p>

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<i>APPEALS – DECISIONS</i>		
11.	83-15-A thru 86-15-A	<p>Fox Rothschild, LLP 67, 87, 34th Street, 33, 67, 87, 35th Street and 219/220 36th Street, Brooklyn</p> <p>Proposed construction to build in the bed of a privately owned mapped street and to build an elevated pedestrian walkway and loading docks to improve pedestrian and vehicle safety and the flow of traffic. M3-1 zoning district.</p> <p>Community Board #7BK</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 1/12/16</p>
12.	198-15-A & 199-15-A	<p>Gary R. Tarnoff, Kramer Levin Naftalis & Frankel, LLP 500-550 Oak Point Avenue, Bronx</p> <p>Proposed construction of a transportation and distribution services facility on a lot that does not front on a legally mapped street, contrary to Article 3 Section 36, of the General City Law. M3-1 zoning district.</p> <p>Community Board #2BX</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 1/12/16</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	67-13-A	<p>Board of Standards and Appeals 945 Zerega Avenue, Bronx</p> <p>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.</p> <p>Community Board #9BX</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 4/5/16</p>
14.	58-15-A	<p>Goldman Harris LLC 139-141 Orchard aka 77,79,81 Rivington Street, Manhattan</p> <p>Appeal seeking a determination that the owner has obtained a vested right to complete construction commenced under the prior zoning district. C4-4 zoning district.</p> <p>Community Board #3M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 1/12/16</p>

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<i>APPEAL – NEW CASES</i>		
15.	65-15-BZ & 66-15-A	<p>Akerman, LLP 361 Central Park West, Manhattan Variance (§72-21) to permit the conversion of an existing landmarked vacant church building into a 39 unit residential building. Companion case: 66-15-A for an Appeal pursuant to MDL 310 of MDL 30.2. R10A zoning district. Community Board #7M Examiner: Joshua Saal (212) 386-0081 Status: Closed, Decision – 2/9/16</p>

<i>BZ – DECISIONS</i>		
16.	219-14-BZ	<p>Slater & Beckerman, P.C. 64 DeGraw Street, of Brooklyn Variance (§72-21) to permit the construction of a three-story, single-family residence with one parking space. M1-1 zoning district. Community Board #6BK Examiner: Joshua Saal (212) 386-0081 Status: Granted – 1/12/16</p>
17.	220-14-BZ & 221-14-BZ	<p>Slater & Beckerman, P.C. 8 & 10 Underhill Avenue, Brooklyn Variance (§72-21) to permit the construction of two 3-story single family residences. M1-1 zoning district. Community Board #8K Examiner: Joshua Saal (212) 386-0081 Status: Granted – 1/12/16</p>
18.	323-14-BZ	<p>Eric Palatnik, P.C. 282 Corbin Place, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area (ZR 23-141(b)). R3-1 zoning district. Community Board #3BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 1/12/16</p>

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<i>BZ – DECISIONS</i>		
19.	62-15-BZ	<p>Glen V. Cutrona, AIA 139 Bay Street, Bay Street Staten Island Variance (§72-21) enlargement of a mixed use building contrary floor area regulations, lot coverage, balconies below third story, distance from legally required windows, lot line and side yard regulation, located within an C4-2/SG zoning district. Community Board #1SI Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 1/12/16</p>

<i>BZ – CONTINUED HEARINGS</i>		
20.	60-14-BZ	<p>Law Office of Jay Goldstein, PLLC 141-41 72nd Avenue, Queens Variance (§72-21) to enlarge a community facility (<i>Sephardic Congregation</i>), contrary to floor lot coverage rear yard, height and setback (24-00). R4-1 zoning district. Community Board #8Q Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 2/23/16</p>
21.	98-14-BZ	<p>Rothkrug Rothkrug & Spector LLP 404 Richmond Terrace, Staten Island Variance (§72-21) to permit the reestablishment of a banquet facility (catering hall -UG 9) with accessory parking. Located in an R5 and R3A zoning districts within the St. George Historic District. Community Board #1SI Examiner: Joshua Saal (212) 386-0081 Status: Closed, Decision – 1/22/16</p>
22.	129-14-BZ	<p>Sheldon Lobel, P.C. 2137 East 12th Street, Brooklyn Special Permit (§73-622) as amended, to permit the enlargement of a single-family detached residence, contrary to floor area, side yard, and rear yard regulations. R5 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 2/23/16</p>

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<i>BZ – CONTINUED HEARINGS</i>		
23.	231-14-BZ	Sheldon Lobel, P.C. 124 West 23rd Street, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Orangetheory Fitness</i>) within a portion of an existing commercial building. C6-3X zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 3/8/16
24.	71-15-BZ	548 W 22 Holding LLC 548 West 22nd Street, Manhattan Variance (§72-21) the conversion and enlargement of the existing 4-story building, build around 1920 on a fragile foundation system for manufacturing use and later converted to an art Museum to a 20-story mixed-use building with commercial uses on the ground floor and residential use. M1-5/C6-3/SWCD zoning district. Community Board #4M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 3/8/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 12, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	52-15-BZ	Rothkrug Rothkrug & Spector LLP 102-16 Liberty Avenue, Queens Special Permit (§73-36) to permit a physical culture establishment (<i>Blink</i>) within a cellar and one-story commercial building. C2-3/R6B zoning district. Community Board #10Q
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 2/2/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

FRIDAY MORNING, JANUARY 22, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	10-11-BZ 11-11-BZ	<p>Phillip L. Rampulla 115 & 121 Finley Avenue, Staten Island Extension of Time to Complete Construction and Amendment (72-21) Extension of time to complete construction for two one family detached residence in which the front and rear yards were modified Amendment to revise the first floor elevation, located within an R3-1 zoning district. Community Board #2SI Examiner: Henry Segovia (212) 386-0074 Status: Granted – 1/22/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	528-64-BZ	<p>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 Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 2/23/16</p>
3.	173-92-BZ	<p>Simons & Wright LLC 220 East 86th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of martial arts studio which expires on January 24, 2014; Amendment to permit the relocation of the facility from the 2nd floor to the cellar. C2-8A zoning district. Community Board #8M Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 3/8/16</p>

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<i>SOC – CONTINUED HEARINGS</i>		
4.	182-95-BZ 183-95-BZ	Rothkrug & Spector LLP 2465 & 2473 Broadway, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a PCE (<i>Equinox Fitness Club</i>) which expires on November 1, 2015; Amendment to expand the PCE into the cellar and the full third floor; Waiver of the Rules. C4-6A/R8 zoning district. Community Board #7M Examiner: Henry Segovia (212) 386-0074 Status: Off-Calendar
5.	129-97-BZ	Gerald J. Caliendo, RA, AIA 150-65 Cross Island Parkway, Queens Amendment to permit the proposed conversion of an existing lubritorium to a commercial retail establishment (use group 6) and enlargement of the basement level. C1-2/R3-2 zoning district. Community Board #7Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 2/23/16

<i>SOC – NEW CASES</i>		
6.	382-80-BZ	Law Office of Fredrick A. Becker 316-318 East 91st Street, Manhattan Extension of Term of a previously approved variance permitting the operation of a theater (UG 8) on the mezzanine and second floor of an existing building which expired on July 1, 2015. R8B zoning district. Community Board #8M Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 3/8/16
7.	1255-80-BZ	Gerald J. Caliendo, RA, AIA 35-33 31st Street, Queens Extension of Term; Amendment and Waiver 72-01: request an extension of term for a previously expired variance that expired on 6/2/2011 and Amendment to change from the use (UG 17) to (UG6) and also require Waiver of the Rules. R5 zoning district. Community Board #1Q Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 3/22/16

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<i>APPEALS – DECISIONS</i>		
8.	114-15-A thru 125-15-A	Rothkrug Rothkrug & Spector LLP 9, 11, 15, 17, 21, 23, 27, 29, 33, 35, 41 thru 43 Jade Court, Staten Island Proposed construction of a single family home that does not front on a legally mapped street, contrary to General City Law Section 36. R3-1 (SRD) zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Deferred Decision – 2/9/16
9.	136-15-A	Rothkrug Rothkrug & Spector LLP 521 Durant Avenue, Staten Island Proposed construction of a building not fronting on a legally mapped street contrary to Section 36 Article 3 of the General City Law. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 1/22/16

<i>APPEAL – CONTINUED HEARINGS</i>		
10.	182-06-A thru 211-06-A	Law Office of Lyra J. Altman Beach 5th Street, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for a previously granted Common Law Vesting which expires on November 15, 2015. R4A zoning district. Community Board #14Q Examiner: Toni Matias (212) 386-0085 Status: Granted – 1/22/16
11.	300-08-A	Law office of Marvin B. Mitzner LLC 39-35 27th Street, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district. Community Board #1Q Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 3/22/16

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<i>APPEAL – NEW CASES</i>		
12.	220-15-A	<p>Rothkrug Rothkrug & Spector LLP 3858-60 Victory Boulevard, Staten Island Proposed construction of a mixed use building that does not front on a legally mapped street, contrary to Article 3, Section 36 of the General City Law. R3A zoning district. Community Board #2SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 1/22/16</p>
13.	2016-4-A thru 2016-1184-A	<p>Mayor’s Office of Housing Recovery Operations (“HRO”) Various Sites in Brooklyn, Queens and Staten Island Waiver of General City Law 36 for 1181 properties destroyed or substantially damaged by Hurricane Sandy filed by HRO on behalf of individual property owners enrolled in New York City’s Build-It-Back (“BIB”) program.</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 1/22/16</p>

<i>BZ – DECISIONS</i>		
14.	193-13-BZ	<p>Eric Palatnik, P.C. 4770 White Plains Road, Bronx Special Permit (§73-44) for the reduction in parking from 190 to 95 spaces to facilitate the conversion of an existing building to UG 6 office and retail use. C2-2/R6A & R-5 zoning districts. Community Board #12BX</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 1/22/16</p>
15.	31-14-BZ	<p>Moshe M. Friedman, P.E. 165 Spencer Street, Brooklyn Special Permit (§73-19) to allow a conversion of an existing Synagogue (<i>Bnos Square of Williamsburg</i>) building (Use Group 4 to Use Group 3). M1-2 zoning district. Community Board #3BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Deferred Decision – 2/23/16</p>

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16.	98-14-BZ	<p>Rothkrug Rothkrug & Spector LLP 404 Richmond Terrace, Staten Island Variance (§72-21) to permit the reestablishment of a banquet facility (catering hall -UG 9) with accessory parking. Located in an R5 and R3A zoning districts within the St. George Historic District. Community Board #1SI</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 1/22/16</p>
17.	283-14-BZ	<p>Dennis D. Dell'Angelo 3255 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family residence to be converted to a single family home contrary to floor area and open space (ZR 23-141) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #3BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 1/22/16</p>

<i>BZ – CONTINUED HEARINGS</i>		
18.	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>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Adjourned, Continued Hearing – 2/23/16</p>
19.	101-14-BZ	<p>Moshe M. Friedman P.E. 1975 51st Street, Brooklyn Variance (§72-21) to permit the vertical extension of an existing not for profit religious school. R5 zoning district. Community Board #12BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 2/2/16</p>

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20.	229-14-BZ	<p>Jeffery A. Chester/GSHLLP 55-05 Myrtle Avenue, Queens Special Permit (§73-36) to seek the legalization of an existing physical culture establishment (<i>Lucille Roberts</i>). C4-3A zoning district. Community Board #5Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Adjourned, Continued Hearing – 3/22/16</p>
21.	269-14-BZ	<p>Gerald J. Caliendo, RA, AIA 89-44 Metropolitan Avenue, Queens Special Permit §73-36) to permit the physical culture establishment (<i>Massage Emy Spa</i>) on the first floor level of an existing commercial building. C2-2 in R4 zoning district. Community Board #5Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Adjourned, Continued Hearing – 2/23/16</p>
22.	318-14-BZ	<p>Walter T. Gorman, P.E., P.C. 1672-1680 86th Street aka 1-17 Bay 14th Street, Brooklyn Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on October 27, 1987; Waiver of the Rules. C1-2 in R5 zoning district. Community Board #11BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 3/8/16</p>

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<i>BZ – NEW CASES</i>		
1.	24-14-BZ	<p>Gerald J. Caliendo, Architect, PC 106-02 Sutter Avenue, Queens Variance (§72-21) to legalize an enlargement of an existing one family residence and a conversion from one dwelling unit to two dwelling units, contrary to front and side yards (§23-45 and §23-46). R4 zoning district. Community Board #10Q Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 3/22/16</p>
2.	76-15-BZ	<p>Law Office of Lyra Altman 1825 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (ZR 23-141); perimeter wall height (ZR 23-631); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 2/9/16</p>
3.	95-15-BZ	<p>Eric Palatnik, P.C. 1203 Jerome Avenue, Bronx Special Permit (§73-36) to a physical culture establishment (<i>Retro Fitness</i>), within two-story masonry building. C8-3 Div. by R7-1 W/C2-4 zoning district. Community Board #4BX Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 2/23/16</p>
4.	158-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 125 Park Avenue, Manhattan Special Permit (73-36) to allow a physical culture establishment ("PCE") to be operated as (Blink Fitness) within an existing twenty-four story commercial building. C5-3(MID) zoning district. Community Board #5M Examiner: Rory Levy (212) 386-0082 Status: Granted – 1/22/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

FRIDAY AFTERNOON, JANUARY 22, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
5.	203-15-BZ	<p>Kramer Levin Naftalis & Frankell LLP 44 Union Square East, Manhattan Variance (§72-21) to allow the restoration, reuse and enlargement of an existing commercial building located partly in a C6-4 district/Special Union Square District and an R8B district. The building is Tammany Hall and is a landmark. Community Board #5M</p> <hr/> <p>Examiner: Joshua Saal (212) 386-0081</p> <hr/> <p>Status: Continued Hearing – 2/23/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 2, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	202-62-BZ	<p>Warshaw Burstein, LLP 950 Allerton Avenue, Bronx 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. Community Board #11BX Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 4/5/16</p>
2.	526-76-BZ	<p>Vito J Fossella, P.E. 1492 Victory Boulevard, Staten Island Amendment of a previously approved variance which permitted the conversion of a three story building consisting of two family residence and a store into a three story office building which expired on December 21, 1981. The Amendment seeks to eliminate the term. R2 zoning district. Community Board #3SI Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 3/8/16</p>
3.	57-95-A thru 59-95-A	<p>Mitchell S. Ross, Esq. 473, 474/475, 476 Central Park West, Manhattan Amendment/Time to Complete construction filed under Certificate of Occupancy Modification. R7-2 zoning district. Community Board #7M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 4/5/16</p>
4.	98-06-BZ	<p>Eric Palatnik, P.C. 1045 Beach 9th Street, Queens Amendment of a previously approved Variance (§72-21) which permitted school (<i>Yeshiva Siach Yitzchok</i>) contrary to bulk regulation and contrary to General City Law section 35. The Amendment seeks minor interior changes and an increase in height from fifty feet to a proposed fifty four feet. R4A zoning district. Community Board #14Q Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 3/22/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 2, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	97-08-BZ	<p>Eric Palatnik P.C. 84 Sandford Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a previously approved Special Permit (§73-19) permitting the legalization of an existing school (UG 3), which expired on March 16, 2012; Waiver of the Rules. M1-1 district. Community Board #3BK Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 3/8/16</p>

<i>SOC – NEW CASES</i>		
6.	402-86-BZ	<p>Carl A. Sulfaro, Esq. 22-12 129th Street, Queens Amendment of a previously approved Variance which permitted the use of Warehouse (UG 16) in a then R4 zoning district. The amendment seeks to eliminate the term since the subject site has been rezoned to M1-1; Waiver of the Rules. M1-1 zoning district. Community Board #7Q Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 3/22/16</p>

<i>APPEAL – NEW CASES</i>		
7.	141-15-A thru 155-15-A	<p>Eric Palatnik, P.C. Cheevers Lane and Geigerich Avenue, Staten Island Proposed construction for fifteen single family residential homes not fronting on a legally mapped street, pursuant to Article 3 Section 36 of the General City Law, located within an R1-2 zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 3/22/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 2, 2016
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
8.	223-15-A	<p>Lauria Associates 638 Sharrotts Road, Block Staten Island Proposed construction of a one story 15,000 square foot building with mezzanines throughout which does not have frontage on a legally mapped street contrary to Article 3, Section 36 of the General City Law. M1-1 Zoning District. Community Board #3SI</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Closed, Decision – 3/8/16</p>

<i>BZ – DECISIONS</i>		
9.	52-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 102-16 Liberty Avenue, Queens Special Permit (§73-36) to permit a physical culture establishment (<i>Blink</i>) within a cellar and one-story commercial building. C2-3/R6B zoning district. Community Board #10Q</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Deferred Decision – 2/9/16</p>
10.	98-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 240 East 54th Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>SoulCycle</i>) within the existing building for a one family, three-story residence for accessory parking spaces. C1-9 zoning district. Community Board #6M</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 2/2/16</p>
11.	99-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 240 East 54th Street, Manhattan Special Permit (§73-36) to allow for a physical culture establishment (<i>Blink</i>) in an existing commercial building. C1-9 zoning district. Community Board #6M</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 2/2/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 2, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	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 Examiner: Rory Levy (212) 386-0082 Status: Adjourned, Continued Hearing – 3/22/16</p>
13.	101-14-BZ	<p>Moshe M. Friedman P.E. 1975 51st Street, Brooklyn Variance (§72-21) to permit the vertical extension of an existing not for profit religious school. R5 zoning district. Community Board #12BK Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 3/22/16</p>
14.	102-14-BZ	<p>Moshe M Friedman, P.E. 4017 Avenue P, Brooklyn Variance (§72-21) to permit the extension of house of worship (UG4) (<i>Congregation Tifreves Avahom D'Zidichov</i>) in an existing building lot of a three story brick building. R3-2 zoning district. Community Board #3BK Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 3/22/16</p>
15.	240-14-BZ	<p>Gregory J. Tarone, Esq. 1620 Shore Boulevard, Brooklyn Special Permit (§73-622) for the enlargement of a single family home contrary to floor area, open space and lot coverage (ZR 23-141(b); side yard requirement (ZR 23-461); and perimeter wall height (ZR 23-361(b). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 3/22/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 2, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
16.	44-15-BZ	Akerman, LLP 145 Central Park North, Manhattan Variance (§72-21) to permit the construction of a conforming fourteen-story, (UG 2) residential building containing 24 dwelling units contrary to the maximum building height and front setback requirements (§23-633 and rear setback requirements (§23-633(b). R8 zoning district. Community Board #10M
		Examiner: Joshua Saal (212) 386-0081
		Status: Continued Hearing – 3/22/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 2, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	200-14-BZ	<p>Simon & Wright LLC 46-05 Parsons Boulevard aka 147-08 46th Avenue, Queens Variance (§72-21) to construct a community facility seeking waivers of floor area ratio, sky exposure plane, side yards and parking. R2 zoning district. Community Board #7Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 4/12/16</p>
2.	329-14-BZ	<p>Law Office of Lyra J. Altman 1316 Avenue S, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family semi-detached residence contrary to floor area, lot coverage and open space (ZR 23-141); side yard (ZR 23-461) and less than the minimum required rear yard (ZR 23-47). R4-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 3/22/16</p>
3.	57-15-BZ	<p>Eric Palatnik, P.C. 482 Logan Street, Brooklyn 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. Community Board #5Q</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Continued Hearing – 4/5/16</p>
4.	64-15-BZ	<p>Greenberg Traurig, LLP 39 Clarkson Street, Manhattan Variance (§72-21) to permit the conversion of a former manufacturing building to residential use contrary to 42-10. M1-5 zoning district. Community Board #2M</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Continued Hearing – 4/5/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 2, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
5.	169-15-BZ	Francis R. Angelino, Esq. 93 Worth Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment ("93") to be operated within an existing building. Community Board #1M
		Examiner: Rory Levy (212) 386-0082
		Status: Closed, Decision – 2/23/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 9, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	585-91-BZ	Paul F. Bonfilio Architect, PC 222-44 Braddock Avenue, Queens Extension of Term (§11 411) a previously approved variance which permitted the operation of an automotive service station (UG 16B), which expired on March 30, 2013; Waiver of the Rules. C1-3/R4 zoning district. Community Board #13Q Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 2/9/16

<i>SOC – CONTINUED HEARINGS</i>		
2.	132-92-BZ	Willy C. Yuin, RA 3948 Amboy Road, Staten Island Extension of Term of a previously approved variance (§72-21) which permitted day care use in the cellar of the subject premises in conjunction with a banquet hall use, which expired on July 19, 2014. R3X, CI-1 SRD zoning district. Community Board #3SI Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 2/9/16
3.	226-09-BZ	Rothkrug Rothkrug & Spector LLP 24 East 13th Street, Manhattan Extension of Term of a special permit (73-11) for a physical culture establishment on the third floor of an existing mixed-use building and for extension of time to obtain a Certificate of Occupancy and Waiver. C6-1 zoning district. Community Board #2M Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 3/22/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 9, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	35-10-BZ	<p>Sheldon Lobel, P.C. 144-11 77th Avenue, Queens 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. Community Board #8Q</p> <p style="margin-left: 20px;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="margin-left: 20px;">Status: Continued Hearing – 4/5/16</p>
5.	16-12-BZ	<p>Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn 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. Community Board #3BK</p> <p style="margin-left: 20px;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="margin-left: 20px;">Status: Continued Hearing – 4/5/16</p>

<i>SOC – NEW CASES</i>		
6.	227-10-BZ	<p>Eric Palatnik, P.C. 204-12 Northern Boulevard, Queens 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. Community Board #11Q</p> <p style="margin-left: 20px;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="margin-left: 20px;">Status: Adjourned, Continued Hearing – 4/5/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 9, 2016
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
7.	65-15-BZ & 66-15-A	<p>Akerman, LLP 361 Central Park West, Manhattan Variance (§72-21) to permit the conversion of an existing landmarked vacant church building into a 39 unit residential building. Companion case: 66-15-A for an Appeal pursuant to MDL 310 of MDL 30.2. R10A zoning district. Community Board #7M</p> <hr/> <p>Examiner: Joshua Saal (212) 386-0081</p> <hr/> <p>Status: Deferred Decision – 2/23/16</p>
8.	114-15-A thru 125-15-A	<p>Rothkrug Rothkrug & Spector LLP 9, 11, 15, 17, 21, 23, 27, 29, 33, 35, 41 thru 43 Jade Court, Staten Island Proposed construction of a single family home that does not front on a legally mapped street, contrary to General City Law Section 36. R3-1 (SRD) zoning district. Community Board #3SI</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Granted – 2/9/16</p>
9.	181-15-A thru 186-15-A	<p>Eric Palatnik, P.C. 7, 11, 15, 23, 27 Carriage Court, Staten Island Proposed construction of single family residences not fronting on a legally mapped street, contrary to General City Law Section 36. R1-1 zoning district. Community Board #2SI</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Granted – 2/9/16</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	234-14-A	<p>Law Offices of Marvin B. Mitzner 738 East 6th Street, Manhattan 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. Community Board #3M</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Adjourned, Continued Hearing – 4/5/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 9, 2016
10:00 A.M.

<i>BZ – DECISIONS</i>		
11.	52-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 102-16 Liberty Avenue, Queens Special Permit (§73-36) to permit a physical culture establishment (<i>Blink</i>) within a cellar and one-story commercial building. C2-3/R6B zoning district. Community Board #10Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 2/9/16</p>
12.	63-15-BZ	<p>Sheldon Lobel, P.C. 35 Sutton Place, Manhattan Variance (§72-21) to legalize the three existing enclosures of portions of the terrace of Unit PHC located on the penthouse floor of the premises. R10 zoning district. Community Board #6M</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Off-Calendar</p>
13.	76-15-BZ	<p>Law Office of Lyra Altman 1825 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage (ZR 23-141); perimeter wall height (ZR 23-631); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 2/9/16</p>

<i>BZ – CONTINUED HEARINGS</i>		
14.	319-14-BZ	<p>Eric Palatnik, P.C. 1781 South Avenue, Staten Island Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>UFC Gym</i>). C43 zoning district. Community Board #2SI</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 2/9/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 9, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	252-15-BZ	Law Office of Jay Goldstein, PLLC 1120 East 24th Street, Brooklyn Special Permit (§73-622) to permit an enlargement of an existing two-family home to be converted to a single family home contrary to floor area and open space (ZR 23-141(b)); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Postponed Hearing – 3/22/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 23, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	472-37-BZ	<p>Eric Palatnik, P.C. 2765 Cropsey Avenue, Brooklyn Extension of Term (§11-411) for the continued operation of an automotive service station which expired on January 27, 2014; Amendment (§11-412) to permit the conversion of repair bays into convenient store, the addition of a new canopy and relocation of fuel storage tanks. R5 zoning district. Community Board #13BK Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 4/26/16</p>
2.	196-49-BZ	<p>Vassalotti Associates Architects, LLP. 1280 Allerton Avenue, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on September 30, 2015; Amendment to permit the conversion of the accessory building to an accessory convenience store; Extension of Time to obtain a Certificate of Occupancy which expired on June 12, 2013; Waiver of the Rules. R4 zoning district. Community Board #11BX Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 4/12/16</p>
3.	528-64-BZ	<p>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 Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 4/26/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 23, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	129-97-BZ	Gerald J. Caliendo, RA, AIA 150-65 Cross Island Parkway, Queens Amendment to permit the proposed conversion of an existing lubritorium to a commercial retail establishment (use group 6) and enlargement of the basement level. C1-2/R3-2 zoning district. Community Board #7Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 4/26/16
5.	318-06-BZ	Eric Palatnik, P.C. 49-05 Astoria Boulevard aka 22-41 49th Street, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B), which expired on May 22, 2013; Extension of Time to Obtain a Certificate of Occupancy which expired on November 22, 2007; Waiver of the Rules. R4 zoning district. Community Board #1Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 5/24/16

<i>SOC – NEW CASES</i>		
6.	1122-81-BZ	Eric Palatnik, P.C. 105-14 Astoria Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted a one-story enlargement of a then existing metal supply establishment (UG 17) increasing the degree of non-conformity, which expired on November 9, 2012; Waiver of the Rules. R3-2 zoning district. Community Board #4Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 5/3/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 23, 2016
10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	201-08-BZ	<p>Rothkrug Rothkrug & Spector, LLP 40-38 216th Street, Queens Extension of Time to Complete Construction and a Waiver (72-01) for extension of time to complete construction of a previously variance granted to allow the one story commercial building use for 18 parking spaces and offices (UG 6) contrary to use regulation. R3X zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 4/26/16</p>
8.	231-10-BZ	<p>Eric Palatnik, P.C. 430-440 Park Avenue, Brooklyn Extension of Time to Complete Construction of a Williamsburg Infant and Early Childhood Development Center (the school) and obtain a Certificate of Occupancy which is set to expire on February 14, 2016. M1-1 zoning district. Community Board #3BK Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 2/23/16</p>
9.	2-11-BZ	<p>Cozen O'connor 117 Seventh Avenue South, Manhattan Extension of Time to Complete Construction of a previously approved Variance (§72-21) to allow for a residential and community facility enlargement to an existing commercial building, contrary to setback (§33-432) and open space regulations (§23-14) which expired on November 22, 2015. C4-5 zoning district. Community Board #2M Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 2/23/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 23, 2016
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
10.	35-15-A	<p>Herrick Feinstein, LLP 2001 Bartow Avenue, Bronx An administrative appeal challenging the Department of Buildings' final determination dated January 26, 2015, to permit the installation of 54 individual signs at the subject property. C7 zoning district. Community Board #10BX</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 3/22/16</p>
11.	65-15-BZ & 66-15-A	<p>Akerman, LLP 361 Central Park West, Manhattan Variance (§72-21) to permit the conversion of an existing landmarked vacant church building into a 39 unit residential building. Companion case: 66-15-A for an Appeal pursuant to MDL 310 of MDL 30.2. R10A zoning district. Community Board #7M</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Closed, Decision – 3/8/16</p>
12.	2016-748-A & 2016-749-A	<p>Mayor's Office of Housing Recovery Operations ("HRO") 108-08 and 108-10 Shore Front Parkway, Queens BIB Program Re-open hearing.</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Withdrawn – 2/23/16</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	163-14-A thru 165-14-A	<p>Ponte Equities 502, 504, 506 Canal Street, Manhattan Appeal seeking waiver of Section G304.1.2 of the NYC Building Code to permit a conversion of a historic structure from commercial to residential in a flood hazard area. C6-2A zoning district. Community Board #1M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 8/23/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 23, 2016
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
14.	174-15-A thru 176-15-A	<p>Philip L. Rampulla 27 Johnson Street, Staten Island Proposed construction of buildings that do not front on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. M3-1 (SRD) zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 4/12/16</p>
15.	197-15-A	<p>Slater & Beckerman, P.C. 32 Berry Street, Brooklyn Determination made by Department of Buildings Technical Affairs that under ZR 42-561 a proposed advertising sign, comprising 750 sq. ft. of surface area, may not be located at the premises, facing a Special Mixed Use District (M1-1)/R6A zoning district. Community Board #3BK Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 5/17/16</p>

<i>BZ – DECISIONS</i>		
16.	31-14-BZ	<p>Moshe M. Friedman, P.E. 165 Spencer Street, Brooklyn Special Permit (§73-19) to allow a conversion of an existing Synagogue (<i>Bnos Square of Williamsburg</i>) building (Use Group 4 to Use Group 3). M1-2 zoning district. Community Board #3BK Examiner: Rory Levy (212) 386-0082 Status: Deferred Decision – 4/12/16</p>
17.	60-14-BZ	<p>Law Office of Jay Goldstein, PLLC 141-41 72nd Avenue, Queens Variance (§72-21) to enlarge a community facility (<i>Sephardic Congregation</i>), contrary to floor lot coverage rear yard, height and setback (24-00). R4-1 zoning district. Community Board #8Q Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 3/8/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 23, 2016
10:00 A.M.

