

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, DECEMBER 11, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	933-28-BZ	Gerard J. Caliendo, R.A., AIA 125-24 Metropolitan Avenue, Queens Extension of Term, Amendment & Waiver (11-413) for an extension of the term of a variance which permitted the operation of an automotive repair facility and gasoline service station (UG 16) and an Amendment for the legalization of the enlargement with an insulated corrugated metal enclosure. R5 zoning district. Community Board #9Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 4/30/19
2.	141-06-BZ	Eric Palatnik, P.C. 2084 60th Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the construction of a House of Worship (<i>Congregation Tefiloh Ledorid</i>) UG 3) contrary to underlying bulk requirements which expired on March 12, 2017; Amendment to plans to add rabbi apartment and Waiver of the Board's Rules. R5 zoning district. Community Board #12BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 2/5/19
3.	18-09-BZ	Klein Slowik PLLC 250 West 54th Street, Manhattan 2016-Extension of Term of a special permit (§73-36) for the continued operation of a physical culture establishment (<i>Crunch Fitness</i>) which expires on November 21, 2021; Amendment to permit the change in operator; Waiver of the Rules. C6-5 and C6-7 zoning district. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 2/26/19
4.	62-13-BZ	Sheldon Lobel, P.C. 2703 East Tremont Avenue, Bronx Extension of Term of a previously approved Special Permit (§73-243) which permitted the legalization of an eating and drinking establishment (Wendy's) with an accessory drive-through facility which expires on July 9, 2018. C1-2/R6 zoning district. Community Board #10BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 5/7/19

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SOC – NEW CASES		
5.	509-37-BZ	Eric Palatnik, P.C. 202-01 Rocky Hill Road aka 202-02 47th Avenue, Queens Amendment (§11-413) to permit the legalization of a change of use of a previously approved variance permitting an Automotive Service Station (UG 16B) to an Automotive Repair Facility (UG 16B). R3-1 zoning district. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 4/30/19
6.	176-99-BZ	Rothkrug Rothkrug & Spector LLP 45-17 Marathon Parkway, Queens Extension of Term of a previously approved Variance (§72-21) permitting the erection of a cellar and two-story professional retail building which expires on May 2, 2020; Waiver of the Board's Rules. C1-2/R3-1 and R2A zoning district. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 2/5/19
7.	48-10-BZ	Ronald D. Victorio, R.A. 2965 Veterans Road West, Staten Island Amendment of a previously approved Special Permit (§73-36) which allowed a physical culture establishment (<i>Campbell Fitness</i>) in the cellar of a one-story commercial building contrary to ZR §42-10. The amendment seeks to expand the use to a portion of the first floor contrary to the previous approval. M1-1 zoning district/Special South Richmond District. Community Board #3SI
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 12/11/18

APPEALS – DECISIONS		
8.	2017-290-A	Michael Gruen, Esq. 1558 Third Avenue, Manhattan Appeal of a DOB determination challenging the determination of a zoning lot subdivision created a micro-lot that purports to separate the larger zoning lot from its frontage on 88th Street. C1-9 zoning district. Community Board #8M
		Project Manager: Toni Matias (212) 386-0085
		Status: Denied – 12/11/18

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APPEALS – CONTINUED HEARINGS

9.	2016-4142-A thru 2016-4146-A	Rothkrug Rothkrug & Spector LLP 70/72/74/76/78 Cunard Avenue, Staten Island To permit the proposed development consisting of five one family homes contrary Article 3 Section 36 of the General City Law. R3A (HS) zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/15/19
10.	2016-4296-A thru 2016-4298-A	Rothkrug Rothkrug & Spector LLP 3236, 3238 Schley Avenue and 580 Clarence Avenue, Bronx Proposed enlargement of an existing one-family home which is within the unbuilt portion of the mapped street contrary to General City Law 35. C3A zoning district. Community Board #10BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 2/26/19

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REGULAR MEETING
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APPEAL – NEW CASES		
11.	2017-263-A	Tarter Krinsky & Drogin LLP 62-66 West Broadway, Manhattan Appeal from Department of Buildings determination that advertising sign is not entitled to continuing non-conforming use status at current size due to a purported gap in evidence of continued use, ignoring the Department's own prior concession of continued use. Community Board #1M
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Postponed Hearing – 2/26/19
12.	2017-316-A	Rothkrug Rothkrug & Spector LLP 95 Androvetta Street, Staten Island Proposed development of a one-story and mezzanine warehouse building (UG 16B) not fronting on a mapped street contrary to General City Law §36. M1-1 (Special Richmond District). Community Board #3SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/5/19

BZ – CONTINUED HEARINGS		
13.	77-15-BZ	Rothkrug, Rothkrug & Spector LLP 244-36 85th Avenue, Queens Variance (§72-21) to allow the alteration of an existing two-family dwelling on the second floor and an enlargement, located within an R2A zoning district. Community Board #13Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 4/9/19
14.	2016-4171-BZ	Sheldon Lobel, P.C. 823 Kent Avenue, Brooklyn Variance (§72-21) to permit the development of a three-story plus penthouse residential building (UG 2) contrary to ZR §42-00. M1-1 zoning district. Community Board #3BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/5/19

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<i>BZ – CONTINUED HEARINGS</i>		
15.	2016-4239-BZ	Rothkrug Rothkrug & Spector LLP 180 Mansion Avenue, Staten Island Special Permit (§73-242) to allow an existing building to be operated as an eating and drinking establishments (Use Group 6), contrary to use regulations (§32-15). C3A (SRD) zoning district. Community Board #3SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/5/19
16.	2016-4274-BZ	Pryor Cashman LLP 1411 39th Street, Brooklyn Special permit (§73-19) for a school (<i>Bnos Zion of Bobov</i>) (Use Group 3) to legalize its use on the first floor of an existing two-story building and to permit its use in the remainder of the existing two-story building and in the proposed enlargement contrary to use regulations (§42-00). Variance (§72-21) to enlarge the existing building by two additional stories contrary to rear yard requirements (§43-26). M1-2 zoning district. Community Board #2BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 2/26/19
17.	2016-4339-BZ	Pryor Cashman LLP 5018 14th Avenue, Brooklyn Variance (§72-21) to permit construction of a school (Use Group 3) (<i>Bnos Zion of Bobov</i>) contrary to underlying bulk requirements. R6 zoning district. Community Board #12BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 2/26/19
18.	2017-192-BZ	Greenberg Taurig, LLP 5402-5414 Fort Hamilton Parkway/1002-1006 54th Street, Brooklyn Special Permit (§73-44) to allow the reduction of required parking for ambulatory diagnostic or treatment facility (Use Group 4) (Parking Category PRC B1). C1-3/R6 zoning district. Community Board #12BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 12/11/18

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<i>BZ – CONTINUED HEARINGS</i>		
19.	2017-244-BZ	Eric Palatnik, P.C. 2208 Boller Avenue, Bronx Variance (§72-21) to permit the construction of a House of Worship and Community Center (UG 4) (<i>Co-Op City Baptist Church</i>) contrary to open space ratio, floor area ratio, height and setback, and encroaches onto the front and side yards, is contrary to Z.R. §24-11, §24-34, §24-35 and §24-521. R3A zoning district. Community Board #10BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 2/12/19
20.	2018-10-BZ	Sheldon Lobel, P.C. 1238 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a detached single-family home contrary to ZR §23-141 (FAR and open space ratio); ZR §23-631 (front yard sky exposure plane) and ZR §23-632 (rear yard and side yards). R2 zoning district. Community Board #14BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 1/15/19
21.	2018-18-BZ	Law Office of Fredrick A. Becker 2250 Linden Boulevard, Brooklyn Re-instatement (§11-411) of a previously approved variance permitted retail uses which expired on June 18, 2001; Amendment (§11-411) to permit the enlargement of one of the existing buildings; Waiver of the Board's Rules. R5 zoning district. Community Board #5BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 12/11/18
22.	2018-54-BZ	Sheldon Lobel, P.C. 761 Sheridan Avenue/757 Concourse Village West, Bronx Special Permit (§73-19) to permit the construction of a charter school (UG 3) (Classical Charter School) contrary to ZR §32-10. C8-3 zoning district. Community Board #4BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 12/11/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, DECEMBER 11, 2018
1:00 P.M.

BZ – NEW CASES		
1.	43-11-BZ	Law Office of Lyra J. Altman 1926 East 21st 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, lot coverage and open space (§23-141), side yard (§23-461) and less than the required rear yard (§23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Postponed Hearing – 2/12/19
2.	2016-1208-BZ	Akerman, LLP 300 East 64th Street, Manhattan Special Permit (§73-36) to permit a physical culture establishment (Barry's Bootcamp) within a portion of an existing building's ground and second floors. C2-5/R8B & C2-8 zoning districts. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 2/12/19
3.	2016-4240-BZ	Law Office of Fredrick A. Becker 1231 Third Avenue, Manhattan Special Permit (§73-36) to legalize the operation of a physical culture establishment (<i>New York Sports Club</i>) on a portion of the first floor and cellar of the subject premises. C1-9 zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 2/12/19
4.	2017-101-BZ	Carl A. Sulfaro, Esq. 104-06 Rockaway Beach Boulevard, Queens Special Permit (§73-36) to permit a physical culture establishment (<i>Burn Fitness</i>) within an existing commercial building. C2-3/R5D zoning district. Community Board #14Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Closed, Decision – 1/8/19
5.	2017-293-BZ	Law Office of Fredrick A. Becker 25 West 32nd Street, Manhattan Special Permit (§73-36) to permit the operation of the Physical Culture Establishment (<i>Juvenex Spa</i>) to be located on the fourth, fifth and a portion of the sixth floors of an existing building contrary to ZR §32-10. C6-4 zoning district. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 12/11/18

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BZ – NEW CASES		
6.	2017-309-BZ	Eric Palatnik, P.C. 406 Remsen Avenue, Brooklyn Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on September 28, 2009; Waiver of the Rules. C1-2 in R5 zoning district. Community Board #17BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 1/15/19 and 2/12/19
7.	2018-48-BZ	Philip L. Rampulla 5205 Hylan Boulevard, Staten Island Re-instatement of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory repair facilities which expired on September 13, 2004; Amendment to permit the legalization of an attendant booth and relocation of an existing free standing illuminated sign; Waiver of the Rules. R3X Special South Richmond District (Lower Density Growth Management Area). Community Board #3SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 4/30/19
8.	2018-148-BZ	Pryor Cashman LLP 32 West 18th Street, Manhattan Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>CorePower Yoga</i>) to be located on portion of first floor of an existing mixed-use building contrary to ZR §32-10. C8-4A Ladies Mile Historic District. Community Board #5M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 12/11/18

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TUESDAY MORNING, DECEMBER 4, 2018
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	24-96-BZ	Rothkrug Rothkrug & Spector LLP 213 Madison Street, Manhattan Extension of Term (11-411) of a previously approved variance permitting the operation of an Eating and Drinking Establishment (<i>McDonald's</i>) which expired on October 7, 2017; Extension of Time to obtain a Certificate of Occupancy which expired on July 15, 2015; Waiver of the Rules. R7-2 zoning district. Community Board #3M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 12/4/18

<i>SOC – CONTINUED HEARINGS</i>		
2.	159-00-BZ	Eric Palatnik, P.C. 383 3rd Avenue, Brooklyn Extension of Term & Amendment (72-01): extension of term of a previously granted variance of a Use Group 3 school and an Amendment for elimination of the term of the variance and a change and minor plumbing and portion alterations. C8-2 zoning district. Community Board #6BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 1/29/19
3.	177-06-BZ	Law Office of Steven Simicich 1840 Richmond Terrace, Staten Island Extension of Term (§11-411) to permit the continued operation of an Automotive Repair Facility (UG 16B) with the sale of cars which expired on April 10, 2017; Amendment to permit the conversion of accessory storage area into an additional automotive service bay and changes to on-site planting; Waiver of the Board's Rules. C2-2R3-2 zoning district. Community Board #1SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 4/30/19
4.	67-13-A	NYC Department of Buildings. 945 Zerega Avenue, Bronx Request for a Rehearing to provide new evidence to demonstrate that the advertising sign never existed at the premises as of November 1, 1979, and therefore was never granted legal non-conforming status pursuant to ZR §42-55. Community Board #9BX
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Adjourned, Continued Hearing – 1/29/19

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<i>SOC – CONTINUED HEARINGS</i>		
5.	67-13-AIV	Goldman Harris LLC 945 Zerega Avenue, Bronx Appeal of Department of Building's determinations *a) denying the registration for an advertising sign located at 945 Zerega Avenue, Bronx, NY; and (b) revoking permit numbers 201143253 and 210039224 for the aforementioned sign. This is a remand from New York State Supreme Court limited to review of the BSA's prior resolution in light of its decision in BSA Calendar Numbers 24-12-A and 147-12-A. Community Board #9BX
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Adjourned, Continued Hearing – 1/29/19
6.	231-14-BZ	Bryan Cave Leighton Paisner 124 West 23rd Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (Orangetheory Fitness) within a portion of an existing commercial building which expired on April 12, 2018. C6-3X zoning district. Community Board #4M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 2/26/19

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<i>SOC – NEW CASES</i>		
7.	490-72-BZ	Gerald J. Caliendo, RA, AIA 4200 Baychester Avenue, Bronx Amendment of a previously approved Variance (§72-21) which permitted the operation of a commercial bank (UG 6). The amendment seeks to permit a change in use from commercial bank to retail grocery store (UG 6); Extension of Term which expired on March 13, 2008; Waiver of the Rules. R4 zoning district. Community Board #12BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 2/5/19
8.	332-79-BZ	Rothkrug Rothkrug & Spector LLP 43-20 Little Neck Parkway, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the construction and maintenance of an accessory parking facility which expired on February 13, 2015; Waiver of the Board's Rules. R2A zoning district. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 4/30/19
9.	85-99-BZ	Walter T. Gorman, P.E., P.C. 1106 Metcalf Avenue, Bronx Extension of Term of a previously approved Variance (§72-21) permitting, the operation of an automotive service station (Use Group 16B) with an accessory convenience store which is set to expire on June 27, 2020; Waiver of the Board's Rules to permit the early filing. R6 zoning district. Community Board #9BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 4/30/19
10.	223-00-BZ	Sheldon Lobel, P.C. 272 West 10th Street, Manhattan Amendment of a previously approved variance (§72-21) which permitted the development of a five-story plus cellar Use Group ("UG") 3 School (Village Community School) (VCS). The amendment seeks to permit a three-story plus cellar and play-yard enlargement contrary ZR §24-11 (maximum permitted lot coverage). R6 zoning district. Community Board #2M
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 2/26/19

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APPEALS – CONTINUED HEARINGS		
11.	205-15-A thru 214-15-A	Rothkrug Rothkrug & Spector LLP 128-60 to 128-76 Hook Creek Boulevard and 128-63 to 128-75 Fortune Way, Queens Proposed development of two-story, one family dwelling with accessory parking space that are proposed to be located within the bed of mapped but unbuilt 129th Avenue & Hook Creek Boulevard ,contrary to Article 3 of the General City Law, Section 35 located within an R2 zoning district. Community Board #12Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 2/26/19
12.	2017-16-A thru 2017-19-A	Gerald J. Caliendo, RA, AIA 15-58/62 Clintonville Street, 150-93/95 Clintonville Court, Queens Proposed construction of a two story, two family building located within the bed of a mapped street, contrary to General City Law §§ 35 and 36. R3-1 zoning district. Community Board #7Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 2/26/19
13.	2017-248-A	Tarter Krinsky & Drogin LLP Long Island Expressway and 74th Street, Queens An administrative appeal challenging the Department of Buildings' final determination as to whether the NYC Department of Building's correctly found that the Sign is not exempt, permitted as-of-right, or established as a legal non-conforming use. M1-2 zoning district. Community Board #5Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 1/15/19
14.	2018-105-A	Gerald J. Caliendo, RA, AIA 150-87 Clintonville Court, Queens Proposed construction of a two story, two family building located within the bed of a mapped street, contrary to General City Law §§ 35 and 36. R3-1 zoning district. Community Board #7Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 2/26/19

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<i>BZ – DECISIONS</i>		
15.	2017-224-BZ	<p>Tuttle Yick LLP. 2-4 Spring Street, Manhattan Special Permit (§73-36) to operate a physical culture establishment (<i>HitHouse</i>) within an existing building contrary to ZR §32-10. C6-1 Special Little Italy District. Community Board #2M Project Manager: Rory Levy (212) 386-0082 Status: Granted – 12/4/18</p>

<i>BZ – CONTINUED HEARINGS</i>		
16.	252-06-BZ	<p>Sheldon Lobel, P.C. 1761 Walton Avenue, Bronx Amendment of a previously approved Variance (§72-21) which permitted the construction of a four-story Use Group 4 community center facility contrary to underlying bulk regulations. The amendment seeks to allow for a modified design of the gymnasium building approved in the original variance. R8 zoning district. (Companion Case 2017-289-BZ) Community Board #5BX Project Manager: Gjela Prenga (212) 386-0067 Status: Granted – 12/4/18</p>
17.	2017-289-BZ	<p>Sheldon Lobel, P.C. 1761 Walton Avenue, Bronx Special Permit (§73-623) to permit development of a new, fourteen-story building with a gymnasium for the Mount Hope Community Center and approximately 103 affordable housing units developed under the Extremely Low and Low-Income Affordability (“ELLA”) financing program administered by the Department of Housing Preservation and Development (“HPD”). The proposal is contrary to ZR §23-711 (distance of legally required windows) and ZR §23-622 (base and building heights). An associated application is filed for an amendment of a variance adopted by the Board of Standards and Appeals (“BSA” or the “Board”) on January 9, 2007 under BSA Cal. No. 252-06-BZ. Community Board #5BX Project Manager: Gjela Prenga (212) 386-0067 Status: Granted – 12/4/18</p>

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10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	178-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 99-47 Davenport Court, Queens Variance (§72-21) to permit the legalization of a two-family dwelling that exceeds permitted FAR and does not provide required front, side and rear yards. R3-1 zoning district. Community Board #10Q Project Manager: Tracie Behnke (212) 386-0086 Status: Withdrawn – 12/4/18</p>
19.	2017-131-BZ	<p>Sheldon Lobel, P.C. 77-85 Gerry Street, Brooklyn Variance (§72-21) to permit the construction of a mixed residential and community facility (<i>Congregation Divrei Yoel</i>) contrary to ZR §23-153 (Maximum Lot Coverage) and ZR §§24-36 & 23-47 (Required Rear Yards), and ZR 23-33(b) permitted obstructions in rear yard. R7A zoning district. Community Board #1BK Project Manager: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 2/12/19</p>
20.	2017-247-BZ	<p>Law Office of Lyra J. Altman 1367 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-14); and less than the required rear yard (ZR 23-47). R3-1 zoning district. Community Board #14BK Project Manager: Henry Segovia (212) 386-0074 Status: Continued Hearing – 2/5/19</p>
21.	2017-306-BZ	<p>Law Office of Lyra J. Altman 1977 East 14th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of the existing single family home contrary to ZR §23-47 (rear yard). R5 zoning district. Community Board #15BK Project Manager: Darrell Ruffin (212) 386-0054 Status: Granted – 12/4/18</p>
22.	2018-3-BZ	<p>Troutman Sanders LLP 154-160 West 124th Street, Manhattan Variance (§72-21) to permit the development of an integrated educational and medical facility in conjunction with the Ichan School of Medicine at Mount Sinai contrary to ZR §33-432(a) (height and setback); ZR §33-26 (rear yard) and ZR §33-292 (required depth of yard along district boundaries. C4-4 zoning district. Community Board #10M Project Manager: Henry Segovia (212) 386-0074 Status: Continued Hearing – 3/5/19</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 4, 2018

1:00 P.M.

BZ – NEW CASES		
1.	2016-4128-BZ	Herrick, Feinstein, LLP 511 Canal Street, Manhattan Special Permit (§73-36) to legalize a physical culture establishment (<i>Dogpound Fitness</i>) to be located at the ground-floor level of an existing commercial building. C6-2A zoning district. Community Board #2M
		Project Manager: Rory Levy (212) 386-0082
		Status: Closed, Decision – 1/15/19
2.	2016-4236-BZ	Francis R. Angelino, Esq. 158 Duane Street/16 Hudson Street, Manhattan Special Permit (§73-36) to legalize a physical culture establishment (<i>YogaSpark</i>) in the ground floor and cellar of an existing mixed use residential and commercial building. C6-2A (TMU) zoning district within the Tribeca West Historic District. Community Board #1M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 12/4/18
3.	2016-4238-BZ	Qiang Su Ra 388 Broadway, Manhattan Special Permit (§73-36) to legalize a physical culture establishment (<i>Eden Day Spa</i>) within an existing building. C6-2A zoning district within the Tribeca East Historic District. Community Board #1M
		Project Manager: Rory Levy (212) 386-0082
		Status: Closed, Decision – 1/15/19
4.	2017-315-BZ	Eric Palatnik, P.C. 2030 Eastchester Road, Bronx Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Dolphin Fitness Club</i>) located on the first floor and mezzanine area of the subject building contrary to ZR §42-10. M1-1 zoning district. Community Board #11BX
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/15/19

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 4, 2018

1:00 P.M.