<i>BZ – DECISIONS</i>		
18.	129-14-BZ	<p>Sheldon Lobel, P.C. 2137 East 12th Street, Brooklyn Special Permit (§73-622) as amended, to permit the enlargement of a single-family detached residence, contrary to floor area, side yard, and rear yard regulations. R5 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 2/23/16</p>
19.	95-15-BZ	<p>Eric Palatnik, P.C. 1203 Jerome Avenue, Bronx Special Permit (§73-36) to a physical culture establishment (<i>Retro Fitness</i>), within two-story masonry building. C8-3 Div. by R7-1 W/C2-4 zoning district. Community Board #4BX Examiner: Rory Levy (212) 386-0082 Status: Granted – 2/23/16</p>
20.	169-15-BZ	<p>Francis R. Angelino, Esq. 93 Worth Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment ("93") to be operated within an existing building. Community Board #1M Examiner: Rory Levy (212) 386-0082 Status: Granted – 2/23/16</p>

<i>BZ – CONTINUED HEARINGS</i>		
21.	322-13-BZ	<p>Sheldon Lobel, P.C. 42-01 Main Street, Queens Re-instatement (§11-411) of a previously approved variance which permitted accessory parking on the zoning lot for the use Group 6 commercial building, which expired on September 23, 1990; Waiver of the Rules. R6/C1-2 and R6 zoning district. Community Board #7Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 4/26/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 23, 2016
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
22.	330-13-BZ	<p>Alexander Levkovich 2801 Brown Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single family home contrary to floor area (ZR 23-141). R4-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Adjourned, Continued Hearing – 4/12/16</p>
23.	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 Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 5/24/16</p>
24.	269-14-BZ	<p>Gerald J. Caliendo, RA, AIA 89-44 Metropolitan Avenue, Queens Special Permit §73-36) to permit the physical culture establishment (<i>Massage Emy Spa</i>) on the first floor level of an existing commercial building. C2-2 in R4 zoning district. Community Board #5Q Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 4/26/16</p>
25.	203-15-BZ	<p>Kramer Levin Naftalis & Frankell LLP 44 Union Square East, Manhattan Variance (§72-21) to allow the restoration, reuse and enlargement of an existing commercial building located partly in a C6-4 district/Special Union Square District and an R8B district. The building is Tammany Hall and is a landmark. Community Board #5M Examiner: Joshua Saal (212) 386-0081 Status: Closed, Decision – 3/22/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 23, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	11-15-BZ	<p>Eric Palatnik, P.C. 155 Dover Street, Brooklyn Special Permit (§73-622) to permit an enlargement of one family home, seek to waive the floor area, lot coverage, rear yard and open space requirements. R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 4/12/16</p>
2.	67-15-BZ	<p>Francis R. Angelino, Esq. 338 West 23rd Street, Manhattan Special Permit (§73-201) to permit the legalization of a theater (<i>Cell Theatre</i>) with a capacity of not more than 500 persons in an existing building. C1-6A zoning district. Community Board #4M Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 4/12/16</p>
3.	187-15-BZ	<p>Law Office of Jay Goldstein 500-514 Lexington Avenue, Manhattan Proposed operation of a physical culture establishment (<i>Sheva Thai Spa</i>) on a portion of the ground floor of the premises. C5-3/C6-6, MID zoning district. Community Board #5M Examiner: Rory Levy (212) 386-0082 Status: Granted – 2/23/16</p>
4.	202-15-BZ	<p>Slater & Beckerman, PC 6469 Broadway, Bronx Variance (§72-21) seeks a modification of 25-25 to reduce the required number of parking spaces for an 11-story, non-profit residence for the elderly from 19 to 11. R6/C2-2 zoning district. Community Board #8BX Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 3/22/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 8, 2016
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	595-44-BZ	<p>Montgomery McCracken Walker & Rhoads, LLP 30 Central Park South, Manhattan Extension of Term (§11-411) of a previously approved variance which permitted Office Use (UG 6) which expired on July 12, 2015. R10H zoning district. Community Board #5M</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 3/8/16</p>
2.	97-08-BZ	<p>Eric Palatnik P.C. 84 Sandford Street, Brooklyn Extension of Time to obtain a Certificate of Occupancy of a previously approved Special Permit (§73-19) permitting the legalization of an existing school (UG 3), which expired on March 16, 2012; Waiver of the Rules. M1-1 district. Community Board #3BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 3/8/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
3.	526-76-BZ	<p>Vito J Fossella, P.E. 1492 Victory Boulevard, Staten Island Amendment of a previously approved variance which permitted the conversion of a three story building consisting of two family residence and a store into a three story office building which expired on December 21, 1981. The Amendment seeks to eliminate the term. R2 zoning district. Community Board #3SI</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Adjourned, Continued Hearing – 4/26/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 8, 2016
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	382-80-BZ	<p>Law Office of Fredrick A. Becker 316-318 East 91st Street, Manhattan Extension of Term of a previously approved variance permitting the operation of a theater (UG 8) on the mezzanine and second floor of an existing building which expired on July 1, 2015. R8B zoning district. Community Board #8M</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Closed, Decision – 4/12/16</p>
5.	826-86-BZ thru 828-86-BZ	<p>Eric Palatnik, P.C. 269-10 & 270-10 Grand Central Parkway, Queens Extension of Term of Special Permit (§73-11) permitting non-accessory radio towers and transmitting equipment on the roof of an existing thirty-three story building which expired on January 26, 2015. R3-2 zoning district. Community Board #13Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 5/3/16</p>
6.	173-92-BZ	<p>Simons & Wright LLC 220 East 86th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of martial arts studio which expires on January 24, 2014; Amendment to permit the relocation of the facility from the 2nd floor to the cellar. C2-8A zoning district. Community Board #8M</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 5/24/16</p>
7.	47-10-BZ	<p>Eric Palatnik, P.C. 895 Zerega Avenue aka 2351 Story Avenue, Bronx Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting manufacturing use on a residential portion of a split zoning lot, which expired on April 12, 2011; Waiver of the Rules. M1-1/R3-2 zoning district. Community Board #9BX</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Closed, Decision – 5/3/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 8, 2016
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	732-41-BZ	<p>Eric Palatnik, P.C. 100-17 Beach Channel Drive, Queens Amendment (§11-411) seek to reopen and amend a previously granted variance for residence Use Group 16 gasoline service station with accessory uses, located within an R4 zoning district. Community Board #14Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Closed, Decision – 5/24/16</p>
9.	636-54-BZ	<p>Akerman, LLP 9612 Seaview Avenue, Brooklyn Extension of Term and Waiver (11-411) to extend the term of the previously granted variance allowing the operation n automotive service station expiring October 16, 2011. C1-3 zoning district. Community Board #18BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 4/26/16</p>
10.	1092-79-BZ	<p>Greenberg Traurig, LLP 112 Charlton Street aka 547 Greenwich Street, Manhattan Amendment of a previously variance to facilitate the transfer of unused development rights from the variance site for incorporation into a new as-of-right development. M1-6(HDA) zoning district. Community Board #2M</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 3/8/16</p>
11.	173-93-BZ	<p>Eric Palatnik, P.C. 32-23 Queens Boulevard aka 43-11 32nd Place, Queens 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. Community Board #2Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Closed, Decision – 4/5/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 8, 2016
10:00 A.M.

<i>SOC – NEW CASES</i>		
12.	189-09-BZ	<p>Eric Palatnik, P.C. 3067 Richmond Terrace, Staten Island Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the legalization of an existing mosque and Sunday school (Nor Al-Islam Society), contrary to use and maximum floor area ratio (§§42-00 and 43-12) and construction with the bed of a mapped street, which expired on May 10, 2015; Amendment to permit minor changes to the interior layout. M3-1 zoning district. Community Board #1SI</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Continued Hearing – 5/24/16</p>
13.	87-12-BZ	<p>Troutman Sanders, LLP 1720-1728 Sheepshead Bay Road, Brooklyn Amendment (73-36) to permit a change in ownership of the PCE from Bally total fitness. C2-2/R4 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Closed, Decision – 4/12/16</p>
14.	313-12-BZ	<p>Troutman Sanders, LLP 1009 Flatbush Avenue, Brooklyn Amendment of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Culture Establishment. The Amendment is to permit the change in ownership from "Bally Total Fitness" to 24 Hour Fitness, Inc. and to reflect change in signage. C4-2/C4-4A zoning district. Community Board #14BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Closed, Decision – 4/12/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 8, 2016
10:00 A.M.

<i>APPEAL – DECISIONS</i>		
15.	65-15-BZ & 66-15-A	<p>Akerman, LLP 361 Central Park West, Manhattan Variance (§72-21) to permit the conversion of an existing landmarked vacant church building into a 39 unit residential building. Companion case: 66-15-A for an Appeal pursuant to MDL 310 of MDL 30.2. R10A zoning district. Community Board #7M Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 6/2/16</p>
16.	223-15-A	<p>Lauria Associates 638 Sharrotts Road, Block Staten Island Proposed construction of a one story 15,000 square foot building with mezzanines throughout which does not have frontage on a legally mapped street contrary to Article 3, Section 36 of the General City Law. M1-1 Zoning District. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 3/8/16</p>

<i>APPEAL – NEW CASES</i>		
17.	244-15-A	<p>Greenberg Traurig 677 Fifth Avenue, Manhattan Appeal challenging NYC Department of Building's determination that a video display wall with in a new store, is a sign as per the definition of sign as provided in ZR Section 12-10 of the Zoning Resolution. C5-3 (Midtown-5th Avenue Sub district). Community Board #5M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 5/24/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 8, 2016
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
18.	262-15-A	<p>Eric Palatnik, P.C. 64 Sharrott Avenue, Staten Island GCL 36 to permit the development of a one story, Use Group 6 Commercial Building located within an R3X/C1-1 zoning district, contrary to Article 3, Section 36 of the NYS General City Law. Community Board #3SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 4/12/16</p>
19.	2016-1222-A thru 2016-1438-A	<p>Mayor’s Office of Housing Recovery Operations (“HRO”) Various Sites in Brooklyn, Queens and Staten Island Waiver of General City Law 35 for 2899 properties destroyed or substantially damaged by Hurricane Sandy filed by HRO on behalf of individual property owners enrolled in New York City’s Build-It-Back (“BIB”) program.</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 3/8/16</p>
	2016-1439-A & 2016-1440-A	<p>Mayor’s Office of Housing Recovery Operations (“HRO”) Various Sites in Brooklyn, Queens and Staten Island Waiver of General City Law 35 for 2899 properties destroyed or substantially damaged by Hurricane Sandy filed by HRO on behalf of individual property owners enrolled in New York City’s Build-It-Back (“BIB”) program.</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Withdrawn – 3/8/16</p>
	2016-1441-A thru 2016-2646-A	<p>Mayor’s Office of Housing Recovery Operations (“HRO”) Various Sites in Brooklyn, Queens and Staten Island Waiver of General City Law 35 for 2899 properties destroyed or substantially damaged by Hurricane Sandy filed by HRO on behalf of individual property owners enrolled in New York City’s Build-It-Back (“BIB”) program.</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 3/8/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 8, 2016
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
	2016-2647-A	Mayor’s Office of Housing Recovery Operations (“HRO”) Various Sites in Brooklyn, Queens and Staten Island Waiver of General City Law 35 for 2899 properties destroyed or substantially damaged by Hurricane Sandy filed by HRO on behalf of individual property owners enrolled in New York City’s Build-It-Back (“BIB”) program. Examiner: Joshua Saal (212) 386-0081 Status: Withdrawn – 3/8/16
	2016-2648-A thru 2016-4120-A	Mayor’s Office of Housing Recovery Operations (“HRO”) Various Sites in Brooklyn, Queens and Staten Island Waiver of General City Law 35 for 2899 properties destroyed or substantially damaged by Hurricane Sandy filed by HRO on behalf of individual property owners enrolled in New York City’s Build-It-Back (“BIB”) program. Examiner: Joshua Saal (212) 386-0081 Status: Granted – 3/8/16

<i>BZ – DECISIONS</i>		
20.	60-14-BZ	Law Office of Jay Goldstein, PLLC 141-41 72nd Avenue, Queens Variance (§72-21) to enlarge a community facility (<i>Sephardic Congregation</i>), contrary to floor lot coverage rear yard, height and setback (24-00). R4-1 zoning district. Community Board #8Q Examiner: Rory Levy (212) 386-0082 Status: Granted – 3/8/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 8, 2016
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
21.	30-12-BZ	<p>Board of Standards and Appeals 142-41 Roosevelt Avenue, Queens Remanded back to Board of Standards and Appeals; seeks a judgment vacating the resolution issued on January 15, 2013 and filed on January 17, 2013. R6-/C2-2 zoning district. Community Board #7Q</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 5/3/16</p>
22.	231-14-BZ	<p>Sheldon Lobel, P.C. 124 West 23rd Street, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Orangetheory Fitness</i>) within a portion of an existing commercial building. C6-3X zoning district. Community Board #4M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 4/12/16</p>
23.	318-14-BZ	<p>Walter T. Gorman, P.E., P.C. 1672-1680 86th Street aka 1-17 Bay 14th Street, Brooklyn Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on October 27, 1987; Waiver of the Rules. C1-2 in R5 zoning district. Community Board #11BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Closed, Decision – 6/2/16</p>
24.	71-15-BZ	<p>548 W 22 Holding LLC 548 West 22nd Street, Manhattan Variance (§72-21) the conversion and enlargement of the existing 4-story building, build around 1920 on a fragile foundation system for manufacturing use and later converted to an art Museum to a 20-story mixed-use building with commercial uses on the ground floor and residential use. M1-5/C6-3/SWCD zoning district. Community Board #4M</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Closed, Decision – 5/17/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 8, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	126-15-BZ	<p>Sheldon Lobel, P.C. 1782 East 27th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single family home. R3-2 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Continued Hearing – 5/3/16</p>
2.	177-15-BZ	<p>Philip L. Rampulla, AIA 432 Albourne Avenue, Staten Island Variance (§72-21) to permit the development of a new two family dwelling contrary to required side yards and permit a 3rd parking space to be located between the building wall and the street wall. R3-X, SRD, GMD zoning district. Community Board #3SI</p> <hr/> <p>Examiner: Tracie Behnke (212) 386-0086</p> <hr/> <p>Status: Closed, Decision – 4/12/16</p>
3.	253-15-BZ	<p>Law Office of Jay Goldstein 997 East 22nd Street, Brooklyn Special Permit (73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141); and less than the minimum rear yard (ZR 23-47). R2 zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Continued Hearing – 5/3/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 22, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	402-86-BZ	Carl A. Sulfaro, Esq. 22-12 129th Street, Queens Amendment of a previously approved Variance which permitted the use of Warehouse (UG 16) in a then R4 zoning district. The amendment seeks to eliminate the term since the subject site has been rezoned to M1-1; Waiver of the Rules. M1-1 zoning district. Community Board #7Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 3/22/16
2.	226-09-BZ	Rothkrug Rothkrug & Spector LLP 24 East 13th Street, Manhattan Extension of Term of a special permit (73-11) for a physical culture establishment on the third floor of an existing mixed-use building and for extension of time to obtain a Certificate of Occupancy and Waiver. C6-1 zoning district. Community Board #2M
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 3/22/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 22, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	802-48-BZ	<p>Eric Palatnik 1346 Beach Channel Drive, Queens Extension of Term (72-01) to extend the term of a variance for automotive service station, repair shop and accessory convenient store, which was granted October 17, 2006. R5/C1 zoning district. Community Board #14Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Closed, Decision – 6/21/16</p>
4.	1207-66-BZ	<p>Carl A. Sulfaro, Esq. 305 Washington Avenue Brooklyn Extension of Term of a previously granted variance for the continued operation of a UG6 art supply and bookstore which expired July 5, 2012; Waiver of the Rules. R6 zoning district. Community Board #3BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 7/19/16</p>
5.	1255-80-BZ	<p>Gerald J. Caliendo, RA. AIA 35-33 31st Street, Queens Extension of Term; Amendment and Waiver 72-01: request an extension of term for a previously expired variance that expired on 6/2/2011 and Amendment to change from the use (UG 17) to (UG6) and also require Waiver of the Rules. R5 zoning district. Community Board #1Q</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 6/2/16</p>
6.	98-06-BZ	<p>Eric Palatnik, P.C. 1045 Beach 9th Street, Queens Amendment of a previously approved Variance (§72-21) which permitted school (<i>Yeshiva Siach Yitzchok</i>) contrary to bulk regulation and contrary to General City Law section 35. The Amendment seeks minor interior changes and an increase in height from fifty feet to a proposed fifty four feet. R4A zoning district. Community Board #14Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 5/3/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 22, 2016

10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	201-97-BZ	<p>Eric Palatnik, P.C. 119-02 Rockaway Boulevard, Queens Amendment of a previously approved Variance (§72-21) which permitted the erection and use of a one-story building as a non-conforming Use Group 6 drug store with accessory parking. The Amendment seeks to eliminate the term of the variance since the use is now permitted in the district. C2-3/R3-2 zoning district. Community Board #10Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 6/21/16</p>
8.	4-98-BZ	<p>Eric Palatnik, P.C. 127-04 Guy Brewer Boulevard, Queens Amendment of a previously approved variance (72-21) which permitted the operation of a drug store (UG 6) contrary to uses regulations. The amendment seeks to eliminate the term of the variance and reflect non-compliance with respect to bulk. C1-3/R3X zoning district. Community Board #12Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 4/26/16</p>
9.	238-04-BZ	<p>Rothkrug Rothkrug & Spector LLP 62 Cooper Square, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment located in the cellar, first and mezzanine floors, of an existing twelve story mixed-use building, which expired on January 25, 2015; Waiver of the Rules. M1-5B zoning district. Community Board #2M Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 5/3/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 22, 2016

10:00 A.M.

<i>APPEALS - DECISIONS</i>		
10.	35-15-A	<p>Herrick Feinstein, LLP 2001 Bartow Avenue, Bronx An administrative appeal challenging the Department of Buildings' final determination dated January 26, 2015, to permit the installation of 54 individual signs at the subject property. C7 zoning district. Community Board #10BX</p>
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 5/3/16

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	300-08-A	<p>Law office of Marvin B. Mitzner LLC 39-35 27th Street, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district. Community Board #1Q</p>
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 4/26/16
12.	141-15-A thru 155-15-A	<p>Eric Palatnik, P.C. Cheevers Lane and Geigerich Avenue, Staten Island Proposed construction for fifteen single family residential homes not fronting on a legally mapped street, pursuant to Article 3 Section 36 of the General City Law, located within an R1-2 zoning district. Community Board #3SI</p>
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 3/22/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 22, 2016

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
13.	106-15-A & 107-15-A	<p>Eric Palatnik, P.C. 42-29 & 42-31 149th Street, Queens Proposed construction of a building located partially within the bed of mapped unbuilt street, pursuant Article 3 Sections 35/36 of the General City Law. R4-1 zoning district. Community Board #7Q</p> <p style="text-align: right;">Examiner: Toni Matias (212) 386-0085</p> <p style="text-align: right;">Status: Closed, Decision – 5/3/16</p>
14.	218-15-A	<p>Eric Palatnik, P.C. 428 St. Marks Place, Staten Island Proposed construction of a four story, five dwelling unit, mixed use building (office and residential) on a lot that is partially located within the bed of a mapped street, contrary to Article 3 Section 35 of the General City Law. C4-2 Zoning District. Community Board #1SI</p> <p style="text-align: right;">Examiner: Toni Matias (212) 386-0085</p> <p style="text-align: right;">Status: Closed, Decision – 5/3/16</p>

<i>BZ – DECISIONS</i>		
15.	101-14-BZ	<p>Moshe M. Friedman P.E. 1975 51st Street, Brooklyn Variance (§72-21) to permit the vertical extension of an existing not for profit religious school. R5 zoning district. Community Board #12BK</p> <p style="text-align: right;">Examiner: Rory Levy (212) 386-0082</p> <p style="text-align: right;">Status: Granted – 3/22/16</p>
16.	203-15-BZ	<p>Kramer Levin Naftalis & Frankell LLP 44 Union Square East, Manhattan Variance (§72-21) to allow the restoration, reuse and enlargement of an existing commercial building located partly in a C6-4 district/Special Union Square District and an R8B district. The building is Tammany Hall and is a landmark. Community Board #5M</p> <p style="text-align: right;">Examiner: Joshua Saal (212) 386-0081</p> <p style="text-align: right;">Status: Granted – 3/22/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 22, 2016
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	24-14-BZ	<p>Gerald J. Caliendo, Architect, PC 106-02 Sutter Avenue, Queens Variance (§72-21) to legalize an enlargement of an existing one family residence and a conversion from one dwelling unit to two dwelling units, contrary to front and side yards (§23-45 and §23-46). R4 zoning district. Community Board #10Q Examiner: Henry Segovia (212) 386-0074 Status: Adjourned, Continued Hearing – 4/26/16</p>
18.	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 Sorab</i>) (Use Group 3) is contrary to §§42-00 & 43-43. M1-1 zoning district. Community Board #11BK Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 5/17/16</p>
19.	102-14-BZ	<p>Moshe M Friedman, P.E. 4017 Avenue P, Brooklyn Variance (§72-21) to permit the extension of house of worship (UG4) (<i>Congregation Tifreles Avahom D’Zidichov</i>) in an existing building lot of a three story brick building. R3-2 zoning district. Community Board #3BK Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 5/24/16</p>
20.	229-14-BZ	<p>Jeffery A. Chester/GSHLLP 55-05 Myrtle Avenue, Queens Special Permit (§73-36) to seek the legalization of an existing physical culture establishment (<i>Lucille Roberts</i>). C4-3A zoning district. Community Board #5Q Examiner: Rory Levy (212) 386-0082 Status: Withdrawn – 3/22/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 22, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
21.	240-14-BZ	<p>Gregory J. Tarone, Esq. 1620 Shore Boulevard, Brooklyn Special Permit (§73-622) for the enlargement of a single family home contrary to floor area, open space and lot coverage (ZR 23-141(b)); side yard requirement (ZR 23-461); and perimeter wall height (ZR 23-361(b)). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 5/3/16</p>
22.	329-14-BZ	<p>Law Office of Lyra J. Altman 1316 Avenue S, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family semi-detached residence contrary to floor area, lot coverage and open space (ZR 23-141); side yard (ZR 23-461) and less than the minimum required rear yard (ZR 23-47). R4-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Adjourned, Continued Hearing – 4/26/16</p>
23.	44-15-BZ	<p>Akerman, LLP 145 Central Park North, Manhattan Variance (§72-21) to permit the construction of a conforming fourteen-story, (UG 2) residential building containing 24 dwelling units contrary to the maximum building height and front setback requirements (§23-633 and rear setback requirements (§23-633(b)). R8 zoning district. Community Board #10M</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Closed, Decision – 6/14/16</p>
24.	202-15-BZ	<p>Slater & Beckerman, PC 6469 Broadway, Bronx Variance (§72-21) seeks a modification of 25-25 to reduce the required number of parking spaces for an 11-story, non-profit residence for the elderly from 19 to 11. R6/C2-2 zoning district. Community Board #8BX</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 3/22/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 22, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	333-14-BZ	<p>Law Office of Lyra J. Altman 2323 East 5th Street, Brooklyn Special Permit (73-622) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yard requirements (ZR 23-461 & ZR 23-48) and less than the minimum rear yard (ZR 23-47). R4 (OP) zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 5/3/16</p>
2.	21-15-BZ	<p>Eric Palatnik, P.C. 112-35 69th Avenue, Queens Special Permit (73-621) for the enlargement of an existing one-family dwelling which will not provide the required open space ratio. R1-2A zoning district. Community Board #6Q Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 5/3/16</p>
3.	39-15-BZ	<p>Bryan Cave, LLP 74-76 Eighth Avenue, Manhattan Variance (§72-21) to permit the construction of a new 12 story, 37,166 sq. ft. office building (UG 6) with ground floor retail (UG 6) contrary to floor area (§33-122) and setback requirements (§32-24). C6-2A zoning district. Community Board #2M Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 5/24/16</p>
4.	252-15-BZ	<p>Law Office of Jay Goldstein, PLLC 1120 East 24th Street, Brooklyn Special Permit (§73-622) to permit an enlargement of an existing two-family home to be converted to a single family home contrary to floor area and open space (ZR 23-141(b)); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 5/17/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<i>SOC – DECISIONS</i>		
1.	173-93-BZ	<p>Eric Palatnik, P.C. 32-23 Queens Boulevard aka 43-11 32nd Place, Queens 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. Community Board #2Q Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 4/5/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	202-62-BZ	<p>Warshaw Burstein, LLP 950 Allerton Avenue, Bronx 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. Community Board #11BX Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 5/3/16</p>
3.	142-92-BZ	<p>Kramer Levin Naftalis & Frankel 473-541 6th Street Brooklyn 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. Examiner: Joshua Saal (212) 386-0081 Status: Granted – 4/5/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<i>SOC – CONTINUED HEARINGS</i>		
4.	289-13-BZ	<p>Kramer Levin Naftalis & Frankel LLP 473-541 6th Street Brooklyn 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. Community Board #6BK</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 4/5/16</p>
5.	57-95-A thru 59-95-A	<p>Alison Jacobs, Esq. 473, 474/475, 476 Central Park West, Manhattan Amendment/Time to Complete construction filed under Certificate of Occupancy Modification. R7-2 zoning district. Community Board #7M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 5/24/16</p>
6.	186-08-BZ	<p>Petrus fortune, P.E. 3065 Atlantic Avenue, Brooklyn 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 & 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. Community Board #5BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Off-Calendar</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<i>SOC – CONTINUED HEARINGS</i>		
7.	35-10-BZ	<p>Sheldon Lobel, P.C. 144-11 77th Avenue, Queens 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 Torah 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. Community Board #8Q</p> <p style="margin-left: 20px;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="margin-left: 20px;">Status: Off-Calendar</p>
8.	227-10-BZ	<p>Eric Palatnik, P.C. 204-12 Northern Boulevard, Queens 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. Community Board #11Q</p> <p style="margin-left: 20px;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="margin-left: 20px;">Status: Closed, Decision – 4/12/16</p>
9.	16-12-BZ	<p>Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn 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. Community Board #3BK</p> <p style="margin-left: 20px;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="margin-left: 20px;">Status: Continued Hearing – 5/17/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<i>SOC – NEW CASES</i>		
10.	364-82-BZ	Troutman Sanders LLP 245-24 Horace Harding Expressway, Queens 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. Community Board #11Q Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 5/17/16
11.	229-84-BZ	Troutman Sanders LLP 75-28 Queens Boulevard, Queens 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. Community Board #4Q Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 6/2/16

<i>APPEALS – DECISIONS</i>		
12.	67-13-A	Board of Standards and Appeals 945 Zerega Avenue, Bronx 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. Community Board #9BX Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 7/12/16

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<i>APPEAL – CONTINUED HEARINGS</i>		
13.	234-14-A	Law Offices of Marvin B. Mitzner 738 East 6th Street, Manhattan 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. Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 6/28/16

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

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

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 5, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	99-14-BZ	<p>Arisa Realty Co. 432-434 West 31st Street, aka 433-435 West 30th Street, Manhattan 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). Community Board #4M Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 5/17/16</p>
2.	189-15-BZ	<p>Sheldon Lobel, P.C. 7311 3rd Avenue, Brooklyn 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. Community Board #10BK Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 5/17/16</p>
3.	222-15-BZ	<p>Akerman, LLP 86-09 Roosevelt Avenue, Queens 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. Community Board #3Q Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 5/17/16</p>
4.	224-15-BZ	<p>Sheldon Lobel, P.C. 37 82nd Street, Brooklyn 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. Community Board #10BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 5/17/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 12, 2016
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	382-80-BZ	<p>Law Office of Fredrick A. Becker 316-318 East 91st Street, Manhattan Extension of Term of a previously approved variance permitting the operation of a theater (UG 8) on the mezzanine and second floor of an existing building which expired on July 1, 2015. R8B zoning district. Community Board #8M</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 4/12/16</p>
2.	227-10-BZ	<p>Eric Palatnik, P.C. 204-12 Northern Boulevard, Queens 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. Community Board #11Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Closed, Decision – 4/26/16</p>
3.	87-12-BZ	<p>Troutman Sanders, LLP 1720-1728 Sheepshead Bay Road, Brooklyn Amendment (73-36) to permit a change in ownership of the PCE from Bally total fitness. C2-2/R4 zoning district. Community Board #15BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 4/12/16</p>
4.	313-12-BZ	<p>Troutman Sanders, LLP 1009 Flatbush Avenue, Brooklyn Amendment of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Culture Establishment. The Amendment is to permit the change in ownership from "Bally Total Fitness" to 24 Hour Fitness, Inc. and to reflect change in signage. C4-2/C4-4A zoning district. Community Board #14BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 4/12/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 12, 2016
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	196-49-BZ	<p>Vassalotti Associates Architects, LLP. 1280 Allerton Avenue, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on September 30, 2015; Amendment to permit the conversion of the accessory building to an accessory convenience store; Extension of Time to obtain a Certificate of Occupancy which expired on June 12, 2013; Waiver of the Rules. R4 zoning district. Community Board #11BX</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Adjourned, Continued Hearing – 5/17/16</p>

<i>SOC – NEW CASES</i>		
6.	253-89-BZ	<p>Friedman & Gotbaum, LLP 405-411 East 73rd Street, Manhattan Amendment of a previously approved Variance (72-21) which permitted an eleven story community facility (<i>Ronald McDonald House of New York</i>) with residences contrary to underlying bulk regulations. The amendment seeks to allow a 6,954 sf enlargement. C1-9/R8B zoning district. Community Board #8M</p> <hr/> <p>Examiner: Joshua Saal (212) 386-0081</p> <hr/> <p>Status: Closed, Decision – 4/26/16</p>
7.	202-05-BZ	<p>Eric Palatnik, P.C. 11-11 131st Street, Queens Amendment to reflect the conditions approved pursuant to BSA Cal 298-13-BZ; to legalize modifications to interior spaces; and to extend the term of a special permit granted pursuant to ZR 73-36. M1-1 zoning district. Community Board #1Q</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Continued Hearing – 5/17/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 12, 2016
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	174-15-A thru 176-15-A	<p>Philip L. Rampulla 27 Johnson Street & 100-101 Mila Way, Staten Island Proposed construction of buildings that do not front on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. M3-1 (SRD) zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 4/12/16</p>
9.	262-15-A	<p>Eric Palatnik, P.C. 64 Sharrott Avenue, Staten Island GCL 36 to permit the development of a one story, Use Group 6 Commercial Building located within an R3X/C1-1 zoning district, contrary to Article 3, Section 36 of the NYS General City Law. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 4/12/16</p>

<i>APPEAL – NEW CASES</i>		
10.	162-15-A thru 164-15-A	<p>Akerman Senterfitt, LLP 139-48 88th Road, Queens Application seeks a determination that the applicant has vested rights in the continued development of the proposed residential building at the premises. R5 zoning district. Community Board #13Q Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 5/17/16</p>
11.	165-15-A thru 166-15-A	<p>Akerman Senterfitt, LLP 88-30, 88-34, 88-36, 88-38 144th Street, Queens Application seeks a determination that the applicant has vested rights in the continued development of the proposed residential building at the premises. R5 zoning district Community Board #13Q Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 5/17/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 12, 2016
10:00 A.M.

<i>BZ – DECISIONS</i>		
12.	31-14-BZ	<p>Moshe M. Friedman, P.E. 165 Spencer Street, Brooklyn Special Permit (§73-19) to allow a conversion of an existing Synagogue (<i>Bnos Square of Williamsburg</i>) building (Use Group 4 to Use Group 3). M1-2 zoning district. Community Board #3BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Deferred Decision – 6/28/16</p>
13.	231-14-BZ	<p>Sheldon Lobel, P.C. 124 West 23rd Street, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>Orangetheory Fitness</i>) within a portion of an existing commercial building. C6-3X zoning district. Community Board #4M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 4/12/16</p>
14.	177-15-BZ	<p>Philip L. Rampulla, AIA 432 Albourne Avenue, Staten Island Variance (§72-21) to permit the development of a new two family dwelling contrary to required side yards and permit a 3rd parking space to be located between the building wall and the street wall. R3-X, SRD, GMD zoning district. Community Board #3SI</p> <p>Examiner: Tracie Behnke (212) 386-0086</p> <p>Status: Closed, Decision – 5/17/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 12, 2016
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	330-13-BZ	<p>Alexander Levkovich 2801 Brown Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single family home contrary to floor area (ZR 23-141). R4-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 6/2/16</p>
16.	200-14-BZ	<p>Simon & Wright LLC 46-05 Parsons Boulevard aka 147-08 46th Avenue, Queens Variance (§72-21) to construct a community facility seeking waivers of floor area ratio, sky exposure plane, side yards and parking. R2 zoning district. Community Board #7Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Adjourned, Continued Hearing – 4/26/16</p>
17.	11-15-BZ	<p>Eric Palatnik, P.C. 155 Dover Street, Brooklyn Special Permit (§73-622) to permit an enlargement of one family home, seek to waive the floor area, lot coverage, rear yard and open space requirements. R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 5/24/16</p>
18.	67-15-BZ	<p>Francis R. Angelino, Esq. 338 West 23rd Street, Manhattan Special Permit (§73-201) to permit the legalization of a theater (<i>Cell Theatre</i>) with a capacity of not more than 500 persons in an existing building. C1-6A zoning district. Community Board #4M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 4/12/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 12, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	158-14-BZ	<p>Law Office of Lyra J. Altman 1179 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141(a)); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 5/24/16</p>
2.	181-14-BZ	<p>Sheldon Lobel, P.C. 670 92nd Street Brooklyn Variance (§72-21) to permit the construction of an educational and cultural facility be located on the premises. R4B zoning district. Community Board #10BK Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 6/14/16</p>
3.	331-14-BZ	<p>Law Office of Lyra J. Altman 2171 Ocean Parkway, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family contrary to side yards (ZR 23-461) and less than the minimum rear yard (ZR 23-47). R5 (OP) zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 6/2/16</p>
4.	34-15-BZ	<p>Eric Palatnik, P.C. 2316 Ocean Parkway, Brooklyn Special Permit (§73-622) for the enlargement of an existing two story single family residence contrary to floor area (ZR 23-141); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R4 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 6/14/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 26, 2016
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	253-89-BZ	<p>Friedman & Gotbaum, LLP 405-411 East 73rd Street, Manhattan Amendment of a previously approved Variance (72-21) which permitted an eleven story community facility (<i>Ronald McDonald House of New York</i>) with residences contrary to underlying bulk regulations. The amendment seeks to allow a 6,954 sf enlargement. C1-9/R8B zoning district. Community Board #8M Examiner: Joshua Saal (212) 386-0081 Status: Granted – 4/26/16</p>
2.	201-08-BZ	<p>Rothkrug Rothkrug & Spector, LLP 40-38 216th Street, Queens Extension of Time to Complete Construction and a Waiver (72-01) for extension of time to complete construction of a previously variance granted to allow the one story commercial building use for 18 parking spaces and offices (UG 6) contrary to use regulation. R3X zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 386-0068 Status: Deferred Decision – 5/17/16</p>
3.	227-10-BZ	<p>Eric Palatnik, P.C. 204-12 Northern Boulevard, Queens 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. Community Board #11Q Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 4/26/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 26, 2016
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	472-37-BZ	<p>Eric Palatnik, P.C. 2765 Cropsey Avenue, Brooklyn Extension of Term (§11-411) for the continued operation of an automotive service station which expired on January 27, 2014; Amendment (§11-412) to permit the conversion of repair bays into convenient store, the addition of a new canopy and relocation of fuel storage tanks. R5 zoning district. Community Board #13BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 7/19/16</p>
5.	636-54-BZ	<p>Akerman, LLP 9612 Seaview Avenue, Brooklyn Extension of Term and Waiver (11-411) to extend the term of the previously granted variance allowing the operation n automotive service station expiring October 16, 2011. C1-3 zoning district. Community Board #18BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Continued Hearing – 6/14/16</p>
6.	528-64-BZ	<p>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</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Adjourned, Continued Hearing – 5/24/16</p>
7.	526-76-BZ	<p>Vito J Fossella, P.E. 1492 Victory Boulevard, Staten Island Amendment of a previously approved variance which permitted the conversion of a three story building consisting of two family residence and a store into a three story office building which expired on December 21, 1981. The Amendment seeks to eliminate the term. R2 zoning district. Community Board #3SI</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Granted – 4/26/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 26, 2016
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
8.	129-97-BZ	<p>Gerald J. Caliendo, RA, AIA 150-65 Cross Island Parkway, Queens Amendment to permit the proposed conversion of an existing lubritorium to a commercial retail establishment (use group 6) and enlargement of the basement level. C1-2/R3-2 zoning district. Community Board #7Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Adjourned, Continued Hearing – 6/21/16</p>
9.	4-98-BZ	<p>Eric Palatnik, P.C. 127-04 Guy Brewer Boulevard, Queens Amendment of a previously approved variance (72-21) which permitted the operation of a drug store (UG 6) contrary to uses regulations. The amendment seeks to eliminate the term of the variance and reflect non-compliance with respect to bulk. C1-3/R3X zoning district. Community Board #12Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Adjourned, Continued Hearing – 6/14/16</p>

<i>APPEALS – DECISIONS</i>		
11.	300-08-A	<p>Law office of Marvin B. Mitzner LLC 39-35 27th Street, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district. Community Board #1Q</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Deferred Decision – 5/17/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 26, 2016
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	322-13-BZ	<p>Sheldon Lobel, P.C. 42-01 Main Street, Queens Re-instatement (§11-411) of a previously approved variance which permitted accessory parking on the zoning lot for the use Group 6 commercial building, which expired on September 23, 1990; Waiver of the Rules. R6/C1-2 and R6 zoning district. Community Board #7Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 6/14/16</p>
13.	24-14-BZ	<p>Gerald J. Caliendo, Architect, PC 106-02 Sutter Avenue, Queens Variance (§72-21) to legalize an enlargement of an existing one family residence and a conversion from one dwelling unit to two dwelling units, contrary to front and side yards (§23-45 and §23-46). R4 zoning district. Community Board #10Q</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 6/14/16</p>
14.	200-14-BZ	<p>Simon & Wright LLC 46-05 Parsons Boulevard aka 147-08 46th Avenue, Queens Variance (§72-21) to construct a community facility seeking waivers of floor area ratio, sky exposure plane, side yards and parking. R2 zoning district. Community Board #7Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 7/12/16</p>
15.	269-14-BZ	<p>Gerald J. Caliendo, RA, AIA 89-44 Metropolitan Avenue, Queens Special Permit §73-36) to permit the physical culture establishment (<i>Massage Envy Spa</i>) on the first floor level of an existing commercial building. C2-2 in R4 zoning district. Community Board #5Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 7/19/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 26, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
16.	329-14-BZ	Law Office of Lyra J. Altman 1316 Avenue S, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family semi-detached residence contrary to floor area, lot coverage and open space (ZR 23-141); side yard (ZR 23-461) and less than the minimum required rear yard (ZR 23-47). R4-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 5/3/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 26, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	152-14-BZ	<p>Sheldon Lobel, P.C. 673 Driggs Avenue, Brooklyn Variance (§72-21) to permit the construction of a new community facility building at the premises which would contain a for-profit school, the school at Fillmore Place for children ages two through six. R6B zoning district in a historic district. Community Board #1BK Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 7/19/16</p>
2.	100-15-BZ	<p>Eric Palatnik, P.C. 24 East 39th Street, Manhattan Variance (§72-21) to propose a change of use in the existing building on the premises from a use group 2 apartment hotel to a use group 5 transient hotel. R8B zoning district. Community Board #6M Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 8/16/16</p>
3.	188-15-BZ	<p>Sheldon Lobel, P.C. 100 West 72nd Street, Manhattan Special Permit (§73-36) to permit a Physical Culture Establishment (<i>Micass/Momentum Fitness</i>) in the cellar level of the premises. C4-6A zoning district. Community Board #7M Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 5/3/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 3, 2016
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	47-10-BZ	<p>Eric Palatnik, P.C. 895 Zerega Avenue aka 2351 Story Avenue, Bronx Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting manufacturing use on a residential portion of a split zoning lot, which expired on April 12, 2011; Waiver of the Rules. M1-1/R3-2 zoning district. Community Board #9BX</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Deferred Decision – 6/2/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	202-62-BZ	<p>Warshaw Burstein, LLP 950 Allerton Avenue, Bronx 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. Community Board #11BX</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 6/14/16</p>
3.	1122-81-BZ	<p>Eric Palatnik, P.C. 105-14 Astoria Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted a one-story enlargement of a then existing metal supply establishment (UG 17) increasing the degree of non-conformity, which expired on November 9, 2012; Waiver of the Rules. R3-2 zoning district. Community Board #4Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 7/12/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 3, 2016
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	826-86-BZ thru 828-86-BZ	<p>Eric Palatnik, P.C. 269-10 & 270-10 Grand Central Parkway, Queens Extension of Term of Special Permit (§73-11) permitting non-accessory radio towers and transmitting equipment on the roof of an existing thirty-three story building which expired on January 26, 2015. R3-2 zoning district. Community Board #13Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 7/12/16</p>
5.	238-04-BZ	<p>Rothkrug Rothkrug & Spector LLP 62 Cooper Square, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment located in the cellar, first and mezzanine floors, of an existing twelve story mixed-use building, which expired on January 25, 2015; Waiver of the Rules. M1-5B zoning district. Community Board #2M Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 5/3/16</p>
6.	98-06-BZ	<p>Eric Palatnik, P.C. 1045 Beach 9th Street, Queens Amendment of a previously approved Variance (§72-21) which permitted school (<i>Yeshiva Siach Yitzchok</i>) contrary to bulk regulation and contrary to General City Law section 35. The Amendment seeks minor interior changes and an increase in height from fifty feet to a proposed fifty four feet. R4A zoning district. Community Board #14Q Examiner: Rory Levy (212) 386-0082 Status: Granted – 5/3/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 3, 2016
10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	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 Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 7/12/16
8.	77-99-BZ	Alfonse Duarte, P.E. 255-39 Jericho Turnpike, Queens Extension of Term of previously approved variance which permitted the operation of an existing auto laundry which expired on February 8, 2015. C8-1 & R2A zoning districts. Community Board #13Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 7/12/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 3, 2016
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	35-15-A	<p>Herrick Feinstein, LLP 2001 Bartow Avenue, Bronx An administrative appeal challenging the Department of Buildings' final determination dated January 26, 2015, to permit the installation of 54 individual signs at the subject property. C7 zoning district. Community Board #10BX</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Denied – 5/3/16</p>
10.	106-15-A & 107-15-A	<p>Eric Palatnik, P.C. 42-29 & 42-31 149th Street, Queens Proposed construction of a building located partially within the bed of mapped unbuilt street, pursuant Article 3 Sections 35/36 of the General City Law. R4-1 zoning district. Community Board #7Q</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Deferred Decision – 6/21/16</p>
11.	218-15-A	<p>Eric Palatnik, P.C. 428 St. Marks Place, Staten Island Proposed construction of a four story, five dwelling unit, mixed use building (office and residential) on a lot that is partially located within the bed of a mapped street, contrary to Article 3 Section 35 of the General City Law. C4-2 Zoning District. Community Board #1SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 5/3/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 3, 2016
10:00 A.M.

<i>BZ – DECISIONS</i>		
12.	30-12-BZ	Board of Standards and Appeals 142-41 Roosevelt Avenue, Queens Remanded back to Board of Standards and Appeals; seeks a judgment vacating the resolution issued on January 15, 2013 and filed on January 17, 2013. R6-/C2-2 zoning district. Community Board #7Q Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 6/14/16
13.	297-13-BZ	Sheldon Lobel, P.C. 308 Cooper Street, Brooklyn Variance (§72-21) to permit the development of a three-story, six-unit residential building, contrary to use regulations (§42-10). M1-1 zoning district. Community Board #4BK Examiner: Joshua Saal (212) 386-0081 Status: Granted – 5/3/16
14.	329-14-BZ	Law Office of Lyra J. Altman 1316 Avenue S, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family semi-detached residence contrary to floor area, lot coverage and open space (ZR 23-141); side yard (ZR 23-461) and less than the minimum required rear yard (ZR 23-47). R4-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 5/3/16
15.	57-15-BZ	Eric Palatnik, P.C. 482 Logan Street, Brooklyn 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. Community Board #5BK Examiner: Joshua Saal (212) 386-0081 Status: Granted – 5/3/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 3, 2016
10:00 A.M.

<i>BZ – DECISIONS</i>		
16.	188-15-BZ	<p>Sheldon Lobel, P.C. 100 West 72nd Street, Manhattan Special Permit (§73-36) to permit a Physical Culture Establishment (<i>Micass/Momentum Fitness</i>) in the cellar level of the premises. C4-6A zoning district. Community Board #7M</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 5/3/16</p>

<i>BZ – CONTINUED HEARINGS</i>		
17.	240-14-BZ	<p>Gregory J. Tarone, Esq. 1620 Shore Boulevard, Brooklyn Special Permit (§73-622) for the enlargement of a single family home contrary to floor area, open space and lot coverage (ZR 23-141(b); side yard requirement (ZR 23-461); and perimeter wall height (ZR 23-361(b). R3-1 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Continued Hearing – 6/14/16</p>
18.	333-14-BZ	<p>Law Office of Lyra J. Altman 2323 East 5th Street, Brooklyn Special Permit (73-622) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yard requirements (ZR 23-461 & ZR 23-48) and less than the minimum rear yard (ZR 23-47). R4 (OP) zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Adjourned, Continued Hearing – 6/14/16</p>
19.	21-15-BZ	<p>Eric Palatnik, P.C. 112-35 69th Avenue, Queens Special Permit (73-621) for the enlargement of an existing one-family dwelling which will not provide the required open space ratio. R1-2A zoning district. Community Board #6Q</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Continued Hearing – 6/21/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 3, 2016
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	126-15-BZ	<p>Sheldon Lobel, P.C. 1782 East 27th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single family home. R3-2 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Continued Hearing – 6/28/16</p>
21.	253-15-BZ	<p>Law Office of Jay Goldstein 997 East 22nd Street, Brooklyn Special Permit (73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141); and less than the minimum rear yard (ZR 23-47). R2 zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Adjourned, Continued Hearing – 5/17/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 17, 2016
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	364-82-BZ	<p>Troutman Sanders LLP 245-24 Horace Harding Expressway, Queens 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. Community Board #11Q Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 5/17/16</p>
2.	201-08-BZ	<p>Rothkrug Rothkrug & Spector, LLP 40-38 216th Street, Queens Extension of Time to Complete Construction and a Waiver (72-01) for extension of time to complete construction of a previously variance granted to allow the one story commercial building use for 18 parking spaces and offices (UG 6) contrary to use regulation. R3X zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 5/17/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
3.	196-49-BZ	<p>Vassalotti Associates Architects, LLP. 1280 Allerton Avenue, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on September 30, 2015; Amendment to permit the conversion of the accessory building to an accessory convenience store; Extension of Time to obtain a Certificate of Occupancy which expired on June 12, 2013; Waiver of the Rules. R4 zoning district. Community Board #11BX Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 7/19/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 17, 2016
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	16-12-BZ	<p>Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn 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. Community Board #3BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Closed, Decision – 6/28/16</p>
5.	202-05-BZ	<p>Eric Palatnik, P.C. 11-11 131st Street, Queens Amendment to reflect the conditions approved pursuant to BSA Cal 298-13-BZ; to legalize modifications to interior spaces; and to extend the term of a special permit granted pursuant to ZR 73-36. M1-1 zoning district. Community Board #1Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 6/14/16</p>

<i>SOC – NEW CASES</i>		
6.	164-04-BZ	<p>Akerman, LLP 2241 Westchester Avenue, Bronx Extension of Time to Obtain a Certificate of Occupancy for a previously approved Special Permit (73-36) permitting the operation of a Physical Cultural Establishment which expired on December 16, 2015. C2-4/R6 zoning district. Community Board #10BX</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Granted – 5/17/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 17, 2016
10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	306-06-BZ	<p>Sheldon Lobel, P.C. 50 Lawrence Avenue, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the construction of a one and six-story religious school building (<i>Talmud Torah Obel Tochanan</i>) with the one-story portion along the rear lot line, which expired on February 5, 2012; Waiver of the Rules. R5/M1-1 (Special Ocean Parkway District) zoning district. Community Board #14BK</p>
		Examiner: Tracie Behnke (212) 386-0075
		Status: Closed, Decision – 6/21/16

<i>APPEALS – DECISIONS</i>		
8.	300-08-A	<p>Law office of Marvin B. Mitzner LLC 39-35 27th Street, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district. Community Board #1Q</p>
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 6/2/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 17, 2016
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	162-15-A thru 164-15-A	<p>Akerman Senterfitt, LLP 139-48 88th Road, Queens Application seeks a determination that the applicant has vested rights in the continued development of the proposed residential building at the premises. R5 zoning district. Community Board #13Q Examiner: Toni Matias (212) 386-0085 Status: Granted – 5/17/16</p>
10.	165-15-A & 166-15-A	<p>Akerman Senterfitt, LLP 88-30, 88-34, 88-36,88-38 144th Street, Queens Application seeks a determination that the applicant has vested rights in the continued development of the proposed residential building at the premises. R5 zoning district Community Board #13Q Examiner: Toni Matias (212) 386-0085 Status: Granted – 5/17/16</p>
11.	197-15-A	<p>Slater & Beckerman, P.C. 32 Berry Street, Brooklyn Determination made by Department of Buildings Technical Affairs that under ZR 42-561 a proposed advertising sign, comprising 750 sq. ft. of surface area, may not be located at the premises, facing a Special Mixed Use District (M1-1)/R6A zoning district. Community Board #3BK Examiner: Toni Matias (212) 386-0085 Status: Denied – 5/17/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 17, 2016

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
12.	167-15-A	Law Offices of Marvin B. Mitzner, LLC 137 West 86th Street, Manhattan Application filed pursuant to Section 310 of the Multiple Dwelling Law ("MDL") requesting to vary MDL 171(2)(a) to permit a partial one story vertical enlargement of an existing building. R10A zoning district. Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 7/12/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 17, 2016
10:00 A.M.

<i>BZ – DECISIONS</i>		
13.	71-15-BZ	548 W 22 Holding LLC 548 West 22nd Street, Manhattan Variance (§72-21) the conversion and enlargement of the existing 4-story building, build around 1920 on a fragile foundation system for manufacturing use and later converted to an art Museum to a 20-story mixed-use building with commercial uses on the ground floor and residential use. M1-5/C6-3/SWCD zoning district. Community Board #4M Examiner: Status: Continued Hearing – 7/12/16
14.	177-15-BZ	Philip L. Rampulla, AIA 432 Albourne Avenue, Staten Island Variance (§72-21) to permit the development of a new two family dwelling contrary to required side yards and permit a 3rd parking space to be located between the building wall and the street wall. R3-X, SRD, GMD zoning district. Community Board #3SI Examiner: Tracie Behnke (212) 386-0075 Status: Granted – 5/17/16
15.	189-15-BZ	Sheldon Lobel, P.C. 7311 3rd Avenue, Brooklyn 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. Community Board #10BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 5/17/16
16.	222-15-BZ	Akerman, LLP 86-09 Roosevelt Avenue, Queens 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. Community Board #3Q Examiner: Rory Levy (212) 386-0082 Status: Granted – 5/17/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 17, 2016
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	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>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 7/19/16</p>
18.	99-14-BZ	<p>Arisa Realty Co. 432-434 West 31st Street, aka 433-435 West 30th Street, Manhattan 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). Community Board #4M</p> <p>Examiner:</p> <p>Status: Closed, Decision – 7/12/16</p>
19.	64-15-BZ	<p>Greenberg Traurig, LLP 39 Clarkson Street, Manhattan Variance (§72-21) to permit the conversion of a former manufacturing building to residential use contrary to 42-10. M1-5 zoning district. Community Board #2M</p> <p>Examiner:</p> <p>Status: Continued Hearing – 6/28/16</p>
20.	224-15-BZ	<p>Sheldon Lobel, P.C. 37 82nd Street, Brooklyn 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. Community Board #10BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 5/17/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 17, 2016
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
21.	252-15-BZ	<p>Law Office of Jay Goldstein, PLLC 1120 East 24th Street, Brooklyn Special Permit (§73-622) to permit an enlargement of an existing two-family home to be converted to a single family home contrary to floor area and open space (ZR 23-141(b)); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Granted – 5/17/16</p>
22.	253-15-BZ	<p>Law Office of Jay Goldstein 997 East 22nd Street, Brooklyn Special Permit (73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141); and less than the minimum rear yard (ZR 23-47). R2 zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Closed, Decision – 5/24/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 24, 2016
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	732-41-BZ	<p>Eric Palatnik, P.C. 100-17 Beach Channel Drive, Queens Amendment (§11-411) seek to reopen and amend a previously granted variance for residence Use Group 16 gasoline service station with accessory uses, located within an R4 zoning district. Community Board #14Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 5/24/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	528-64-BZ	<p>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</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Adjourned Hearing – 7/19/16</p>
3.	173-92-BZ	<p>Simons & Wright LLC 220 East 86th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of martial arts studio which expires on January 24, 2014; Amendment to permit the relocation of the facility from the 2nd floor to the cellar. C2-8A zoning district. Community Board #8M</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 8/2/16</p>
4.	57-95-A thru 59-95-A	<p>Alison Jacobs, Esq. 473, 474/475, 476 Central Park West, Manhattan Amendment/Time to Complete construction filed under Certificate of Occupancy Modification. R7-2 zoning district. Community Board #7M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Adjourned Hearing – 8/23/16</p>

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 24, 2016
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	318-06-BZ	<p>Eric Palatnik, P.C. 49-05 Astoria Boulevard aka 22-41 49th Street, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B), which expired on May 22, 2013; Extension of Time to Obtain a Certificate of Occupancy which expired on November 22, 2007; Waiver of the Rules. R4 zoning district. Community Board #1Q</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Closed, Decision – 6/2/16</p>
6.	189-09-BZ	<p>Eric Palatnik, P.C. 3067 Richmond Terrace, Staten Island Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the legalization of an existing mosque and Sunday school (Nor Al-Islam Society), contrary to use and maximum floor area ratio (§§42-00 and 43-12) and construction with the bed of a mapped street, which expired on May 10, 2015; Amendment to permit minor changes to the interior layout. M3-1 zoning district. Community Board #1SI</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Closed, Decision – 6/21/16</p>

<i>SOC – NEW CASES</i>		
7.	853-53-BZ	<p>Eric Palatnik, P.C. 2402/16 Knapp Street, Brooklyn Extension of Time to Complete Construction of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) (Mobil) which expired on June 18, 2015; Waiver of the Rules. C-2/R3-2 zoning district. Community Board #15BK</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Closed, Decision – 6/2/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 24, 2016
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	698-59-BZ	<p>Eric Palatnik, P.C. 2773 Nostrand Avenue, Brooklyn Extension of Time to Complete Construction of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on December 9, 2015. C2-2/R4 zoning district. Community Board #18BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 6/28/16</p>
9.	30-00-BZ	<p>Fried, Frank, Harris Shriver & Jacobson LLP 465-469 West 165th Street and 458-464 West 166th Street, Manhattan Extension of term of a previously granted variance granted pursuant to §72-21 of the zoning resolution which permitted an open parking lot (Use Group 8) which expired on February 6, 2016. R7-2 zoning district. Community Board #12M</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 8/2/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 24, 2016
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	244-15-A	<p>Greenberg Traurig 677 Fifth Avenue, Manhattan Appeal challenging NYC Department of Building's determination that a video display wall with in a new store, is a sign as per the definition of sign as provided in ZR Section 12-10 of the Zoning Resolution. C5-3 (Midtown-5th Avenue Sub district). Community Board #5M Examiner: Toni Matias (212) 386-0085 Status: Adjourned Hearing – 6/14/16</p>

<i>APPEAL – NEW CASES</i>		
11.	191-15-A thru 195-15-A	<p>Sheldon Lobel, P.C. 51-99, 51-101, 51-105, 51-107, 51-111 Manilla Street, Queens Proposed development of a five two-story two-family attached residential buildings partially within the bed of an unmapped street, contrary to Article 3, Section 35 of the General City Law. Community Board #4Q Examiner: Toni Matias (212) 386-0085 Status: Granted – 5/24/16</p>
12.	232-15-A	<p>Sheldon Lobel, P.C. 840 West End Avenue aka 259 West 101 Street, Manhattan Proposed vertical enlargement of an existing six story building to allow for a new penthouse floor and roof above the sixth floor which requires a waiver of the Multiple Dwelling Law and Building Code. R8 zoning district. Community Board #7M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 8/2/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 24, 2016
10:00 A.M.