BZ – NEW CASES		
5.	2018-42-BZ	<p>Bryan Cave LLP 1360 36th Street, Brooklyn Special Permit (§73-19) to allow for a Use Group 3 school use (<i>Bobover Yeshiva Bnei Zion</i>) contrary to ZR §32-31 (Use Regulations); Variance (§72-21) to permit the development of the building contrary to ZR §33-283 (rear yard equivalent) and ZR §33-432 (height and setback regulations). C8-2 zoning district. Community Board #12BK</p>
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 2/5/19
6.	2018-52-BZ	<p>Akerman, LLP 159 Boerum Street, Brooklyn Special Permit (§73-433) to permit the waiver of 18 existing parking spaces accessory to an existing Section 8 dwelling to facilitate the development and preservation of affordable housing contrary to ZR §§25-23 and 25-251. R6 zoning district. Community Board #1BK</p>
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 2/12/19
7.	2018-55-BZ	<p>Akerman, LLP 222 Johnson Avenue, Brooklyn Special Permit (§73-433) to permit the waiver of 34 existing parking spaces accessory to an existing Section 8 dwelling to facilitate the development and preservation of affordable housing contrary to ZR §§25-23 and 25-251. R6 zoning district. Community Board #1BK</p>
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 2/12/19
8.	2018-99-BZ	<p>Sheldon Lobel, P.C. 275 Pleasant Avenue, Manhattan Variance (§72-21) to permit the construction of a five-story and basement, two-family building contrary to ZR §23-32 (Minimum Lot Area or Lot Width for Residences). R7A zoning district. Community Board #11M</p>
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 2/26/19

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, DECEMBER 4, 2018

1:00 P.M.

BZ – NEW CASES		
9.	2018-132-BZ	Deirdre A. Carson, Greenberg Traurig LLP. 100 Church Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Club</i>) within an existing building contrary to ZR §32-10. C5-3 Special Lower Manhattan District. Community Board #1M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/15/19
10.	2018-176-BZ	NYC Mayor's Office of Housing Recovery Operations 116 Dare Court, Brooklyn Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required front yard (ZR 23-45) side yard (ZR 23-461), and rear yard (ZR 23-52). R4 zoning district. Community Board #4Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 12/4/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, NOVEMBER 20, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	418-50-BZ	Board of Standards and Appeals 73-69 217 th Street, 73-36 Springfield Boulevard, 219-02 74 th Avenue, 73-10 220 th Street, Queens Compliance Hearing Community Board #11Q
		Project Manager: Loreal Monroe (212) 386-0076
		Status: Continued Hearing – 7/16/19
2.	170-92-BZ	Gerald J. Caliendo, RA, AIA 232-04 Northern Boulevard, Queens Extension of Term and amendment of a previously approved Variance (§72-21) which permitted the operation of an automotive laundry (UG 16B), expiring on December 7, 2018; Waiver of Rules. R1-2 zoning district. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 11/20/18
3.	280-01-BZ	Akerman LLP 663-673 Second Avenue Manhattan Extension of Time to complete construction for a previously approved variance (§72-21) to permit a mixed-use building which expired on May 7, 2018. C1-9 zoning district. Community Board #6M
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Adjourned, Continued Hearing – 2/5/19

<i>SOC – NEW CASES</i>		
4.	539-66-BZ	Eric Palatnik, P.C. 61-19 Fresh Meadow Lane, Queens Amendment of a Variance (§72-21) to permit the reconstruction of a previously approved automotive service station (UG 16B). C2-2/R4 zoning district. Community Board #8Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 2/5/19

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, NOVEMBER 20, 2018
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
5.	2016-4330-A thru 2016-4331-A	Eric Palatnik, P.C. 16 & 19 Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/8/19
6.	2017-30-A	Eric Palatnik, P.C. 16 Garage Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/8/19
7.	2017-59-A	Eric Palatnik, P.C. 3857 Oceanview Avenue, Brooklyn Proposed enlargement of a one family home to a one family home with attic and community facility (UG 3) day care not fronting on a legally mapped street, contrary to General City Law 36. R3-1 zoning district. Community Board #13BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 2/12/19
8.	2017-226-A	Eric Palatnik, P.C. 18 Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/8/19
9.	2017-251-A	Tarter Krinsky & Drogin LLP Brooklyn Queens Expressway at 31st Street, Queens An administrative appeal challenging the Department of Buildings' final determination as to whether the NYC Department of Building's correctly found that the Sign is not exempt, permitted as-of-right, or established as a legal non-conforming use. M1-2 zoning district. Community Board #1Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Withdrawn – 11/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, NOVEMBER 20, 2018
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	2017-252-A	Tarter Krinsky & Drogin LLP Brooklyn Queens Expressway at 32nd Avenue, Queens An administrative appeal challenging the Department of Buildings' final determination as to whether the NYC Department of Building's correctly found that the Sign is not exempt, permitted as-of-right, or established as a legal non-conforming use. M1-2 zoning district. Community Board #1Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Withdrawn – 11/20/18
11.	2018-22-A	NYC Department of Buildings 255 18th Street, Brooklyn Request for a revocation, by the New York City Building's Department, of Certificate of Occupancy No. 301016898F issued for a four-story walk-up apartment building. R6B zoning district. Community Board #7BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 11/20/18

<i>APPEAL – NEW CASES</i>		
12.	2017-253-A	Tarter Krinsky & Drogin LLP Brooklyn Queens Expressway at 34th Avenue, Queens An administrative appeal challenging the Department of Buildings' final determination as to whether the NYC Department of Building's correctly found that the Sign is not exempt, permitted as-of-right, or established as a legal non-conforming use. M1-2 zoning district. Community Board #2Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Withdrawn – 11/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, NOVEMBER 20, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	268-14-BZ	Akerman LLP 231-06/10 Northern Boulevard, Queens Variance (§72-21) proposed enlargement of the existing Use Group 6, eating and drinking establishment at the subject site. Located within and R1-2 zoning district. Community Board #11Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 2/5/19
14.	190-15-BZ	Francis R. Angelino, Esq. 51-57 Carmine Street, Manhattan Variance (§72-21) to propose a new six-story and bulkhead mixed building with ground floor commercial use and residential use on the upper floors located partially within a R6 zoning district and a C2-6 zoning district. Community Board #2M
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Withdrawn – 11/20/18
15.	2016-4272-BZ	Sheldon Lobel, P.C. 1432 2nd Avenue, Manhattan Special Permit (§73-36) to permit the operation a Physical Cultural Establishment (<i>Ripped Fitness</i>) on the first floor of an existing building. C1-9/R8B Zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 11/20/18
16.	2016-4273-BZ	Akerman LLP 669 Second Avenue, Manhattan Variance (§72-21) to permit the legalization of an existing non-conforming replacement advertising sign based upon good-faith reliance. C1-9 zoning district. Community Board #6M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 2/5/19
17.	2016-4275-BZ	Gerald J. Caliendo, R.A., AIA 132-15 14th Avenue, Queens Special Permit (§73-36) to permit the legalization of a physical cultural establishment (<i>Push Fitness Club</i>) located on the first floor, basement and mezzanine levels of the existing commercial building contrary to ZR §42-10. M1-1 zoning district. Community Board #7Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 11/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, NOVEMBER 20, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	2016-4472-BZ	Sheldon Lobel, P.C. 245-01–245-13 Jamaica Avenue, Queens Variance (§72-21) to permit the legalization of a Physical Culture Establishment (<i>Body By Fitness</i>) within the cellar and first floor of an existing building contrary to ZR §32-10. C1-3/R4 zoning district. Community Board #13Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 11/20/18
19.	2017-47-BZ	Law Office of Lyra J. Altman 1052 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space ratio (ZR §23-141); side yard (ZR §23-461) and less than the required rear yard (ZR §23-47). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 11/20/18
20.	2017-224-BZ	Tuttle Yick LLP. 2-4 Spring Street, Manhattan Special Permit (§73-36) to operate a physical culture establishment (<i>HitHouse</i>) within an existing building contrary to ZR §32-10. C6-1 Special Little Italy District. Community Board #2M
		Project Manager: Rory Levy (212) 386-0082
		Status: Closed, Decision – 12/4/18
21.	2017-235-BZ	Snyder & Snyder LLP 11-02 Sutphin Boulevard, Queens Special Permit (§73-30) to allow a non-accessory radio tower (<i>T-Mobile</i>) on the rooftop of an existing building. C2-3/R5D zoning district. Community Board #12Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Withdrawn – 11/20/18
22.	2017-247-BZ	Law Office of Lyra J. Altman 1367 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-14); and less than the required rear yard (ZR 23-47). R3-1 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 12/4/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, NOVEMBER 20, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
23.	2017-266-BZ	Law Office of Lyra J. Altman 2303 Avenue K, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to ZR §23-141 (Floor Area and Open Space Ratio). R2 zoning district. Community Board #14BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 11/20/18
24.	2017-288-BZ	Akerman, LLP 17-10 Whitestone Expressway, Queens Special Permit (§73-49) to permit roof top parking on a new four-story accessory parking garage serving a four-story office building contrary to ZR §44-11. M1-1 College Point Special District. Community Board #19Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 2/5/19

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, NOVEMBER 20, 2018
1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	231-15-BZ	<p>Mitchell Ross 5278 Post Road, Bronx Variance (§72-21) Propose nine story, mixed use (residential, community facility and retail building) 120 unit multiple dwelling with UG 4 doctor's office, and UG 6 retail pharmacy, contrary to ZR 22-10 (UG 6 in a Res ZD), ZR 23-145 (Residential Floor Area), ZR 23-22 (Permitted Dwelling Units), and ZR 23-633 (wall height and total height). R6 zoning district. Community Board #8BX</p>
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Postponed Hearing – 2/26/19
2.	2017-258-BZ	<p>Eric Palatnik, P.C. 6161 Broadway, Bronx Special Permit (§73-211) to permit the use of Automotive Service Station (UG 16B) (Mobil) with accessory automotive repair contrary to ZR §32-35. C2-2/R6 zoning district. Community Board #8BX</p>
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 2/12/19
3.	2017-278-BZ	<p>Law Offices of Marvin B. Mitzner, LLC 400 5th Avenue, Manhattan Special Permit (§73-36) to permit the legalization of a physical culture establishment (Chuan Body & Soul Spa) on the fourth floor of a 59-story building. C5-3 (MID) zoning district. Community Board #5M</p>
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 11/20/18
4.	2017-305-BZ	<p>Gerald J. Caliendo, RA, AIA 66-26 Metropolitan Avenue, Queens Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (Matrix Sports Club) on a portion of the cellar level existing building contrary to ZR §42-10. M1-2 zoning districts. Community Board #5Q</p>
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 11/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, NOVEMBER 20, 2018
1:00 P.M.

<i>BZ – NEW CASES</i>		
5.	2018-95-BZ	Sheldon Lobel, P.C. 120 Avenue M, Brooklyn Variance (§72-21) to permit the development of a four-story educational institution (UG 3) (HASC Center) contrary to ZR §23-142 (floor area and lot coverage), ZR §23-45 (front yard), ZR §23-631 (height and setback), ZR §23-632 (side setback), and ZR §36-21 (parking). C2-3/R5 Special Ocean Parkway District. Community Board #12BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 2/12/19
6.	2018-133-BZ	Sahn Ward Coschignano, PLLC 450 West 33rd Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (fitness facility) on a portion of the first and second floor of an existing building contrary to ZR §32-10. C6-4 Special Hudson Yards District. Community Board #4M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 11/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, NOVEMBER 8, 2018

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	24-96-BZ	Rothkrug Rothkrug & Spector LLP 213 Madison Street, Manhattan Extension of Term (11-411) of a previously approved variance permitting the operation of an Eating and Drinking Establishment (<i>McDonald's</i>) which expired on October 7, 2017; Extension of Time to obtain a Certificate of Occupancy which expired on July 15, 2015; Waiver of the Rules. R7-2 zoning district. Community Board #3M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Deferred Decision – 12/4/18

<i>SOC – CONTINUED HEARINGS</i>		
2.	624-68-BZ	Rothkrug Rothkrug & Spector LLP 188-07/15 Northern Boulevard, Queens Extension of Term of a Variance (§72-21) which permitted the operation of wholesale plumbing supply establishment (UG16) and stores and office (UG6) which expired on February 7, 2017; Extension of Time to obtain a Certificate of Occupancy which expired on February 7, 2013; Waiver of the rules. R3-2 zoning district. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 1/29/19
3.	75-95-BZ	Law Office of Fredrick A. Becker 1635 Third Avenue, Manhattan Extension of Term for a special permit (§73-36) permitting the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on January 28, 2016; Waiver of the Rules. C2-8 zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 11/8/18
4.	132-04-BZ	Eric Palatnik, P.C. 310 East Houston 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. R8-A zoning district. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 2/5/19

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, NOVEMBER 8, 2018

10:00 A.M.

SOC – NEW CASES		
5.	429-29-BZ	Davidoff, Hutcher & Citron, LLP 4801 Kings Highway, Brooklyn Amendment (§11-412) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses. The amendment seeks to change the configuration of the existing gasoline dispensing pumps; the addition of a canopy; conversion and enlargement of the accessory building from an accessory lubritorium to an accessory convenience store with a drive-thru. R4 zoning district. Community Board #8BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 2/12/19
6.	81-74-BZ	Gerald J. Caliendo, RA, AIA 97-27 57th Avenue, Queens Extension of Term /amendment of a previously approved variance which permitted the operation of a supermarket (UG 6) which expires on February 27, 2017. C1-2/R6A & R6B zoning district. Community Board #4Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 2/5/19

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
THURSDAY MORNING, NOVEMBER 8, 2018
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
7.	2017-68-A thru 2017-96-A	Rothkrug, Rothkrug & Spector LLP. 7 to 49 Torrice Loop and 11 to 16 Frosinone Lane, Staten Island Proposed construction of twenty-nine (29) two-family residences, not fronting on a legally mapped street, contrary to General City Law 36. R3-X (SRD) zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 11/8/18
8.	2018-63-A	Fried Frank, LLP 30 Columbia Heights, Brooklyn Interpretative Appeal of a final determination of the New York City Department of Buildings, set forth in the ZRD1 denial dated April 2, 2018 (Control No. 46921), denying a request for confirmation that existing signs are non-conforming and may be continued as accessory signs, with changes to subject matter, structural alterations, reconstruction, and replacement permitted pursuant to Article V, Chapter 2 of the New York City Zoning Resolution. M2-1 zoning district. Community Board #2BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 11/8/18

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	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 – 2/5/19
10.	2016-4473-A	Law Office of Marvin B. Mitzner LLC 72-74 East 3rd Street, Manhattan Application filed pursuant to §310 of the Multiple Dwelling Law ("MDL") requesting to vary §211 of the MDL to allow for the partial one story vertical enlargement of an existing tenement building. R8B zoning district. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/15/19

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
THURSDAY MORNING, NOVEMBER 8, 2018
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
11.	2017-249-A	Tarter Krinsky & Drogin LLP Major Deegan Expressway and S/O Van Cortland, Bronx An administrative appeal challenging the Department of Buildings' final determination as to whether the NYC Department of Building's correctly found that the Sign is not exempt, permitted as-of-right, or established as a legal non-conforming use. M1-2 zoning district. Community Board #8BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 2/5/19
12.	2017-310-A	NYC Department of Buildings 10002 Farragut Road, Brooklyn Pursuant to § 645 of the New York City Charter, the Department of Buildings (the Department") respectfully submits to the Board of Standards and Appeals (the "Board") this statement in support of its application to modify certificate of occupancy 321114450F dated September 1, 2015. Community Board #18BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 4/23/19

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, NOVEMBER 8, 2018

10:00 A.M.

BZ – CONTINUED HEARINGS		
13.	56-02-BZ	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
		Project Manager: Loreal Monroe (212) 386-0076
		Status: Continued Hearing – 2/5/19
14.	1-96-BZ	New York City Board of Standards and Appeals 600 McDonald Avenue, Brooklyn Amendment for an extension of an existing school building to add 3 rd and 4 th floors. R5 zoning district. Community Board #12BK
		Project Manager: Loreal Monroe (212) 386-0076
		Status: Continued Hearing – 2/5/19
15.	2017-201-BZ	Law Office of Jay Goldstein 323 Elmwood Avenue, Brooklyn Variance (§72-21) to permit the construction of a four-story plus cellar use group 3 dormitory to be used in conjunction with an existing three-story, cellar, sub-cellar and roof top play area school building (<i>Cheder</i>), which was the subject of a previously approved BSA variance (BSA Calendar Number: 54-06-BZ) and is contrary to ZR §113-51 (floor area ratio), ZR §§113-55 and 23-631 (height; sky exposure plane and setback ratio), ZR §113-544 (rear yard setback), ZR §11-561 and ZR §25-31 (accessory off-street parking) and ZR §23-631 (minimum distance between legally required windows and lot lines). R3-1 zoning district (Special Ocean Parkway District) and (Special Purpose Sub district (SOPD)). Community Board #12BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 11/8/18
16.	2017-217-BZ	Akerman, LLP 4855 Hylan Boulevard, Staten Island Special Permit (§73-126) to permit a two-story with cellar ambulatory diagnostic or treatment health care facility (UG 4) contrary to ZR §22-14(A). R3X (Special South Richmond Development District) (Lower Density Growth Management Area). Community Board #3 SI
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 2/5/19

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, NOVEMBER 8, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	2017-291-BZ	Law Office of Jay Goldstein 1367 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of the existing single family home contrary to ZR §23-141 (floor area ratio & open space ratio); ZR §23-461(a) (side yard) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 2/12/19
18.	2017-292-BZ	Law Office of Jay Goldstein 1363 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of the existing single family home contrary to ZR §23-141 (floor area ratio & open space ratio); ZR §23-461(a) (side yard) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 2/12/19
19.	2017-298-BZ	Jay A Segal, Greenberg Traurig LLP 14 White Street, Manhattan Variance (§72-21) to permit the construction of a seven-story plus penthouse mixed commercial and residential building contrary to floor area regulations of ZR §111-20; street wall regulations of ZR §23-662; accessory parking regulations of ZR §13-11; and the curb cut location requirements of ZR §13-241. C6-2A (Special Tribeca Mixed Use District. Tribeca East Historic District. Community Board #1M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 2/12/19
20.	2017-321-BZ	Rothkrug Rothkrug & Spector LLP 560 W. 33rd Street Manhattan Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Equinox</i>) located on the first, fourth, fifth and sixth floors of a proposed 72-story mixed-use building contrary to ZR §32-10. C6-4 Special Hudson Yards District. Community Board #4M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 11/8/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, NOVEMBER 8, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
21.	2018-1-BZ	Fox Rothschild LLP 11-02 37th Avenue, Queens Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for a UG 6B office use (PRC-B1 parking category) contrary to ZR §44-21. M1-3 zoning district. Community Board #1Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 11/8/18
22.	2018-4-BZ	Law Office of Lyra J. Altman 2213 East 13th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family home contrary ZR §23-142 (floor area, open space and lot coverage); ZR §23-48 (side yards) and ZR §23-47 (rear yard). R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 11/8/18
23.	2018-7-BZ	Law Office of Lyra J. Altman 291 Avenue W, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family home contrary ZR §23-142 (floor area, open space and lot coverage); ZR §23-461 (side yards) and ZR §23-47 (rear yard). R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 1/15/19
24.	2018-29-BZ	Law Office of Lyra J. Altman 1637 Madison Place, Brooklyn Special Permit (§73-621) to permit the enlargement of an existing single-family home contrary to ZR §23-142 (floor area ratio, lot coverage and open space). R3-2 zoning district. Community Board #18BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 11/8/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY AFTERNOON, NOVEMBER 8, 2018

1:00 P.M.