<i>BZ – DECISIONS</i>		
13.	102-14-BZ	<p>Moshe M Friedman, P.E. 4017 Avenue P, Brooklyn Variance (§72-21) to permit the extension of house of worship (UG4) (<i>Congregation Tifreves Avahom D'Zidichov</i>) in an existing building lot of a three story brick building. R3-2 zoning district. Community Board #3BK</p> <p>Examiner: Joshua Saal (212) 386-0081</p> <p>Status: Granted – 5/24/16</p>
14.	253-15-BZ	<p>Law Office of Jay Goldstein 997 East 22nd Street, Brooklyn Special Permit (73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141); and less than the minimum rear yard (ZR 23-47). R2 zoning district. Community Board #14BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 5/24/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 24, 2016
10:00 A.M.

<i>BZ – DECISIONS</i>		
15.	41-14-BZ	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
		Examiner:
		Status: Continued Hearing – 9/13/16
16.	158-14-BZ	Law Office of Lyra J. Altman 1179 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141(a)); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R-2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned Hearing – 6/21/16
17.	11-15-BZ	Eric Palatnik, P.C. 155 Dover Street, Brooklyn Special Permit (§73-622) to permit an enlargement of one family home, seek to waive the floor area, lot coverage, rear yard and open space requirements. R3-1 zoning district. Community Board #15BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 7/12/16
18.	39-15-BZ	Bryan Cave, LLP 74-76 Eighth Avenue, Manhattan Variance (§72-21) to permit the construction of a new 12 story, 37,166 sq. ft. office building (UG 6) with ground floor retail (UG 6) contrary to floor area (§33-122) and setback requirements (§32-24). C6-2A zoning district. Community Board #2M
		Examiner:
		Status: Continued Hearing – 7/12/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 24, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	93-15-BZ	Sheldon Lobel, P.C. 1011 Reads Lane, Queens Variance (§72-21) to construct a new UG4 Synagogue at the premises to certain bulk and parking regulations and waiver of the floor area side yard , located within an R2X zoning district. Community Board #14Q
		Examiner: Rory Levy (212) 386-0082
		Status: Continued Hearing – 7/19/16
2.	271-15-BZ	Philip L. Rampulla 1842 Victory Boulevard, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store (UG 16). C2-1/R3-2 zoning district. Community Board #1SI
		Examiner: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 7/12/16
3.	278-15-BZ	Law Office of Jay Goldstein 3556 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 7/19/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
THURSDAY MORNING, JUNE 2, 2016
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	853-53-BZ	<p>Eric Palatnik, P.C. 2402/16 Knapp Street, Brooklyn Extension of Time to Complete Construction of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) (Mobil) which expired on June 18, 2015; Waiver of the Rules. C-2/R3-2 zoning district. Community Board #15BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 6/2/16</p>
2.	229-84-BZ	<p>Troutman Sanders LLP 75-28 Queens Boulevard, Queens 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. Community Board #4Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 6/2/16</p>
3.	318-06-BZ	<p>Eric Palatnik, P.C. 49-05 Astoria Boulevard aka 22-41 49th Street, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B), which expired on May 22, 2013; Extension of Time to Obtain a Certificate of Occupancy which expired on November 22, 2007; Waiver of the Rules. R4 zoning district. Community Board #1Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 6/2/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, JUNE 2, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
4.	47-10-BZ	Eric Palatnik, P.C. 895 Zerega Avenue aka 2351 Story Avenue, Bronx Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting manufacturing use on a residential portion of a split zoning lot, which expired on April 12, 2011; Waiver of the Rules. M1-1/R3-2 zoning district. Community Board #9BX
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 6/2/16

<i>SOC – CONTINUED HEARINGS</i>		
5.	1255-80-BZ	Gerald J. Caliendo, RA. AIA 35-33 31st Street, Queens Extension of Term; Amendment and Waiver 72-01: request an extension of term for a previously expired variance that expired on 6/2/2011 and Amendment to change from the use (UG 17) to (UG6) and also require Waiver of the Rules. R5 zoning district. Community Board #1Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 7/12/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
THURSDAY MORNING, JUNE 2, 2016
10:00 A.M.

<i>SOC – DECISIONS</i>		
6.	173-04-BZ	<p>Eric Palatnik, P.C. 5 West 37th Street aka 5-9 West 37th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>NY Health Spa</i>) use in the cellar of an existing twelve-story building which expired on November 23, 2014; Waiver of the Rules. M1-6 zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Closed, Decision – 6/14/16</p>
7.	80-05-BZ	<p>Klein Stuart 49 West 33rd Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (<i>Aura Wellness Spa Corp.</i>) which expired on November 15, 2015. C6-6 and C6-4.5 zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Continued Hearing – 7/12/16</p>
8.	238-07-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 5-17 47th Avenue, Queens Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the construction of a 12 story mixed use residential/commercial building and a 6 story graduate student and faculty housing building, contrary to use and bulk set to expire on September 23, 2016. M1-4 and M1-4/R6A (LIC). Community Board #2Q</p> <p style="color: green;">Examiner: Tracie Behnke (212) 386-0086</p> <p style="color: red;">Status: Granted – 6/2/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
THURSDAY MORNING, JUNE 2, 2016
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	300-08-A	Law office of Marvin B. Mitzner LLC 39-35 27th Street, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district. Community Board #1Q
		Examiner: Toni Matias (212) 386-0085
		Status: Deferred Decision – 7/19/16

<i>APPEAL – CONTINUED HEARINGS</i>		
10.	65-15-BZ & 66-15-A	Akerman, LLP 361 Central Park West, Manhattan Variance (§72-21) to permit the conversion of an existing landmarked vacant church building into a 39 unit residential building. Companion case: 66-15-A for an Appeal pursuant to MDL 310 of MDL 30.2. R10A zoning district. Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Denied – 6/2/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
THURSDAY MORNING, JUNE 2, 2016
10:00 A.M.

<i>BZ – DECISIONS</i>		
11.	318-14-BZ	<p>Walter T. Gorman, P.E., P.C. 1672-1680 86th Street aka 1-17 Bay 14th Street, Brooklyn Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on October 27, 1987; Waiver of the Rules. C1-2 in R5 zoning district. Community Board #11BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Deferred Decision – 11/15/16</p>

<i>BZ – CONTINUED HEARINGS</i>		
12.	330-13-BZ	<p>Alexander Levkovich 2801 Brown Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single family home contrary to floor area (ZR 23-141). R4-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 7/19/16</p>
13.	331-14-BZ	<p>Law Office of Lyra J. Altman 2171 Ocean Parkway, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family contrary to side yards (ZR 23-461) and less than the minimum rear yard (ZR 23-47). R5 (OP) zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 7/19/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 14, 2016
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	173-04-BZ	<p>Eric Palatnik, P.C. 5 West 37th Street, aka 5-9 West 37th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>NY Health Spa</i>) use in the cellar of an existing twelve-story building which expired on November 23, 2014; Waiver of the Rules. M1-6 zoning district. Community Board #5M Examiner: Rory Levy (212) 386-0082 Status: Granted – 6/14/16</p>
2.	202-05-BZ	<p>Eric Palatnik, P.C. 11-11 131st Street, Queens Amendment to reflect the conditions approved pursuant to BSA Cal 298-13-BZ; to legalize modifications to interior spaces; and to extend the term of a special permit granted pursuant to ZR 73-36. M1-1 zoning district. Community Board #1Q Examiner: Rory Levy (212) 386-0082 Status: Granted – 6/14/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
3.	636-54-BZ	<p>Akerman, LLP 9612 Seaview Avenue, Brooklyn Extension of Term and Waiver (11-411) to extend the term of the previously granted variance allowing the operation an automotive service station expiring October 16, 2011. C1-3 zoning district. Community Board #18BK Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 6/28/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 14, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	202-62-BZ	<p>Warshaw Burstein, LLP 950 Allerton Avenue, Bronx 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. Community Board #11BX Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 7/19/16</p>
5.	327-88-BZ	<p>Eric Palatnik, P.C. 136-28 39th Avenue, aka 136-27-136-35 Roosevelt Avenue, Queens Extension of Time to obtain a Certificate of Occupancy of a previously granted variance (§72-21) to legalize the addition of a 2,317 square foot mezzanine in a UG 6 eating and drinking establishment (<i>Jade Asian Restaurant</i>) which expired on February 11, 2015; Waiver of the Rules. C4-3 zoning district. Community Board #7Q Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 8/16/16</p>
6.	4-98-BZ	<p>Eric Palatnik, P.C. 127-04 Guy Brewer Boulevard, Queens Amendment of a previously approved variance (72-21) which permitted the operation of a drug store (UG 6) contrary to uses regulations. The amendment seeks to eliminate the term of the variance and reflect non-compliance with respect to bulk. C1-3/R3X zoning district. Community Board #12Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 8/16/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 14, 2016
10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	114-02-BZ	<p>David L. Businelli, R.A. 2493 Richmond Road, Staten Island Extension of Term of a previously approved Variance (72-21) which permitted the development of two-story building with retail on the first floor and offices on the second floor with accessory parking which expired on May 20, 2013; Waiver of the Rules. R2 zoning district. Community Board #1SI</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 9/13/16</p>
8.	220-04-BZ	<p>Sheldon Lobel, P.C. 500 Driggs Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-36) which permitted a physical culture establishment, to occupy a portion of the second floor, of an existing six story building, which expired on January 1, 2015; Waiver of the Rules. M1-2/R6A zoning district Community Board #1BK</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Closed, Decision – 8/2/16</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	244-15-A	<p>Greenberg Traurig 677 Fifth Avenue, Manhattan Appeal challenging NYC Department of Building's determination that a video display wall with in a new store, is a sign as per the definition of sign as provided in ZR Section 12-10 of the Zoning Resolution. C5-3 (Midtown-5th Avenue Sub district). Community Board #5M</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 8/2/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 14, 2016
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
10.	260-15-A & 261-15-A	<p>Eric Palatnik, P.C. 122 & 130 Bard Avenue, Staten Island GCL36 to permit two, two family homes that do not have frontage on a legally mapped street, contrary to Article 3, Section 36 of the NYS General City Law. RA3X zoning district. Community Board #1SI</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 8/16/16</p>

<i>BZ – DECISIONS</i>		
11.	30-12-BZ	<p>Board of Standards and Appeals 142-41 Roosevelt Avenue, Queens Remanded back to Board of Standards and Appeals; seeks a judgment vacating the resolution issued on January 15, 2013 and filed on January 17, 2013. R6-/C2-2 zoning district. Community Board #7Q</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Granted – 6/14/16</p>
12.	44-15-BZ	<p>Akerman, LLP 145 Central Park North, Manhattan Variance (§72-21) to permit the construction of a conforming fourteen-story, (UG 2) residential building containing 24 dwelling units contrary to the maximum building height and front setback requirements (§23-633 and rear setback requirements (§23-633(b)). R8 zoning district. Community Board #10M</p> <p>Examiner: Tracie Behnke (212) 386-0086</p> <p>Status: Closed, Decision – 9/13/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 14, 2016
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	188-13-BZ	Rothkrug Rothkrug & Spector 20 Dea Court, Staten Island Special Permit (§73-125) to permit an ambulatory diagnostic or treatment health care facility. R3-1 zoning district. Community Board #2SI Examiner: Toni Matias (212) 386-0085 Status: Withdrawn – 6/14/16
14.	322-13-BZ	Sheldon Lobel, P.C. 42-01 Main Street, Queens Re-instatement (§11-411) of a previously approved variance which permitted accessory parking on the zoning lot for the use Group 6 commercial building, which expired on September 23, 1990; Waiver of the Rules. R6/C1-2 and R6 zoning district. Community Board #7Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 9/13/16
15.	24-14-BZ	Gerald J. Caliendo, Architect, PC 106-02 Sutter Avenue, Queens Variance (§72-21) to legalize an enlargement of an existing one family residence and a conversion from one dwelling unit to two dwelling units, contrary to front and side yards (§23-45 and §23-46). R4 zoning district. Community Board #10Q Examiner: Henry Segovia (212) 386-0081 Status: Granted – 6/14/16
16.	181-14-BZ	Sheldon Lobel, P.C. 670 92nd Street Brooklyn Variance (§72-21) to permit the construction of an educational and cultural facility be located on the premises. R4B zoning district. Community Board #10BK Examiner: Jonathan Kirschenbaum (212) 386-0081 Status: Continued Hearing – 9/20/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 14, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	240-14-BZ	<p>Gregory J. Tarone, Esq. 1620 Shore Boulevard, Brooklyn Special Permit (§73-622) for the enlargement of a single family home contrary to floor area, open space and lot coverage (ZR 23-141(b)); side yard requirement (ZR 23-461); and perimeter wall height (ZR 23-361(b)). R3-1 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0081</p> <hr/> <p>Status: Adjourned, Continued Hearing – 6/28/16</p>
18.	333-14-BZ	<p>Law Office of Lyra J. Altman 2323 East 5th Street, Brooklyn Special Permit (73-622) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yard requirements (ZR 23-461 & ZR 23-48) and less than the minimum rear yard (ZR 23-47). R4 (OP) zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0081</p> <hr/> <p>Status: Adjourned, Continued Hearing – 6/21/16</p>
19.	34-15-BZ	<p>Eric Palatnik, P.C. 2316 Ocean Parkway, Brooklyn Special Permit (§73-622) for the enlargement of an existing two story single family residence contrary to floor area (ZR 23-141); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R4 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0081</p> <hr/> <p>Status: Adjourned, Continued Hearing – 6/28/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 14, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	139-15-BZ	<p>Eric Palatnik, P.C. 10-24 154th Street, Queens Special Permit (73-36) to allow the operation of a physical culture establishment (<i>Life Health Fitness</i>) in the cellar within a two-story building with a C2-2 commercial overlay. R3-1/C2-2 zoning district. Community Board #7Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 6/28/16</p>
2.	204-15-BZ	<p>Rothkrug Rothkrug & Spector, LLP 98-100 10th Avenue, aka 450 West 17th Street, Manhattan Special Permit 73-36: to allow a (<i>SoulCycle</i>) physical culture establishment within portion of an existing twenty-four story mixed use building in a C6-3 (WCH) zoning district. Community Board #4M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 7/19/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 21, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	802-48-BZ	<p>Eric Palatnik 1346 Beach Channel Drive, Queens Extension of Term (72-01) to extend the term of a variance for automotive service station, repair shop and accessory convenient store, which was granted October 17, 2006. R5/C1 zoning district. Community Board #14Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Granted – 6/21/16</p>
2.	306-06-BZ	<p>Sheldon Lobel, P.C. 50 Lawrence Avenue, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the construction of a one and six-story religious school building (<i>Talmud Torah Obel Tochanan</i>) with the one-story portion along the rear lot line, which expired on February 5, 2012; Waiver of the Rules. R5/M1-1 (Special Ocean Parkway District) zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Tracie Behnke (212) 386-0086</p> <hr/> <p>Status: Granted – 6/21/16</p>
3.	189-09-BZ	<p>Eric Palatnik, P.C. 3067 Richmond Terrace, Staten Island Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the legalization of an existing mosque and Sunday school (Nor Al-Islam Society), contrary to use and maximum floor area ratio (§§42-00 and 43-12) and construction with the bed of a mapped street, which expired on May 10, 2015; Amendment to permit minor changes to the interior layout. M3-1 zoning district. Community Board #1SI</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Deferred Decision – 8/16/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 21, 2016
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	129-97-BZ	<p>Gerald J. Caliendo, RA, AIA 150-65 Cross Island Parkway, Queens Amendment to permit the proposed conversion of an existing lubritorium to a commercial retail establishment (use group 6) and enlargement of the basement level. C1-2/R3-2 zoning district. Community Board #7Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 9/20/16</p>
5.	201-97-BZ	<p>Eric Palatnik, P.C. 119-02 Rockaway Boulevard, Queens Amendment of a previously approved Variance (§72-21) which permitted the erection and use of a one-story building as a non-conforming Use Group 6 drug store with accessory parking. The Amendment seeks to eliminate the term of the variance since the use is now permitted in the district. C2-3/R3-2 zoning district. Community Board #10Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Adjourned, Continued Hearing – 8/16/16</p>

<i>SOC – NEW CASES</i>		
6.	515-89-BZ	<p>Sheldon Lobel, P.C. 50 East 78th Street, Manhattan Extension of Term (11-411) of a previously approved variance permitting the operation of an art gallery in the basement of an existing building; Waiver of the Rules R8B (LH-1A) zoning district. Community Board #8M</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Granted – 6/21/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 21, 2016
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
7.	106-15-A & 107-15-A	<p>Eric Palatnik, P.C. 42-29 & 42-31 149th Street, Queens Proposed construction of a building located partially within the bed of mapped unbuilt street, pursuant Article 3 Sections 35/36 of the General City Law. R4-1 zoning district. Community Board #7Q Examiner: Toni Matias (212) 386-0085 Status: Deferred Decision – 6/28/16</p>

<i>APPEAL – NEW CASES</i>		
8.	108-15-A thru 110-15-A	<p>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 Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 8/16/16</p>
9.	264-15-A thru 268-15-A	<p>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 Examiner: Toni Matias (212) 386-0085 Status: Postponed Hearing – 8/16/16</p>
10.	2016-1218-A	<p>Rothkrug Rothkrug & Spector LLP 97 Storer Avenue, Staten Island To permit the proposed development consisting of a two-story building with warehouse use (UG 16) on the ground floor and office use (UG 6) on the upper floor contrary Article 3 Section 36 of the General City Law. M1-1 (SRD) zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 8/2/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 21, 2016
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	17-14-BZ	<p>Moshe M. Friedman, PE 600 McDonald Avenue, Brooklyn Variance (§72-21) to add a third and fourth floor to an existing school building (<i>Congregation Chasidei Belz Beth Malka</i>), contrary to floor area (§24-11) lot coverage, maximum wall height (§24-521), side yard (§24-35), front yard (§24-34) and rear yard (§24-361) regulations. R5 zoning district. Community Board #12BK Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 8/2/16</p>
12.	158-14-BZ	<p>Law Office of Lyra J. Altman 1179 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141(a)); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 8/2/16</p>
13.	333-14-BZ	<p>Law Office of Lyra J. Altman 2323 East 5th Street, Brooklyn Special Permit (73-622) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yard requirements (ZR 23-461 & ZR 23-48) and less than the minimum rear yard (ZR 23-47). R4 (OP) zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 8/2/16</p>
14.	21-15-BZ	<p>Eric Palatnik, P.C. 112-35 69th Avenue, Queens Special Permit (73-621) for the enlargement of an existing one-family dwelling which will not provide the required open space ratio. R1-2A zoning district. Community Board #6Q Examiner: Henry Segovia (212) 386-0074 Status: Closed, Decision – 7/19/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 21, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	92-15-BZ	<p>Eric Palatnik, P.C. 170 Buffalo Avenue, Brooklyn Variance (§72-21) proposed redevelopment of existing Use group hospital with the use of USG3 nursing home and sky exposure plain. R6 zoning district. Community Board #1BK Examiner: Tracie Behnke (212) 386-0086 Status: Continued Hearing – 8/16/16</p>
2.	216-15-BZ	<p>Eric Palatnik, P.C. 205 West Fordham Road, Bronx Special Permit (§73-211) to permit the construction of an Automotive Service Station (UG 16B) with accessory convenience store. C2-4 zoning district. Community Board #7BX Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 10/14/16</p>
3.	219-15-BZ	<p>Eric Palatnik, P.C. 945 61st Street, Brooklyn Special Permit (§73-36) to permit a physical culture establishment (<i>Kings Spa</i>) on the second floor of a two-story building. M1-1 zoning district. Community Board #12BK Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 6/28/16</p>
4.	251-15-BZ	<p>Law Office of Fredrick A. Becker 127 West 26th Street, Manhattan Special Permit (73-36) to allow the operation of a physical culture establishment (<i>Naturopathica Holistic Health</i>) spa in a portion of the first floor at the subject premises. M1-6 zoning district. Community Board #4M Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 7/12/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 28, 2016
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	16-12-BZ	<p>Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn 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. Community Board #3BK Examiner: Carlo Costanza (212) 386-0068 Status: Deferred Decision – 8/16/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	636-54-BZ	<p>Akerman, LLP 9612 Seaview Avenue, Brooklyn Extension of Term and Waiver (11-411) to extend the term of the previously granted variance allowing the operation an automotive service station expiring October 16, 2011. C1-3 zoning district. Community Board #18BK Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 8/23/16</p>
3.	698-59-BZ	<p>Eric Palatnik, P.C. 2773 Nostrand Avenue, Brooklyn Extension of Time to Complete Construction of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on December 9, 2015. C2-2/R4 zoning district. Community Board #18BK Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 7/12/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 28, 2016
10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	548-69-BZ	Eric Palatnik, P.C. 107-10 Astoria Boulevard, Queens Amendment of a variance which permitted the operation of an Automotive Service Station (UG 16B). Amendment seeks to expand the existing convenience store and make various changes to the site. C2-3/R6B zoning district. Community Board #3Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 8/2/16

<i>APPEALS – DECISIONS</i>		
5.	106-15-A & 107-15-A	Eric Palatnik, P.C. 42-29 & 42-31 149th Street, Queens Proposed construction of a building located partially within the bed of mapped unbuilt street, pursuant Article 3 Sections 35/36 of the General City Law. R4-1 zoning district. Community Board #7Q Examiner: Toni Matias (212) 386-0085 Status: Granted – 6/28/16

<i>APPEAL – CONTINUED HEARINGS</i>		
6.	234-14-A	Law Offices of Marvin B. Mitzner 738 East 6th Street, Manhattan 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. Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 7/12/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 28, 2016
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
7.	238-15-A thru 243-15-A	<p>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</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 8/23/16</p>

<i>BZ – DECISIONS</i>		
8.	31-14-BZ	<p>Moshe M. Friedman, P.E. 165 Spencer Street, Brooklyn Special Permit (§73-19) to allow a conversion of an existing Synagogue (<i>Bnos Square of Williamsburg</i>) building (Use Group 4 to Use Group 3). M1-2 zoning district. Community Board #3BK</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Deferred Decision – 9/13/16</p>
9.	139-15-BZ	<p>Eric Palatnik, P.C. 10-24 154th Street, Queens Special Permit (73-36) to allow the operation of a physical culture establishment (<i>Life Health Fitness</i>) in the cellar within a two-story building with a C2-2 commercial overlay. R3-1/C2-2 zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 6/28/16</p>
10.	219-15-BZ	<p>Eric Palatnik, P.C. 945 61st Street, Brooklyn Special Permit (§73-36) to permit a physical culture establishment (<i>Kings Spa</i>) on the second floor of a two-story building. M1-1 zoning district. Community Board #12BK</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 6/28/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 28, 2016
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	240-14-BZ	<p>Gregory J. Tarone, Esq. 1620 Shore Boulevard, Brooklyn Special Permit (§73-622) for the enlargement of a single family home contrary to floor area, open space and lot coverage (ZR 23-141(b)); side yard requirement (ZR 23-461); and perimeter wall height (ZR 23-361(b)). R3-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 8/16/16</p>
12.	34-15-BZ	<p>Eric Palatnik, P.C. 2316 Ocean Parkway, Brooklyn Special Permit (§73-622) for the enlargement of an existing two story single family residence contrary to floor area (ZR 23-141); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R4 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 7/12/16</p>
13.	64-15-BZ	<p>Greenberg Traurig, LLP 39 Clarkson Street, Manhattan Variance (§72-21) to permit the conversion of a former manufacturing building to residential use contrary to 42-10. M1-5 zoning district. Community Board #2M</p> <p>Examiner:</p> <p>Status: Continued Hearing – 8/2/16</p>
14.	126-15-BZ	<p>Sheldon Lobel, P.C. 1782 East 27th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single family home. R3-2 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 8/16/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 28, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	156-15-BZ	Rothkrug Rothkrug & Spector, LLP 18/20 East 50th Street, Manhattan Special Permit (73-36) to reestablish a special permit to allow an existing physical culture establishment ("NYHRC") within a portion of an existing eleven story commercial building located in a C5-2(MID) and C5-2(MID) zoning district. Community Board #5M Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 8/16/16
2.	221-15-BZ	Rothkrug Rothkrug & Spector LLP 41/55 Washington Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Equinox</i>) within an existing nine story commercial building. M1-2/R8A(MX-2) zoning district. Community Board #2BK Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 8/2/16
3.	249-15-BZ	Sheldon Lobel, P.C. 321 Starr Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>MetroRock</i>) to be located on the first floor of an existing building. M1-1 zoning district. Community Board #4BK Examiner: Rory Levy (212) 386-0082 Status: Granted – 6/28/16
4.	2016-1210-BZ	Philip L. Rampulla 2590 Hylan Boulevard, Staten Island Special Permit (§73-36) to permit a physical culture establishment (<i>Retro Fitness</i>) on the second floor of an existing commercial building. C4-1 zoning district. Community Board #2SI Examiner: Ryan Singer (212) 386-0075 Status: Closed, Decision – 8/2/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 12, 2016
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	698-59-BZ	<p>Eric Palatnik, P.C. 2773 Nostrand Avenue, Brooklyn Extension of Time to Complete Construction of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on December 9, 2015. C2-2/R4 zoning district. Community Board #18BK Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 7/12/16</p>
2.	1255-80-BZ	<p>Gerald J. Caliendo, RA. AIA 35-33 31st Street, Queens Extension of Term; Amendment and Waiver 72-01: request an extension of term for a previously expired variance that expired on 6/2/2011 and Amendment to change from the use (UG 17) to (UG6) and also require Waiver of the Rules. R5 zoning district. Community Board #1Q Examiner: Henry Segovia (212) 386-0074 Status: Adjourned, Continued Hearing – 10/14/16</p>
3.	374-71-BZ	<p>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 Examiner: Henry Segovia (212) 386-0074 Status: Adjourned, Continued Hearing – 8/23/16</p>
4.	1122-81-BZ	<p>Eric Palatnik, P.C. 105-14 Astoria Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted a one-story enlargement of a then existing metal supply establishment (UG 17) increasing the degree of non-conformity, which expired on November 9, 2012; Waiver of the Rules. R3-2 zoning district. Community Board #4Q Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 9/20/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 12, 2016
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	826-86-BZ thru 828-86-BZ	<p>Eric Palatnik, P.C. 269-10 & 270-10 Grand Central Parkway, Queens Extension of Term of Special Permit (§73-11) permitting non-accessory radio towers and transmitting equipment on the roof of an existing thirty-three story building which expired on January 26, 2015. R3-2 zoning district. Community Board #13Q Examiner: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 9/13/16</p>
6.	77-99-BZ	<p>Alfonse Duarte, P.E. 255-39 Jericho Turnpike, Queens Extension of Term of previously approved variance which permitted the operation of an existing auto laundry which expired on February 8, 2015. C8-1 & R2A zoning districts. Community Board #13Q Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 7/12/16</p>
7.	80-05-BZ	<p>Klein Stuart 49 West 33rd Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (<i>Aura Wellness Spa Corp.</i>) which expired on November 15, 2015. C6-6 and C6-4.5 zoning district. Community Board #5M Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 9/20/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 12, 2016
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	67-13-A	Board of Standards and Appeals 945 Zerega Avenue, Bronx 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. Community Board #9BX Examiner: Toni Matias (212) 386-0085 Status: Denied – 7/12/16
9.	234-14-A	Law Offices of Marvin B. Mitzner 738 East 6th Street, Manhattan 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. Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Denied – 7/12/16
10.	167-15-A	Law Offices of Marvin B. Mitzner, LLC 137 West 86th Street, Manhattan Application filed pursuant to Section 310 of the Multiple Dwelling Law ("MDL") requesting to vary MDL 171(2)(a) to permit a partial one story vertical enlargement of an existing building. R10A zoning district. Community Board #7M Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 8/23/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 12, 2016
10:00 A.M.