BZ – NEW CASES		
1.	2017-313-BZ	Moshe M. Friedman, P.E. 853 Kent Avenue, Brooklyn Variance (§72-21) to permit the development of a 2-family dwelling contrary to ZR §42-10. M1-1 zoning district. Community Board #3BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 2/12/19
2.	2018-33-BZ	Arthur Yellin 31-41 97th Street, Queens Variance (§72-21) to permit the construction of a two-family home contrary to ZR §22-00 (building with no side yards); ZR §23-32 (required minimum lot area or width for residences); ZR §23-461(a) (side yards); ZR §23-142 (open space and FAR) and ZR §25-22(a) (parking). R4-1 zoning district. Community Board #3Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Postponed Hearing – 1/15/19
3.	2018-51-BZ	Eric Palatnik, P.C. 11-01 Plainview Avenue, Queens Variance (§72-21) to permit the construction of a two-story single-family home with an attic that does not provide the required lot area and lot width, front yard, side yard, setback distance and sky exposure plane, contrary to ZR §§ 23-32, 23-45, 23-461(a) and 23-631(d). R5 zoning district. Community Board #14Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Postponed Hearing – 1/15/19
4.	2018-101-BZ	Kenneth K. Lowenstein 21 West End Avenue, Manhattan Special Permit (§73-36) to permit the operation of a Physical Culture Establishment (Central Rock Gym) to occupy portions of the cellar and ground floor of an existing 45-story condominium building contrary to ZR §32-10. C4-7 zoning district. Community Board #7M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 11/8/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY AFTERNOON, NOVEMBER 8, 2018

1:00 P.M.

BZ – NEW CASES		
5.	2018-128-BZ	Rothkrug Rothkrug & Spector LLP 103 North 10th Street, Brooklyn Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>The Bathhouse Spa</i>) on a portion of the cellar and first floor of an existing mixed use commercial and residential building contrary to ZR §42-10. M1-2/R6A (MX-8) zoning district. Community Board #1BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 11/8/18
6.	2018-169-BZ	NYC Mayor's Office of Housing Recovery Operations 43 West 12th Road, Queens Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required side yard (ZR 23-461), waterfront yard (62-332), planting requirement (23-451), visual mitigation (64-61). R3A Special Coastal Risk zoning district. Community Board #4Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 11/8/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 30, 2018

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	197-05-BZ	Law Offices of Marvin B. Mitzner LLC 813 Broadway, Manhattan Amendment of a previously approved variance (§72-21) which permitted the construction of an 11-story mixed-use building with ground floor commercial. The amendment seeking to permit a 4'9" by 28' bump out at the rear of the building; Extension of Time to Complete construction which expires on April 29, 2019. C6-1/R7 zoning district. Community Board #2M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/30/18
2.	16-12-BZ	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: Granted – 10/30/18

<i>SOC – CONTINUED HEARINGS</i>		
3.	677-53-BZ	Akerman LLP 61-28 Fresh Meadow Lane, Queens Extension of Term (§11-411) of a previously granted Variance permitting the operation of a UG16 Auto Body Repair Shop (<i>Carriage House</i>) with incidental painting and spraying which expired on October 18, 2016; Extension of Time to Obtain a Certificate of Occupancy which expired on October 18, 2012. Waiver of the Rules.C2-2/R4 zoning district. Community Board #8Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 10/30/18
4.	60-82-BZ	Eric Palatnik, P.C. 60-11 Queens Boulevard, Queens Extension of Term (§11-411) of a previously granted variance permitting the operation of an Automotive Service Station (UG 16B) which expired on July 7, 2016. C2-3/R7X zoning district. Community Board #2Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 10/30/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 30, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	540-84-BZ	Eric Palatnik, P.C. 341 Soundview Avenue, Bronx Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired on Jun 20, 2016. R3-2 zoning district. Community Board #9BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 1/8/19
6.	131-97-BZ	Pryor Cashman LLP 1600 Boston Road, Bronx Amendment to re-instate and eliminate the term of a previously approved Variance (72-21) which permitted an eating and drinking establishment (UG 6) with an accessory drive-through facility, which expired on January 27, 2003; change the hours of operation, enlarge the existing building, and reduce the parking from 9 to 8 spaces; Waiver of the Rules. R1-2 zoning district. Community Board #3BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 10/30/18
7.	309-09-BZ	Eric Palatnik, P.C. 2173 65th Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72- 21) to permit construction of a four-story (three levels and a basement) eight-unit multiple dwelling that does not provide a required side yard, contrary to ZR § 23-51 which expired on May 3, 2015; Amendment to permit a height increase from an approved 34'-8" to 37'-8"; Waiver of the Rules. C2-3/R5 and R6A zoning districts. Community Board #11BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 10/30/18
8.	163-14-A thru 165-14-A	Board of Standards and Appeals 502, 504, 506 Canal Street, Manhattan Compliance Hearing Community Board #1M
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/7/19

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 30, 2018

10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	2016-4150-BZ	Sheldon Lobel, P.C. 667 Grand Street, Brooklyn Special Permit (§73-36) to permit a physical culture establishment (<i>CrossFit</i>) on the cellar, first floor and mezzanine of an existing building commercial building. C6-4A zoning district. Community Board #1BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 1/8/19

<i>SOC – NEW CASES</i>		
10.	219-97-BZ	Eric Palatnik, P.C. 130-11 North Conduit Avenue, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on February 23, 2019. R3-2 zoning district. Community Board #10Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 1/8/19
11.	35-09-BZ	Kramer Levin Naftalis & Frankel LLP 345-347 East 103rd Street, Manhattan Extension of Term (§11-411) of a previously approved variance which permitted the operation of a contractors' establishment (UG 16B) which expires on June 9, 2019. R7A zoning district. Community Board #11M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/30/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, OCTOBER 30, 2018
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	2017-5-A thru 2017-7-A	Eric Palatnik, P.C. 620A, 620B, 620C Sharrotts Road, Staten Island Proposed construction of three buildings, two buildings with retail and office space and one warehouse, not fronting on a legally mapped street, contrary to General City Law 36. M1-1 zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 2/12/19
13.	2017-276-A	Eric Palatnik, P.C. 96 Industrial Loop, Staten Island Proposed construction of a commercial building not fronting on a legally mapped street, contrary to General City Law 36. M3-1 zoning district. Community Board #3SI
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 10/30/18
14.	2017-282-A	Law Office of Steven Simicich 148 Sprague Avenue, Staten Island Proposed construction of three, two family detached buildings where one of the houses will not be fronting on a mapped street contrary to General City Law 36. R3X Special South Richmond District. Community Board #3SI
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 10/30/18
15.	2017-290-A	Michael Gruen, Esq. 1558 Third Avenue, Manhattan Appeal of a DOB determination challenging the determination of a zoning lot subdivision created a micro-lot that purports to separate the larger zoning lot from its frontage on 88th Street. C1-9 zoning district. Community Board #8M
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 12/11/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, OCTOBER 30, 2018
10:00 A.M.

<i>BZ - DECISIONS</i>		
16.	89-15-BZ	Law Office of Jay Goldstein 92 Walworth Street, Brooklyn Variance (§72-21) to permit the construction of a 4-story, 4-family home contrary to §42-11. M1-1 zoning district. Community Board #3BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/30/18

<i>BZ – CONTINUED HEARINGS</i>		
17.	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: Granted – 10/30/18
18.	263-15-BZ	Rothkrug Rothkrug & Spector LLP. 45/47 Little Clove Road, Staten Island Special Permit (§73-126) to allow a medical office, contrary to bulk regulations (§22-14). R3X zoning district. Community Board #1SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 1/8/19
19.	2016-4265-BZ	Law Office of Fredrick A. Becker 25 Bleecker Street, Manhattan Variance (§72-21) to permit the development of a six-story and penthouse structure containing commercial retail (UG 6) on the first and cellar floors contrary to ZR §42-14(D)(2)(B) and residential (UG 2) in the upper floors contrary to ZR §42-10. The proposed rear yard does not comply with ZR §§43-26 & 43-27. M1-5B (NOHO Historic District) zoning district. Community Board #2M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 1/8/19

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, OCTOBER 30, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	2017-314-BZ	Eric Palatnik, P.C.
		1571 McDonald Avenue, Brooklyn
		Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment contrary to ZR §32-10. C2-3/R5 (Special Ocean Parkway District).
		Community Board #12BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 10/30/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 30, 2018

1:00 P.M.

BZ – NEW CASES		
1.	2016-4272-BZ	Sheldon Lobel, P.C. 1432 2nd Avenue, Manhattan Special Permit (§73-36) to permit the operation a Physical Cultural Establishment (<i>Ripped Fitness</i>) on the first floor of an existing building. C1-9/R8B Zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 11/20/18
2.	2017-43-BZ	Law Office of Steven Simicich 140 Hendricks Avenue, Staten Island Variance (§72-21) to permit the construction of a single family, detached home contrary to ZR §23-461c (Side Yard and Open Area). R3A (Special Hillside Preservation District (SHPD) Lower Density Growth Management Area (LDGMA) zoning district. Community Board #1SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 1/15/19
3.	2017-268-BZ	Sheldon Lobel, P.C. 33-73 154th Street, Queens Variance (§72-21) to permit the construction of a three-story plus cellar house of worship (<i>Buddhist Temple</i>) (UG 4) with an accessory caretaker's apartment contrary to ZR §24-11 (Floor Area Ratio). R2 zoning district. Community Board #7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 1/15/19
4.	2017-284-BZ	Sheldon Lobel, P.C. 605 Third Avenue, Manhattan Special Permit (§73-36) to permit the operation of the Physical Culture Establishment (<i>Orangetheory Fitness</i>) on portions of the first floor and cellar level contrary to ZR §32-10. C5-3 & C1-9 zoning districts. Community Board #6M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 10/30/18
5.	2018-5-BZ	Cutrona Architecture, PLLC 306-308 East 126th Street, Manhattan Special Permit (§73-50) to permit the development of a two-story automotive repair building (UG 16B) contrary to ZR §43-302 (building does not provide the required 30-ft' rear yard coincidental to a residential zoning district. M1-2 zoning district. Community Board #11M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 10/30/18

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 30, 2018

1:00 P.M.

BZ – NEW CASES		
6.	2018-56-BZ	Sheldon Lobel, P.C. 83 Coleridge 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 §23-142). R3-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 1/8/19
7.	2018-60-BZ	Rothkrug Rothkrug & Spector LLP 511 Lexington Avenue, Manhattan Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Crunch</i>) in portions of the cellar and first floor of an existing 27 story commercial building §32-10. C6-6 and C6-4.5 (MID) Designated as an Individual Landmark Building. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 10/30/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 23, 2018

10:00 A.M.

<i>BZ – NEW CASES (Build It Back)</i>		
1.	2018-157-BZ	NYC Build It Back Program 59 Andrews Street, Staten Island Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required side yards (ZR §§23-461(a) and 64-A352). R3X zoning district.
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/23/18
2.	2018-158-BZ	NYC Build It Back Program 622 Cross Bay Boulevard, Queens Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required front yard (ZR §§23-45 and 64-A351) and Height (ZR§ 64-A36). R3A/Special Coastal Risk District zoning district.
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/23/18
3.	2018-159-BZ	NYC Build It Back Program 110 East 8th Road, Queens Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required front height (ZR§ 64-A36). R3A/Special Coastal Risk District zoning district.
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/23/18
4.	2018-160-BZ	NYC Build It Back Program 33 Roosevelt Walk, Queens Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required front yard (ZR§ 23-45) and rear yard (ZR§ 23-47). R4 zoning district.
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/23/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 23, 2018

10:00 A.M.

<i>BZ – NEW CASES (Build It Back)</i>		
5.	2018-161-BZ	NYC Build It Back Program 30 Roosevelt Walk, Queens Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required front yard (ZR§ 23-45). R4 zoning district.
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/23/18
6.	2018-162-BZ	NYC Build It Back Program 70 Bedford Avenue, Queens Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required front yard (ZR§ 23-45) and side yards (ZR§ 23-461). R4 zoning district.
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/23/18
7.	2018-163-BZ	NYC Build It Back Program 123 East 6th Road, Queens Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required front yard (ZR§§23-45 and 64-A351). R3A/Special Coastal Risk District zoning district.
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/23/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 23, 2018

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
8.	866-49-BZ	Carl A. Sulfaro, Esq. 200-01 47th Avenue, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 7, 2015; Waiver of the Rules. R3X zoning district. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 1/15/19
9.	7-57-BZ	Edward Lauria 2317 Ralph Avenue, Brooklyn Extension of Term (§11-411) of a previously granted variance for a gasoline service station and maintenance which expired September 20, 2015; Waiver of the Rules. R3-2 zoning district. Community Board #18BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 10/23/18
10.	30-58-BZ	Vassalotti Associates Architects, LLP 184-17 Horace Harding Expressway, Queens Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) which expired on March 12, 2017; Waiver of the Rules. C2-1/R3-1 zoning district. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 1/15/19
11.	103-79-BZ	Akerman, LLP 25-30 44th Street, Queens Amendment of a previously approved Variance (§72-21) which permitted the development of a two-family residence contrary to side yard requirements. The amendment seeks to modify the Board's prior approval to allow a conversion of the building from a two-family residence to a three-family residence contrary to ZR §23-49 and to request a termination of a Board condition that required a recorded declaration describing the use of the site as a two-family residence. R5 zoning district. Community Board #1Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/8/19

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 23, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
12.	138-87-BZ	Carl A. Sulfaro, Esq. 218-36 Hillside Avenue, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of car rental facility (UG 8C) which expired on January 12, 2013; Amendment to permit changes to the interior layout and to the exterior of the building; Waiver of the Rules. C2-2/R2 zoning district. Community Board #13Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 2/12/19
13.	24-96-BZ	Rothkrug Rothkrug & Spector LLP 213 Madison Street, Manhattan Extension of Term (11-411) of a previously approved variance permitting the operation of an Eating and Drinking Establishment (<i>McDonald's</i>) which expired on October 7, 2017; Extension of Time to obtain a Certificate of Occupancy which expired on July 15, 2015; Waiver of the Rules. R7-2 zoning district. Community Board #3M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 11/8/18
14.	340-04-BZ	Rothkrug Rothkrug & Spector LLP 1579 Forest Avenue, Staten Island Amendment of a previously approved Variance (§72-21) which requested bulk variance to allow the construction of a drug store without the required parking contrary to Z.R. §§33-23(B) and 36-21. The amendment seeks to change the use from a drug store (UG6) PRC-B to a food store (UG 6) PRC-A. C4-1 zoning district. Community Board #1SI
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 10/23/18
15.	141-06-BZ	Eric Palatnik, P.C. 2084 60th Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the construction of a House of Worship (<i>Congregation Tefiloh Ledovid</i>) UG 3) contrary to underlying bulk requirements which expired on March 12, 2017; Amendment to plans to add rabbi apartment and Waiver of the Board's Rules. R5 zoning district. Community Board #12BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/11/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, OCTOBER 23, 2018
10:00 A.M.

SOC – NEW CASES		
16.	193-05-BZ	Patrick W. Jones, P.C. 32 East 31st Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of Physical Culture Establishment (<i>Tone House</i>) which expired on April 25, 2016. C5-2 zoning district. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 10/23/18
17.	177-14-BZ	Rothkrug Rothkrug & Spector LLP 1038 Flatbush Avenue, Brooklyn Amendment of a previously approved Special Permit (§73-36) permitting the operation of a physical culture establishment (<i>Crunch Fitness</i>) within portions of an altered building contrary to ZR §32-10. The amendment seeks to enlarge to use by 584 sq. ft. C4-4A/R6A zoning district. Community Board #14BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 10/23/18
18.	322-14-BZ	Eric Palatnik, P.C. 82 Coleridge Street, Brooklyn Amendment of a previously approved Special Permit (§73-622) permitting the enlargement of an existing single-family home contrary to floor area, lot coverage and open space (ZR §23-141). The amendment seeks to decrease the approved FAR from 0.96 to 0.94 and to increase the lot coverage from 37% to 38%. R3-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/23/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, OCTOBER 23, 2018
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
19.	2017-68-A thru 2017-96-A	Rothkrug, Rothkrug & Spector LLP. 7 to 49 Torrice Loop and 11 to 16 Frosinone Lane, Staten Island Proposed construction of twenty-nine (29) two-family residences, not fronting on a legally mapped street, contrary to General City Law 36. R3-X (SRD) zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 11/8/18
20.	2017-143-A	NYC Department of Buildings 25-32 44th Street, Queens Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy. Community Board #1Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Withdrawn – 10/23/18
21.	2017-144-A	NYC Department of Buildings 25-30 44th Street, Queens Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy. Community Board #1Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/8/19
22.	2018-63-A	Fried Frank, LLP 30 Columbia Heights, Brooklyn Interpretative Appeal of a final determination of the New York City Department of Buildings, set forth in the ZRD1 denial dated April 2, 2018 (Control No. 46921), denying a request for confirmation that existing signs are non-conforming and may be continued as accessory signs, with changes to subject matter, structural alterations, reconstruction, and replacement permitted pursuant to Article V, Chapter 2 of the New York City Zoning Resolution. M2-1 zoning district. Community Board #2BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Closed, Decision – 11/8/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, OCTOBER 23, 2018
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
23.	2018-14-A	NYC Department of Buildings 596 East 81st Street, Block 7959, Brooklyn Application by the NYC Department of Buildings pursuant to New York City Charter §§ 645(b)(3)(e) and 666.6(a) to request that the NYC Board of Standards and Appeals revoke the Certificate of Occupancy No. 300859122 issued on May 5, 2000. R5 zoning district. Community Board #18BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/23/18

<i>BZ – CONTINUED HEARINGS</i>		
24.	196-15-BZ	Eric Palatnik, P.C. 250 Mercer Street aka 683 Broadway, Manhattan Special Permit §73-36: to permit a physical culture establishment (<i>Haven Spa</i>) that will occupy the first floor of a 16-story residential building. C6-2 zoning district. Community Board #1M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 10/23/18
25.	2016-4153-BZ	Eric Palatnik, P.C. 4701 19th Avenue, Brooklyn Variance (§72-21) to permit the construction of a Use Group 3 school (<i>Project Witness</i>) contrary to floor area ratio and lot coverage (§24-34), front yard (§24-34) and side yard (§24-35(a)). R5 zoning district. Community Board #12BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 2/26/19
26.	2016-4217-BZ	Eric Palatnik, P.C. 1665 Bartow Avenue, Bronx Re-Instatement (§11-411) of a variance which permitted the operation of an Automotive Service Station with accessory uses (UG 16B), which expired on September 29, 2008; Amendment (§11-412) to permit structural alterations to the building: Amendment to permit Automotive Laundry; Waiver of the Rules. R3A zoning district. Community Board #12BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 3/19/19

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, OCTOBER 23, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
27.	2016-4347-BZ	Eric Palatnik, P.C. 1605 Oriental Boulevard, Brooklyn Special Permit (73-622) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-142); side yard requirements (ZR 23-48) and less than the minimum rear yard (ZR 23-47). R3-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/23/18
28.	2017-191-BZ	Sheldon Lobel, P.C. 47 Greene Street, Manhattan Variance (§72-21) to permit the legalization of retail (Use Group 6) on the cellar and ground floors of an existing building contrary to ZR §42-14(D)(2)(b). M1-5B (SoHo Cast Iron Historic District). Community Board #2M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Withdrawn – 10/23/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 23, 2018

1:00 P.M.

BZ – NEW CASES		
1.	2017-257-BZ	Law Offices of Marvin B. Mitzner, LLC 159 North 4th Street, Brooklyn Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (<i>CorePower Yoga</i>) in the cellar and ground floor of an existing five-story building contrary to ZR §42-10. M1-2/R6B zoning district. Community Board #1BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Postponed Hearing – 1/8/19
2.	2017-295-BZ	Law Office of Jay Goldstein 128 West 26th Street, Manhattan Variance (§72-21) to permit the development of a fourteen (14) story, 24,684.5 square foot (10 FAR), mixed-use, commercial ground floor and residential above, contrary to ZR 42-00. M1-6 zoning district. Community Board #4M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 2/5/19
3.	2017-303-BZ	Rothkrug Rothkrug & Spector, LLP 1281 Forest Avenue, Staten Island Special Permit (§73-52) to extend by 25'-0 a commercial use into a residential zoning district To permit accessory commercial parking contrary to ZR §22-10. C2-1/R3-2 & R3-1 zoning district. Community Board #1SI
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 10/23/18
4.	2018-54-BZ	Sheldon Lobel, P.C. 761 Sheridan Avenue/757 Concourse Village West, Bronx Special Permit (§73-19) to permit the construction of a charter school (UG 3) (Classical Charter School) contrary to ZR §32-10. C8-3 zoning district. Community Board #4BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 12/11/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, OCTOBER 23, 2018

1:00 P.M.

BZ – NEW CASES		
5.	2018-64-BZ/ 2018-65-A	Sheldon Lobel, P.C. 725 Mobile Road, Queens Variance (§72-21) to permit the construction of a House of Worship (UG 4) (<i>Kehilas Bais Yisroel</i>) contrary to ZR §24-111 (FAR); ZR §24-521 (maximum wall height); ZR §24-35(a) (side yard regulations); ZR §24-36 (rear yard); ZR §24-34 (front yard); and ZR §§25-31 & 25-32 (parking regulations) within the bed of a mapped street contrary to Article III, Section 35 of the General City Law. R2X zoning district. Community Board #14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 1/8/19
6.	2018-107-BZ	Eric Palatnik, P.C. 1441 South Avenue, Staten Island Variance (§72-21) to permit a school campus (UG 3) (Integration Charter Schools) contrary to ZR §42-00. M1-1 zoning district. Community Board #2SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 1/29/19

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, OCTOBER 11, 2018

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	159-00-BZ	Eric Palatnik, P.C. 383 3rd Avenue, Brooklyn Extension of Term & Amendment (72-01): extension of term of a previously granted variance of a Use Group 3 school and an Amendment for elimination of the term of the variance and a change and minor plumbing and portion alterations. C8-2 zoning district. Community Board #6BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 12/4/18
2.	18-09-BZ	Klein Slowik PLLC 250 West 54th Street, Manhattan 2016-Extension of Term of a special permit (§73-36) for the continued operation of a physical culture establishment (<i>Crunch Fitness</i>) which expires on November 21, 2021; Amendment to permit the change in operator; Waiver of the Rules. C6-5 and C6-7 zoning district. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 12/11/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, OCTOBER 11, 2018

10:00 A.M.

SOC – NEW CASES		
3.	498-83-BZ	Rampulla Associates Architects 2131 Hylan Boulevard, Staten Island Amendment of a previously approved Variance (§72-21) which permitted the enlargement of a then existing banquet hall into the residential portion of the lot and permitted accessory parking within the residential portion of the lot. The amendment seeks to demolish the existing building to permit the development of an As-of-Right commercial building retaining the accessory parking on the residential portion of the lot; extension of time to complete construction; Waiver of the Rules. C8-1 & R3X (Lower Density Growth Management Area). Community Board #2SI
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Postponed Hearing – 1/29/19
4.	62-13-BZ	Sheldon Lobel, P.C. 2703 East Tremont Avenue, Bronx Extension of Term of a previously approved Special Permit (§73-243) which permitted the legalization of an eating and drinking establishment (Wendy's) with an accessory drive-through facility which expires on July 9, 2018. C1-2/R6 zoning district. Community Board #10BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 12/11/18
5.	124-13-BZ & 125-13-BZ	Rothkrug Rothkrug & Spector, LLP 95 & 97 Grattan Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to allow for a new seven-family residential development, contrary to use regulation ZR §42-00 which expired on June 24, 2018. M1-1 zoning district. Community Board #1BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 10/11/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
THURSDAY MORNING, OCTOBER 11, 2018
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
6.	2018-22-A	NYC Department of Buildings 255 18th Street, Brooklyn Request for a revocation, by the New York City Building's Department, of Certificate of Occupancy No. 301016898F issued for a four-story walk-up apartment building. R6B zoning district. Community Board #7BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 11/20/18
7.	2017-318-A	Rothkrug Rothkrug & Spector LLP 155 Johnson Street, Staten Island Proposed development of a one-story warehouse building (UG 16B) to be divided into six separate units not fronting on a mapped street contrary to General City Law §36. M3-1 (Special Richmond District). Community Board #3SI
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 1/15/19

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, OCTOBER 11, 2018

10:00 A.M.

<i>BZ – DECISIONS</i>		
8.	2017-149-BZ	Sheldon Lobel, P.C.
		510 Quincy Street, Brooklyn
		Special Permit (§73-433) to permit the reduction of 88 accessory off-street parking spaces required for existing income-restricted housing units. C2-4/R6A, C2-4/R6B, R6A & R6B zoning district.
		Community Board #3BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 10/11/18

<i>BZ – CONTINUED HEARINGS</i>		
9.	252-06-BZ	Sheldon Lobel, P.C.
		1761 Walton Avenue, Bronx
		Amendment of a previously approved Variance (§72-21) which permitted the construction of a four-story Use Group 4 community center facility contrary to underlying bulk regulations. The amendment seeks to allow for a modified design of the gymnasium building approved in the original variance. R8 zoning district. (Companion Case 2017-289-BZ)
		Community Board #5BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 12/4/18
10.	2017-289-BZ	Sheldon Lobel, P.C.
		1761 Walton Avenue, Bronx
		Special Permit (§73-623) to permit development of a new, fourteen-story building with a gymnasium for the Mount Hope Community Center and approximately 103 affordable housing units developed under the Extremely Low and Low-Income Affordability (“ELLA”) financing program administered by the Department of Housing Preservation and Development (“HPD”). The proposal is contrary to ZR §23-711 (distance of legally required windows) and ZR §23-622 (base and building heights). An associated application is filed for an amendment of a variance adopted by the Board of Standards and Appeals (“BSA” or the “Board”) on January 9, 2007 under BSA Cal. No. 252-06-BZ.
		Community Board #5BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 12/4/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, OCTOBER 11, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	111-15-BZ	Eric Palatnik, P.C. 98 Third Avenue, Brooklyn Variance (§72-21) to permit a six-story mixed use building with ground floor commercial space and residential space on the upper floors a contrary to ZR section 42-00. M1-2 zoning district. Community Board #2BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 2/5/19
12.	157-15-BZ	Law Office of Lyra J. Altman 3925 Bedford Avenue, Brooklyn Special Permit (73-622) for the enlargement of an existing single family contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/29/19
13.	2016-4274-BZ	Pryor Cashman LLP 1411 39th Street, Brooklyn Special permit (§73-19) for a school (<i>Bnos Zion of Bobov</i>) (Use Group 3) to legalize its use on the first floor of an existing two-story building and to permit its use in the remainder of the existing two-story building and in the proposed enlargement contrary to use regulations (§42-00). Variance (§72-21) to enlarge the existing building by two additional stories contrary to rear yard requirements (§43-26). M1-2 zoning district. Community Board #2BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Adjourned, Continued Hearing – 12/11/18
14.	2016-4339-BZ	Pryor Cashman LLP 5018 14th Avenue, Brooklyn Variance (§72-21) to permit construction of a school (Use Group 3) (<i>Bnos Zion of Bobov</i>) contrary to underlying bulk requirements. R6 zoning district. Community Board #12BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Adjourned, Continued Hearing – 12/11/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
THURSDAY MORNING, OCTOBER 11, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	2017-8-BZ	Sheldon Lobel, P.C. 356-362 East 139th Street, Bronx Variance (§72-21) to permit the construction of a new school (UG 3) (<i>Academic Leadership Charter School</i>) contrary to ZR §24-11 (Maximum Allowable Lot Coverage), ZR §24-522 (Heights and Setbacks) and ZR §2436 (Rear Yard). R6 zoning district. Community Board #1BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 1/8/19
16.	2017-56-BZ	Rampulla Associates Architects, LLP 1321 Richmond Road, Staten Island Variance (§72-21) to permit construction of a cellar and three (3) story residential condominium with six (6) dwelling units and ten (10) off-street parking spaces contrary to ZR §22-11 (multi-family buildings not permitted in an R1-2 zoning district; ZR §§ 23-00 & 25-00) no bulk or parking regulations for multi-family buildings. R1-2 zoning district. R1-2 Lower Density Growth Management Area. Community Board #2SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 1/8/19
17.	2017-246-BZ	Seyfarth Shaw LLP 61/63 Crosby Street, Manhattan Variance (§72-21) to permit commercial retail (UG 6) on the level of the ground floor contrary to ZR §42-14. M1-5B (SoHo Cast Iron Historic District). Community Board #2M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 1/8/19
18.	2017-260-BZ	Law Office of Lyra J. Altman 2672 East 12th 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 §23-142); less than the required rear yard (ZR §23-47); and less than the required side yards (ZR §23-461). R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/11/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
THURSDAY MORNING, OCTOBER 11, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
19.	2017-267-BZ	<p>Law Offices of Vincent L. Petraro, PLLC 129-18 Newport Avenue, Queens Variance (§72-21) to permit the legalization of a three-story mix-used development consisting of a restaurant (UG 6) and two residential units (UG 2) contrary to ZR §52-41 (Increase in non-conformance); ZR §23-44 (obstruction not permit in front yard); ZR §23-45 (minimum required front yard); ZR §54-31 (expansion of a non-conforming use creates new non-compliance) and ZR §23-14 (floor area and open space ratio). R2 zoning district. Community Board #14Q</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Granted – 10/11/18</p>
20.	2017-277-BZ	<p>Law Office of Lyra J. Altman 1022 East 23rd Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to ZR §23-141 (Floor Area Ratio and Open Space); and ZR §23-47 (Rear Yard). R2 zoning district. Community Board #14BK</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Adjourned, Continued Hearing – 1/15/19</p>
21.	2018-20-BZ	<p>Jay Goldstein, Esq. 2801 Avenue M, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to ZR §23-141 (floor area and open space) and ZR §23-461(1) (required side yard). R2 zoning district. Community Board #14BK</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Continued Hearing – 1/15/19</p>
22.	2018-46-BZ	<p>Law Office of Lyra J. Altman 2205 East 2nd Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to floor area (§23-142); side yard requirements (§§23-461(c)) and creates non-compliance with respect to the wall height (§23-631(b)). R4 (Special Ocean Parkway Sub-District). Community Board #15BK</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Granted – 10/11/18</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, OCTOBER 11, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
23.	2018-49-BZ	Law Office of Lyra J. Altman 1919 East 5th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to floor area, lot coverage and open space (ZR §23-142) and wall height (ZR §23-631-(b)) R2X (Special Ocean Parkway) zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 10/11/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY AFTERNOON, OCTOBER 11, 2018

1:00 P.M.

BZ – NEW CASES		
1.	2016-1-BZ	Akerman, LLP 1 Union Square West, Manhattan Special Permit (§73-36) to permit a physical culture establishment (fitness center) on a portion of an existing building's ground and cellar floors. C6-1/C6-4 (Special Union Square District) zoning district. Community Board #2M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 10/11/18
2.	2016-4238-BZ	Qiang Su Ra 388 Broadway, Manhattan Special Permit (§73-36) to operate a physical culture establishment (<i>Eden Day Spa</i>) within an existing building. C6-2A zoning district within the Tribeca East Historic District. Community Board #1M
		Project Manager: Rory Levy (212) 386-0082
		Status: Postponed Hearing – 12/4/18
3.	2017-286-BZ	Eric Palatnik, P.C. 22-06 31st Street, Queens Special Permit (§73-36) to permit the operation of the Physical Culture Establishment (<i>The Rock Health & Fitness</i>) to be located within the cellar level of a proposed three-story retail building contrary to ZR §32-10. C4-2A/R5D zoning district. Community Board #1Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 10/11/18
4.	2018-10-BZ	Sheldon Lobel, P.C. 1238 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a detached single-family home contrary to ZR §23-141 (FAR and open space ratio); ZR §23-631 (front yard sky exposure plane) and ZR §23-632 (rear yard and side yards). R2 zoning district. Community Board #14BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 12/11/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY AFTERNOON, OCTOBER 11, 2018

1:00 P.M.

<i>BZ – NEW CASES</i>		
5.	2018-57-BZ	Jay Goldstein, Esq. 24 West 40th Street, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Core Power Yoga</i>) located on the second floor of an existing building contrary to ZR §32-10. C5-3 (MID) district. Community Board #5M^{Levy}
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 10/11/18
6.	2017-33-BZ	Philip L. Rampulla 398 Lenevar Avenue, Staten Island Variance (§72-21) to permit construction of a single family detached home contrary to ZR §23-142 (Minimum Yards), ZR §107-251 (Setback), ZR §107-42 (Lot Area and Lot Width) and ZR §107-462 (Side Yard). R3X zoning district. (South Richmond Special District) (Special Area LL) (Lower Density Growth Management Area). Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/29/19

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, SEPTEMBER 27, 2018

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	341-43-BZ	Seyfarth Shaw LLP 3319 Atlantic Avenue, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted a storage warehouse (UG 16B) which expired on June 4, 2016; Waiver of the Board's Rules. C2-4, C2-3, R7A and R5 zoning district. Community Board #5BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 9/27/18
2.	16-12-BZ	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: Closed, Decision – 10/30/18
3.	2016-4255-BZ	Eric Palatnik, P.C. 4801 Ocean Avenue, 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); side yard (ZR §23-461); and rear yard (ZR §23-47). R3-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 9/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
THURSDAY MORNING, SEPTEMBER 27, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	413-50-BZ	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: Granted – 9/27/18
5.	240-55-BZ	Rothkrug, Rothkrug & Spector LLP 207-22 Northern Boulevard, Queens Review of Decision pursuant to Stipulation dated March 16, 2018 for an application that was dismissed for lack of prosecution on November 21, 2017. The application seeks 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 C2-2/R6B & R4 zoning district. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 9/27/18
6.	170-96-BZ	Eric Palatnik, P.C. 8501 Flatlands Avenue, Brooklyn Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Repair Facility (UG 16B) expiring on April 21, 2018. C2-3/R5D zoning district. Community Board #18BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 9/27/18
7.	197-05-BZ	Law Offices of Marvin B. Mitzner LLC 813 Broadway, Manhattan Amendment of a previously approved variance (§72-21) which permitted the construction of an 11-story mixed-use building with ground floor commercial. The amendment seeking to permit a 4'9" by 28' bump out at the rear of the building; Extension of Time to Complete construction which expires on April 29, 2019. C6-1/R7 zoning district. Community Board #2M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 10/30/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, SEPTEMBER 27, 2018

10:00 A.M.

SOC – NEW CASES		
8.	177-06-BZ	Law Office of Steven Simicich 1840 Richmond Terrace, Staten Island Extension of Term (§11-411) to permit the continued operation of an Automotive Repair Facility (UG 16B) with the sale of cars which expired on April 10, 2017; Amendment to permit the conversion of accessory storage area into an additional automotive service bay and changes to on-site planting; Waiver of the Board's Rules. C2-2R3-2 zoning district. Community Board #1SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 12/4/18
9.	272-07-BZ	Rothkrug Rothkrug & Spector LLP 344 Amsterdam Avenue, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Cultural Establishment (<i>Equinox</i>) on the cellar, ground and second floors and (Pure Yoga Facility) on the cellar level of a mixed-use building which expires on May 13, 2018. C2-7A (EC-2) and C4-6A (EC-3) zoning districts. Community Board #7M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 9/27/18
10.	247-09-BZ	Kramer Levin Naftalis & Frankel, LLP 123 East 55th Street, Manhattan Extension of Time to complete construction of a previously approved variance (§72-21) for the expansion of a UG4 community use facility (Central Synagogue), which expired on June 10, 2018. C5-2 & C5-2.5 (MiD) zoning district. Community Board #5M
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/29/19
11.	231-14-BZ	Bryan Cave Leighton Paisner 124 West 23rd Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (Orangetheory Fitness) within a portion of an existing commercial building which expired on April 12, 2018. C6-3X zoning district. Community Board #4M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 12/4/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
THURSDAY MORNING, SEPTEMBER 27, 2018
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	2017-68-A thru 2017-96-A	Rothkrug, Rothkrug & Spector LLP. 7 to 49 Torrice Loop and 11 to 16 Frosinone Lane, Staten Island Proposed construction of twenty-nine (29) two-family residences, not fronting on a legally mapped street, contrary to General City Law 36. R3-X (SRD) zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 10/23/18

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	205-15-A thru 214-15-A	Rothkrug Rothkrug & Spector LLP 128-60 to 128-76 Hook Creek Boulevard and 128-63 to 128-75 Fortune Way, Queens Proposed development of two-story, one family dwelling with accessory parking space that are proposed to be located within the bed of mapped but unbuilt 129th Avenue & Hook Creek Boulevard, contrary to Article 3 of the General City Law, Section 35 located within an R2 zoning district. Community Board #12Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/4/18
14.	257-15-A	Rothkrug Rothkrug & Spector LLP 1221 Forest Hill Road, Staten Island Proposed construction within the bed of a mapped street is contrary to Article 3 Section 35 of the General City Law and related bulk waivers under ZR 72-01-(g). R3-2(NA-1) zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Withdrawn – 9/27/18
15.	2016-4296-A thru 2016-4298-A	Rothkrug Rothkrug & Spector LLP 3236, 3238 Schley Avenue and 580 Clarence Avenue, Bronx Proposed enlargement of an existing one-family home which is within the unbuilt portion of the mapped street contrary to General City Law 35. C3A zoning district. Community Board #10BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 12/11/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
THURSDAY MORNING, SEPTEMBER 27, 2018
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
16.	2017-323-A	Marianne Russo 108 Croak Avenue, Staten Island Proposed development of a one-family dwelling not fronting on a mapped street contrary to General City Law §36. R1-2 zoning district. Community Board #2SI
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Adjourned, Continued Hearing – 1/29/19

<i>APPEALS – NEW CASES</i>		
17.	2016-4142-A thru 2016-4146-A	Rothkrug Rothkrug & Spector LLP 70/72/74/76/78 Cunard Avenue, Staten Island To permit the proposed development consisting of five one family homes contrary Article 3 Section 36 of the General City Law. R3A (HS) zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/11/18
18.	2017-16-A thru 2017-19-A	Gerald J. Caliendo, RA, AIA 15-58/62 Clintonville Street, 150-93/95 Clintonville Court, Queens Proposed construction of a two story, two family building located within the bed of a mapped street, contrary to General City Law §§ 35 and 36. R3-1 zoning district. Community Board #7Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/4/18
19.	2018-105-A	Gerald J. Caliendo, RA, AIA 150-87 Clintonville Court, Queens Proposed construction of a two story, two family building located within the bed of a mapped street, contrary to General City Law §§ 35 and 36. R3-1 zoning district. Community Board #7Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/4/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
THURSDAY MORNING, SEPTEMBER 27, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	89-15-BZ	<p>Law Office of Jay Goldstein 92 Walworth Street, Brooklyn Variance (§72-21) to permit the construction of a 4-story, 4-family home contrary to §42-11. M1-1 zoning district. Community Board #3BK</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Closed, Decision – 10/30/18</p>
21.	2016-4127-BZ	<p>Dennis D. Dell'Angelo 1547 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family residence contrary to floor area and lot coverage (ZR 23-141); perimeter wall height (ZR 23-631) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Adjourned, Continued Hearing – 1/29/19</p>
22.	2016-4171-BZ	<p>Sheldon Lobel, P.C. 823 Kent Avenue, Brooklyn Variance (§72-21) to permit the development of a three-story plus penthouse residential building (UG 2) contrary to ZR §42-00. M1-1 zoning district. Community Board #3BK</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Continued Hearing – 12/11/18</p>
23.	2017-9-BZ	<p>Law Office of Jay Goldstein 561-565 Utica Avenue, Brooklyn Special Permit (§73-19) to allow for a school (<i>All My Children Daycare</i>) (UG 3) to be located on the first (1st) floor of an existing two story commercial building contrary to use regulations (§32-10). C8-2 zoning district. Community Board #17BK</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Granted – 9/27/18</p>
24.	2017-20-BZ	<p>Rothkrug Rothkrug & Spector LLP 550 5th Avenue, Brooklyn Variance (§72-21) to permit legalization of a Physical Cultural Establishment (<i>Harbor Fitness</i>) on a portion of the cellar and first floors contrary to ZR §§22-10 & 32-10. R6B & C4-3A zoning district. Community Board #6BK</p> <p>Project Manager: Toni Matias (212) 386-0085</p> <p>Status: Adjourned, Continued Hearing – 1/8/19</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
THURSDAY MORNING, SEPTEMBER 27, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
25.	2017-149-BZ	Sheldon Lobel, P.C. 510 Quincy Street, Brooklyn Special Permit (§73-433) to permit the reduction of 88 accessory off-street parking spaces required for existing income-restricted housing units. C2-4/R6A, C2-4/R6B, R6A & R6B zoning district. Community Board #3BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 10/11/18
26.	2017-192-BZ	Greenberg Traurig, LLP 5402-5414 Fort Hamilton Parkway/1002-1006 54th Street, Brooklyn Special Permit (§73-44) to allow the reduction of required parking for ambulatory diagnostic or treatment facility (Use Group 4) (Parking Category PRC B1). C1-3/R6 zoning district. Community Board #12BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 12/11/18
27.	2017-267-BZ	Law Offices of Vincent L. Petraro, PLLC 129-18 Newport Avenue, Queens Variance (§72-21) to permit the legalization of a three-story mix-used development consisting of a restaurant (UG 6) and two residential units (UG 2) contrary to ZR §52-41 (Increase in non-conformance); ZR §23-44 (obstruction not permit in front yard); ZR §23-45 (minimum required front yard); ZR §54-31 (expansion of a non-conforming use creates new non-compliance) and ZR §23-14 (floor area and open space ratio). R2 zoning district. Community Board #14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/11/18
28.	2018-18-BZ	Law Office of Fredrick A. Becker 2250 Linden Boulevard, Brooklyn Re-instatement (§11-411) of a previously approved variance permitted retail uses which expired on June 18, 2001; Amendment (§11-411) to permit the enlargement of one of the existing buildings; Waiver of the Board's Rules. R5 zoning district. Community Board #5BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 12/11/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
THURSDAY MORNING, SEPTEMBER 27, 2018
1:00 P.M.