<i>BZ – DECISIONS</i>		
11.	99-14-BZ	<p>Arisa Realty Co. 432-434 West 31st Street, aka 433-435 West 30th Street, Manhattan 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). Community Board #4M Examiner: Tracie Behnke (212) 386-0086 Status: Granted – 7/12/16</p>
12.	34-15-BZ	<p>Eric Palatnik, P.C. 2316 Ocean Parkway, Brooklyn Special Permit (§73-622) for the enlargement of an existing two story single family residence contrary to floor area (ZR 23-141); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R4 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 7/12/16</p>
13.	251-15-BZ	<p>Law Office of Fredrick A. Becker 127 West 26th Street, Manhattan Special Permit (73-36) to allow the operation of a physical culture establishment (<i>Naturopathica Holistic Health</i>) spa in a portion of the first floor at the subject premises. M1-6 zoning district. Community Board #4M Examiner: Rory Levy (212) 386-0082 Status: Deferred Decision – 8/2/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 12, 2016
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
14.	200-14-BZ	<p>Simon & Wright LLC 46-05 Parsons Boulevard aka 147-08 46th Avenue, Queens Variance (§72-21) to construct a community facility seeking waivers of floor area ratio, sky exposure plane, side yards and parking. R2 zoning district. Community Board #7Q Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 8/2/16</p>
15.	11-15-BZ	<p>Eric Palatnik, P.C. 155 Dover Street, Brooklyn Special Permit (§73-622) to permit an enlargement of one family home, seek to waive the floor area, lot coverage, rear yard and open space requirements. R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 8/23/16</p>
16.	39-15-BZ	<p>Bryan Cave, LLP 74-76 Eighth Avenue, Manhattan Variance (§72-21) to permit the construction of a new 12 story, 37,166 sq., ft. office building (UG 6) with ground floor retail (UG 6) contrary to floor area (§33-122) and setback requirements (§32-24). C6-2A zoning district. Community Board #2M Examiner: Gjela Prenga (212) 386-0067 Status: Granted – 7/12/16</p>
17.	271-15-BZ	<p>Philip L. Rampulla 1842 Victory Boulevard, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store (UG 16). C2-1/R3-2 zoning district. Community Board #1SI Examiner: Tracie Behnke (212) 386-0086 Status: Continued Hearing – 9/13/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 12, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	302-14-BZ	<p>Rothkrug Rothkrug & Spector, LLP 45-04 Francis Lewis Boulevard, Queens Special Permit (§73-125) to allow proposed ambulatory diagnostic or treatment health care facility in excess of 1500 sq. ft. in a two-story mixed use building. R3X zoning district. Community Board #11Q Examiner: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 9/13/16</p>
2.	101-15-BZ	<p>Law Office of Jay Goldstein 830 Hicksville Road, Queens Variance (§72-21) to permit construction of a two-story use group 4 synagogue contrary to underlying bulk requirements. R2X zoning district. Community Board #14Q Examiner: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 9/13/16</p>
3.	2016-4135-BZ	<p>Bryan Cave, LLP 70 Pine Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>La Palestra</i>) in portions of the basement and sub-cellar levels of an existing building. C5-5 (LM) zoning district. Community Board #1M Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 8/23/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 19, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	472-37-BZ	<p>Eric Palatnik, P.C. 2765 Cropsey Avenue, Brooklyn Extension of Term (§11-411) for the continued operation of an automotive service station which expired on January 27, 2014; Amendment (§11-412) to permit the conversion of repair bays into convenient store, the addition of a new canopy and relocation of fuel storage tanks. R5 zoning district. Community Board #13BK Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 10/14/16</p>
2.	196-49-BZ	<p>Vassalotti Associates Architects, LLP 1280 Allerton Avenue, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on September 30, 2015; Amendment to permit the conversation of the accessory building to an accessory convenience store; Extension of Time to obtain a Certificate of Occupancy which expired on June 12, 2013; Waiver of the Rules. R4 zoning district. Community Board #11BX Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 9/13/16</p>
3.	202-62-BZ	<p>Warshaw Burstein, LLP 950 Allerton Avenue, Bronx 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. Community Board #11BX Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 10/18/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 19, 2016
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	528-64-BZ	<p>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</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Continued Hearing – 10/14/16</p>
5.	1207-66-BZ	<p>Carl A. Sulfaro, Esq. 305 Washington Avenue Brooklyn Extension of Term of a previously granted variance for the continued operation of a UG6 art supply and bookstore which expired July 5, 2012; Waiver of the Rules. R6 zoning district. Community Board #3BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Granted – 7/19/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 19, 2016
10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	413-50-BZ	<p>Eric Palatnik, P.C. 691 East 149th Street, Bronx Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expires on November 18, 2015. C2-4/R7-1 zoning district. Community Board #1BX</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 9/27/16</p>
7.	302-08-BZ	<p>Rothkrug, Rothkrug & Spector, LLP 4368 Furman Avenue, Bronx Remanded by the Court back to the NYC Board of Standards and Appeals to consider whether petitioner satisfied the remaining elements required for a Variance (§72-21) to permit an existing semi-detached residential building, contrary to side yard regulations (§23-462). R5 zoning district. Community Board #12BX</p> <p>Examiner: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 9/27/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 19, 2016
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
8.	300-08-A	Law office of Marvin B. Mitzner LLC 39-35 27th Street, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district. Community Board #1Q Examiner: Toni Matias (212) 386-0085 Status: Deferred Decision – 11/1/16

<i>APPEAL – NEW CASES</i>		
9.	2016-4129-A & 2016-4130-A	Eric Palatnik, P.C. 72 & 74 Harris Lane, Staten Island Proposed construction of family dwelling not fronting on a legally mapped street contrary to General City Law 36. R3-1 (SRD) zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 10/14/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 19, 2016
10:00 A.M.

<i>BZ – DECISIONS</i>		
10.	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 Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 9/13/16</p>
11.	269-14-BZ	<p>Gerald J. Caliendo, RA, AIA 89-44 Metropolitan Avenue, Queens Special Permit §73-36) to permit the physical culture establishment (<i>Massage Envy Spa</i>) on the first floor level of an existing commercial building. C2-2 in R4 zoning district. Community Board #5Q Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 8/23/16</p>
12.	21-15-BZ	<p>Eric Palatnik, P.C. 112-35 69th Avenue, Queens Special Permit (73-621) for the enlargement of an existing one-family dwelling which will not provide the required open space ratio. R1-2A zoning district. Community Board #6Q Examiner: Henry Segovia (212) 386-0074 Status: Granted – 7/19/16</p>
13.	204-15-BZ	<p>Rothkrug Rothkrug & Spector, LLP 98-100 10th Avenue, aka 450 West 17th Street, Manhattan Special Permit 73-36: to allow a (<i>SoulCycle</i>) physical culture establishment within portion of an existing twenty-four story mixed use building in a C6-3 (WCH) zoning district. Community Board #4M Examiner: Rory Levy (212) 386-0082 Status: Granted – 7/19/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 19, 2016
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
14.	330-13-BZ	<p>Alexander Levkovich 2801 Brown Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single family home contrary to floor area (ZR 23-141). R4-1 zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 10/14/16</p>
15.	152-14-BZ	<p>Sheldon Lobel, P.C. 673 Driggs Avenue, Brooklyn Variance (§72-21) to permit the construction of a new community facility building at the premises which would contain a for-profit school, the school at Fillmore Place for children ages two through six. R6B zoning district in a historic district. Community Board #1BK</p> <p>Examiner: Tracie Behnke (212) 386-0086</p> <p>Status: Continued Hearing – 10/14/16</p>
16.	331-14-BZ	<p>Law Office of Lyra J. Altman 2171 Ocean Parkway, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family contrary to side yards (ZR 23-461) and less than the minimum rear yard (ZR 23-47). R5 (OP) zoning district. Community Board #15BK</p> <p>Examiner: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 9/13/16</p>
17.	71-15-BZ	<p>548 W 22 Holding LLC 548 West 22nd Street, Manhattan Variance (§72-21) the conversion and enlargement of the existing 4-story building, build around 1920 on a fragile foundation system for manufacturing use and later converted to an art Museum to a 20-story mixed-use building with commercial uses on the ground floor and residential use. M1-5/C6-3/SWCD zoning district. Community Board #4M</p> <p>Examiner:</p> <p>Status: Adjourned, Continued Hearing – 8/2/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 19, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	93-15-BZ	Sheldon Lobel, P.C. 1011 Reads Lane, Queens Variance (§72-21) to construct a new UG4 Synagogue at the premises to certain bulk and parking regulations and waiver of the floor area side yard. R2X zoning district. Community Board #14Q
		Examiner: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 9/13/16
19.	278-15-BZ	Law Office of Jay Goldstein 3556 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461). R2 zoning district. Community Board #14BK
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 7/19/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 19, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	6-14-BZ	<p>Eric Palatnik, P.C. 2525 Victory Boulevard, Staten Island Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store. C2-1/R3-2 zoning district. Community Board #1SI</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 9/20/16</p>
2.	137-15-BZ	<p>Law Office of Jay Goldstein 74-10 88th Street, Queens Variance (72-21) change of use and enlargement from existing Use Group 9 trade school to use Group 3 religious school (<i>Yeshiva Godolah Seminary</i>) with additional classrooms and dormitories. M1-1 zoning district. Community Board #5Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 9/27/16</p>
3.	236-15-BZ	<p>Sheldon Lobel, P.C. 1677 George Street, Queens Variance (§72-21) to permit the development of a two-story and cellar commercial building contrary to minimum front yard requirements. M1-4D zoning district. Community Board #5Q</p> <p>Examiner: Gjela Prenga (212) 386-0067</p> <p>Status: Continued Hearing – 8/23/16</p>
4.	247-15-BZ	<p>Law Office of Fredrick A. Becker 135 Plymouth Street, Brooklyn Special Permit (73-36) to allow the operation of a physical culture establishment (<i>IMAX Fit</i>) on portion of the ground floor. MX-2 within M1-4/R8A zoning district. Community Board #2BK</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 8/23/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 19, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
5.	256-15-BZ	<p>Rothkrug Rothkrug & Spector, LLP 56-02 Roosevelt Avenue, Queens Special Permit (§73-36) to allow for a physical culture establishment (<i>Blink Fitness</i>) to operate within an existing commercial building. C2-3/R6 zoning district. Community Board #2Q</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 8/16/16</p>
6.	2016-4132-BZ	<p>Howard A. Zipser, Esq. 513 & 515-519 West 26th Street, Manhattan Special Permit (§73-19) to allow for a school (<i>Avenues: The World School</i>) to be located on the fourth (4th) floor of an existing building contrary to use regulations (§§42-12 & 42-14). M1-5 (Special West Chelsea) zoning district. Community Board #4M</p> <p>Examiner: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 8/23/16</p>
7.	2016-4154-BZ	<p>Rothkrug Rothkrug & Spector LLP 342 Flatbush Avenue, Brooklyn Special Permit (§73-36) to operate a physical culture establishment (<i>SoulCycle</i>) within an existing building. C2-4/R7-A & R7B zoning district. Community Board #6BK</p> <p>Examiner: Gjela Prenga (212) 386-0067</p> <p>Status: Granted – 7/19/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 2, 2016
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	220-04-BZ	<p>Sheldon Lobel, P.C. 500 Driggs Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-36) which permitted a physical culture establishment, to occupy a portion of the second floor, of an existing six story building, which expired on January 1, 2015; Waiver of the Rules. M1-2/R6A zoning district Community Board #1BK Project Manager: Carlo Costanza (212) 386-0068 Status: Granted – 8/2/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	548-69-BZ	<p>Eric Palatnik, P.C. 107-10 Astoria Boulevard, Queens Amendment of a variance which permitted the operation of an Automotive Service Station (UG 16B). Amendment seeks to expand the existing convenience store and make various changes to the site. C2-3/R6B zoning district. Community Board #3Q Project Manager: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 9/20/16</p>
3.	173-92-BZ	<p>Simons & Wright LLC 220 East 86th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of martial arts studio which expires on January 24, 2014; Amendment to permit the relocation of the facility from the 2nd floor to the cellar. C2-8A zoning district. Community Board #8M Project Manager: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 9/20/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 2, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	30-00-BZ	Fried, Frank, Harris Shriver & Jacobson LLP 465-469 West 165th Street and 458-464 West 166th Street, Manhattan Extension of term of a previously granted variance granted pursuant to §72-21 of the zoning resolution which permitted an open parking lot (Use Group 8) which expired on February 6, 2016. R7-2 zoning district. Community Board #12M
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 10/14/16

<i>SOC – NEW CASES</i>		
5.	4-95-BZ	Carl A. Sulfaro, Esq. 21-23 Hillside Avenue, Manhattan Extension of Term (§11-411) of a previously approved variance permitting a Public Parking Lot (UG 8) for 48 cars which expired on June 27, 2015; Amendment to permit transient parking for unsued spaces; Waiver of the Rules. R7-2 zoning district. Community Board #12M
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 9/20/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 2, 2016
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
6.	244-15-A	<p>Greenberg Traurig 677 Fifth Avenue, Manhattan</p> <p>Appeal challenging NYC Department of Building's determination that a video display wall with in a new store, is a sign as per the definition of sign as provided in ZR Section 12-10 of the Zoning Resolution. C5-3 (Midtown-5th Avenue Sub district).</p> <p>Community Board #5M</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 8/2/16</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
7.	232-15-A	<p>Sheldon Lobel, P.C. 840 West End Avenue aka 259 West 101 Street, Manhattan</p> <p>Proposed vertical enlargement of an existing six story building to allow for a new penthouse floor and roof above the sixth floor which requires a waiver of the Multiple Dwelling Law and Building Code. R8 zoning district.</p> <p>Community Board #7M</p> <p>Project Manager: Toni Matias (212) 386-0085</p> <p>Status: Continued Hearing – 9/20/16</p>
8.	2016-1218-A	<p>Rothkrug Rothkrug & Spector LLP 97 Storer Avenue, Staten Island</p> <p>To permit the proposed development consisting of a two-story building with warehouse use (UG 16) on the ground floor and office use (UG 6) on the upper floor contrary Article 3 Section 36 of the General City Law. M1-1 (SRD) zoning district.</p> <p>Community Board #3SI</p> <p>Project Manager: Toni Matias (212) 386-0085</p> <p>Status: Closed, Decision – 8/23/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 2, 2016
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
9.	2016-4182-A	Jay Goldstein, Esq. 16 Derick Court, Staten Island Proposed construction of a one-story warehouse not fronting on a legally mapped street, pursuant to Article 3 Section 36 of the General City Law. M3-1 (SRD) zoning district. Community Board #3SI Project Manager: Toni Matias (212) 386-0085 Status: Granted – 8/2/16

<i>BZ – DECISIONS</i>		
10.	200-14-BZ	Simon & Wright LLC 46-05 Parsons Boulevard aka 147-08 46th Avenue, Queens Variance (§72-21) to construct a community facility seeking waivers of floor area ratio, sky exposure plane, side yards and parking. R2 zoning district. Community Board #7Q Project Manager: Rory Levy (212) 386-0082 Status: Granted – 8/2/16
11.	221-15-BZ	Rothkrug Rothkrug & Spector LLP 41/55 Washington Street, Brooklyn Special Permit (§73-36) to allow a physical culture establishment (<i>Equinox</i>) within an existing nine story commercial building. M1-2/R8A(MX-2) zoning district. Community Board #2BK Project Manager: Rory Levy (212) 386-0082 Status: Granted – 8/2/16
12.	251-15-BZ	Law Office of Fredrick A. Becker 127 West 26th Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Naturopathica Holistic Health</i>) spa in a portion of the first floor at the subject premises. M1-6 zoning district. Community Board #4M Project Manager: Rory Levy (212) 386-0082 Status: Granted – 8/2/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 2, 2016
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	2016-1210-BZ	<p>Philip L. Rampulla 2590 Hylan Boulevard, Staten Island Special Permit (§73-36) to permit a physical culture establishment (<i>Retro Fitness</i>) on the second floor of an existing commercial building. C4-1 zoning district. Community Board #2SI</p> <hr/> <p>Project Manager: Ryan Singer (212) 386-0075</p> <hr/> <p>Status: Deferred Decision – 8/23/16</p>
14.	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> <hr/> <p>Project Manager: David Schnakenberg (212) 386-0069</p> <hr/> <p>Status: Continued Hearing – 11/15/16</p>
15.	17-14-BZ	<p>Moshe M. Friedman, PE 600 McDonald Avenue, Brooklyn Variance (§72-21) to add a third and fourth floor to an existing school building (<i>Congregation Chasidei Belz Beth Malka</i>), contrary to floor area (§24-11) lot coverage, maximum wall height (§24-521), side yard (§24-35), front yard (§24-34) and rear yard (§24-361) regulations. R5 zoning district. Community Board #12BK</p> <hr/> <p>Project Manager: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Withdrawn – 8/2/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 2, 2016
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
16.	158-14-BZ	<p>Law Office of Lyra J. Altman 1179 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141(a)); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R-2 zoning district. Community Board #14BK</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 8/2/16</p>
17.	333-14-BZ	<p>Law Office of Lyra J. Altman 2323 East 5th Street, Brooklyn Special Permit (73-622) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yard requirements (ZR 23-461 & ZR 23-48) and less than the minimum rear yard (ZR 23-47). R4 (OP) zoning district. Community Board #15BK</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 9/13/16</p>
18.	64-15-BZ	<p>Greenberg Traurig, LLP 39 Clarkson Street, Manhattan Variance (§72-21) to permit the conversion of a former manufacturing building to residential use contrary to 42-10. M1-5 zoning district. Community Board #2M</p> <p>Project Manager:</p> <p>Status: Granted – 8/2/16</p>
19.	71-15-BZ	<p>548 W 22 Holding LLC 548 West 22nd Street, Manhattan Variance (§72-21) the conversion and enlargement of the existing 4-story building, build around 1920 on a fragile foundation system for manufacturing use and later converted to an art Museum to a 20-story mixed-use building with commercial uses on the ground floor and residential use. M1-5/C6-3/SWCD zoning district. Community Board #4M</p> <p>Project Manager: Ryan Singer (212) 386-0075</p> <p>Status: Adjourned, Continued Hearing – 9/27/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 2, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	176-14-BZ	<p>Harold Weinberg 1981 East 9th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a single family home contrary to floor area, open space and lot coverage (ZR 23-141); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R5-OP zoning district. Community Board #15BK</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 9/20/16</p>
2.	4-15-BZ	<p>Sheldon Lobel, P.C. 119 Webster Avenue, Brooklyn Variance (§72-21) to permit the conversion of the existing building at the premises from residential to community facility use. Community Board #14BK</p> <p>Project Manager: Jonathan Kirschenbaum (212) 386-0081</p> <p>Status: Continued Hearing – 9/27/16</p>
3.	94-15-BZ	<p>Issa Khorasanchi 16 Brighton 11th Street, Brooklyn Special Permit (§73-36) to allow the construction of LA Fitness (<i>UFC Gym</i>) on the first floor of this commercial building. C8-1 zoning district. Community Board #13BK</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 9/27/16</p>
4.	170-15-BZ	<p>Law Office of Fredrick A. Becker 59 Thompson Street, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>Exhale Spa</i>) to be operated within an existing building. M1-5B zoning district. Community Board #2M</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Granted – 8/2/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 2, 2016
1:00 P.M.

<i>BZ – NEW CASES</i>		
5.	225-15-BZ	<p>Friedman & Gotbaum LLP 126-134 East 78th Street Manhattan Variance (§72-21), with respect to height and setback regulations, to permit the enlargement of The Allen-Stevenson School, a nonprofit private kindergarten through Grade 9 school for boys. C1-8X, R8-B/LH-1A zoning district. Community Board #8M</p> <p>Project Manager: Jonathan Kirschenbaum (212) 386-0081</p> <p>Status: Closed, Decision – 8/16/16</p>
6.	269-15-BZ	<p>Law Office of Lyra J. Altman 2076 Ocean Parkway, Brooklyn Special Permit (§73-622) for the conversion and enlargement of an existing two-family home to a single family residence. R5 (OP) zoning district. Community Board #15BK</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 9/27/16</p>
7.	2016-4134-BZ	<p>Akerman LLP 45-11 245th Street, Queens Variance (§72-21) to permit the enlargement of a conforming school (UG 3) (Devine Wisdom Catholic Academy) contrary to ZR §24-111 (Floor Area Ratio). R2-A zoning district. Community Board #11Q</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Continued Hearing – 9/20/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 16, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	189-09-BZ	<p>Eric Palatnik, P.C. 3067 Richmond Terrace, Staten Island Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the legalization of an existing mosque and Sunday school (Nor Al-Islam Society), contrary to use and maximum floor area ratio (§§42-00 and 43-12) and construction with the bed of a mapped street, which expired on May 10, 2015; Amendment to permit minor changes to the interior layout. M3-1 zoning district. Community Board #1SI</p> <hr/> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Deferred Decision – 8/23/16</p>
2.	16-12-BZ	<p>Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn 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. Community Board #3BK</p> <hr/> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Deferred Decision – 10/14/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 16, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	327-88-BZ	<p>Eric Palatnik, P.C. 136-28 39th Avenue a/k/a 136-27-136-35 Roosevelt Avenue, Queens Extension of Time to obtain a Certificate of Occupancy of a previously granted variance (§72-21) to legalize the addition of a 2,317 square foot mezzanine in a UG 6 eating and drinking establishment (<i>Jade Asian Restaurant</i>) which expired on February 11, 2015; Waiver of the Rules. C4-3 zoning district. Community Board #7Q Project Manager: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 9/27/16</p>
4.	201-97-BZ	<p>Eric Palatnik, P.C. 119-02 Rockaway Boulevard, Queens Amendment of a previously approved Variance (§72-21) which permitted the erection and use of a one-story building as a non-conforming Use Group 6 drug store with accessory parking. The Amendment seeks to eliminate the term of the variance since the use is now permitted in the district. C2-3/R3-2 zoning district. Community Board #10Q Project Manager: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 11/1/16</p>
5.	4-98-BZ	<p>Eric Palatnik, P.C. 127-04 Guy Brewer Boulevard, Queens Amendment of a previously approved variance (72-21) which permitted the operation of a drug store (UG 6) contrary to uses regulations. The amendment seeks to eliminate the term of the variance and reflect non-compliance with respect to bulk. C1-3/R3X zoning district. Community Board #12Q Project Manager: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 11/1/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 16, 2016

10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	1129-64-BZ	Davidoff Hutcher & 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: Continued Hearing – 11/1/16
7.	104-05-BZ	Davidoff Hutcher & Citron, LLP 255-275 Park Avenue, Brooklyn Extension of Term of a previously approved Special Permit (73-36) permitting the operation of a physical culture establishment which expired on October 25, 2015. M1-2 zoning district. Community Board #2BK Project Manager: Carlo Costanza (212) 386-0068 Status: Granted – 8/16/16
8.	4-11-BZ	Law Office of Lyra J. Altman 1747-1751 East 2nd Street (aka 389 Quentin Road), Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the construction of a three-story synagogue, contrary to bulk regulations which expired on September 13, 2015; Waiver of the Rules. R5 (OP) zoning district. Community Board #15BK Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Granted – 8/16/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 16, 2016

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	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: Continued Hearing – 9/20/16
10.	260-261-15-A	Eric Palatnik, P.C. 122 & 130 Bard Avenue, Staten Island GCL36 to permit two, two family homes that do not have frontage on a legally mapped street, contrary to Article 3, Section 36 of the NYS General City Law. RA3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 9/13/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 16, 2016

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
11.	264-15-A thru 268-15-A	Diffendale & Kubec 5, 11, 17, 23 Herbert Street and 14 Holten 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: Postponed Hearing – 9/27/16
12.	272-15-A	Eric Palatnik, P.C. 35 Derick Court, Staten Island Proposed construction of a commercial building, not fronting a legally mapped street, contrary to General City Law 36. M3-1 zoning district. Community Board #3SI Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 9/27/16
13.	2016-4174-A	NYC Fire Department 711 Seagirt Avenue, Queens Modification of Certificate of Occupancy. R6 zoning district. Community Board #14Q Project Manager: Toni Matias (212) 386-0085 Status: Granted – 8/16/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 16, 2016

10:00 A.M.

<i>BZ – DECISIONS</i>		
14.	156-15-BZ	<p>Rothkrug Rothkrug & Spector, LLP 18/20 East 50th Street, Manhattan Special Permit (73-36) to reestablish a special permit to allow an existing physical culture establishment ("NYHRC") within a portion of an existing eleven story commercial building located in a C5-2(MID) and C5-2(MID) zoning district. Community Board #5M</p> <hr/> <p>Project Manager: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Deferred Decision – 9/23/16</p>
15.	225-15-BZ	<p>Friedman & Gotbaum LLP 126-134 East 78th Street Manhattan Variance (§72-21), with respect to height and setback regulations, to permit the enlargement of The Allen-Stevenson School, a nonprofit private kindergarten through Grade 9 school for boys. C1-8X, R8-B/LH-1A zoning district. Community Board #8M</p> <hr/> <p>Project Manager: Jonathan Kirschenbaum (212) 386-0081</p> <hr/> <p>Status: Granted – 8/16/16</p>
16.	256-15-BZ	<p>Rothkrug Rothkrug & Spector, LLP 56-02 Roosevelt Avenue, Queens Special Permit (§73-36) to allow for a physical culture establishment (<i>Blink Fitness</i>) to operate within an existing commercial building. C2-3/R6 zoning district. Community Board #2Q</p> <hr/> <p>Project Manager: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 8/16/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 16, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	240-14-BZ	<p>Gregory J. Tarone, Esq. 1620 Shore Boulevard, Brooklyn Special Permit (§73-622) for the enlargement of a single family home contrary to floor area, open space and lot coverage (ZR 23-141(b); side yard requirement (ZR 23-461); and perimeter wall height (ZR 23-361(b). R3-1 zoning district. Community Board #15BK</p> <hr/> <p>Project Manager: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Off Calendar</p>
18.	92-15-BZ	<p>Eric Palatnik, P.C. 170 Buffalo Avenue, Brooklyn Variance (§72-21) proposed redevelopment of existing Use group hospital with the use of USG3 nursing home and sky exposure plain. R6 zoning district. Community Board #1BK</p> <hr/> <p>Project Manager: Tracie Behnke (212) 386-0086</p> <hr/> <p>Status: Closed, Decision – 8/23/16</p>
19.	100-15-BZ	<p>Eric Palatnik, P.C. 24 East 39th Street, Manhattan Variance (§72-21) to propose a change of use in the existing building on the premises from a use group 2 apartment hotel to a use group 5 transient hotel. R8B zoning district. Community Board #6M</p> <hr/> <p>Project Manager:</p> <hr/> <p>Status: Continued Hearing – 10/18/16</p>
20.	126-15-BZ	<p>Sheldon Lobel, P.C. 1782 East 27th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single family home. R3-2 zoning district. Community Board #15BK</p> <hr/> <p>Project Manager: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Continued Hearing – 9/27/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 16, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	54-14-BZ	<p>Moshe M. Friedman, P.E. 1506 Decatur Street Queens Variance (§72-21) to permit development of a three story and penthouse residential building, contrary to use regulations (§42-00). M1-4 zoning district. Community Board #5Q Project Manager: Tracie Behnke (212) 386-0086 Status: Continued Hearing – 11/15/16</p>
2.	28-15-BZ	<p>Law Offices of Marvin B. Mitzner LLC 88 Fulton Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Spa 88</i>) on the first, cellar and sub-cellar floors of the existing building. C6-4 zoning district. Community Board #1M Project Manager: Rory Levy (212) 386-0082 Status: Continued Hearing – 9/27/16</p>
3.	131-15-BZ	<p>Eric Palatnik, P.C. 650 Broadway, Manhattan Special Permit (73-36) to allow the legalization of physical culture establishment (<i>Clockwork Jiu Jitsu</i>) on the second floor of a five-story plus cellar building. M1-5B zoning district. Community Board #2M Project Manager: Rory Levy (212) 386-0082 Status: Granted – 8/16/16</p>
4.	277-15-BZ	<p>Law Office of Jay Goldstein 2621-2623 Avenue R, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to (ZR 23-141B). R2 zoning district. Community Board #15BK Project Manager: Ryan Singer Status: Continued Hearing – 9/27/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 16, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
5.	2016-1209-BZ	<p>Law Office of Jay Goldstein 2701 Avenue K, Brooklyn Special Permit (§73-622) & Variance (§72-21) for the enlargement of an existing single family home. R2 zoning district. Community Board #14BK</p> <hr/> <p>Project Manager: Ryan Singer</p> <hr/> <p>Status: Continued Hearing – 11/1/16</p>
6.	2016-1216-BZ	<p>Sheldon Lobel, P.C. 1128 36th Street, Brooklyn Special Permit (§73-19) to allow for a Use Group 3 school (<i>Yeshiva Ohr Yoseph</i>) on the basement to third floors of a new six-story building and Special Permit (§73-44) to permit a reduction in the number of accessory off-street parking spaces required pursuant to ZR 44-21 for commercial office use (UG 6B) on the fourth to sixth floors. M1-2 zoning district. Community Board #12BK</p> <hr/> <p>Project Manager: Tracie Behnke (212) 386-0086</p> <hr/> <p>Status: Continued Hearing – 9/27/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 23, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	189-09-BZ	Eric Palatnik, P.C. 3067 Richmond Terrace, Staten Island Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the legalization of an existing mosque and Sunday school (Nor Al-Islam Society), contrary to use and maximum floor area ratio (§§42-00 and 43-12) and construction with the bed of a mapped street, which expired on May 10, 2015; Amendment to permit minor changes to the interior layout. M3-1 zoning district. Community Board #1SI
		Examiner: Carlo Costanza (212) 386-0068
		Status: Granted – 8/23/16

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 23, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
2.	636-54-BZ	<p>Akerman, LLP 9612 Seaview Avenue, Brooklyn Extension of Term and Waiver (11-411) to extend the term of the previously granted variance allowing the operation an automotive service station expiring October 16, 2011. C1-3 zoning district. Community Board #18BK Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 8/23/16</p>
3.	374-71-BZ	<p>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 Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 11/1/16</p>
4.	302-08-BZ	<p>NYC Board of Standards and Appeals 4368 Furman Avenue, Bronx Remanded by the Court back to the NYC Board of Standards and Appeals to consider whether petitioner satisfied the remaining elements required for a Variance (§72-21) to permit an existing semi-detached residential building, contrary to side yard regulations (§23-462). R5 zoning district. Community Board #12BX Examiner: Toni Matias (212) 386-0085 Status: Granted – 8/23/16</p>
5.	57-95-A thru 59-95-A	<p>Herrick, Feinstein LLP 473, 474/475, 476 Central Park West, Manhattan Amendment/Time to Complete construction filed under Certificate of Occupancy Modification. R7-2 zoning district. Community Board #7M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 9/27/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 23, 2016

10:00 A.M.

SOC – NEW CASES		
6.	240-55-BZ	<p>Rothkrug Rothkrug & Spector LLP 207-22 Northern Boulevard, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive repair facility (UG 16B) which is set to expired on November 3, 2018; Amendment (§11-413) to permit a change in use from automotive repair facility (UG 16B) to automotive sales (UG 9A); Extension of Time to Obtain a Certificate of Occupancy which expired on April 1, 2015; Waiver of the Rules to permit the filing for an Extension of Term in excess of 1 year prior to the expiration and for filing in excess of 30 day but less than 1 year of the expiration of the time to obtain a Certificate of Occupancy. C2-2/R6B & R4 zoning district. Community Board #11Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 10/18/16</p>
7.	716-82-BZ	<p>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 Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 10/18/16</p>
8.	818-85-BZ	<p>Herrick, Feinstein LLP 119 Christopher Street, Manhattan Amendment to modify a condition to a previously approved Variance (§72-21) which permitted a retail (UG 6) on a portion of the ground floor of a 6-story multiple dwelling. The amendment seeks to re-instate the term of the variance which expired on August 12, 1996. Waiver of the Rules. R6 zoning district. Community Board #2M Examiner: Gjela Prenga (212) 386-0067 Status: Closed, Decision – 9/13/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 23, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
9.	109-03-BZ	Rothkrug Rothkrug & Spector, LLP 189-11 Northern Boulevard, Queens Extension of Term of a previously approved Variance (72-21) permitting an eating and drinking establishment (UG 6) which expired on May 24, 2014; Waiver of the Rules. R3-2 zoning district. Community Board #11Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 11/1/16
10.	65-94-BZ	Rothkrug Rothkrug & Spector, LLP 144-02 Jewel Avenue, Queens Extension of Term of a previously approved Variance (§72-21) which permitted an enlargement contrary to side yard regulations and community facility (UG 4) on the ground and cellar floors and commercial offices (UG 6) in the garage which expired on March 5, 2016. R4B zoning district. Community Board #8Q
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 11/1/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 23, 2016

10:00 A.M.

<i>APPEALS - DECISIONS</i>		
11.	163-14-A thru 165-14-A	<p>Troutman Sanders LLP 502, 504, 506 Canal Street, Manhattan Appeal seeking waiver of Section G304.1.2 of the NYC Building Code to permit a conversion of a historic structure from commercial to residential in a flood hazard area. C6-2A zoning district. Community Board #1M Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 11/1/16</p>
12.	167-15-A	<p>Law Offices of Marvin B. Mitzner, LLC 137 West 86th Street, Manhattan Application filed pursuant to Section 310 of the Multiple Dwelling Law ("MDL") requesting to vary MDL 171(2)(a) to permit a partial one story vertical enlargement of an existing building. R10A zoning district. Community Board #7M Examiner: Toni Matias (212) 386-0085 Status: Granted – 8/23/16</p>
13.	2016-1218-A	<p>Rothkrug Rothkrug & Spector LLP 97 Storer Avenue, Staten Island To permit the proposed development consisting of a two-story building with warehouse use (UG 16) on the ground floor and office use (UG 6) on the upper floor contrary Article 3 Section 36 of the General City Law. M1-1 (SRD) zoning district. Community Board #3SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 8/23/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 23, 2016

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
14.	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 Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 11/1/16

<i>APPEAL – NEW CASES</i>		
15.	2016-4155-A thru 2016-4162-A	Rothkrug Rothkrug & Spector LLP 1, 5, 9, 15, 19, 23, 27, 31 Montana Court, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3A zoning district. Community Board #1SI Examiner: Toni Matias (212) 386-0085 Status: Closed, Decision – 9/20/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 23, 2016

10:00 A.M.

<i>BZ – DECISIONS</i>		
16.	269-14-BZ	<p>Gerald J. Caliendo, RA, AIA 89-44 Metropolitan Avenue, Queens Special Permit §73-36) to permit the physical culture establishment (<i>Massage Envy Spa</i>) on the first floor level of an existing commercial building. C2-2 in R4 zoning district. Community Board #5Q</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Granted – 8/23/16</p>
17.	92-15-BZ	<p>Eric Palatnik, P.C. 170 Buffalo Avenue, Brooklyn Variance (§72-21) proposed redevelopment of existing Use group hospital with the use of USG3 nursing home and sky exposure plain. R6 zoning district. Community Board #1BK</p> <p style="color: green;">Examiner: Tracie Behnke (212) 386-0086</p> <p style="color: red;">Status: Granted – 8/23/16</p>
18.	156-15-BZ	<p>Rothkrug Rothkrug & Spector, LLP 18/20 East 50th Street, Manhattan Special Permit (73-36) to reestablish a special permit to allow an existing physical culture establishment ("NYHRC") within a portion of an existing eleven story commercial building located in a C5-2(MID) and C5-2(MID) zoning district. Community Board #5M</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Granted – 8/23/16</p>
19.	247-15-BZ	<p>Law Office of Fredrick A. Becker 135 Plymouth Street, Brooklyn Special Permit (73-36) to allow the operation of a physical culture establishment (<i>IMAX Fit</i>) on portion of the ground floor. MX-2 within M1-4/R8A zoning district. Community Board #2BK</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Deferred Decision – 10/18/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 23, 2016

10:00 A.M.

<i>BZ – DECISIONS</i>		
20.	2016-1210-BZ	<p>Philip L. Rampulla 2590 Hylan Boulevard, Staten Island Special Permit (§73-36) to permit a physical culture establishment (<i>Retro Fitness</i>) on the second floor of an existing commercial building. C4-1 zoning district. Community Board #2SI</p> <hr/> <p>Examiner: Ryan Singer</p> <hr/> <p>Status: Granted – 8/23/16</p>
21.	2016-4135-BZ	<p>Bryan Cave, LLP 70 Pine Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>La Palestra</i>) in portions of the basement and sub-cellar levels of an existing building. C5-5 (LM) zoning district. Community Board #1M</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 8/23/16</p>

<i>BZ – CONTINUED HEARINGS</i>		
22.	11-15-BZ	<p>Eric Palatnik, P.C. 155 Dover Street, Brooklyn Special Permit (§73-622) to permit an enlargement of one family home, seek to waive the floor area, lot coverage, rear yard and open space requirements. R3-1 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Continued Hearing – 11/15/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 23, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
23.	236-15-BZ	Sheldon Lobel, P.C. 1677 George Street, Queens Variance (§72-21) to permit the development of a two-story and cellar commercial building contrary to minimum front yard requirements. M1-4D zoning district. Community Board #5Q
		Examiner: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing 9/27/16
24.	2016-4132-BZ	Howard A. Zipser, Esq. 513 & 515-519 West 26th Street, Manhattan Special Permit (§73-19) to allow for a school (<i>Avenues: The World School</i>) to be located on the fourth (4th) floor of an existing building contrary to use regulations (§§42-12 & 42-14). M1-5 (Special West Chelsea) zoning district. Community Board #4M
		Examiner: Rory Levy (212) 386-0082
		Status: Granted – 8/23/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 23, 2016
1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	2016-4164-BZ	<p>Law Office of Lyra J. Altman 1744 East 29th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); side yard requirements (§§23-461 & 23-48) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Ryan Singer</p> <hr/> <p>Status: Continued Hearing – 11/1/16</p>
2.	2016-4180-BZ	<p>Law Office of Fredrick A. Becker 87-25 252nd Street, Queens Special Permit (§73-621) for the enlargement of an existing single family home contrary to floor area and lot coverage (ZR 23-141). R2A zoning district. Community Board #13Q</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Closed, Decision – 9/20/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 13, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	818-85-BZ	<p>Herrick, Feinstein LLP 119 Christopher Street, Manhattan Amendment to modify a condition to a previously approved Variance (§72-21) which permitted a retail (UG 6) on a portion of the ground floor of a 6-story multiple dwelling. The amendment seeks to re-instate the term of the variance which expired on August 12, 1996. Waiver of the Rules. R6 zoning district. Community Board #2M Examiner: Gjela Prenga (212) 386-0067 Status: Granted – 9/13/16</p>
2.	826-86-BZ thru 828-86-BZ	<p>Eric Palatnik, P.C. 269-10 & 270-10 Grand Central Parkway, Queens Extension of Term of Special Permit (§73-11) permitting non-accessory radio towers and transmitting equipment on the roof of an existing thirty-three story building which expired on January 26, 2015. R3-2 zoning district. Community Board #13Q Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 9/13/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 13, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	196-49-BZ	<p>Vassalotti Associates Architects, LLP. 1280 Allerton Avenue, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on September 30, 2015; Amendment to permit the conversion of the accessory building to an accessory convenience store; Extension of Time to obtain a Certificate of Occupancy which expired on June 12, 2013; Waiver of the Rules. R4 zoning district. Community Board #11BX</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Closed, Decision – 9/20/16</p>
4.	114-02-BZ	<p>David L. Businelli, R.A. 2493 Richmond Road, Staten Island Extension of Term of a previously approved Variance (72-21) which permitted the development of two-story building with retail on the first floor and offices on the second floor with accessory parking which expired on May 20, 2013; Waiver of the Rules. R2 zoning district. Community Board #1SI</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Closed, Decision – 11/15/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 13, 2016

10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	17-92-BZ	<p>Eric Palatnik, P.C. 60-06/12 Northern Boulevard, Queens Extension of Term of a previously approved variance which expired on July 19, 2014; Amendment to permit renovations to the interior and exterior of the building; Waiver of the Rules. R5 zoning district Community Board #2Q</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 11/15/16</p>
6.	168-98-BZ	<p>Robert J. Stahl 3050 Bailey Avenue, Bronx Extension of Term (§ 11-411) of a previously approved variance which permitted a parking lot for more than five motor vehicles (Use Group 8) which expired on March 23, 2009; Waiver of the Rules. R6/R4A zoning district. Community Board #8BX</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 11/15/16</p>
7.	169-98-BZ	<p>Robert J. Stahl 3141 Bailey Avenue, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on July 20, 2009; Amendment (§11-413) to permit a change of use to Automotive Repair Facility (UG 16B); Waiver of the Rules. C2-3/R6 zoning district. Community Board #8BX</p> <p>Examiner: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 12/6/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 13, 2016

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
8.	260-15-A	<p>Eric Palatnik, P.C. 122 & 130 Bard Avenue, Staten Island GCL36 to permit two, two family homes that do not have frontage on a legally mapped street, contrary to Article 3, Section 36 of the NYS General City Law. RA3X zoning district. Community Board #1SI</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Granted – 9/13/16</p>
	261-15-A	<p>Eric Palatnik, P.C. 122 & 130 Bard Avenue, Staten Island GCL36 to permit two, two family homes that do not have frontage on a legally mapped street, contrary to Article 3, Section 36 of the NYS General City Law. RA3X zoning district. Community Board #1SI</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Withdrawn – 9/13/16</p>

<i>APPEAL – NEW CASES</i>		
9.	17-05-A	<p>Sheldon Lobel, P.C. 3329/3333 Giles Place, Bronx Extension of Time to Complete Construction under the prior R6 zoning district. R4A zoning district. Community Board #8BX</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Closed, Decision – 11/1/16</p>
10.	2016-1185-A	<p>Pryor Cashman LLP 45-14 and 45-50 51st Street, Queens Proposed construction of a four story with cellar Use Group 16 self-storage facility located within the bed of a mapped street, contrary to General City Law Section 35 and waiver of street wall and sky exposure plane under 72-01-(g). M1-1 zoning district. Community Board #2Q</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Closed, Decision – 11/1/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 13, 2016

10:00 A.M.

<i>BZ – DECISIONS</i>		
11.	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 Examiner: Rory Levy (212) 386-0082 Status: Deferred Decision – 11/15/16</p>
12.	31-14-BZ	<p>Moshe M. Friedman, P.E. 165 Spencer Street, Brooklyn Special Permit (§73-19) to allow a conversion of an existing Synagogue (<i>Bnos Square of Williamsburg</i>) building (Use Group 4 to Use Group 3). M1-2 zoning district. Community Board #3BK Examiner: Rory Levy (212) 386-0082 Status: Deferred Decision – 12/6/16</p>
13.	333-14-BZ	<p>Law Office of Lyra J. Altman 2323 East 5th Street, Brooklyn Special Permit (73-622) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yard requirements (ZR 23-461 & ZR 23-48) and less than the minimum rear yard (ZR 23-47). R4 (OP) zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Granted – 9/13/16</p>
14.	44-15-BZ	<p>Akerman, LLP 145 Central Park North, Manhattan Variance (§72-21) to permit the construction of a conforming fourteen-story, (UG 2) residential building containing 24 dwelling units contrary to the maximum building height and front setback requirements (§23-633 and rear setback requirements (§23-633(b)). R8 zoning district. Community Board #10M Examiner: Tracie Behnke (212) 386-0086 Status: Deferred Decision – 11/15/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 13, 2016

10:00 A.M.

<i>BZ – DECISIONS</i>		
15.	278-15-BZ	<p>Law Office of Jay Goldstein 3556 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461). R2 zoning district. Community Board #14BK</p>
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 9/13/16

<i>BZ – CONTINUED HEARINGS</i>		
16.	322-13-BZ	<p>Sheldon Lobel, P.C. 42-01 Main Street, Queens Re-instatement (§11-411) of a previously approved variance which permitted accessory parking on the zoning lot for the use Group 6 commercial building, which expired on September 23, 1990; Waiver of the Rules. R6/C1-2 and R6 zoning district. Community Board #7Q</p>
		Examiner: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 1/10/17
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>
		Examiner: Gjela Prenga (212) 386-0067
		Status: Adjourned Hearing – 12/6/16
18.	302-14-BZ	<p>Rothkrug Rothkrug & Spector, LLP 45-04 Francis Lewis Boulevard, Queens Special Permit (§73-125) to allow proposed ambulatory diagnostic or treatment health care facility in excess of 1500 sq. ft. in a two-story mixed use building. R3X zoning district. Community Board #11Q</p>
		Examiner: Gjela Prenga (212) 386-0067
		Status: Adjourned Hearing – 11/1/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 13, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
19.	331-14-BZ	<p>Law Office of Lyra J. Altman 2171 Ocean Parkway, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family contrary to side yards (ZR 23-461) and less than the minimum rear yard (ZR 23-47). R5 (OP) zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Adjourned Hearing – 11/1/16</p>
20.	93-15-BZ	<p>Sheldon Lobel, P.C. 1011 Reads Lane, Queens Variance (§72-21) to construct a new UG4 Synagogue at the premises to certain bulk and parking regulations and waiver of the floor area side yard. R2X zoning district. Community Board #14Q Examiner: Jonathan Kirschenbaum (212) 386-0081 Status: Continued Hearing – 11/1/16</p>
21.	101-15-BZ	<p>Law Office of Jay Goldstein 830 Hicksville Road, Queens Variance (§72-21) to permit construction of a two-story use group 4 synagogue contrary to underlying bulk requirements. R2X zoning district. Community Board #14Q Examiner: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 12/6/16</p>
22.	271-15-BZ	<p>Philip L. Rampulla 1842 Victory Boulevard, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store (UG 16). C2-1/R3-2 zoning district. Community Board #1SI Examiner: Tracie Behnke (212) 386-0086 Status: Closed, Decision – 10/14/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 13, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	248-15-BZ	<p>Eric Palatnik, P.C. 150-15 Barclay Avenue, Queens Special Permit (73-44) to reduce the 49 required parking spaces to twenty-five (25) for a proposed new five story and cellar new UG4 ambulatory diagnostic treatment health facility building. R5/C1-2 zoning district. Community Board #7Q Examiner: Tracie Behnke (212) 386-0086 Status: Continued Hearing – 11/15/16</p>
2.	254-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 98 Avenue A, Manhattan Special Permit (§73-36) to allow for a physical culture establishment (<i>Blink</i>) within a new cellar and eight-story mixed-use building. C2-5/R7A zoning district. Community Board #3M Examiner: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 11/15/16</p>
3.	2016-4152-BZ	<p>Law Office of Jay Goldstein 325 Avenue Y, Brooklyn Special Permit (§73-19) to allow a school (UG 3) (<i>Yeshiva Darche Eres</i>) to occupy a portion of the first floor and the entirety of the second, third and fourth floors of the Premises, contrary to use regulation (§42-10). M1-1 (OP) zoning district. Community Board #15BK Examiner: Tracie Behnke (212) 386-0086 Status: Continued Hearing – 11/15/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 20, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	196-49-BZ	<p>Vassalotti Associates Architects, LLP. 1280 Allerton Avenue, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on September 30, 2015; Amendment to permit the conversion of the accessory building to an accessory convenience store; Extension of Time to obtain a Certificate of Occupancy which expired on June 12, 2013; Waiver of the Rules. R4 zoning district. Community Board #11BX Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 9/20/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	548-69-BZ	<p>Eric Palatnik, P.C. 107-10 Astoria Boulevard, Queens Amendment of a variance which permitted the operation of an Automotive Service Station (UG 16B). Amendment seeks to expand the existing convenience store and make various changes to the site. C2-3/R6B zoning district. Community Board #3Q Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 12/6/16</p>
3.	1122-81-BZ	<p>Eric Palatnik, P.C. 105-14 Astoria Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted a one-story enlargement of a then existing metal supply establishment (UG 17) increasing the degree of non-conformity, which expired on November 9, 2012; Waiver of the Rules. R3-2 zoning district. Community Board #4Q Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 12/6/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 20, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	173-92-BZ	<p>Simons & Wright LLC 220 East 86th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of martial arts studio which expires on January 24, 2014; Amendment to permit the relocation of the facility from the 2nd floor to the cellar. C2-8A zoning district. Community Board #8M Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 9/20/16</p>
5.	4-95-BZ	<p>Carl A. Sulfaro, Esq. 21-23 Hillside Avenue, Manhattan Extension of Term (§11-411) of a previously approved variance permitting a Public Parking Lot (UG 8) for 48 cars which expired on June 27, 2015; Amendment to permit transient parking for unsued spaces; Waiver of the Rules. R7-2 zoning district. Community Board #12M Examiner: Carlo Costanza (212) 386-0068 Status: Granted 9/20/16</p>
6.	129-97-BZ	<p>Gerald J. Caliendo, RA, AIA 150-65 Cross Island Parkway, Queens Amendment to permit the proposed conversion of an existing lubricatorium to a commercial retail establishment (use group 6) and enlargement of the basement level. C1-2/R3-2 zoning district. Community Board #7Q Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 12/6/16</p>
7.	80-05-BZ	<p>Klein Stuart 49 West 33rd Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (<i>Aura Wellness Spa Corp.</i>) which expired on November 15, 2015. C6-6 and C6-4.5 zoning district. Community Board #5M Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 12/6/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 20, 2016

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	949-57-BZ	<p>Akerman, LLP 2100 Williamsbridge Avenue, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 29, 2014; Waiver of the Rules. R5D zoning district. Community Board #11BX Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 11/15/16</p>
9.	94-58-BZ	<p>Walter T. Gorman, P.E., P.C. 25-65 Brooklyn Queens Expressway, Queens Extension of Term (11-411) to permit the continued use of a previously approved Automotive Service Station (UG 16B) which expired on September 30, 2013; Waiver of the Rules. R4 zoning district. Community Board #3Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/6/16</p>
10.	214-00-BZ	<p>Sheldon Lobel, P.C. 2761 Plumb 2nd Street, Brooklyn Extension of Term of a previously approved Special Permit (73-242) which permitted the operation of an eating and drinking establishment (UG 6) which expired on November 16, 2015; Extension of Time to Obtain a Certificate of Occupancy which expired on March 20, 2013; Waiver of the Rules. C3 zoning district. Community Board #15BK Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/13/16</p>
11.	235-01-BZ	<p>Rothkrug Rothkrug & Spector LLP 2009 Mermaid Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-27) permitting the operation of funeral establishment (UG 7) which expired on May 12, 2014; Waiver of the Rules. C1-2/R5 zoning district. Community Board #13BK Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/13/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 20, 2016

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	2016-4155-A thru 2016-4162-A	Rothkrug Rothkrug & Spector LLP 1, 5, 9, 15, 19, 23, 27, 31 Montana Court, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3A zoning district. Community Board #1SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 9/20/16

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	166-12-A	NYC Department of Buildings 638 East 11th Street, Manhattan Application to revoke the Certificate of Occupancy. R8B zoning district. Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 11/15/16
14.	107-13-A	Law Office of Marvin B. Mitzner, LLC. 638 East 11th Street, Manhattan An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R7- 2 zoning district. R7B zoning district. Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 11/15/16
15.	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 Examiner: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 12/6/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 20, 2016

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
16.	232-15-A	<p>Sheldon Lobel, P.C. 840 West End Avenue aka 259 West 101 Street, Manhattan Proposed vertical enlargement of an existing six story building to allow for a new penthouse floor and roof above the sixth floor which requires a waiver of the Multiple Dwelling Law and Building Code. R8 zoning district. Community Board #7M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 12/13/16</p>

<i>APPEAL – NEW CASES</i>		
17.	68-15-A	<p>Pryor Cashman, LLP 230 West 97th Street, Manhattan Variance pursuant to Section 310 of the NYSMDL to allow the 2,708 square foot penthouse enlargement to a non-fireproof Old law Tenement building contrary to the height regulations. C4-6AEc-3 zoning district. Community Board #7M Examiner: Toni Matias (212) 386-0085 Status: Continued Hearing – 12/13/16</p>