BZ – NEW CASES		
1.	2017-306-BZ	Law Office of Lyra J. Altman 1977 East 14th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of the existing single family home contrary to ZR §23-47 (rear yard). R5 zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 12/4/18
2.	2018-46-BZ	Law Office of Lyra J. Altman 2205 East 2nd Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to floor area (§23-142); side yard requirements (§§23-461(c)) and creates non-compliance with respect to the wall height (§23-631(b)). R4 (Special Ocean Parkway Sub-District). Community Board #15BK_{ga}
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/11/18
3.	2018-49-BZ	Law Office of Lyra J. Altman 1919 East 5th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to floor area, lot coverage and open space (ZR §23-142) and wall height (ZR §23-631-(b)) R2X (Special Ocean Parkway) zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/11/18
4.	2016-4465-BZ	Rothkrug Rothkrug & Spector LLP 129 Anderson Street, Staten Island Variance (§72-21) to permit the construction of a two-story, two-family detached dwelling contrary to ZR (§23-142) required lot coverage and open space; ZR (§23-142(b)) floor area ratio; ZR (§23-32) required lot width; ZR (§23-45) required front yard; ZR (§23-461(a)) required side yard and ZR (§25-22) required parking space. R3A zoning district. Community Board #1SI
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/8/19

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, SEPTEMBER 13, 2018

10:00 A.M.

NEW CASES		
1.	67-13-A	NYC Department of Buildings. 945 Zerega Avenue, Bronx Request for a Rehearing to provide new evidence to demonstrate that the advertising sign never existed at the premises as of November 1, 1979, and therefore was never granted legal non-conforming status pursuant to ZR §42-55. Community Board #9BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/4/18
2.	67-13-AIV	Goldman Harris LLC 945 Zerega Avenue, Bronx Appeal of Department of Building's determinations *a) denying the registration for an advertising sign located at 945 Zerega Avenue, Bronx, NY; and (b) revoking permit numbers 201143253 and 210039224 for the aforementioned sign. This is a remand from New York State Supreme Court limited to review of the BSA's prior resolution in light of its decision in BSA Calendar Numbers 24-12-A and 147-12-A. Community Board #9BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/4/18
3.	2017-248-A	Tarter Krinsky & Drogin LLP Long Island Expressway and 74th Street, Queens An administrative appeal challenging the Department of Buildings' final determination as to whether the NYC Department of Building's correctly found that the Sign is not exempt, permitted as-of-right, or established as a legal non-conforming use. M1-2 zoning district. Community Board #5Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/4/18
4.	2017-253-A	Tarter Krinsky & Drogin LLP Brooklyn Queens Expressway at 34th Avenue, Queens An administrative appeal challenging the Department of Buildings' final determination as to whether the NYC Department of Building's correctly found that the Sign is not exempt, permitted as-of-right, or established as a legal non-conforming use. M1-2 zoning district. Community Board #2Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Postponed Hearing – 11/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, SEPTEMBER 13, 2018

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	131-97-BZ	<p>Pryor Cashman LLP 1600 Boston Road, Bronx Amendment to re-instate and eliminate the term of a previously approved Variance (72-21) which permitted an eating and drinking establishment (UG 6) with an accessory drive-through facility, which expired on January 27, 2003; change the hours of operation, enlarge the existing building, and reduce the parking from 9 to 8 spaces; Waiver of the Rules. R1-2 zoning district. Community Board #3BX</p>
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 10/30/18
6.	933-28-BZ	<p>Gerard J. Caliendo, R.A., AIA 125-24 Metropolitan Avenue, Queens Extension of Term, Amendment & Waiver (11-413) for an extension of the term of a variance which permitted the operation of an automotive repair facility and gasoline service station (UG 16) and an Amendment for the legalization of the enlargement with an insulated corrugated metal enclosure. R5 zoning district. Community Board #9Q</p>
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 12/11/18
7.	309-09-BZ	<p>Eric Palatnik, P.C. 2173 65th Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72- 21) to permit construction of a four-story (three levels and a basement) eight-unit multiple dwelling that does not provide a required side yard, contrary to ZR § 23-51 which expired on May 3, 2015; Amendment to permit a height increase from an approved 34'-8" to 37'-8"; Waiver of the Rules. C2-3/R5 and R6A zoning districts. Community Board #11BK</p>
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 10/30/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
THURSDAY MORNING, SEPTEMBER 13, 2018
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
8.	2017-193-A thru 2017-199-A	Eric Palatnik, P.C. 9, 10, 11, 12, 14, 15, and 17 Tupelo Court, Staten Island Proposed construction of a residential buildings not fronting on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R1-2 zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 9/13/18

<i>APPEALS – CONTINUED HEARINGS</i>		
9.	215-15-A	Gerald J. Caliendo, RA, AIA 144-14 181st Street, Queens Proposed construction of a two story two family dwelling (U.G. 2), located within the bed of a mapped street contrary to Article 3, Section 35, of the General City Law, within an R3A zoning district. Community Board #12Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 1/29/19
10.	2017-5-A thru 2017-7-A	Eric Palatnik, P.C. 620A, 620B, 620C Sharrotts Road, Staten Island Proposed construction of three buildings, two buildings with retail and office space and one warehouse, not fronting on a legally mapped street, contrary to General City Law 36. M1-1 zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/30/18
11.	2016-4330-A thru 2016-4331-A	Eric Palatnik, P.C. 16 & 19 Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 11/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, SEPTEMBER 13, 2018

10:00 A.M.

APPEALS – CONTINUED HEARINGS

12.	2017-30-A	Eric Palatnik, P.C. 16 Garage Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 11/20/18
13.	2017-226-A	Eric Palatnik, P.C. 18 Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 11/20/18

BZ – DECISIONS

14.	2017-209-BZ	Eric Palatnik, P.C. 1622 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 (ZR §23-142); perimeter wall height (ZR §23-631) and less than the required rear yard (ZR §23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 9/13/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, SEPTEMBER 13, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	77-15-BZ	Rothkrug, Rothkrug & Spector LLP 244-36 85th Avenue, Queens Variance (§72-21) to allow the alteration of an existing two-family dwelling on the second floor and an enlargement, located within an R2A zoning district. Community Board #13Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 12/11/18
16.	87-15-BZ	Law Office of Jay Goldstein 182 Minna Street, Brooklyn Variance (§72-21) to permit the development of a new community facility (UG 3) contrary to underlying bulk requirements. R5 zoning district. Community Board #12BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 1/29/19
17.	2016-4171-BZ	Sheldon Lobel, P.C. 823 Kent Avenue, Brooklyn Variance (§72-21) to permit the development of a three-story plus penthouse residential building (UG 2) contrary to ZR §42-00. M1-1 zoning district. Community Board #3BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 9/27/18
18.	2016-4472-BZ	Sheldon Lobel, P.C. 245-01–245-13 Jamaica Avenue, Queens Variance (§72-21) to permit the legalization of a Physical Culture Establishment (<i>Body By Fitness</i>) within the cellar and first floor of an existing building contrary to ZR §32-10. C1-3/R4 zoning district. Community Board #13Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 11/20/18
19.	2017-131-BZ	Sheldon Lobel, P.C. 77-85 Gerry Street, Brooklyn Variance (§72-21) to permit the construction of a mixed residential and community facility (<i>Congregation Divrei Yoel</i>) contrary to ZR §23-153 (Maximum Lot Coverage) and ZR §§24-36 & 23-47 (Required Rear Yards), and ZR 23-33(b) permitted obstructions in rear yard. R7A zoning district. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 12/4/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY MORNING, SEPTEMBER 13, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	2017-213-BZ	Slater & Beckerman, P.C. 1808 Coney Island Avenue, Brooklyn Variance (§72-21) to permit the development of a 20-bed community residence and treatment facility (Use Group 3A) (<i>Dynamic Youth Community</i>) contrary to ZR §32-10 (contrary to use regulations); ZR §33-26 (rear yard regulations) and ZR §33-292 (district boundary yard regulations). C8-2 (Special Ocean Parkway District). Community Board #12BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 9/13/18
21.	2017-214-BZ	Eric Palatnik, P.C. 1459 East 24th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home, contrary to floor area & open space (§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: Granted – 9/13/18
22.	2017-235-BZ	Snyder & Snyder LLP 11-02 Sutphin Boulevard, Queens Special Permit (§73-30) to allow a non-accessory radio tower (<i>T-Mobile</i>) on the rooftop of an existing building. C2-3/R5D zoning district. Community Board #12Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Adjourned, Continued Hearing – 11/20/18
23.	2017-244-BZ	Eric Palatnik, P.C. 2208 Boller Avenue, Bronx Variance (§72-21) to permit the construction of a House of Worship and Community Center (UG 4) (<i>Co-Op City Baptist Church</i>) contrary to open space ratio, floor area ratio, height and setback, and encroaches onto the front and side yards, is contrary to Z.R. §24-11, §24-34, §24-35 and §24-521. R3A zoning district. Community Board #10BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 12/11/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY AFTERNOON, SEPTEMBER 13, 2018

1:00 P.M.

BZ – NEW CASES		
1.	2016-4239-BZ	Rothkrug Rothkrug & Spector LLP 180 Mansion Avenue, Staten Island Special Permit (§73-242) to allow an existing building to be operated as an eating and drinking establishments (Use Group 6), contrary to use regulations (§32-15). C3A (SRD) zoning district. Community Board #3SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 12/11/18
2.	2017-22-BZ	Eric Palatnik, P.C. 16-45 Decatur Street, Queens Special Permit (§73-36) to operate a physical culture establishment (<i>CrossFit</i>) within an existing one-story building. M1-4D zoning district. Community Board #5Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 9/13/18
3.	2017-288-BZ	Akerman, LLP 17-10 Whitestone Expressway, Queens Special Permit (§73-49) to permit roof top parking on a new four-story accessory parking garage serving a four-story office building contrary to ZR §44-11. M1-1 College Point Special District. Community Board #19Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 11/20/18
4.	2018-61-BZ	Jay Goldstein, Esq. 620 Degraw Street, Brooklyn Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Goldfish Swim School</i>) within a portion of the first floor of an existing building contrary to ZR §42-10. M1-2 zoning district. Community Board #6BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 9/13/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

THURSDAY AFTERNOON, SEPTEMBER 13, 2018

1:00 P.M.

<i>BZ – NEW CASES</i>		
5.	2016-4335-BZ	Gerald J. Caliendo, RA, AIA 220-21 137th Avenue, Queens Variance (§72-21) proposed construction of a two story, two family dwelling contrary to Floor Area Ratio and Maximum Lot Coverage (ZR 23-141), Number of Dwelling Units (ZR 23-22) and Front Yard (ZR 23-45). R3X zoning district. Community Board #13Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/8/19
6.	2018-3-BZ	Troutman Sanders LLP 154-160 West 124th Street, Manhattan Variance (§72-21) to permit the development of an integrated educational and medical facility in conjunction with the Ichan School of Medicine at Mount Sinai contrary to ZR §33-432(a) (height and setback); ZR §33-26 (rear yard) and ZR §33-292 (required depth of yard along district boundaries. C4-4 zoning district. Community Board #10M
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 12/4/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, AUGUST 21, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	677-53-BZ	Akerman LLP 61-28 Fresh Meadow Lane, Queens Extension of Term (§11-411) of a previously granted Variance permitting the operation of a UG16 Auto Body Repair Shop (<i>Carriage House</i>) with incidental painting and spraying which expired on October 18, 2016; Extension of Time to Obtain a Certificate of Occupancy which expired on October 18, 2012. Waiver of the Rules.C2-2/R4 zoning district. Community Board #8Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 10/30/18
2.	60-82-BZ	Eric Palatnik, P.C. 60-11 Queens Boulevard, Queens Extension of Term (§11-411) of a previously granted variance permitting the operation of an Automotive Service Station (UG 16B) which expired on July 7, 2016. C2-3/R7X zoning district. Community Board #2Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 10/30/18
3.	540-84-BZ	Eric Palatnik, P.C. 341 Soundview Avenue, Bronx Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired on Jun 20, 2016. R3-2 zoning district. Community Board #9BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 10/30/18
4.	31-91-BZ	Alfonso Duarte 173 Kingsland Avenue aka 635 Meeker Avenue, Brooklyn Extension of term and amendment (§ 1-07.3(3) (ii)) of the Board's Rules of Practice and Procedures for a previously granted Variance (§72-21) which permitted a one story enlargement to an existing non-conforming eating and drinking establishment (Use Group 6) which expired on July 28, 2012;. Waiver of the Rules. R6 & R6B zoning districts. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 1/29/19

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, AUGUST 21, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	322-05-BZ	Eric Palatnik, P.C. 69-69 Main Street, Queens Extension of Time to Complete Construction for a previously granted variance (§72-21) which permitted the enlargement of an existing two story home and the change in use to a community use facility (Queens Jewish Community Council), which expired on March 7, 2017. R4B zoning district. Community Board #8Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 1/29/19
6.	40-06-BZ	MP Design and Construction 10 Hanover Square, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Culture Establishment (Goldman-Sachs) on the cellar and sub-cellar levels in a 21-story mixed-use building which expired on August 22, 2016; Amendment to permit the change in operator to (Complete Body) and a change in hours of operation; Waiver of the Rules. C5-5 (LM) zoning district. Community Board #1M
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 8/21/18
7.	254-13-BZ	Law Office of Marvin B. Mitzner, LLC 2881 Nostrand Avenue, Brooklyn Amendment of a previously approved Variance (§72-21) permitting a development contrary to floor area (§23-141(a)), dwelling units (§23-22), lot coverage (§23-141(a)), front yard (§23-45(a)), side yard (§23-462(a)), and building height (§23-631(b)) regulations. The amendment seeks to increase the height of the elevator bulkhead contrary to the previously approved plans. R3-2 zoning district. Community Board #18BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Withdrawn – 8/21/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 21, 2018

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	390-61-BZ	<p>Sahn Ward Coschignano, PLLC 148-150 East 33rd Street, Manhattan Extension of Term (§11-411) of a previously approved variance which permitted a four (4) story public parking garage and an auto rental establishment (UG 8) which expired on March 3, 2018. R8B zoning district. Community Board #6M Project Manager: Henry Segovia 212-386-0074/Toni Matias 212-386-0085 Status: Granted – 8/21/18</p>
9.	170-92-BZ	<p>Gerald J. Caliendo, RA, AIA 232-04 Northern Boulevard, Queens Extension of Term and amendment of a previously approved Variance (§72-21) which permitted the operation of an automotive laundry (UG 16B), expiring on December 7, 2018; Waiver of Rules. R1-2 zoning district. Community Board #11Q Project Manager: Darrell Ruffin (212) 386-0054 Status: Continued Hearing – 11/20/18</p>
10.	132-04-BZ	<p>Eric Palatnik, P.C. 310 East Houston 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. R7-2 zoning district. Community Board #3M Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 11/8/18</p>
11.	2-10-BZ	<p>Venable LLP 224 Second Avenue Manhattan Amendment of a previously approved Special Permit (§73-461) which permitted the enlargement of a community facility (New York Eye and Ear Infirmary) within the required rear yard equivalent, contrary to §33-283. The Amendment seeks the addition of Tax Lots 20 and 52 to the existing zoning lot currently consisting of lots 60, 1, 5, and 7. C1-6A/C1-7A zoning districts. 315, 327 East 13th Street, 310, 300, 326 East 14th Street, Community Board #3M Project Manager: Veronica Chuah (212) 386-0084 Status: Granted – 8/21/18</p>

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 21, 2018

10:00 A.M.

SOC – NEW CASES

12.	163-13-BZ	Eric Palatnik, P.C. 133-10 39th Avenue, Queens Extension of Time to Complete Construction of a previously approved Special Permit (§73-44) permitting the reduction of parking spaces for the enlargement of a building containing Use Group 6 professional offices which expired on April 29, 2018. C4-2 zoning district. Community Board #7Q Project Manager: Henry Segovia (212) 386-0074 Status: Granted – 8/21/18
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APPEALS – DECISIONS

13.	2017-68-A thru 2017-96-A	Rothkrug, Rothkrug & Spector LLP. 7 to 49 Torrice Loop and 11 to 16 Frosinone Lane, Staten Island Proposed construction of twenty-nine (29) two-family residences, not fronting on a legally mapped street, contrary to General City Law 36. R3-X (SRD) zoning district. Community Board #3SI Project Manager: Toni Matias (212) 386-0085 Status: Closed, Decision – 9/27/18
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APPEALS – CONTINUED HEARINGS

14.	102-15-A	Eric Palatnik, P.C. 1088 Rossville Avenue, Staten Island Proposed enlargement of a building located partially within the bed of mapped unbuilt street, pursuant Article 3 Section 35 of the General City Law and waiver under ZR 72-10-(g). R3-2/SRD zoning district. Community Board #3SI Project Manager: Toni Matias (212) 386-0085 Status: Granted – 8/21/18
15.	2016-4473-A	Law Office of Marvin B. Mitzner LLC 72-74 East 3rd Street, Manhattan Application filed pursuant to §310 of the Multiple Dwelling Law ("MDL") requesting to vary §211 of the MDL to allow for the partial one story vertical enlargement of an existing tenement building. R8B zoning district. Community Board #3M Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 11/8/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, AUGUST 21, 2018
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
16.	2017-276-A	Eric Palatnik, P.C. 96 Industrial Loop, Staten Island Proposed construction of a commercial building not fronting on a legally mapped street, contrary to General City Law 36. M3-1 zoning district. Community Board #3SI
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 10/30/18

<i>APPEAL – NEW CASES</i>		
17.	2017-251-A	Tarter Krinsky & Drogin LLP Brooklyn Queens Expressway at 31st Street, Queens An administrative appeal challenging the Department of Buildings' final determination as to whether the NYC Department of Building's correctly found that the Sign is not exempt, permitted as-of-right, or established as a legal non-conforming use. M1-2 zoning district. Community Board #1Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 11/20/18
18.	2017-252-A	Tarter Krinsky & Drogin LLP Brooklyn Queens Expressway at 32nd Avenue, Queens An administrative appeal challenging the Department of Buildings' final determination as to whether the NYC Department of Building's correctly found that the Sign is not exempt, permitted as-of-right, or established as a legal non-conforming use. M1-2 zoning district. Community Board #1Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 11/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 21, 2018

10:00 A.M.

<i>BZ – DECISIONS</i>		
19.	2018-4-BZ	<p>Law Office of Lyra J. Altman 2213 East 13th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family home contrary ZR §23-142 (floor area, open space and lot coverage); ZR §23-48 (side yards) and ZR §23-47 (rear yard). R4 zoning district. Community Board #15BK</p>
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 11/8/18

<i>BZ – CONTINUED HEARINGS</i>		
20.	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>
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 10/30/18
21.	2016-4171-BZ	<p>Sheldon Lobel, P.C. 823 Kent Avenue, Brooklyn Variance (§72-21) to permit the development of a three-story plus penthouse residential building (UG 2) contrary to ZR §42-00. M1-1 zoning district. Community Board #3BK</p>
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 9/13/18
22.	2016-4468-BZ	<p>Bryan Cave LLP 27 East 61st Street, Manhattan Variance (§72-21) to permit the conversion and horizontal enlargement of an existing six-story mixed use building into a six-story commercial (UG 6) building contrary to ZR §33-122 (Maximum Permitted Floor Area). C5-1 (Madison Avenue Preservation District). Community Board #8M</p>
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 8/21/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 21, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
23.	2017-228-BZ	<p>Fox Rothschild LLP 131-66 40th Road, 131-68 40th Road, 40-46 College Point Boulevard, Queens Variance (§72-21) to permit the development of a 9-story community facility building (<i>Charles B. Wang Community Health Center</i>) contrary to ZR §33-25 (Side Yard); ZR §33-43 (Height and Setback) and ZR §36-21 (Required Parking). C4-2 zoning district. Community Board #7Q</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Granted – 8/21/18</p>
24.	2017-247-BZ	<p>Law Office of Lyra J. Altman 1367 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-14); and less than the required rear yard (ZR 23-47). R3-1 zoning district. Community Board #14BK</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 11/20/18</p>
25.	2017-298-BZ	<p>Jay A Segal, Greenberg Traurig LLP 14 White Street, Manhattan Variance (§72-21) to permit the construction of a seven-story plus penthouse mixed commercial and residential building contrary to floor area regulations of ZR §111-20; street wall regulations of ZR §23-662; accessory parking regulations of ZR §13-11; and the curb cut location requirements of ZR §13-241. C6-2A (Special Tribeca Mixed Use District. Tribeca East Historic District. Community Board #1M</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Continued Hearing – 11/8/18</p>
26.	2017-304-BZ	<p>Law Office of Christopher Wright PLLC 160 17th Street, Brooklyn Special Permit (§73-19) to permit the construction of a school (UG 3) (<i>Brooklyn Prospect Charter School</i>) contrary to use regulation (ZR §42-10). M1-2D zoning district. Community Board #7BK</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Granted – 8/21/18</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 21, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
27.	2018-62-BZ	<p>Sheldon Lobel, P.C. 73-77 Sands Street, Brooklyn Special Permit (§73-19) to permit the operation of a school (UG 3) (Brooklyn Laboratory Charter School) to be located on portions of the first, the second through fifth floors and part of the twelfth floor of an existing building contrary to ZR §42-10. M1-6 zoning district. Community Board #2BK</p> <p>Project Manager: Veronica Chuah (212) 386-0084</p> <p>Status: Granted – 8/21/18</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 21, 2018

1:00 P.M.

BZ – NEW CASES		
1.	268-14-BZ	<p>Akerman LLP 231-06/10 Northern Boulevard, Queens Variance (§72-21) proposed enlargement of the existing Use Group 6, eating and drinking establishment at the subject site. Located within and R1-2 zoning district. Community Board #11Q Project Manager: Veronica Chuah (212) 386-0084 Status: Continued Hearing – 11/20/18</p>
2.	2017-47-BZ	<p>Law Office of Lyra J. Altman 1052 East 22nd Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space ratio (ZR §23-141); side yard (ZR §23-461) and less than the required rear yard (ZR §23-47). R2 zoning district. Community Board #14BK Project Manager: Darrell Ruffin (212) 386-0054 Status: Continued Hearing – 11/20/18</p>
3.	2017-207-BZ	<p>Law Offices of Marvin B. Mitzner, LLC 2030 Broadway, Manhattan Special Permit (§73-36) to permit the legalization of physical culture establishment (<i>CorePower Yoga</i>) on the second floor of an existing building contrary to ZR §32-10. C4-6A/R8B Upper West Side/Central Park West Historic District. Community Board #7M Project Manager: Veronica Chuah (212) 386-0084 Status: Granted – 8/21/18</p>
4.	2017-266-BZ	<p>Law Office of Lyra J. Altman 2303 Avenue K, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to ZR §23-141 (Floor Area and Open Space Ratio). R2 zoning district. Community Board #14BK Project Manager: Veronica Chuah (212) 386-0084 Status: Continued Hearing – 11/20/18</p>
5.	2018-1-BZ	<p>Fox Rothschild LLP 11-02 37th Avenue, Queens Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for a UG 6B office use (PRC-B1 parking category) contrary to ZR §44-21. M1-3 zoning district. Community Board #1Q Project Manager: Veronica Chuah (212) 386-0084 Status: Continued Hearing – 11/8/18</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY AFTERNOON, AUGUST 21, 2018
1:00 P.M.

BZ – NEW CASES		
6.	2018-37-BZ	Rothkrug Rothkrug & Spector LLP 560 West 33rd Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Equinox Hotel Spa</i>) to be located on the fifth floor of a 72-story mixed-use building contrary to ZR §32-10. C6-4 Hudson Yards Special District. Community Board #4M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 8/21/18
7.	2018-50-BZ	Eric Palatnik, P.C. 45 West 45th Street, Manhattan Special Permit (§73-36) to permit the operation of Physical Cultural Establishment (<i>Orange Theory Fitness</i>) within the cellar of a commercial building contrary to ZR §32-10. C6-4.5 (Special Midtown District). Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 8/21/18
8.	2018-130-BZ	NYC Build It Back Program 22 Stanton Road, Brooklyn Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required front yard (ZR 23-45 and ZR 64-A351), side yards (23-461(a) and 64-A352) rear yard (ZR 23-47 and ZR 64-A353) and open space and lot coverage requirements of ZR 23-142 and ZR 64-311). Surrender of previous approvals BSA Cal. No. 2017-177-BZ and BSA Cal. No. 2017-176-BZ. R4-1 zoning district.
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 8/21/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 21, 2018

1:00 P.M.

BZ – NEW CASES		
9.	2018-131-BZ	<p>NYC Build It Back Program 32 Stanton Road, Brooklyn Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required front yard (ZR 23-45 and ZR 64-A351), side yards (23-461(a) and 64-A352) rear yard (ZR 23-47 and ZR 64-A353) and open space and lot coverage requirements of ZR 23-142 and ZR 64-311). Surrender of previous approvals BSA Cal. No. 2017-177-BZ and BSA Cal. No. 2017-176-BZ. R4-1 zoning district.</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Granted – 8/21/18</p>
10.	2018-134-BZ	<p>NYC Build It Back Program 24A Mesereau Court, Brooklyn Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required front yard (ZR 23-45 and ZR 64-A351), side yards (23-461(a) and 64-A352) rear yard (ZR 23-47 and ZR 64-A353) and open space and lot coverage requirements of ZR 23-142 and ZR 64-311). R4-1 zoning district.</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Granted – 8/21/18</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 14, 2018

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	210-13-BZ	Sheldon Lobel, P.C. 43-12 50th Street, Queens Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) the operation of a physical culture establishment (<i>The Physique</i>) which expired on January 22, 2015; Waiver of the Rules. C1-4/R7A zoning district. Community Board #2Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 8/14/18

<i>SOC – CONTINUED HEARINGS</i>		
2.	7-57-BZ	Edward Lauria 2317 Ralph Avenue, Brooklyn Extension of Term (§11-411) of a previously granted variance for a gasoline service station and maintenance which expired September 20, 2015; Waiver of the Rules. R3-2 zoning district. Community Board #18BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 10/23/18
3.	624-68-BZ	Rothkrug Rothkrug & Spector LLP 188-07/15 Northern Boulevard, Queens Extension of Term of a Variance (§72-21) which permitted the operation of wholesale plumbing supply establishment (UG16) and stores and office (UG6) which expired on February 7, 2017; Extension of Time to obtain a Certificate of Occupancy which expired on February 7, 2013; Waiver of the rules. R3-2 zoning district. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 11/8/18
4.	2016-4150-BZ	Sheldon Lobel, P.C. 667 Grand Street, Brooklyn Special Permit (§73-36) to permit a physical culture establishment (<i>CrossFit</i>) on the cellar, first floor and mezzanine of an existing building commercial building. C6-4A zoning district. Community Board #1BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 10/30/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 14, 2018

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	30-58-BZ	Vassalotti Associates Architects, LLP 184-17 Horace Harding Expressway, Queens Extension of Term (§11-411) of a variance permitting the operation of an automotive service station (UG 16B) which expired on March 12, 2017; Waiver of the Rules. C2-1/R3-1 zoning district. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 10/23/18
6.	340-04-BZ	Rothkrug Rothkrug & Spector LLP 1579 Forest Avenue, Staten Island Amendment of a previously approved Variance (§72-21) which requested bulk variance to allow the construction of a drug store without the required parking contrary to Z.R. §§33-23(B) and 36-21. The amendment seeks to change the use from a drug store (UG6) PRC-B to a food store (UG 6) PRC-A. C4-1 zoning district. Community Board #1SI
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 10/23/18
7.	163-14-A thru 165-14-A	Board of Standards and Appeals 502, 504, 506 Canal Street, Manhattan Compliance Hearing Community Board #1M
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/30/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, AUGUST 14, 2018
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	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 – 11/8/18
9.	2017-58-A	Favor J. Smith, Esq. 7 E 69th Street, Manhattan Appeal of a determination of the New York City Fire Department that the subject property is in violation of §901.5 of the New York City Code. R8B zoning district. Community Board #8M
		Project Manager: Toni Matias (212) 386-0085
		Status: Denied – 8/14/18
10.	2017-276-A	Eric Palatnik, P.C. 96 Industrial Loop, Staten Island Proposed construction of a commercial building not fronting on a legally mapped street, contrary to General City Law 36. M3-1 zoning district. Community Board #3SI
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 8/21/18
11.	2017-282-A	Law Office of Steven Simicich 148 Sprague Avenue, Staten Island Proposed construction of three, two family detached buildings where one of the houses will not be fronting on a mapped street contrary to General City Law 36. R3X Special South Richmond District. Community Board #3SI
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 10/30/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, AUGUST 14, 2018
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
12.	2018-127-A	NYC Build It Back Program
		20-08 Demerest Road, Queens
		Proposed reconstruction of a storm damaged home that is located within the bed of a mapped street, contrary to General City Law § 35. The property is within a street widening line where there is no interference with a City Capital improvement project. C3A/Special Coastal Risk District.
		Community Board #14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 8/14/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, AUGUST 14, 2018
10:00 A.M.

<i>BZ – DECISIONS</i>		
13.	2017-322-BZ	Philip L. Rampulla 2259 Richmond Avenue, Staten Island Special Permit (§73-243) to permit an accessory drive-through to a proposed eating and drinking establishment (UG 6) (<i>Taco Bell</i>) contrary to ZR §32-15. C1-2 Lower Density Growth Management Area. Community Board #2SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 8/14/18

<i>BZ – CONTINUED HEARINGS</i>		
14.	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 – 8/21/18
15.	178-15-BZ	Rothkrug Rothkrug & Spector LLP 99-47 Davenport Court, Queens Variance (§72-21) to permit the legalization of a two-family dwelling that exceeds permitted FAR and does not provide required front, side and rear yards. R3-1 zoning district. Community Board #10Q
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 12/4/18
16.	190-15-BZ	Francis R. Angelino, Esq. 51-57 Carmine Street, Manhattan Variance (§72-21) to propose a new six-story and bulkhead mixed building with ground floor commercial use and residential use on the upper floors located partially within a R6 zoning district and a C2-6 zoning district. Community Board #2M
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 11/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 14, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	2016-4347-BZ	Eric Palatnik, P.C. 1605 Oriental Boulevard, Brooklyn Special Permit (73-622) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-142); side yard requirements (ZR 23-48) and less than the minimum rear yard (ZR 23-47). R3-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/23/18
18.	2017-201-BZ	Law Office of Jay Goldstein 323 Elmwood Avenue, Brooklyn Variance (§72-21) to permit the construction of a four-story plus cellar use group 3 dormitory to be used in conjunction with an existing three-story, cellar, sub-cellar and roof top play area school building (<i>Cheder</i>), which was the subject of a previously approved BSA variance (BSA Calendar Number: 54-06-BZ) and is contrary to ZR §113-51 (floor area ratio), ZR §§113-55 and 23-631 (height; sky exposure plane and setback ratio), ZR §113-544 (rear yard setback), ZR §11-561 and ZR §25-31 (accessory off-street parking) and ZR §23-631 (minimum distance between legally required windows and lot lines). R3-1 zoning district (Special Ocean Parkway District) and (Special Purpose Sub district (SOPD)). Community Board #12BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 11/8/18
19.	2017-217-BZ	Akerman, LLP 4855 Hylan Boulevard, Staten Island Special Permit (§73-126) to permit a two-story with cellar ambulatory diagnostic or treatment health care facility (UG 4) contrary to ZR §22-14(A). R3X (Special South Richmond Development District) (Lower Density Growth Management Area). Community Board #3 SI
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 11/8/18

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, AUGUST 14, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	2017-267-BZ	Law Offices of Vincent L. Petraro, PLLC 129-18 Newport Avenue, Queens Variance (§72-21) to permit the legalization of a three-story mix-used development consisting of a restaurant (UG 6) and two residential units (UG 2) contrary to ZR §52-41 (Increase in non-conformance); ZR §23-44 (obstruction not permit in front yard); ZR §23-45 (minimum required front yard); ZR §54-31 (expansion of a non-conforming use creates new non-compliance) and ZR §23-14 (floor area and open space ratio). R2 zoning district. Community Board #14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 9/27/18
21.	2017-291-BZ	Law Office of Jay Goldstein 1367 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of the existing single family home contrary to ZR §23-141 (floor area ratio & open space ratio); ZR §23-461(a) (side yard) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 11/8/18
22.	2017-292-BZ	Law Office of Jay Goldstein 1363 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of the existing single family home contrary to ZR §23-141 (floor area ratio & open space ratio); ZR §23-461(a) (side yard) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 11/8/18
23.	2018-41-BZ	Jay Goldstein, Esq. 1238 East 29th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a one family home contrary to ZR §23-141 (FAR and Open Space); ZR §23-461 (a) (side yard) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 8/14/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 14, 2018

1:00 P.M.

BZ – NEW CASES		
1.	2017-321-BZ	Rothkrug Rothkrug & Spector LLP 560 W. 33rd Street Manhattan Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Equinox</i>) located on the first, fourth, fifth and sixth floors of a proposed 72-story mixed-use building contrary to ZR §32-10. C6-4 Special Hudson Yards District. Community Board #4M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 11/8/18
2.	2018-4-BZ	Law Office of Lyra J. Altman 2213 East 13th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family home contrary ZR §23-142 (floor area, open space and lot coverage); ZR §23-48 (side yards) and ZR §23-47 (rear yard). R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 8/21/18
3.	2018-7-BZ	Law Office of Lyra J. Altman 291 Avenue W, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family home contrary ZR §23-142 (floor area, open space and lot coverage); ZR §23-461 (side yards) and ZR §23-47 (rear yard). R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 11/8/18
4.	2018-29-BZ	Law Office of Lyra J. Altman 1637 Madison Place, Brooklyn Special Permit (§73-621) to permit the enlargement of an existing single-family home contrary to ZR §23-142 (floor area ratio, lot coverage and open space). R3-2 zoning district. Community Board #18BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 11/8/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 14, 2018

1:00 P.M.

BZ – NEW CASES		
5.	2018-62-BZ	Sheldon Lobel, P.C. 73-77 Sands Street, Brooklyn Special Permit (§73-19) to permit the operation of a school (UG 3) (Brooklyn Laboratory Charter School) to be located on portions of the first, the second through fifth floors and part of the twelfth floor of an existing building contrary to ZR §42-10. M1-6 zoning district. Community Board #2BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 8/21/18
6.	268-14-BZ	Akerman LLP 231-06/10 Northern Boulevard, Queens Variance (§72-21) proposed enlargement of the existing Use Group 6, eating and drinking establishment at the subject site. Located within and R1-2 zoning district. Community Board #11Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Postponed Hearing – 8/21/18
7.	231-15-BZ	Mitchell Ross 5278 Post Road, Bronx Variance (§72-21) Propose nine story, mixed use (residential, community facility and retail building) 120 unit multiple dwelling with UG 4 doctor's office, and UG 6 retail pharmacy, contrary to ZR 22-10 (UG 6 in a Res ZD), ZR 23-145 (Residential Floor Area), ZR 23-22 (Permitted Dwelling Units), and ZR 23-633 (wall height and total height). R6 zoning district. Community Board #8BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Postponed Hearing – 11/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 7, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	441-31-BZ	Eric Palatnik, P.C. 7702 Flatlands Avenue, Brooklyn Extension of Term (§11-411) for the continued use of a Gasoline Service Station (<i>BP Amoco</i>) with accessory convenience store which expired on April 26, 2017. C2-2/R5 zoning district. Community Board #18BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 8/7/18
2.	413-50-BZ	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 – 9/27/18
3.	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
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 8/7/18
4.	18-09-BZ	Klein Slowik PLLC 250 West 54th Street, Manhattan 2016-Extension of Term of a special permit (§73-36) for the continued operation of a physical culture establishment (<i>Crunch Fitness</i>) which expires on November 21, 2021; Amendment to permit the change in operator; Waiver of the Rules. C6-5 and C6-7 zoning district. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 10/11/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, AUGUST 7, 2018
10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	103-79-BZ	Akerman, LLP 25-30 44th Street, Queens Amendment of a previously approved Variance (§72-21) which permitted the development of a two-family residence contrary to side yard requirements. The amendment seeks to modify the Board's prior approval to allow a conversion of the building from a two-family residence to a three-family residence contrary to ZR §23-49 and to request a termination of a Board condition that required a recorded declaration describing the use of the site as a two-family residence. R5 zoning district. Community Board #1Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/23/18
6.	24-96-BZ	Rothkrug Rothkrug & Spector LLP 213 Madison Street, Manhattan Extension of Term (11-411) of a previously approved variance permitting the operation of an Eating and Drinking Establishment (<i>McDonald's</i>) which expired on October 7, 2017; Extension of Time to obtain a Certificate of Occupancy which expired on July 15, 2015; Waiver of the Rules. R7-2 zoning district. Community Board #3M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 10/23/18
7.	280-01-BZ	Akerman LLP 663-673 Second Avenue Manhattan Extension of Time to complete construction for a previously approved variance (§72-21) to permit a mixed-use building which expired on May 7, 2018. C1-9 zoning district. Community Board #6M
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 11/20/18
8.	193-05-BZ	Patrick W. Jones, P.C. 32 East 31st Street, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of Physical Culture Establishment (<i>Tone House</i>) which expired on April 25, 2016. C5-2 zoning district. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Postponed Hearing – 10/23/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, AUGUST 7, 2018
10:00 A.M.