<i>BZ – DECISIONS</i>		
18.	2016-4180-BZ	<p>Law Office of Fredrick A. Becker 87-25 252nd Street, Queens Special Permit (§73-621) for the enlargement of an existing single family home contrary to floor area and lot coverage (ZR 23-141). R2A zoning district. Community Board #13Q Examiner: Henry Segovia (212) 386-0074 Status: Granted – 9/20/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 20, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
19.	6-14-BZ	<p>Eric Palatnik, P.C. 2525 Victory Boulevard, Staten Island Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store. C2-1/R3-2 zoning district. Community Board #1SI</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Adjourned, Continued Hearing – 12/6/16</p>
20.	176-14-BZ	<p>Harold Weinberg 1981 East 9th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a single family home contrary to floor area, open space and lot coverage (ZR 23-141); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R5-OP zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Closed, Decision – 9/27/16</p>
21.	181-14-BZ	<p>Sheldon Lobel, P.C. 670 92nd Street Brooklyn Variance (§72-21) to permit the construction of an educational and cultural facility be located on the premises. R4B zoning district. Community Board #10BK</p> <hr/> <p>Examiner: Jonathan Kirschensbaum (212) 386-0081</p> <hr/> <p>Status: Continued Hearing – 12/13/16</p>
22.	2016-4134-BZ	<p>Akerman LLP 45-11 245th Street, Queens Variance (§72-21) to permit the enlargement of a conforming school (UG 3) (Devine Wisdom Catholic Academy) contrary to ZR §24-111 (Floor Area Ratio). R2-A zoning district. Community Board #11Q</p> <hr/> <p>Examiner: Gjela Prenga (212) 386-0067</p> <hr/> <p>Status: Granted – 9/20/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 20, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	168-15-BZ	<p>Sheldon Lobel, P.C. 58 Grattan Street, Brooklyn Variance (§72-21) to permit the development of a four-story commercial building contrary to height, setback and parking requirements. M1-1 zoning district. Community Board #1BK Examiner: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 11/15/16</p>
2.	276-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 399 Knickerbocker Avenue, Brooklyn Special Permit (§73-36) to permit a physical culture establishment (<i>Blink</i>) within a portion of an existing commercial building. C4-3 zoning district. Community Board #4BK Examiner: Jonathan Kirschensbaum (212) 386-0081 Status: Closed, Decision – 10/14/16</p>
3.	2016-1211-BZ	<p>Eric Palatnik, P.C. 920 Shore Boulevard, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 12/13/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 27, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	327-88-BZ	<p>Eric Palatnik, P.C. 136-28 39th Avenue a/k/a 136-27-136-35 Roosevelt Avenue, Queens Extension of Time to obtain a Certificate of Occupancy of a previously granted variance (§72-21) to legalize the addition of a 2,317 square foot mezzanine in a UG 6 eating and drinking establishment (<i>Jade Asian Restaurant</i>) which expired on February 11, 2015; Waiver of the Rules. C4-3 zoning district. Community Board #7Q Project Manager: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 11/1/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	413-50-BZ	<p>Eric Palatnik, P.C. 691 East 149th Street, Bronx Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expires on November 18, 2015. C2-4/R7-1 zoning district. Community Board #1BX Project Manager: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/13/16</p>
3.	57-95-A thru 59-95-A	<p>Herrick, Feinstein LLP 473, 474/475, 476 Central Park West, Manhattan Amendment/Time to Complete construction filed under Certificate of Occupancy Modification. R7-2 zoning district. Community Board #7M Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 12/13/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 27, 2016

10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	1151-81-BZ	<p>Greenberg Traurig, LLP 95 Vandam Street, Manhattan Amendment of a previously variance to facilitate the transfer of unused development rights from the variance site for incorporation into a new as-of-right development. M1-6 (IHDA) zoning district. Community Board #2M Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Continued Hearing – 1/24/17</p>
5.	174-94-BZ	<p>Gerald J. Caliendo, RA, AIA 99-07 Roosevelt Avenue, Queens Extension of the term of the variance, permitting an automotive sales establishment, which expired on May 6, 2012. Waiver of the Rules. R6 zoning district. Community Board #3Q Project Manager: Henry Segovia (212) 386-0074 Status: Continued Hearing – 1/24/17</p>
6.	371-01-BZ	<p>Greenberg Traurig LLP 104 Charlton Street, Manhattan Amendment of a previously variance to facilitate the transfer of unused development rights from the variance site for incorporation into a new as-of-right development. M1-6 (IHDA) zoning district. Community Board #2M Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Continued Hearing – 12/6/16</p>
7.	172-05-BZ	<p>Rothkrug Rothkrug & Spector, LLP 50 Court Street, Brooklyn Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (<i>Equinox</i>) which expires on February 7, 2016. C5-2A (DB) zoning district. Community Board #2BK Project Manager: Rory Levy (212) 386-0082 Status: Granted – 9/27/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 27, 2016

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	272-15-A	<p>Eric Palatnik, P.C. 35 Derick Court, Staten Island Proposed construction of a commercial building, not fronting a legally mapped street, contrary to General City Law 36. M3-1 zoning district. Community Board #3SI</p> <hr/> <p>Project Manager: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 12/13/16</p>

<i>APPEALS – NEW CASES</i>		
9.	264-15-A thru 268-15-A	<p>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</p> <hr/> <p>Project Manager: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 12/13/16</p>
10.	2016-4212-A thru 2016-4214-A	<p>Law Office of Steven Simicich 4069, 4073, 4077 Victory Boulevard, Staten Island Proposed construction of a mixed use commercial and residential building not fronting on a legally mapped street, contrary to General City Law 36. C1-2/R3A zoning district. Community Board #2SI</p> <hr/> <p>Project Manager: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 12/6/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 27, 2016

10:00 A.M.

<i>BZ – DECISIONS</i>		
11.	176-14-BZ	<p>Harold Weinberg 1981 East 9th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a single family home contrary to floor area, open space and lot coverage (ZR 23-141); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R5-OP zoning district. Community Board #15BK</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Granted – 9/27/16</p>

<i>BZ – CONTINUED HEARINGS</i>		
12.	4-15-BZ	<p>Sheldon Lobel, P.C. 119 Webster Avenue, Brooklyn Variance (§72-21) to permit the conversion of the existing building at the premises from residential to community facility use. Community Board #14BK</p> <p>Project Manager: Jonathan Kirschenbaum (212) 386-0081</p> <p>Status: Continued Hearing – 12/6/16</p>
13.	28-15-BZ	<p>Law Offices of Marvin B. Mitzner LLC 88 Fulton Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Spa 88</i>) on the first, cellar and sub-cellar floors of the existing building. C6-4 zoning district. Community Board #1M</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Closed, Decision – 10/14/16</p>
14.	71-15-BZ	<p>548 W 22 Holding LLC 548 West 22nd Street, Manhattan Variance (§72-21) the conversion and enlargement of the existing 4-story building, build around 1920 on a fragile foundation system for manufacturing use and later converted to an art Museum to a 20-story mixed-use building with commercial uses on the ground floor and residential use. M1-5/C6-3/SWCD zoning district. Community Board #4M</p> <p>Project Manager: Ryan Singer</p> <p>Status: Adjourned Hearing – 1/10/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 27, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	94-15-BZ	Issa Khorasanchi 16 Brighton 11th Street, Brooklyn Special Permit (§73-36) to allow the construction of LA Fitness (<i>UFC Gym</i>) on the first floor of this commercial building. C8-1 zoning district. Community Board #13BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 12/6/16
16.	126-15-BZ	Sheldon Lobel, P.C. 1782 East 27th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single family home. R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 12/13/16
17.	137-15-BZ	Law Office of Jay Goldstein 74-10 88th Street, Queens Variance (72-21) change of use and enlargement from existing Use Group 9 trade school to use Group 3 religious school (<i>Yeshiva Godolah Seminary</i>) with additional classrooms and dormitories. M1-1 zoning district. Community Board #5Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 12/13/16
18.	236-15-BZ	Sheldon Lobel, P.C. 1677 George Street, Queens Variance (§72-21) to permit the development of a two-story and cellar commercial building contrary to minimum front yard requirements. M1-4D zoning district. Community Board #5Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 9/27/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 27, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
19.	269-15-BZ	<p>Law Office of Lyra J. Altman 2076 Ocean Parkway, Brooklyn Special Permit (§73-622) for the conversion and enlargement of an existing two-family home to a single family residence. R5 (OP) zoning district. Community Board #15BK Project Manager: Henry Segovia (212) 386-0074 Status: Continued Hearing – 12/6/16</p>
20.	277-15-BZ	<p>Law Office of Jay Goldstein 2621-2623 Avenue R, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to (ZR 23-141B). R2 zoning district. Community Board #15BK Project Manager: Ryan Singer Status: Continued Hearing – 12/13/16</p>
21.	2016-1216-BZ	<p>Sheldon Lobel, P.C. 1128 36th Street, Brooklyn Special Permit (§73-19) to allow for a Use Group 3 school (<i>Yeshiva Ohr Yoseph</i>) on the basement to third floors of a new six-story building and Special Permit (§73-44) to permit a reduction in the number of accessory off-street parking spaces required pursuant to ZR 44-21 for commercial office use (UG 6B) on the fourth to sixth floors. M1-2 zoning district. Community Board #12BK Project Manager: Tracie Behnke (212) 386-0086 Status: Continued Hearing – 12/13/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 27, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	22-15-BZ	<p>Simons & Wright LLC 219 26th Street, Brooklyn Variance (72-21) to proposed to construct a residential building on a small lot at premises, located in an M1-1D zoning district, contrary to (Section 42-00) not permitted as of right. Community Board #7BK</p> <hr/> <p>Project Manager: Tracie Behnke (212) 386-0086</p> <hr/> <p>Status: Continued Hearing – 1/10/17</p>
2.	2016-1221-BZ	<p>Jay Goldstein, Esq. 269 West 23rd Street, Manhattan Special Permit (§73-36) to permit a physical culture establishment (<i>Row House</i>) on the second floor of an existing commercial building. C2-7A zoning district. Community Board #4M</p> <hr/> <p>Project Manager: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Continued Hearing – 1/10/17</p>
3.	2016-4151-BZ	<p>Eric Palatnik, P.C. 1814 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage(ZR 23-141). R3-2 zoning district. Community Board #15BK</p> <hr/> <p>Project Manager: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Continued Hearing – 11/1/16</p>
4.	2016-4172-BZ	<p>Jay Goldstein, Esq. 555 West 59th Street (543-555 & 559 W 59th Street; 236-254 W 60th Street), Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>EVF Performance</i>) on a portion of the cellar and first floor. C6-2/C4-7 zoning district. Community Board #7M</p> <hr/> <p>Project Manager: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 9/27/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 27, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
5.	2016-4225-BZ	William J. Friedman, Esq. 511 Beach 133rd Street, Queens Special Permit (§64-A71) to permit the vertical elevation or reconstruction of up to two dwelling units on such zoning lot that contained two or more dwelling units on October 28, 2012, and does not have a certificate of occupancy, or other lawful documentation. R2 zoning district. Community Board #14Q
		Project Manager: Ryan Singer
		Status: Granted – 9/27/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

FRIDAY MORNING, OCTOBER 14, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	16-12-BZ	<p>Eric Palatnik, P.C. 184 Nostrand Avenue, Brooklyn 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. Community Board #3BK Project Manager: Carlo Costanza (212) 386-0068 Status: Off-Calendar</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	472-37-BZ	<p>Eric Palatnik, P.C. 2765 Cropsey Avenue, Brooklyn Extension of Term (§11-411) for the continued operation of an automotive service station which expired on January 27, 2014; Amendment (§11-412) to permit the conversion of repair bays into convenient store, the addition of a new canopy and relocation of fuel storage tanks. R5 zoning district. Community Board #13BK Project Manager: Carlo Costanza (212) 386-0068 Status: Denied – 10/14/16</p>
3.	528-64-BZ	<p>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: Continued Hearing – 2/14/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

FRIDAY MORNING, OCTOBER 14, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	1255-80-BZ	<p>Gerald J. Caliendo, RA. AIA 35-33 31st Street, Queens Extension of Term; Amendment and Waiver 72-01: request an extension of term for a previously expired variance that expired on 6/2/2011 and Amendment to change from the use (UG 17) to (UG6) and also require Waiver of the Rules. R5 zoning district. Community Board #1Q Project Manager: Henry Segovia (212) 386-0074 Status: Continued Hearing – 2/28/17</p>
5.	30-00-BZ	<p>Fried, Frank, Harris Shriver & Jacobson LLP 465-469 West 165th Street and 458-464 West 166th Street, Manhattan Extension of term of a previously granted variance granted pursuant to §72-21 of the zoning resolution which permitted an open parking lot (Use Group 8) which expired on February 6, 2016. R7-2 zoning district. Community Board #12M Project Manager: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 2/14/17</p>

<i>SOC – NEW CASES</i>		
6.	74-07-BZ	<p>Fried, Frank, Harris, Shriver & Jacobson LLP 6-10 West 70th Street, Manhattan Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting a nine (9) story residential/community facility building contrary to regulations for lot coverage (§24-11), rear yard (§24-36), base height, building height and setback (§23-633) and rear setback (§23-663) which expired on January 22, 2016; Amendment to the approved plans; Waiver of the Rules. R8B and R10A districts. Community Board #7M Project Manager: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 1/10/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
FRIDAY MORNING, OCTOBER 14, 2016
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
7.	2016-4129-A & 2016-4130-A	<p>Eric Palatnik, P.C. 72 & 74 Harris Lane, Staten Island Proposed construction of family dwelling not fronting on a legally mapped street contrary to General City Law 36. R3-1 (SRD) zoning district. Community Board #3SI</p> <hr/> <p>Project Manager: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 1/10/17</p>

<i>BZ – DECISIONS</i>		
8.	28-15-BZ	<p>Law Offices of Marvin B. Mitzner LLC 88 Fulton Street, Manhattan Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Spa 88</i>) on the first, cellar and sub-cellar floors of the existing building. C6-4 zoning district. Community Board #1M</p> <hr/> <p>Project Manager: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 10/14/16</p>
9.	271-15-BZ	<p>Philip L. Rampulla 1842 Victory Boulevard, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store (UG 16). C2-1/R3-2 zoning district. Community Board #1SI</p> <hr/> <p>Project Manager: Tracie Behnke (212) 386-0086</p> <hr/> <p>Status: Granted – 10/14/16</p>
10.	276-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 399 Knickerbocker Avenue, Brooklyn Special Permit (§73-36) to permit a physical culture establishment (<i>Blink</i>) within a portion of an existing commercial building. C4-3 zoning district. Community Board #4BK</p> <hr/> <p>Project Manager: Jonathan Kirschenbaum (212) 386-0081</p> <hr/> <p>Status: Granted – 10/14/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

FRIDAY MORNING, OCTOBER 14, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	330-13-BZ	<p>Alexander Levkovich 2801 Brown Street, Brooklyn Special Permit (§73-622) for the legalization of an enlargement to an existing single family home contrary to floor area (ZR 23-141). R4-1 zoning district. Community Board #15BK Project Manager: Henry Segovia (212) 386-0074 Status: Off-Calendar</p>
12.	152-14-BZ	<p>Sheldon Lobel, P.C. 673 Driggs Avenue, Brooklyn Variance (§72-21) to permit the construction of a new community facility building at the premises which would contain a for-profit school, the school at Fillmore Place for children ages two through six. R6B zoning district in a historic district. Community Board #1BK Project Manager: Tracie Behnke (212) 386-0086 Status: Continued Hearing – 12/13/16</p>
13.	216-15-BZ	<p>Eric Palatnik, P.C. 205 West Fordham Road, Bronx Special Permit (§73-211) to permit the construction of an Automotive Service Station (UG 16B) with accessory convenience store. C2-4 zoning district. Community Board #7BX Project Manager: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 2/28/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

FRIDAY AFTERNOON, OCTOBER 14, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	237-15-BZ	<p>Law Office of Fredrick A. Becker 109 Metropolitan Avenue aka 80 North 3rd Street, Brooklyn Special Permit (§73-36) to permit the operation of a Physical Culture Establishment (<i>Modo Yoga</i>). M1-2/R6A zoning district. Community Board #1BK</p> <hr/> <p>Project Manager: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Granted – 10/14/16</p>
2.	2016-4124-BZ	<p>Rothkrug Rothkrug & Spector LLP 238 Bedford Avenue (a/k/a 118 North 4th Street, 185 Berry Street), Brooklyn Special Permit (§73-36) to operate a physical culture establishment (<i>Equinox</i>) within an existing building. M1-2/R6B (MX-8) zoning district. Community Board #1BK</p> <hr/> <p>Project Manager: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Continued Hearing – 11/15/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 18, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	240-55-BZ	<p>Rothkrug Rothkrug & Spector LLP 207-22 Northern Boulevard, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive repair facility (UG 16B) which is set to expired on November 3, 2018; Amendment (§11-413) to permit a change in use from automotive repair facility (UG 16B) to automotive sales (UG 9A); Extension of Time to Obtain a Certificate of Occupancy which expired on April 1, 2015; Waiver of the Rules to permit the filing for an Extension of Term in excess of 1 year prior to the expiration and for filing in excess of 30 day but less than 1 year of the expiration of the time to obtain a Certificate of Occupancy. C2-2/R6B & R4 zoning district. Community Board #11Q Project Manager: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/13/16</p>
2.	202-62-BZ	<p>Akerman 950 Allerton Avenue, Bronx 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. Community Board #11BX Project Manager: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 12/13/16</p>
3.	716-82-BZ	<p>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: Continued Hearing – 1/24/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 18, 2016
10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	608-70-BZ	<p>Walter T. Gorman, P.E., P.C. 351-361 Neptune Avenue, Brooklyn Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance which permitted an eating and drinking establishment (UG 6) (<i>Dunkin' Donuts</i>) which expired on August 20, 2015; Waiver of the Rules. R6 (Special Ocean Parkway District) zoning district. Community Board #13BK Project Manager: Jonathan Kirshenbaum (212) 386-0081 Status: Granted – 10/18/16</p>
5.	592-71-BZ	<p>Rampulla Associates Architects, LLP 1010 Forest Avenue, Staten Island Extension of Term of the previously approved Variance (§ 72-21) which permitted the operation of a Professional Office (Use Group 6) Building in an R3-2/R-2 Zoning District which will expire on February 15, 2017; Waiver of the Rules. R3-2 & R2 zoning district. Community Board #1SI Project Manager: Jonathan Kirshenbaum (212) 386-0081 Status: Granted – 10/18/16</p>
6.	120-93-BZ	<p>Sheldon Lobel, P.C. 222-19 Linden Boulevard, Queens Extension of Term (§11-411) of a previously approved variance which permitted an Automotive Repair Facility (UG 16B) with the sale of used automobiles which expired on May 10, 2014; Waiver of the Rules. C1-3/R3-2 zoning district. Community Board #13Q Project Manager: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 1/10/17</p>
7.	26-94-BZ	<p>Eric Palatnik, P.C. 141 Mansion Avenue, Staten Island Extension of Term of a Special Permit (§73-242) for a (UG6) eating and drinking establishment (<i>The Mansion Grand</i>) which expires on March 5, 2016; Amendment. C3A (SSRD) zoning district. Community Board #3SI Project Manager: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 1/31/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 18, 2016
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	182-02-BZ	<p>Eric Palatnik, P.C. 2990 Victory Boulevard, Staten Island Extension of Term of a previously approved (§72-21) permitting the operation of an Automotive Service Station (UG 16B) with an accessory convenience store which expired January 7, 2013; Waiver of the Rules. C2-2/R3-1 zoning district. Community Board #2SI</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 1/31/17</p>

<i>BZ – DECISIONS</i>		
9.	247-15-BZ	<p>Law Office of Fredrick A. Becker 135 Plymouth Street, Brooklyn Special Permit (73-36) to allow the operation of a physical culture establishment (<i>IMAX Fi</i>) on portion of the ground floor. MX-2 within M1-4/R8A zoning district. Community Board #2BK</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Granted – 10/18/16</p>

<i>BZ – CONTINUED HEARINGS</i>		
10.	100-15-BZ	<p>Eric Palatnik, P.C. 24 East 39th Street, Manhattan Variance (§72-21) to propose a change of use in the existing building on the premises from a use group 2 apartment hotel to a use group 5 transient hotel. R8B zoning district. Community Board #6M</p> <p>Project Manager: Tracie Behnke (212) 386-0086</p> <p>Status: Granted – 10/18/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 18, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	259-14-BZ	<p>Fried, Frank, Harris, Shriver & Jacobson LLP 68-74 Trinity Place aka 103-109 Greenwich Street, Manhattan Variance (§72-21) to permit the proposed structure in rear yard of the interior lot portion of the site contrary to (ZR 33-23 and ZR 33-26) of the zoning resolution. C5-5 (SLMD) zoning district. Community Board #1M</p> <p>Project Manager: Jonathan Kirshenbaum (212) 386-0081</p> <p>Status: Continued Hearing – 1/24/17</p>
2.	171-15-BZ	<p>Shefarth Shaw LLP 281 Broadway, Manhattan Special Permit (§73-36) to allow a physical culture establishment (<i>CrossFit</i>) to be operated within an existing building. C6-4A zoning district. Community Board #1M</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 1/10/17</p>
3.	217-15-BZ	<p>Sheldon Lobel, P.C. 89-89 Union Turnpike, Queens Special Permit (§73-36) to permit the operation a PCE gym (<i>Retro Fitness</i>) on the first floor of the existing 2-story commercial retail shopping center, located within an M1-1 zoning district. Community Board #4Q</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Granted – 10/18/16</p>
4.	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> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Continued Hearing – 1/31/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 1, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	1129-64-BZ	<p>Davidoff Hutcher & 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: Adjourned, Continued Hearing – 1/24/17</p>
2.	374-71-BZ	<p>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 – 1/24/17</p>
3.	327-88-BZ	<p>Eric Palatnik, P.C. 136-28 39th Avenue a/k/a 136-27-136-35 Roosevelt Avenue, Queens Extension of Time to obtain a Certificate of Occupancy of a previously granted variance (§72-21) to legalize the addition of a 2,317 square foot mezzanine in a UG 6 eating and drinking establishment (<i>Jade Asian Restaurant</i>) which expired on February 11, 2015; Waiver of the Rules. C4-3 zoning district. Community Board #7Q Project Manager: Carlo Costanza (212) 386-0068 Status: Granted – 11/1/16</p>
4.	109-93-BZ	<p>Rothkrug Rothkrug & Spector, LLP 189-11 Northern Boulevard, Queens Extension of Term of a previously approved Variance (72-21) permitting an eating and drinking establishment (UG 6) which expired on May 24, 2014; Waiver of the Rules. R3-2 zoning district. Community Board #11Q Project Manager: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 1/24/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 1, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	65-94-BZ	Rothkrug Rothkrug & Spector, LLP 144-02 Jewel Avenue, Queens Extension of Term of a previously approved Variance (§72-21) which permitted an enlargement contrary to side yard regulations and community facility (UG 4) on the ground and cellar floors and commercial offices (UG 6) in the garage which expired on March 5, 2016. R4B zoning district. Community Board #8Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 1/24/17
6.	201-97-BZ	Eric Palatnik, P.C. 119-02 Rockaway Boulevard, Queens Amendment of a previously approved Variance (§72-21) which permitted the erection and use of a one-story building as a non-conforming Use Group 6 drug store with accessory parking. The Amendment seeks to eliminate the term of the variance since the use is now permitted in the district. C2-3/R3-2 zoning district. Community Board #10Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 1/24/17
7.	4-98-BZ	Eric Palatnik, P.C. 127-04 Guy Brewer Boulevard, Queens Amendment of a previously approved variance (72-21) which permitted the operation of a drug store (UG 6) contrary to uses regulations. The amendment seeks to eliminate the term of the variance and reflect non-compliance with respect to bulk. C1-3/R3X zoning district. Community Board #12Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 1/24/17

<i>SOC – NEW CASES</i>		
8.	180-05-BZ	Rothkrug Rothkrug & Spector, LLP 1511 Third Avenue (a/k/a 201 East 85th Street), Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (<i>Equinox</i>) which expires on February 28, 2016. C2-8A/R8B zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Postponed Hearing – 1/24/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 1, 2016

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
9.	17-05-A	Sheldon Lobel, P.C. 3329/3333 Giles Place, Bronx Extension of Time to Complete Construction under the prior R6 zoning district. R4A zoning district. Community Board #8BX Project Manager: Toni Matias (212) 386-0085 Status: Granted – 11/1/16
10.	300-08-A	Law office of Marvin B. Mitzner LLC 39-35 27th Street, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district. Community Board #1Q Project Manager: Toni Matias (212) 386-0085 Status: Granted – 11/1/16
11.	163-14-A thru 165-14-A	Troutman Sanders LLP 502, 504, 506 Canal Street, Manhattan Appeal seeking waiver of Section G304.1.2 of the NYC Building Code to permit a conversion of a historic structure from commercial to residential in a flood hazard area. C6-2A zoning district. Community Board #1M Project Manager: Toni Matias (212) 386-0085 Status: Granted – 11/1/16
12.	2016-1185-A	Pryor Cashman LLP 45-14 and 45-50 51st Street, Queens Proposed construction of a four story with cellar Use Group 16 self-storage facility located within the bed of a mapped street, contrary to General City Law Section 35 and waiver of street wall and sky exposure plane under 72-01-(g). M1-1 zoning district. Community Board #2Q Project Manager: Toni Matias (212) 386-0085 Status: Granted – 11/1/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 1, 2016

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	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: Continued Hearing – 2/14/17

<i>BZ - DECISIONS</i>		
14.	131-15-BZ	Eric Palatnik, P.C. 650 Broadway, Manhattan Special Permit (73-36) to allow the legalization of physical culture establishment (<i>Clockwork Jiu Jitsu</i>) on the second floor of a five-story plus cellar building. M1-5B zoning district. Community Board #2M Project Manager: Rory Levy (212) 386-0082 Status: Granted – 11/1/16

<i>BZ – CONTINUED HEARINGS</i>		
15.	302-14-BZ	Rothkrug Rothkrug & Spector, LLP 45-04 Francis Lewis Boulevard, Queens Special Permit (§73-125) to allow proposed ambulatory diagnostic or treatment health care facility in excess of 1500 sq. ft. in a two-story mixed use building. R3X zoning district. Community Board #11Q Project Manager: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 2/28/17
16.	331-14-BZ	Law Office of Lyra J. Altman 2171 Ocean Parkway, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family contrary to side yards (ZR 23-461) and less than the minimum rear yard (ZR 23-47). R5 (OP) zoning district. Community Board #15BK Project Manager: Henry Segovia (212) 386-0074 Status: Continued Hearing – 1/24/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 1, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	93-15-BZ	<p>Sheldon Lobel, P.C. 1011 Reads Lane, Queens Variance (§72-21) to construct a new UG4 Synagogue at the premises to certain bulk and parking regulations and waiver of the floor area side yard. R2X zoning district. Community Board #14Q Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Granted – 11/1/16</p>
18.	2016-1209-BZ	<p>Law Office of Jay Goldstein 2701 Avenue K, Brooklyn Special Permit (§73-622) & Variance (§72-21) for the enlargement of an existing single family home. R2 zoning district. Community Board #14BK Project Manager: Ryan Singer Status: Continued Hearing – 11/15/16</p>
19.	2016-4151-BZ	<p>Eric Palatnik, P.C. 1814 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage(ZR 23-141). R3-2 zoning district. Community Board #15BK Project Manager: Henry Segovia (212) 386-0074 Status: Granted – 11/1/16</p>
20.	2016-4164-BZ	<p>Law Office of Lyra J. Altman 1744 East 29th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); side yard requirements (§§23-461 & 23-48) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK Project Manager: Ryan Singer Status: Continued Hearing – 1/24/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 1, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	245-15-BZ	<p>Eric Palatnik, P.C. 350 West 50th Street, Manhattan Special Permit (73-36) to permit the operation of a Physical Culture Establishment (<i>TMPL Gym</i>). C6-4 (Special Clinton) zoning district. Community Board #4M</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Granted – 11/1/16</p>
2.	2016-4138-BZ	<p>Kramer Levin Naftalis & Frankel LLP 323-27 Avenue of the Americas, Manhattan Variance (§72-21) for an enlargement of an existing motion picture theater (<i>IFC Center</i>) contrary to both use and bulk requirements. C1-5/R7-2 & R6 zoning district. Community Board #2M</p> <p>Project Manager: Jonathan Kirschenbaum (212) 386-0081</p> <p>Status: Continued Hearing – 2/28/17</p>
3.	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> <p>Project Manager: Tracie Behnke (212) 386-0086</p> <p>Status: Continued Hearing – 1/31/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 15, 2016
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	114-02-BZ	<p>David L. Businelli, R.A. 2493 Richmond Road, Staten Island Extension of Term of a previously approved Variance (72-21) which permitted the development of two-story building with retail on the first floor and offices on the second floor with accessory parking which expired on May 20, 2013; Waiver of the Rules. R2 zoning district. Community Board #1SI Project Manager: Carlo Costanza (212) 386-0068 Status: Granted – 11/15/16</p>

<i>SOC – DECISIONS</i>		
2.	949-57-BZ	<p>Akerman, LLP 2100 Williamsbridge Avenue, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 29, 2014; Waiver of the Rules. R5D zoning district. Community Board #11BX Project Manager: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 1/31/17</p>
3.	17-92-BZ	<p>Eric Palatnik, P.C. 60-06/12 Northern Boulevard, Queens Extension of Term of a previously approved variance which expired on July 19, 2014; Amendment to permit renovations to the interior and exterior of the building; Waiver of the Rules. R5 zoning district Community Board #2Q Project Manager: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 12/6/16</p>
4.	168-98-BZ	<p>Robert J. Stahl 3050 Bailey Avenue, Bronx Extension of Term (§ 11-411) of a previously approved variance which permitted a parking lot for more than five motor vehicles (Use Group 8) which expired on March 23, 2009; Waiver of the Rules. R6/R4A zoning district. Community Board #8BX Project Manager: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 1/31/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 15, 2016

10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	227-02-BZ	<p>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</p> <hr/> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Continued Hearing – 2/14/17</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
6.	166-12-A	<p>NYC Department of Buildings 638 East 11th Street, Manhattan Application to revoke the Certificate of Occupancy. R8B zoning district. Community Board #3M</p> <hr/> <p>Project Manager: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 1/31/17</p>
7.	107-13-A	<p>Law Office of Marvin B. Mitzner, LLC. 638 East 11th Street, Manhattan An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R7- 2 zoning district. R7B zoning district. Community Board #3M</p> <hr/> <p>Project Manager: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 1/31/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 15, 2016

10:00 A.M.