SOC – NEW CASES		
9.	197-05-BZ	Law Offices of Marvin B. Mitzner LLC 813 Broadway, Manhattan Amendment of a previously approved variance (§72-21) which permitted the construction of an 11-story mixed-use building with ground floor commercial. The amendment seeking to permit a 4'9" by 28' bump out at the rear of the building; Extension of Time to Complete construction which expires on April 29, 2019. C6-1/R7 zoning district. Community Board #2M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 9/27/18
10.	141-06-BZ	Eric Palatnik, P.C. 2084 60th Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the construction of a House of Worship (<i>Congregation Tefiloh Ledovid</i>) UG 3) contrary to underlying bulk requirements which expired on March 12, 2017; Amendment to plans to add rabbi apartment and Waiver of the Board's Rules. R5 zoning district. Community Board #12BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/23/18

APPEALS – CONTINUED HEARINGS		
11.	2017-68-A thru 2017-96-A	Rothkrug, Rothkrug & Spector LLP. 7 to 49 Torrice Loop and 11 to 16 Frosinone Lane, Staten Island Proposed construction of twenty-nine (29) two-family residences, not fronting on a legally mapped street, contrary to General City Law 36. R3-X (SRD) zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 8/21/18
12.	2017-143-A	NYC Department of Buildings 25-32 44th Street, Queens Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy. Community Board #1Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/23/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, AUGUST 7, 2018
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	2017-144-A	NYC Department of Buildings 25-30 44th Street, Queens Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy. Community Board #1Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/23/18

<i>APPEALS – NEW CASES</i>		
14.	2017-59-A	Eric Palatnik, P.C. 3857 Oceanview Avenue, Brooklyn Proposed enlargement of a one family home to a one family home with attic and community facility (UG 3) day care not fronting on a legally mapped street, contrary to General City Law 36. R3-1 zoning district. Community Board #13BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 11/20/18
15.	2018-63-A	Fried Frank, LLP 30 Columbia Heights, Brooklyn Interpretative Appeal of a final determination of the New York City Department of Buildings, set forth in the ZRD1 denial dated April 2, 2018 (Control No. 46921), denying a request for confirmation that existing signs are non-conforming and may be continued as accessory signs, with changes to subject matter, structural alterations, reconstruction, and replacement permitted pursuant to Article V, Chapter 2 of the New York City Zoning Resolution. M2-1 zoning district. Community Board #2BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 10/23/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, AUGUST 7, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
16.	56-02-BZ	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
		Project Manager: Loreal Monroe (212) 386-0076
		Status: Continued Hearing – 11/8/18
17.	1-96-BZ	New York City Board of Standards and Appeals 600 McDonald Avenue, Brooklyn Amendment for an extension of an existing school building to add 3 rd and 4 th floors. R5 zoning district. Community Board #12BK
		Project Manager: Loreal Monroe (212) 386-0076
		Status: Continued Hearing – 11/8/18
18.	17-15-BZ	Law Office of Lyra J. Altman 133 Beach 5th Street, Queens Variance (72-21) to allow the construction of a four story residential building at the premises, located within an R4A zoning district. Community Board #14Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 1/29/19
19.	20-15-BZ	Alexander Levkovich 461 Avenue X, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A house of worship community facility at the premises contrary to floor area ratio, open space, lot coverage, wall height, front yard, side yards, rear yard, sky exposure plane, and parking regulations. R4 (OP) zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Dismissed – 8/7/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 7, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	196-15-BZ	Eric Palatnik, P.C. 250 Mercer Street aka 683 Broadway, Manhattan Special Permit §73-36: to permit a physical culture establishment (<i>Haven Spa</i>) that will occupy the first floor of a 16-story residential building. C6-2 zoning district. Community Board #1M <i>Levy</i>
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 10/23/18
21.	2016-4153-BZ	Eric Palatnik, P.C. 4701 19th Avenue, Brooklyn Variance (§72-21) to permit the construction of a Use Group 3 school (<i>Project Witness</i>) contrary to floor area ratio and lot coverage (§24-34), front yard (§24-34) and side yard (§24-35(a)). R5 zoning district. Community Board #12BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/23/18
22.	2016-4273-BZ	Akerman LLP 669 Second Avenue, Manhattan Variance (§72-21) to permit the legalization of an existing non-conforming replacement advertising sign based upon good-faith reliance. C1-9 zoning district. Community Board #6M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 11/20/18
23.	2016-4467-BZ	Davidoff Hatcher & Citron LLP 69-25 Astoria Boulevard, Queens Variance (§72-21) to permit the legalization of an illuminated advertising sign contrary to ZR §22-35 (advertising signs not permitted in residential districts) and ZR §52-731.1 (non- conforming advertising signs in residential districts shall be terminated after 10 years from December 15, 1961). R4 zoning district. Community Board #1Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 8/7/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, AUGUST 7, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
24.	2017-191-BZ	Sheldon Lobel, P.C. 47 Greene Street, Manhattan Variance (§72-21) to permit the legalization of retail (Use Group 6) on the cellar and ground floors of an existing building contrary to ZR §42-14(D)(2)(b). M1-5B (SoHo Cast Iron Historic District). Community Board #2M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 10/23/18
25.	2017-308-BZ	Greenberg Traurig LLP 50 East 69th Street, Manhattan Variance (§72-21) to permit the conversion of an existing building, subject to a previous Board approval which permitted medical offices with a residential penthouse to be used as a single-family residence contrary to ZR §23-47 (Rear Yard); ZR §23-44 (rear yard obstruction); ZR §23-861 (open space between rear windows and property's rear lot line; ZR §23-153 (lot coverage) and ZR §23-691 (maximum base height and building height). R8B/LH-1A, R10 Special Park Improvement District. Upper East Side Historic District. Community Board #8M
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 8/7/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 7, 2018

1:00 P.M.

BZ – NEW CASES		
1.	263-15-BZ	Rothkrug Rothkrug & Spector LLP. 45/47 Little Clove Road, Staten Island Special Permit (§73-126) to allow a medical office, contrary to bulk regulations (§22-14). R3X zoning district. Community Board #1SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/30/18
2.	2017-224-BZ	Tuttle Yick LLP. 2-4 Spring Street, Manhattan Special Permit (§73-36) to operate a physical culture establishment (<i>HitHouse</i>) within an existing building contrary to ZR §32-10. C6-1 Special Little Italy District. Community Board #2M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 11/20/18
3.	2017-260-BZ	Law Office of Lyra J. Altman 2672 East 12th 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 §23-142); less than the required rear yard (ZR §23-47); and less than the required side yards (ZR §23-461). R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/11/18
4.	2017-277-BZ	Law Office of Lyra J. Altman 1022 East 23rd Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to ZR §23-141 (Floor Area Ratio and Open Space); and ZR §23-47 (Rear Yard). R2 zoning district. Community Board #14BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/11/18
5.	2017-314-BZ	Eric Palatnik, P.C. 1571 McDonald Avenue, Brooklyn Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment contrary to ZR §32-10. C2-3/R5 (Special Ocean Parkway District). Community Board #12BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 10/30/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, AUGUST 7, 2018

1:00 P.M.

<i>BZ – NEW CASES</i>		
6.	2018-121-BZ	NYC Build It Back Program 24 Frank Court, Brooklyn Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required front yard (ZR 23-45 and ZR 64-A351). R4 zoning district.
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 8/7/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 24, 2018

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	551-37-BZ	Eric Palatnik, P.C. 233-02 Northern Boulevard, Queens Amendment (§11-413) to permit a change in use from an Automotive Repair Facility (UG 16B) to Automobile Sales (UG 16B). R1-2 zoning district. Community Board #11Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 7/24/18
2.	334-78-BZ	Eric Palatnik, P.C. 233-20 Northern Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on October 4, 2008; Amendment to permit changes to interior partitions and signage; Waiver of the Rules. R1-2 zoning district. Community Board #11Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 7/24/18
3.	866-49-BZ	Carl A. Sulfaro, Esq. 200-01 47th Avenue, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 7, 2015; Waiver of the Rules. R3X zoning district. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 10/23/18
4.	545-56-BZ	Eric Palatnik, P.C. 2001 Williamsbridge Road, Bronx Amendment of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B). The amendment seeks to convert the existing automotive service bay to an accessory convenience store; Extension of Time to Obtain a Certificate of Occupancy which expired on July 28, 2016; Waiver of the Board's rules. C2-4/R5D zoning district. Community Board #11BX
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 7/24/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 24, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	138-87-BZ	Carl A. Sulfaro, Esq. 218-36 Hillside Avenue, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of car rental facility (UG 8C) which expired on January 12, 2013; Amendment to permit changes to the interior layout and to the exterior of the building; Waiver of the Rules. C2-2/R2 zoning district. Community Board #13Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 10/23/18
6.	159-00-BZ	Eric Palatnik, P.C. 383 3rd Avenue, Brooklyn Extension of Term & Amendment (72-01): extension of term of a previously granted variance of a Use Group 3 school and an Amendment for elimination of the term of the variance and a change and minor plumbing and portion alterations. C8-2 zoning district. Community Board #6BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Adjourned, Continued Hearing – 10/11/18

<i>SOC – NEW CASES</i>		
7.	341-43-BZ	Seyfarth Shaw LLP 3319 Atlantic Avenue, Brooklyn Extension of Term (§11-411) of a previously approved variance which permitted a storage warehouse (UG 16B) which expired on June 4, 2016; Waiver of the Board's Rules. C2-4, C2-3, R7A and R5 zoning district. Community Board #5BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 9/27/18
8.	170-96-BZ	Eric Palatnik, P.C. 8501 Flatlands Avenue, Brooklyn Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Repair Facility (UG 16B) expiring on April 21, 2018. C2-3/R5D zoning district. Community Board #18BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 9/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 24, 2018
10:00 A.M.

SOC – NEW CASES		
9.	197-05-BZ	Law Offices of Marvin B. Mitzner LLC 813 Broadway, Manhattan Amendment of a previously approved variance (§72-21) which permitted the construction of an 11-story mixed-use building with ground floor commercial. The amendment seeking to permit a 4'9" by 28' bump out at the rear of the building; Extension of Time to Complete construction which expires on April 29, 2019. C6-1/R7 zoning district. Community Board #2M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Postponed Hearing – 8/7/18
10.	218-06-BZ	Law Office of Fredrick A. Becker 885 Second Avenue, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Cultural Establishment (New York Sports Club) located on the sub-cellar and cellar levels with an entrance on the first floor in a 46-story commercial building which expired on JULY 24, 2017: Amendment to permit the a modification of the hours of operation: Waiver of the Rules. C1-9 (TA), R8B and R10 zoning district. Community Board #6M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 7/24/18
11.	264-13-BZ	Francis R. Angelino, Esq. 257 West 17th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting a physical culture establishment (<i>Brick CrossFit</i>) on the ground floor and cellar of an existing 10-story building which expires on November 20, 2016. C6-2A zoning district. Community Board #4M
		Project Manager: Rory Levy (212) 386-0082
		Status: Denied – 7/24/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JULY 24, 2018
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	205-15-A thru 214-15-A	Rothkrug Rothkrug & Spector LLP 128-60 to 128-76 Hook Creek Boulevard and 128-63 to 128-75 Fortune Way, Queens Proposed development of two-story, one family dwelling with accessory parking space that are proposed to be located within the bed of mapped but unbuilt 129th Avenue & Hook Creek Boulevard, contrary to Article 3 of the General City Law, Section 35 located within an R2 zoning district. Community Board #12Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 9/27/18
13.	2017-143-A	NYC Department of Buildings 25-32 44 th Street, Queens Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy. Community Board #1Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 8/7/18

<i>APPEAL – NEW CASES</i>		
14.	2017-323-A	Marianne Russo 108 Croak Avenue, Staten Island Proposed development of a one-family dwelling not fronting on a mapped street contrary to General City Law §36. R1-2 zoning district. Community Board #2SI
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 9/27/18
15.	2018-22-A	NYC Department of Buildings 255 18 th Street, Brooklyn Request for a revocation, by the New York City Building's Department, of Certificate of Occupancy No. 301016898F issued for a four-story walk-up apartment building. R6B zoning district. Community Board #7BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/11/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 24, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
16.	2016-4217-BZ	Eric Palatnik, P.C. 1665 Bartow Avenue, Bronx Re-Instatement (§11-411) of a variance which permitted the operation of an Automotive Service Station with accessory uses (UG 16B), which expired on September 29, 2008; Amendment (§11-412) to permit structural alterations to the building; Amendment to permit Automotive Laundry; Waiver of the Rules. R3A zoning district. Community Board #12BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/23/18
17.	2016-4265-BZ	Law Office of Fredrick A. Becker 25 Bleecker Street, Manhattan Variance (§72-21) to permit the development of a six-story and penthouse structure containing commercial retail (UG 6) on the first and cellar floors contrary to ZR §42-14(D)(2)(B) and residential (UG 2) in the upper floors contrary to ZR §42-10. The proposed rear yard does not comply with ZR §§43-26 & 43-27. M1-5B (NOHO Historic District) zoning district. Community Board #2M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/30/18
18.	2016-4275-BZ	Gerald J. Caliendo, R.A., AIA 132-15 14th Avenue, Queens Special Permit (§73-36) to permit the legalization of a physical cultural establishment (<i>Push Fitness Club</i>) located on the first floor, basement and mezzanine levels of the existing commercial building contrary to ZR §42-10. M1-1 zoning district. Community Board #7Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 11/20/18
19.	2017-9-BZ	Law Office of Jay Goldstein 561-565 Utica Avenue, Brooklyn Special Permit (§73-19) to allow for a school (<i>All My Children Daycare</i>) (UG 3) to be located on the first (1st) floor of an existing two story commercial building contrary to use regulations (§32-10). C8-2 zoning district. Community Board #17BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 9/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 24, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	2017-56-BZ	Rampulla Associates Architects, LLP 1321 Richmond Road, Staten Island Variance (§72-21) to permit construction of a cellar and three (3) story residential condominium with six (6) dwelling units and ten (10) off-street parking spaces contrary to ZR §22-11 (multi-family buildings not permitted in an R1-2 zoning district; ZR §§ 23-00 & 25-00) no bulk or parking regulations for multi-family buildings. R1-2 zoning district. R1-2 Lower Density Growth Management Area. Community Board #2SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 10/11/18
21.	2017-209-BZ	Eric Palatnik, P.C. 1622 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 (ZR §23-142); perimeter wall height (ZR §23-631) and less than the required rear yard (ZR §23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 9/13/18
22.	2017-213-BZ	Slater & Beckerman, P.C. 1808 Coney Island Avenue, Brooklyn Variance (§72-21) to permit the development of a 20-bed community residence and treatment facility (Use Group 3A) (<i>Dynamic Youth Community</i>) contrary to ZR §32-10 (contrary to use regulations); ZR §33-26 (rear yard regulations) and ZR §33-292 (district boundary yard regulations). C8-2 (Special Ocean Parkway District). Community Board #12BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 9/13/18
23.	2017-291-BZ	Law Office of Jay Goldstein 1367 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of the existing single family home contrary to ZR §23-141 (floor area ratio & open space ratio); ZR §23-461(a) (side yard) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 8/14/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 24, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
24.	2017-292-BZ	Law Office of Jay Goldstein 1363 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of the existing single family home contrary to ZR §23-141 (floor area ratio & open space ratio); ZR §23-461(a) (side yard) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 8/14/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 24, 2018

1:00 P.M.

BZ – NEW CASES		
1.	2017-149-BZ	Sheldon Lobel, P.C. 510 Quincy Street, Brooklyn Special Permit (§73-433) to permit the reduction of 88 accessory off-street parking spaces required for existing income-restricted housing units. C2-4/R6A, C2-4/R6B, R6A & R6B zoning district. Community Board #3BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 9/27/18
2.	2017-279-BZ	Law Office of Jay Goldstein PLLC 97 N 10th Street, Brooklyn Special Permit (§73-36) to allow the legalization of a physical culture establishment (<i>The Bar Method</i>) on a portion of the second floor of an existing building contrary to ZR §42-10. M1-2 zoning district. Community Board #1BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 7/24/18
3.	252-06-BZ	Sheldon Lobel, P.C. 1761 Walton Avenue, Bronx Amendment of a previously approved Variance (§72-21) which permitted the construction of a four-story Use Group 4 community center facility contrary to underlying bulk regulations. The amendment seeks to allow for a modified design of the gymnasium building approved in the original variance. R8 zoning district. (Companion Case 2017-289-BZ) Community Board #5BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/11/18
4.	2017-289-BZ	Sheldon Lobel, P.C. 1761 Walton Avenue, Bronx Special Permit (§73-623) to permit development of a new, fourteen-story building with a gymnasium for the Mount Hope Community Center and approximately 103 affordable housing units developed under the Extremely Low and Low-Income Affordability (“ELLA”) financing program administered by the Department of Housing Preservation and Development (“HPD”). The proposal is contrary to ZR §23-711 (distance of legally required windows) and ZR §23-622 (base and building heights). An associated application is filed for an amendment of a variance adopted by the Board of Standards and Appeals (“BSA” or the “Board”) on January 9, 2007 under BSA Cal. No. 252-06-BZ. Community Board #5BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/11/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 24, 2018

1:00 P.M.

BZ – NEW CASES		
5.	2018-20-BZ	Jay Goldstein, Esq. 2801 Avenue M, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to ZR §23-141 (floor area and open space) and ZR §23-461(1) (required side yard). R2 zoning district. Community Board #14BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/11/18
6.	2018-36-BZ	Jay Goldstein, Esq. 1482 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a one family home contrary to ZR §23-141 (FAR and Open Space); ZR §23-461 (a) (side yard) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 7/24/18
7.	2018-110-BZ	NYC Mayor's Office of Housing Recovery Operations (HRO) 17 Abbey Court, Brooklyn Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required front yard (ZR 23-45 and ZR 64-A351), rear yard (ZR 23-52 and ZR 64-A353), side yard (ZR 23-461 and ZR 64-A352) and building height (ZR 64-A36). R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 7/24/18
8.	2018-111-BZ	NYC Mayor's Office of Housing Recovery Operations (HRO) 18 Neutral Avenue, Staten Island Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of zoning bulk regulations related to height (ZR 64-A36). R3X zoning district. Community Board #2SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 7/24/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 24, 2018

1:00 P.M.

BZ – NEW CASES		
9.	2018-112-BZ	NYC Mayor's Office of Housing Recovery Operations (HRO) 26 Milbank Road, Staten Island Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required front yard (ZR 23-45 and ZR 64-A351), rear yard (ZR 23-52 and ZR 64-A353). R3X zoning district. Community Board #2SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 7/24/18
10.	2018-113-BZ	NYC Mayor's Office of Housing Recovery Operations (HRO) 27 State Road, Queens Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required side yard and minimum distance between buildings (ZR 23-461(a) and ZR 23-461(c)). R4 zoning district. Community Board #14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 7/24/18
11.	2018-114-BZ	NYC Mayor's Office of Housing Recovery Operations (HRO) 394 Beach 25th Street, Queens Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required side yard (ZR 23-461) and rear yard (ZR 23-47 and ZR 23-52). R4A zoning district. Community Board #14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 7/24/18
12.	2018-115-BZ	NYC Mayor's Office of Housing Recovery Operations (HRO) 715 Cross Bay Boulevard, Queens Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required front yard (ZR 23-45 and ZR 64-A351), rear yard (ZR 23-52 and ZR 64-A353), side yard (ZR 23-461 and ZR 64-A352). R3A zoning district. Community Board #14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 7/24/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 17, 2018
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	436-53-BZ	Sheldon Lobel, P.C. 141-50 Union Turnpike, Queens Extension of Term (§11-411) of a variance permitting the operation of an Automotive Service Station (UG 16B) which expired on February 24, 2014; Amendment (§11-412) to permit the enlargement of the existing building and to permit the conversion of the repair bays to an accessory convenience store; Waiver of the Rules. R3-2 zoning district. Community Board #8Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 7/17/18
2.	240-55-BZ	Rothkrug, Rothkrug & Spector LLP 207-22 Northern Boulevard, Queens Review of Decision pursuant to Stipulation dated March 16, 2018 for an application that was dismissed for lack of prosecution on November 21, 2017. The application seeks 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 C2-2/R6B & R4 zoning district. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 9/27/18
3.	2017-31-BZ	Akerman, LLP 107-17 34th Avenue, Queens Variance (§72-21) to permit the development of a three-story, three-family residential building on a narrow corner lot contrary to ZR §23-45 (front yard) and ZR §23-462 (a) (required side yards). R5 zoning district. Community Board #3Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 7/17/18
4.	2017-39-BZ	Mango & Lacoviello, LLP 271 Church Street, Manhattan Special Permit (§73-36) to permit the legalization of the operation of a Physical Culture Establishment (<i>The Tracy Anderson Method</i>) to be operated within the cellar and ground floor with mezzanine of an existing building contrary to ZR §32-10. C6-2A (Tribeca East Historic District). Community Board #1M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 7/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 17, 2018
10:00 A.M.

<i>SOC – NEW CASES</i>		
5.	933-28-BZ	Gerard J. Caliendo, R.A., AIA 125-24 Metropolitan Avenue, Queens Extension of Term, Amendment & Waiver (11-413) for an extension of the term of a variance which permitted the operation of an automotive repair facility and gasoline service station (UG 16) and an Amendment for the legalization of the enlargement with an insulated corrugated metal enclosure. R5 zoning district. Community Board #9Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Postponed Hearing – 9/13/18
6.	131-97-BZ	Pryor Cashman LLP 1600 Boston Road, Bronx Amendment to re-instate and eliminate the term of a previously approved Variance (72-21) which permitted an eating and drinking establishment (UG 6) with an accessory drive-through facility, which expired on January 27, 2003; change the hours of operation, enlarge the existing building, and reduce the parking from 9 to 8 spaces; Waiver of the Rules. R1-2 zoning district. Community Board #3BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 9/13/18
7.	309-09-BZ	Eric Palatnik, P.C. 2173 65th Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72- 21) to permit construction of a four-story (three levels and a basement) eight-unit multiple dwelling that does not provide a required side yard, contrary to ZR § 23-51 which expired on May 3, 2015; Amendment to permit a height increase from an approved 34'-8" to 37'-8"; Waiver of the Rules. C2-3/R5 and R6A zoning districts. Community Board #11BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Postponed Hearing – 9/13/18
8.	166-12-A	Board of Standards and Appeals 638 East 11th Street, Manhattan Motion to review decision Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Revised Resolution – 7/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JULY 17, 2018

10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	107-13-A	Board of Standards and Appeals 638 East 11th Street, Manhattan Motion to review decision Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Revised Resolution – 7/17/18
10.	210-13-BZ	Sheldon Lobel, P.C. 43-12 50th Street, Queens Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) the operation of a physical culture establishment (<i>The Physique</i>) which expired on January 22, 2015; Waiver of the Rules. C1-4/R7A zoning district. Community Board #2Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 8/14/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JULY 17, 2018
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
11.	2017-232-A	Land Planning & Engineering 1632 Richmond Terrace, Staten Island Proposed retail public self-storage building not fronting on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. M1-1 zoning district Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 7/17/18
12.	2017-234-A	Rothkrug Rothkrug & Spector LLP 266 Wild Avenue, Staten Island Proposed construction of a self-storage facility not fronting a legally mapped street contrary to General City Law 36. M1-1 zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 7/17/18
13.	2017-285-A	Rosenberg Estis, P.C. 200 Amsterdam Avenue, Manhattan Application pursuant to Section 666.7(a) of the New York City Charter and Section 1-06 of the Board of Standards and Appeals (the “Board” or “BSA”) Rules of Practice and Procedure, to request that the Board revoke building permit No. 122887224-01-NB (the “Permit”), issued by the New York City Department of Buildings (“DOB”) on September 27, 2017. The application seeks to demonstrate that the permit is not a validly issued building permit because the purported “zoning lot” of which the Development Site is purported to be a part, does not comply with the requirements of the definition of a zoning lot in Zoning Resolution Section 12-10. Community Board #7M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Denied – 7/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JULY 17, 2018
10:00 A.M.