<i>APPEAL – NEW CASES</i>		
8.	2016-4278-A thru 2016-4280-A	NYC Housing Preservation & Development 173 Cedar Grove Avenue, Staten Island, 229 Father Capodanno Boulevard, Staten Island 9 Van Brunt Road, Queens General City Law 35 Waiver for the reconstruction of properties located on unmapped streets, damaged/destroyed by Hurricane Sandy, which are registered in the NYC Build it Back Program. R3X zoning district. Community Board #2 & 3 SI and 14Q Project Manager: Gjela Prenga (212) 386-0067 Status: Granted – 11/15/16
9.	2016-4281-A thru 2016-4293-A	NYC Housing Preservation & Development Various locations in Queens in Staten Island General City Law 35 Waiver for the reconstruction of properties located within the bed of a mapped street, damaged/destroyed by Hurricane Sandy, which are registered in the NYC Build it Back Program. R3-2 zoning district. Community Board #2 & 3 SI and 14Q Project Manager: Gjela Prenga (212) 386-0067 Status: Granted – 11/15/16

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 15, 2016

10:00 A.M.

<i>BZ – DECISIONS</i>		
10.	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> <hr/> <p>Project Manager: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Deferred Decision – 1/13/17</p>
11.	318-14-BZ	<p>Walter T. Gorman, P.E., P.C. 1672-1680 86th Street aka 1-17 Bay 14th Street, Brooklyn Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expired on October 27, 1987; Waiver of the Rules. C1-2 in R5 zoning district. Community Board #11BK</p> <hr/> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Withdrawn – 11/15/16</p>
12.	44-15-BZ	<p>Akerman, LLP 145 Central Park North, Manhattan Variance (§72-21) to permit the construction of a conforming fourteen-story, (UG 2) residential building containing 24 dwelling units contrary to the maximum building height and front setback requirements (§23-633 and rear setback requirements (§23-633(b)). R8 zoning district. Community Board #10M</p> <hr/> <p>Project Manager: Tracie Behnke (212) 386-0086</p> <hr/> <p>Status: Deferred Decision – 3/7/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 15, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	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: David Schnakenberg</p> <p>Status: Continued Hearing – 2/14/17</p>
14.	8-14-BZ	<p>Law Office of Lyra J. Altman 1824 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (23-141); side yards requirements (§23-461) and less than the rear yard requirement (23-47). R3-2 zoning district. Community Board #15BK</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 12/6/16</p>
15.	54-14-BZ	<p>Moshe M. Friedman, P.E. 1506 Decatur Street Queens Variance (§72-21) to permit development of a three story and penthouse residential building, contrary to use regulations (§42-00). M1-4 zoning district. Community Board #5Q</p> <p>Project Manager: Tracie Behnke (212) 386-0086</p> <p>Status: Adjourned, Continued Hearing – 1/31/17</p>
16.	11-15-BZ	<p>Eric Palatnik, P.C. 155 Dover Street, Brooklyn Special Permit (§73-622) to permit an enlargement of one family home, seek to waive the floor area, lot coverage, rear yard and open space requirements. R3-1 zoning district. Community Board #15BK</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Closed, Decision – 12/6/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 15, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	168-15-BZ	<p>Sheldon Lobel, P.C. 58 Grattan Street, Brooklyn Variance (§72-21) to permit the development of a four-story commercial building contrary to height, setback and parking requirements. M1-1 zoning district. Community Board #1BK Project Manager: Gjela Prenga (212) 386-0067 Status: Adjourned, Continued Hearing – 2/14/17</p>
18.	248-15-BZ	<p>Eric Palatnik, P.C. 150-15 Barclay Avenue, Queens Special Permit (73-44) to reduce the 49 required parking spaces to twenty-five (25) for a proposed new five story and cellar new UG4 ambulatory diagnostic treatment health facility building. R5/C1-2 zoning district. Community Board #7Q Project Manager: Tracie Behnke (212) 386-0086 Status: Continued Hearing – 1/31/17</p>
19.	254-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 98 Avenue A, Manhattan Special Permit (§73-36) to allow for a physical culture establishment (<i>Blink</i>) within a new cellar and eight-story mixed-use building. C2-5/R7A zoning district. Community Board #3M Project Manager: Gjela Prenga (212) 386-0067 Status: Granted – 11/15/16</p>
20.	2016-1209-BZ	<p>Law Office of Jay Goldstein 2701 Avenue K, Brooklyn Special Permit (§73-622) & Variance (§72-21) for the enlargement of an existing single family home. R2 zoning district. Community Board #14BK Project Manager: Ryan Singer Status: Continued Hearing – 1/31/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 15, 2016

1:00 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
21.	2016-4124-BZ	<p>Rothkrug Rothkrug & Spector LLP 238 Bedford Avenue (a/k/a 118 North 4th Street, 185 Berry Street), Brooklyn Special Permit (§73-36) to operate a physical culture establishment (<i>Equinox</i>) within an existing building. M1-2/R6B (MX-8) zoning district. Community Board #1BK Project Manager: Rory Levy (212) 386-0082 Status: Granted – 11/15/16</p>
22.	2016-4152-BZ	<p>Law Office of Jay Goldstein 325 Avenue Y, Brooklyn Special Permit (§73-19) to allow a school (UG 3) (<i>Yeshiva Darche Eres</i>) to occupy a portion of the first floor and the entirety of the second, third and fourth floors of the Premises, contrary to use regulation (§42-10). M1-1 (OP) zoning district. Community Board #15BK Project Manager: Tracie Behnke (212) 386-0086 Status: Continued Hearing – 1/31/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 15, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	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 Project Manager: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 2/14/17</p>
2.	2016-1217-BZ	<p>Law Office of Jay Goldstein 45 Southgate Court (2344-2354 West 1st Street), Brooklyn Variance (§72-21) to allow for the enlargement of an existing two-family home contrary to ZR Sections 23-141(c) (Open Space (“OS”)/Open Space Ratio (“OSR”)/Lot Coverage (“LC”)), 23-45(a) (Front Yard), 23-461(b) (Side Yard), 23-841(Narrow Outer Court) and 25-621(b) (parking). R4 zoning district. Community Board #15BK Project Manager: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 2/14/17</p>
3.	2016-4228-BZ	<p>Snyder & Snyder, LLP 205 West 95th Street, Manhattan Special Permit (§73-30) to permit the increase of a public utility wireless communications facility's (<i>Verizon Wireless</i>) equipment room in the basement of an existing building contrary to ZR §22-21. C2-8/R8 zoning district. Community Board #7M Project Manager: Rory Levy (212) 386-0082 Status: Granted – 11/15/16</p>
4.	2016-4294-BZ	<p>Gary Lenhart, R.A. 718 Liberty Lane, Queens Reconstruction (§64-92) of storm damaged dwelling through the NYC Build It Back program. Proposed dwelling maintains existing non-complying side yard setback but exceeds the original footprint. R-4 zoning district. Community Board #14Q Project Manager: Gjela Prenga (212) 386-0067 Status: Granted – 11/15/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 15, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
5.	2016-4300-BZ	<p>Gary Lenhart, R.A. 5 Bedford Avenue, Queens Special Permit (§64-92) Application for reconstruction of storm damaged single family home through the NYC Build it Back Program. Proposed dwelling exceeds original footprint and modifies existing non-complying side yard contrary to ZR §23-461(a) and requires relief of front yard contrary to ZR §23-45. R-4 zoning district. Community Board #14Q</p> <hr/> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <hr/> <p>Status: Granted – 11/15/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 6, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	17-92-BZ	<p>Eric Palatnik, P.C. 60-06/12 Northern Boulevard, Queens Extension of Term of a previously approved variance which expired on July 19, 2014; Amendment to permit renovations to the interior and exterior of the building; Waiver of the Rules. R5 zoning district Community Board #2Q Project Manager: Carlo Costanza (212) 386-0068 Status: Granted – 12/6/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	94-58-BZ	<p>Walter T. Gorman, P.E., P.C. 25-65 Brooklyn Queens Expressway, Queens Extension of Term (11-411) to permit the continued use of a previously approved Automotive Service Station (UG 16B) which expired on September 30, 2013; Waiver of the Rules. R4 zoning district. Community Board #3Q Project Manager: Carlo Costanza (212) 386-0068 Status: Decision, Hearing Closed – 1/31/17</p>
3.	548-69-BZ	<p>Eric Palatnik, P.C. 107-10 Astoria Boulevard, Queens Amendment of a variance which permitted the operation of an Automotive Service Station (UG 16B). Amendment seeks to expand the existing convenience store and make various changes to the site. C2-3/R6B zoning district. Community Board #3Q Project Manager: Carlo Costanza (212) 386-0068 Status: Granted – 12/6/16</p>
4.	1122-81-BZ	<p>Eric Palatnik, P.C. 105-14 Astoria Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted a one-story enlargement of a then existing metal supply establishment (UG 17) increasing the degree of non-conformity, which expired on November 9, 2012; Waiver of the Rules. R3-2 zoning district. Community Board #4Q Project Manager: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 2/14/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 6, 2016

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	129-97-BZ	<p>Gerald J. Caliendo, RA, AIA 150-65 Cross Island Parkway, Queens Aendment to permit the proposed conversion of an existing lubritorium to a commercial retail establishment (use group 6) and enlargement of the basement level. C1-2/R3-2 zoning district. Community Board #7Q Project Manager: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 2/28/17</p>
6.	169-98-BZ	<p>Robert J. Stahl 3141 Bailey Avenue, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on July 20, 2009; Amendment (§11-413) to permit a change of use to Automotive Repair Facility (UG 16B); Waiver of the Rules. C2-3/R6 zoning district. Community Board #8BX Project Manager: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 2/28/17</p>
7.	371-01-BZ	<p>Greenberg Traurig LLP 104 Charlton Street, Manhattan Amendment of a previously variance to facilitate the transfer of unused development rights from the variance site for incorporation into a new as-of-right development. M1-6 (IHDA) zoning district. Community Board #2M Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Granted – 12/6/16</p>
8.	80-05-BZ	<p>Klein Stuart 49 West 33rd Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (<i>Aura Wellness Spa Corp.</i>) which expired on November 15, 2015. C6-6 and C6-4.5 zoning district. Community Board #5M Project Manager: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 2/14/17</p>

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, DECEMBER 6, 2016
10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	144-03-BZ	<p>Akerman, LLP 188-16 Northern Boulevard, Queens Amendment of a previously approved Variance (§72-21) which permitted a bank (UG 6C) with two dwelling units (UG 2). The amendment seeks to change the use from bank (UG 6C) to general retail use (UG 6). R3-2/R3X zoning district. Community Board #11Q Project Manager: Carlo Costanza (212) 386-0068 Status: Granted – 12/6/16</p>
10.	320-05-BZ	<p>Rothkrug Rothkrug & Spector, LLP 113 4th Avenue, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a physical cultural establishment (Crunch) which expired on May 16, 2016. C6-2A zoning district. Community Board #3M Project Manager: Rory Levy (212) 386-0082 Status: Closed, Decision – 1/24/17</p>
11.	72-06-BZ	<p>Rothkrug Rothkrug & Spector, LLP 1 Park Avenue, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>Equinox</i>) within an existing commercial building which expires on September 19, 2016. C5-3/C6-1 zoning district. Community Board #5M Project Manager: Rory Levy (212) 386-0082 Status: Closed, Decision – 1/24/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 6, 2016
10:00 A.M.

<i>APPEAL – DECISIONS</i>		
12.	167-15-A	<p>Law Offices of Marvin B. Mitzner, LLC 137 West 86th Street, Manhattan Reopening to accept a corrected DOB Objection. Application filed pursuant to Section 310 of the Multiple Dwelling Law ("MDL") requesting to vary MDL 171(2)(a) to permit a partial one story vertical enlargement of an existing building. R10A zoning district. Community Board #7M</p> <hr/> <p>Project Manager: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Granted – 12/6/16</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	108-15-A thru 110-15-A	<p>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</p> <hr/> <p>Project Manager: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 2/14/17</p>
14.	2016-4212-A thru 2016-4214-A	<p>Law Office of Steven Simicich 4069, 4073, 4077 Victory Boulevard, Staten Island Proposed construction of a mixed use commercial and residential building not fronting on a legally mapped street, contrary to General City Law 36. C1-2/R3A zoning district. Community Board #2SI</p> <hr/> <p>Project Manager: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Granted – 12/6/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 6, 2016

10:00 A.M.

<i>BZ – DECISIONS</i>		
15.	31-14-BZ	<p>Moshe M. Friedman, P.E. 165 Spencer Street, Brooklyn Special Permit (§73-19) to allow a conversion of an existing Synagogue (<i>Bnos Square of Williamsburg</i>) building (Use Group 4 to Use Group 3). M1-2 zoning district. Community Board #3BK Project Manager: Rory Levy (212) 386-0082 Status: Off-Calendar</p>
16.	11-15-BZ	<p>Eric Palatnik, P.C. 155 Dover Street, Brooklyn Special Permit (§73-622) to permit an enlargement of one family home, seek to waive the floor area, lot coverage, rear yard and open space requirements. R3-1 zoning district. Community Board #15BK Project Manager: Henry Segovia (212) 386-0074 Status: Granted – 12/6/16</p>
17.	278-15-BZ	<p>Law Office of Jay Goldstein 3556 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area and open space (§23-141); side yard (§23-461). R2 zoning district. Community Board #14BK Project Manager: Henry Segovia (212) 386-0074 Status: Granted – 12/6/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 6, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	6-14-BZ	<p>Eric Palatnik, P.C. 2525 Victory Boulevard, Staten Island Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store. C2-1/R3-2 zoning district. Community Board #1SI Project Manager: Carlo Costanza (212) 386-0068 Status: Closed, Decision – 1/31/17</p>
19.	8-14-BZ	<p>Law Office of Lyra J. Altman 1824 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (23-141); side yards requirements (§23-461) and less than the rear yard requirement (23-47). R3-2 zoning district. Community Board #15BK Project Manager: Henry Segovia (212) 386-0074 Status: Granted – 12/6/16</p>
20.	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 Project Manager: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 4/25/17</p>
21.	91-14-BZ	<p>Jesse Masyr 3420 Bedford Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141) and less than the required rear yard (§23-47). R2 zoning district. Community Board #14BK Project Manager: Henry Segovia (212) 386-0074 Status: Continued Hearing – 2/14/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 6, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
22.	4-15-BZ	<p>Sheldon Lobel, P.C. 119 Webster Avenue, Brooklyn Variance (§72-21) to permit the conversion of the existing building at the premises from residential to community facility use. Community Board #14BK Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Adjourned, Continued Hearing – 3/7/17</p>
23.	94-15-BZ	<p>Issa Khorasanchi 16 Brighton 11th Street, Brooklyn Special Permit (§73-36) to allow the construction of LA Fitness (<i>UFC Gym</i>) on the first floor of this commercial building. C8-1 zoning district. Community Board #13BK Project Manager: Rory Levy (212) 386-0082 Status: Granted – 12/6/16</p>
24.	101-15-BZ	<p>Law Office of Jay Goldstein 830 Hicksville Road, Queens Variance (§72-21) to permit construction of a two-story use group 4 synagogue contrary to underlying bulk requirements. R2X zoning district. Community Board #14Q Project Manager: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 12/13/16</p>
25.	269-15-BZ	<p>Law Office of Lyra J. Altman 2076 Ocean Parkway, Brooklyn Special Permit (§73-622) for the conversion and enlargement of an existing two-family home to a single family residence. R5 (OP) zoning district. Community Board #15BK Project Manager: Henry Segovia (212) 386-0074 Status: Granted – 12/6/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 6, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	172-15-BZ	<p>Eric Palatnik, P.C. 146-45 22nd Avenue, Queens Variance (§72-21) to permit the development of a 1,796 square foot two-story with cellar two (2) family dwelling contrary to underlying bulk regulations. R3A zoning district. Community Board #7Q Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Continued Hearing – 2/28/17</p>
2.	2016-4209-BZ	<p>Rothkrug Rothkrug & Spector LLP 227 4th Avenue, Brooklyn Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Blink</i>) on a portions of the cellar, first and second floors of an existing building. C2-4 (R8A) (EC-1) zoning district. Community Board #6BK Project Manager: Gjela Prenga (212) 386-0067 Status: Granted – 12/6/16</p>
3.	2016-4210-BZ	<p>Law Office of Steven Simicich 19 Robinson Avenue, Staten Island Variance (§72-21) to permit the construction of a single family detached home contrary to ZR §107-42 (Lot Area) and ZR §23-47 (Rear Yard) regulations. R3-1 (SRD) zoning district. Community Board #3SI Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Continued Hearing – 2/14/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 13, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	413-50-BZ	<p>Eric Palatnik, P.C. 691 East 149th Street, Bronx Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expires on November 18, 2015. C2-4/R7-1 zoning district. Community Board #1BX</p> <p style="text-align: center;">Project Manager: Carlo Costanza (212) 386-0068</p> <p style="text-align: center;">Status: Continued Hearing – 3/7/17</p>
2.	240-55-BZ	<p>Rothkrug Rothkrug & Spector LLP 207-22 Northern Boulevard, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive repair facility (UG 16B) which is set to expire on November 3, 2018; Amendment (§11-413) to permit a change in use from automotive repair facility (UG 16B) to automotive sales (UG 9A); Extension of Time to Obtain a Certificate of Occupancy which expired on April 1, 2015; Waiver of the Rules to permit the filing for an Extension of Term in excess of 1 year prior to the expiration and for filing in excess of 30 day but less than 1 year of the expiration of the time to obtain a Certificate of Occupancy. C2-2/R6B & R4 zoning district. Community Board #11Q</p> <p style="text-align: center;">Project Manager: Carlo Costanza (212) 386-0068</p> <p style="text-align: center;">Status: Continued Hearing – 1/31/17</p>
3.	202-62-BZ	<p>Akerman 950 Allerton Avenue, Bronx 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. Community Board #11BX</p> <p style="text-align: center;">Project Manager: Carlo Costanza (212) 386-0068</p> <p style="text-align: center;">Status: Adjourned, Continued Hearing – 1/31/17</p>
4.	57-95-A thru 59-95-A	<p>Herrick, Feinstein LLP 473, 474/475, 476 Central Park West, Manhattan Amendment/Time to Complete construction filed under Certificate of Occupancy Modification. R7-2 zoning district. Community Board #7M</p> <p style="text-align: center;">Project Manager: Toni Matias (212) 386-0085</p> <p style="text-align: center;">Status: Adjourned, Continued Hearing – 1/31/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 13, 2016
10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	214-00-BZ	<p>Sheldon Lobel, P.C. 2761 Plumb 2nd Street, Brooklyn Extension of Term of a previously approved Special Permit (73-242) which permitted the operation of an eating and drinking establishment (UG 6) which expired on November 16, 2015; Extension of Time to Obtain a Certificate of Occupancy which expired on March 20, 2013; Waiver of the Rules. C3 zoning district. Community Board #15BK</p> <p style="color: green;">Project Manager: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Continued Hearing – 1/31/17</p>
6.	235-01-BZ	<p>Rothkrug Rothkrug & Spector LLP 2009 Mermaid Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-27) permitting the operation of funeral establishment (UG 7) which expired on May 12, 2014; Waiver of the Rules. C1-2/R5 zoning district. Community Board #13BK</p> <p style="color: green;">Project Manager: Carlo Costanza (212) 386-0068</p> <p style="color: red;">Status: Continued Hearing – 3/7/17</p>

<i>APPEALS – DECISIONS</i>		
7.	163-14-A thru 165-14-A	<p>Troutman Sanders LLP 502, 504, 506 Canal Street, Manhattan Appeal seeking waiver of Section G304.1.2 of the NYC Building Code to permit a conversion of a historic structure from commercial to residential in a flood hazard area. C6-2A zoning district. Community Board #1M</p> <p style="color: green;">Project Manager: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Granted – 12/13/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 13, 2016

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	68-15-A	Pryor Cashman, LLP 230 West 97th Street, Manhattan Variance pursuant to Section 310 of the NYSMDL to allow the 2,708 square foot penthouse enlargement to a non-fireproof Old law Tenement building contrary to the height regulations. C4-6AEc-3 zoning district. Community Board #7M Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 4/4/17
9.	232-15-A	Sheldon Lobel, P.C. 840 West End Avenue aka 259 West 101 Street, Manhattan Proposed vertical enlargement of an existing six story building to allow for a new penthouse floor and roof above the sixth floor which requires a waiver of the Multiple Dwelling Law and Building Code. R8 zoning district. Community Board #7M Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 4/4/17
10.	264-268-15-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 – 2/14/17
11.	272-15-A	Eric Palatnik, P.C. 35 Derick Court, Staten Island Proposed construction of a commercial building, not fronting a legally mapped street, contrary to General City Law 36. M3-1 zoning district. Community Board #3SI Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 3/7/17

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 13, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	152-14-BZ	<p>Sheldon Lobel, P.C. 673 Driggs Avenue, Brooklyn Variance (§72-21) to permit the construction of a new community facility building at the premises which would contain a for-profit school, the school at Fillmore Place for children ages two through six. R6B zoning district in a historic district. Community Board #1BK Project Manager: Tracie Behnke (212) 386-0086 Status: Granted – 12/13/16</p>
13.	181-14-BZ	<p>Sheldon Lobel, P.C. 670 92nd Street Brooklyn Variance (§72-21) to permit the construction of an educational and cultural facility be located on the premises. R4B zoning district. Community Board #10BK Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Continued Hearing – 2/14/17</p>
14.	101-15-BZ	<p>Law Office of Jay Goldstein 830 Hicksville Road, Queens Variance (§72-21) to permit construction of a two-story use group 4 synagogue contrary to underlying bulk requirements. R2X zoning district. Community Board #14Q Project Manager: Gjela Prenga (212) 386-0067 Status: Closed, Decision – 1/24/17</p>
15.	126-15-BZ	<p>Sheldon Lobel, P.C. 1782 East 27th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single family home. R3-2 zoning district. Community Board #15BK Project Manager: Henry Segovia (212) 386-0074 Status: Continued Hearing – 1/31/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, DECEMBER 13, 2016

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
16.	137-15-BZ	<p>Law Office of Jay Goldstein 74-10 88th Street, Queens Variance (72-21) change of use and enlargement from existing Use Group 9 trade school to use Group 3 religious school (<i>Yeshiva Godolab Seminary</i>) with additional classrooms and dormitories. M1-1 zoning district. Community Board #5Q Project Manager: Rory Levy (212) 386-0082 Status: Continued Hearing – 1/31/17</p>
17.	277-15-BZ	<p>Law Office of Jay Goldstein 2621-2623 Avenue R, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to (ZR 23-141B). R2 zoning district. Community Board #15BK Project Manager: Ryan Singer Status: Continued Hearing – 1/24/17</p>
18.	2016-1211-BZ	<p>Eric Palatnik, P.C. 920 Shore Boulevard, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)). R3-1 zoning district. Community Board #15BK Project Manager: Henry Segovia (212) 386-0074 Status: Continued Hearing – 2/28/17</p>
19.	2016-1216-BZ	<p>Sheldon Lobel, P.C. 1128 36th Street, Brooklyn Special Permit (§73-19) to allow for a Use Group 3 school (<i>Yeshiva Obr Yoseph</i>) on the basement to third floors of a new six-story building and Special Permit (§73-44) to permit a reduction in the number of accessory off-street parking spaces required pursuant to ZR 44-21 for commercial office use (UG 6B) on the fourth to sixth floors. M1-2 zoning district. Community Board #12BK Project Manager: Tracie Behnke (212) 386-0086 Status: Continued Hearing – 1/31/17</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 13, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	104-15-BZ	<p>Rosenberg & Estis, P.C. 4452 Broadway aka 44-90 Fairview Avenue, Manhattan Variance (§72-21) to permit the development of a mixed-use residential building with retail contrary to underlying bulk and use regulations. R7-2 zoning district with C2-4 overlay. Community Board #12M Project Manager: Jonathan Kirschenbaum (212) 386-0081 Status: Continued Hearing – 2/28/17</p>
2.	160-15-BZ	<p>Sheldon Lobel, P.C. 186 Montague Street, Brooklyn Special Permit (73-36) to permit the operation of a Physical Culture Establishment (<i>Orangetheory Fitness</i>). C5-2A zoning district. Community Board #2BK Project Manager: Rory Levy (212) 386-0082 Status: Decision, Hearing Closed – 1/24/17</p>
3.	2016-1212-BZ	<p>Rothkrug Rothkrug & Spector LLP 932 Southern Boulevard, Bronx Special Permit (§73-36) to operate a physical culture establishment (<i>Blink</i>) within an existing building. C2-4/R7-1 zoning district. Community Board #2BX Project Manager: Rory Levy (212) 386-0082 Status: Decision, Hearing Closed – 1/24/17</p>
4.	2016-4125-BZ	<p>Rothkrug Rothkrug & Spector LLP 315 Park Avenue South, Manhattan Special Permit (§73-36) to operate a physical culture establishment (<i>Equinox</i>) within an existing building. C6-4A zoning district. Community Board #5M Project Manager: Rory Levy (212) 386-0082 Status: Granted – 12/13/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 13, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
5.	2016-4219-BZ	<p>Eric Palatnik, P.C. 239 Beaumont Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a single-family residence, contrary to floor area requirements (ZR §23-142). R3-1 zoning district. Community Board #15BK Project Manager: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 2/14/17</p>
6.	2016-4341-BZ thru 2016-4346-BZ	<p>NYC Mayor’s Office of Housing Recovery Operation (“HRO”) Various locations in Staten Island Special Permit (§64-92) to waive bulk regulations for the replacement of homes damaged/destroyed by Hurricane Sandy, on properties which are registered in the NYC Build it Back Program. Community Board #2 SI Project Manager: Gjela Prenga (212) 386-0067 Status: Granted – 12/13/16</p>

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