<i>SOC – NEW CASES</i>		
14.	257-15-A	Rothkrug Rothkrug & Spector LLP 1221 Forest Hill Road, Staten Island Proposed construction within the bed of a mapped street is contrary to Article 3 Section 35 of the General City Law and related bulk waivers under ZR 72-01-(g). R3-2(NA-1) zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 9/27/18
15.	2017-5-A thru 2017-7-A	Eric Palatnik, P.C. 620A, 620B, 620C Sharrots Road, Staten Island Proposed construction of three buildings, two buildings with retail and office space and one warehouse, not fronting on a legally mapped street, contrary to General City Law 36. M1-1 zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 9/13/18
16.	2017-193-A thru 2017-199-A	Eric Palatnik, P.C. 9, 10, 11, 12, 14, 15, and 17 Tupelo Court, Staten Island Proposed construction of a residential buildings not fronting on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R1-2 zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 9/13/18
17.	2017-282-A	Law Office of Steven Simicich 148 Sprague Avenue, Staten Island Proposed construction of three, two family detached buildings where one of the houses will not be fronting on a mapped street contrary to General City Law 36. R3X Special South Richmond District. Community Board #3SI
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Adjourned, Continued Hearing – 8/14/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JULY 17, 2018
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
18.	2017-290-A	Michael Gruen, Esq. 1558 Third Avenue, Manhattan Appeal of a DOB determination challenging the determination of a zoning lot subdivision created a micro-lot that purports to separate the larger zoning lot from its frontage on 88th Street. C1-9 zoning district. Community Board #8M
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 10/30/18

<i>BZ – DECISIONS</i>		
19.	2016-4138-BZ	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
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Granted – 7/17/18

<i>BZ – CONTINUED HEARINGS</i>		
20.	174-14-BZ	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: Veronica Chuah (212) 386-0084
		Status: Granted – 7/17/18
21.	89-15-BZ	Law Office of Jay Goldstein 92 Walworth Street, Brooklyn Variance (§72-21) to permit the construction of a 4-story, 4-family home contrary to §42-11. M1-1 zoning district. Community Board #3BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 9/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JULY 17, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
22.	111-15-BZ	Eric Palatnik, P.C. 98 Third Avenue, Brooklyn Variance (§72-21) to permit a six-story mixed use building with ground floor commercial space and residential space on the upper floors a contrary to ZR section 42-00. M1-2 zoning district. Community Board #2BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 10/11/18
23.	2017-192-BZ	Greenberg Taurig, LLP 5402-5414 Fort Hamilton Parkway/1002-1006 54th Street, Brooklyn Special Permit (§73-44) to allow the reduction of required parking for ambulatory diagnostic or treatment facility (Use Group 4) (Parking Category PRC B1). C1-3/R6 zoning district. Community Board #12BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 9/27/18
24.	2017-214-BZ	Eric Palatnik, P.C. 1459 East 24th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home, contrary to floor area & open space (§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 – 9/13/18
25.	2017-304-BZ	Law Office of Christopher Wright PLLC 160 17th Street, Brooklyn Special Permit (§73-19) to permit the construction of a school (UG 3) (<i>Brooklyn Prospect Charter School</i>) contrary to use regulation (ZR §42-10). M1-2D zoning district. Community Board #7BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 8/21/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 17, 2018

1:00 P.M.

BZ – NEW CASES		
1.	2017-20-BZ	Rothkrug Rothkrug & Spector LLP 550 5th Avenue, Brooklyn Variance (§72-21) to permit legalization of a Physical Cultural Establishment (<i>Harbor Fitness</i>) on a portion of the cellar and first floors contrary to ZR §§22-10 & 32-10. R6B & C4-3A zoning district. Community Board #6BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 9/27/18
2.	2017-246-BZ	Seyfarth Shaw LLP 61/63 Crosby Street, Manhattan Variance (§72-21) to permit commercial retail (UG 6) on the level of the ground floor contrary to ZR §42-14. M1-5B (SoHo Cast Iron Historic District). Community Board #2M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 10/11/18
3.	2017-300-BZ	Mango & Iacoviello, LLP 1275 Woodrow Road, Staten Island Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (<i>Orangetheory Fitness</i>) on the first floor level of an existing building contrary to ZR §32-10. C2-2/R3X zoning districts. Community Board #3SI
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 7/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 26, 2018
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	31-14-BZ	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: Granted – 6/26/18
2.	169-98-BZ	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: Granted – 6/26/18

<i>SOC – CONTINUED HEARINGS</i>		
3.	413-50-BZ	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 – 8/7/18
4.	101-92-BZ	Sheldon Lobel, P.C. 66-98 East Burnside Avenue, Bronx Extension of Term (§11-411) for the continued operation of the use of parking lot for non-commercial, non-transient parking which expired on October 26, 2013; Waiver of the Rules. C1-4/R8 zoning district. Community Board #5BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 6/26/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 26, 2018

10:00 A.M.

SOC – CONTINUED HEARINGS		
5.	40-06-BZ	MP Design and Construction 10 Hanover Square, Manhattan
		Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Culture Establishment (Goldman-Sachs) on the cellar and sub-cellar levels in a 21-story mixed-use building which expired on August 22, 2016; Amendment to permit the change in operator to (Complete Body) and a change in hours of operation; Waiver of the Rules. C5-5 (LM) zoning district.
		Community Board #1M
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 8/21/18

SOC – NEW CASES		
6.	530-32-BZ	Sheldon Lobel, P.C. 1029 Brighton Beach Avenue, Brooklyn Amendment (§§11-412 & 11-413) of a previous granted variance to legalize a change in use of a portion of the ground floor of the existing building, from a UG9 banquet hall to UG6 supermarket, and to permit a minor interior enlargement in commercial floor area. C1-3/R6 zoning district. Community Board #13BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 6/26/18
7.	55-01-BZ	Judith M. Gallent, Esq. 568 Broadway, Manhattan Extension of Term of a previously granted Special Permit (§73-36) which permitted the operation of a Physical Cultural Establishment (Bliss Spa) located on portions of the second and third floors of an eleven-story mixed use building which expired on April 1, 2017. M1-5B zoning district (SoHo Cast Iron Historic District). Community Board #2M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 6/26/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 26, 2018

10:00 A.M.

SOC – NEW CASES

8.	254-13-BZ	Law Office of Marvin B. Mitzner, LLC 2881 Nostrand Avenue, Brooklyn Amendment of a previously approved Variance (§72-21) permitting a development contrary to floor area (§23-141(a)), dwelling units (§23-22), lot coverage (§23-141(a)), front yard (§23-45(a)), side yard (§23-462(a)), and building height (§23-631(b)) regulations. The amendment seeks to increase the height of the elevator bulkhead contrary to the previously approved plans. R3-2 zoning district. Community Board #18BK Project Manager: Darrell Ruffin (212) 386-0054 Status: Continued Hearing – 8/21/18
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APPEALS – DECISIONS

9.	2017-320-BZY	Kramer Levin Naftalis & Frankel LLP 428-432 East 58th Street, Manhattan Proposed extension of time to complete construction for a minor development pursuant to ZR §11-331 to renew building permits lawfully issued before November 30, 2017, the date of the modified tower-on-a-base regulation, to complete the required foundation of a proposed 64-story residential apartment building. R10 zoning district. Community Board #6M Project Manager: Veronica Chuah (212) 386-0084 Status: Granted – 6/26/18
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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 26, 2018
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
10.	102-15-A	Eric Palatnik, P.C. 1088 Rossville Avenue, Staten Island Proposed enlargement of a building located partially within the bed of mapped unbuilt street, pursuant Article 3 Section 35 of the General City Law and waiver under ZR 72-10-(g). R3-2/SRD zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 8/21/18
11.	2016-4253-A	Eric Palatnik, P.C. 565 St. John's Place, Brooklyn Appeal seeking a determination that the owner has acquired common law vested rights for a development commenced under the prior R7-1 district regulations. R3 Zoning district. Community Board #8BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Withdrawn – 6/26/18
12.	2016-4296-A thru 2016-4298-A	Rothkrug Rothkrug & Spector LLP 3236, 3238 Schley Avenue and 580 Clarence Avenue, Bronx Proposed enlargement of an existing one-family home which is within the unbuilt portion of the mapped street contrary to General City Law 35. C3A zoning district. Community Board #10BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 9/27/18
13.	2016-4330-A and 2016-4331-A	Eric Palatnik, P.C. 16 & 19 Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 9/13/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 26, 2018
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
14.	2017-30-A	Eric Palatnik, P.C. 16 Garage Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 9/13/18
15.	2017-226-A	Eric Palatnik, P.C. 18 Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 9/13/18
16.	2017-232-A	Land Planning & Engineering 1632 Richmond Terrace, Staten Island Proposed retail public self-storage building not fronting on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. M1-1 zoning district Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 7/17/18
17.	2017-234-A	Rothkrug Rothkrug & Spector LLP 266 Wild Avenue, Staten Island Proposed construction of a self-storage facility not fronting a legally mapped street contrary to General City Law 36. M1-1 zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 7/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 26, 2018

10:00 A.M.

APPEAL – NEW CASES		
18.	2016-4473-A	Law Office of Marvin B. Mitzner LLC 72-74 East 3rd Street, Manhattan
		Application filed pursuant to §310 of the Multiple Dwelling Law ("MDL") requesting to vary §211 of the MDL to allow for the partial one story vertical enlargement of an existing tenement building. R8B zoning district.
		Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 8/21/18

BZ – DECISIONS		
19.	2016-4301-BZ	Eric Palatnik, P.C. 136 Oxford 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 23-142); side yard (ZR 23-48); lot area and width (ZR 23-32) and less than the required rear yard (ZR 23-47). R5-OP zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 6/26/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JUNE 26, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	226-14-BZ	Jay Goldstein, Esq. 147-02 76th Road, Queens Variance (§72-21) to permit the proposed three (3) story use group 4 Synagogue, school and Rabbi's office. R4 zoning district. Community Board #8Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 6/26/18
21.	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 – 8/14/18
22.	2016-4468-BZ	Bryan Cave LLP 27 East 61st Street, Manhattan Variance (§72-21) to permit the conversion and horizontal enlargement of an existing six-story mixed use building into a six-story commercial (UG 6) building contrary to ZR §33-122 (Maximum Permitted Floor Area). C5-1 (Madison Avenue Preservation District). Community Board #8M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 8/21/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 26, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
23.	2016-4472-BZ	Sheldon Lobel, P.C. 245-01–245-13 Jamaica Avenue, Queens Variance (§72-21) to permit the legalization of a Physical Culture Establishment (<i>Body By Fitness</i>) within the cellar and first floor of an existing building contrary to ZR §32-10. C1-3/R4 zoning district. Community Board #13Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 9/13/18
24.	2017-228-BZ	Fox Rothschild LLP 131-66 40th Road, 131-68 40th Road, 40-46 College Point Boulevard, Queens Variance (§72-21) to permit the development of a 9-story community facility building (<i>Charles B. Wang Community Health Center</i>) contrary to ZR §33-25 (Side Yard); ZR §33-43 (Height and Setback) and ZR §36-21 (Required Parking). C4-2 zoning district. Community Board #7Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 8/21/18
25.	2017-235-BZ	Snyder & Snyder LLP 11-02 Sutphin Boulevard, Queens Special Permit (§73-30) to allow a non-accessory radio tower (<i>T-Mobile</i>) on the rooftop of an existing building. C2-3/R5D zoning district. Community Board #12Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 9/13/18
26.	2017-244-BZ	Eric Palatnik, P.C. 2208 Boller Avenue, Bronx Variance (§72-21) to permit the construction of a House of Worship and Community Center (UG 4) (<i>Co-Op City Baptist Church</i>) contrary to open space ratio, floor area ratio, height and setback, and encroaches onto the front and side yards, is contrary to Z.R. §24-11, §24-34, §24-35 and §24-521. R3A zoning district. Community Board #10BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 9/13/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 26, 2018

1:00 P.M.

BZ – NEW CASES		
1.	2018-12-BZ	Jay Goldstein, Esq. 173 N 3rd Street, Brooklyn Special Permit (§73-36) to permit the legalization of a physical cultural establishment (<i>Flywheel</i>) within a portion of the first floor of an existing building contrary to ZR §42-10. M1-2/R6B Greenpoint-Williamsburg Anti-Harassment District. Community Board #1BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 6/26/18
2.	2018-18-BZ	Law Office of Fredrick A. Becker 2250 Linden Boulevard, Brooklyn Re-instatement (§11-411) of a previously approved variance permitted retail uses which expired on June 18, 2001; Amendment (§11-411) to permit the enlargement of one of the existing buildings; Waiver of the Board's Rules. R5 zoning district. Community Board #5BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 9/27/18
3.	2018-28-BZ	Rothkrug Rothkrug & Spector LLP 130-20 Farmers Boulevard, Queens Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Blink Fitness</i>) to operate within a new commercial building to occupy a portion of the first floor and the entire second floor contrary to ZR §32-10. C2-3/R5D zoning district. Community Board #12Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 6/26/18
4.	2018-41-BZ	Jay Goldstein, Esq. 1238 East 29th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of a one family home contrary to ZR §23-141 (FAR and Open Space); ZR §23-461 (a) (side yard) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 8/14/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 26, 2018

1:00 P.M.

BZ – NEW CASES		
5.	2017-131-BZ	Sheldon Lobel, P.C. 77-85 Gerry Street, Brooklyn Variance (§72-21) to permit the construction of a mixed residential and community facility (<i>Congregation Divrei Yoel</i>) contrary to ZR §23-153 (Maximum Lot Coverage) and ZR §§24-36 & 23-47 (Required Rear Yards), and ZR 23-33(b) permitted obstructions in rear yard. R7A zoning district. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 9/13/18
6.	2017-298-BZ	Jay A Segal, Greenberg Traurig LLP 14 White Street, Manhattan Variance (§72-21) to permit the construction of a seven-story plus penthouse mixed commercial and residential building contrary to floor area regulations of ZR §111-20; street wall regulations of ZR §23-662; accessory parking regulations of ZR §13-11; and the curb cut location requirements of ZR §13-241. C6-2A (Special Tribeca Mixed Use District. Tribeca East Historic District. Community Board #1M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 8/21/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 19, 2018
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	789-45-BZ	<p>Vassalotti Associates Architects, LLP 56-02/20 Broadway, Queens Extension of Term of a previously granted Variance (§11-411) for the continued operation of a (UG16) gasoline service station (<i>Getty</i>) which expired on July 13, 2016; Waiver of the Rules. M1-1/R5 zoning district. Community Board #2Q</p> <p>Project Manager: Toni Matias (212) 386-0085</p> <p>Status: Granted – 6/19/18</p>
2.	2016-4255-BZ	<p>Eric Palatnik, P.C. 4801 Ocean Avenue, 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); side yard (ZR §23-461); and rear yard (ZR §23-47). R3-1 zoning district. Community Board #15BK</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Deferred Decision – 9/27/18</p>

<i>SOC – CONTINUED HEARINGS</i>		
3.	308-79-BZ	<p>Klein Slowik PLLC 43 Clark Street aka 111 Hicks Street, Brooklyn Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a Physical Cultural Establishment (<i>Eastern Athletic Club</i>) which expired on July 3, 2014; Waiver of the Rules. R7-1 (Limited Height Special Purpose District) (Brooklyn Heights Historic District). Community Board #2BK</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Granted – 6/19/18</p>
4.	182-95-BZ 183-95-BZ	<p>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</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 8/7/18</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 19, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	175-05-BZ	Sheldon Lobel, P.C. 18-24 Luquer Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to construct a four-story multiple dwelling with accessory parking which expired on January 9, 2015; Waiver of the Rules. M1-1 zoning district. Community Board #6BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 6/19/18
6.	18-09-BZ	Klein Slowik PLLC 250 West 54th Street, Manhattan 2016-Extension of Term of a special permit (§73-36) for the continued operation of a physical culture establishment (<i>Crunch Fitness</i>) which expires on November 21, 2021; Amendment to permit the change in operator; Waiver of the Rules. C6-5 and C6-7 zoning district. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 8/7/18

<i>SOC – NEW CASES</i>		
7.	240-55-BZ	Rothkrug, Rothkrug & Spector LLP 207-22 Northern Boulevard, Queens Review of Decision pursuant to Stipulation dated March 16, 2018 for an application that was dismissed for lack of prosecution on November 21, 2017. The application seeks 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 C2-2/R6B & R4 zoning district. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 7/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 19, 2018
10:00 A.M.

SOC – NEW CASES		
8.	68-91-BZ	Eric Palatnik, P.C. 223-15 Union Turnpike, Queens Amendment (§11-412) of an approved variance which permitted the operation of an automotive service station (UG 16B) with accessory uses. Amendment seeks to permit the enlargement of the existing building and conversion from accessory repair bays to convenience store; the addition of a new storefront, two (2) canopies over the gasoline pump island, and modification of islands and gasoline pumps. R5D/C1-2 & R2A zoning district. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 6/19/18

APPEAL – DECISIONS		
9.	166-12-AIII	NYC Department of Buildings 638 East 11th Street, Manhattan Request to Re-argue for an appeal seeking a reconsideration of a ruling. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Denied – 6/19/18
10.	166-12-AII	Steven Barshov, Esq. 638 East 11th Street, Manhattan Request to Re-argue for an appeal seeking a reconsideration of a ruling. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Denied – 6/19/18
11.	107-13-AII	Steven Barshov, Esq. 638 East 11th Street, Manhattan Request to Re-argue for an appeal seeking a reconsideration of a ruling. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Denied – 6/19/18
12.	2017-48-A	Akeeb Shekoni 36 Hardy Street, Staten Island Proposed construction located within the bed of a mapped street, contrary to General City Law 35. R3A Zoning District. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 6/19/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JUNE 19, 2018
10:00 A.M.

<i>APPEAL – CONTINUED HEARINGS</i>		
13.	2017-68-A thru 2017-96-A	Rothkrug, Rothkrug & Spector LLP. 7 to 49 Torrice Loop and 11 to 16 Frosinone Lane, Staten Island Proposed construction of twenty-nine (29) two-family residences, not fronting on a legally mapped street, contrary to General City Law 36. R3-X (SRD) zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 8/7/18
14.	2017-276-A	Eric Palatnik, P.C. 96 Industrial Loop, Staten Island Proposed construction of a commercial building not fronting on a legally mapped street, contrary to General City Law 36. M3-1 zoning district. Community Board #3SI
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 8/14/18
15.	2017-320-BZY	Kramer Levin Naftalis & Frankel LLP 428-432 East 58th Street, Manhattan Proposed extension of time to complete construction for a minor development pursuant to ZR §11-331 to renew building permits lawfully issued before November 30, 2017, the date of the modified tower-on-a-base regulation, to complete the required foundation of a proposed 64-story residential apartment building. R10 zoning district. Community Board #6M
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Closed, Decision – 6/26/18

<i>APPEAL – NEW CASES</i>		
16.	2017-58-A	Favor J. Smith, Esq. 7 E 69th Street, Manhattan Appeal of a determination of the New York City Fire Department that the subject property is in violation of §901.5 of the New York City Code. R8B zoning district. Community Board #8M
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 8/14/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JUNE 19, 2018
10:00 A.M.

<i>BZ – DECISIONS</i>		
17.	31-14-BZ	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: Deferred Decision – 6/26/18
18.	2016-4276-BZ	Normandy Development and Construction LLC 333 Johnson Avenue, Brooklyn Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for Use Group 6B office use. M3-1 zoning district. Community Board #1BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 6/19/18

<i>BZ – CONTINUED HEARINGS</i>		
19.	280-13-BZ	Sheldon Lobel, P.C. 36-18 Main Street, Queens Special Permit (§73-44) to permit the reduction of required parking for ambulatory diagnostic or treatment facility (Use Group 4) contrary to ZR §36-21. Special Permit (§73-36) to permit a physical culture establishment (PCE) within a portion of the proposed building. C4-2 & C4-3 zoning districts. Community Board #7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 6/19/18
20.	214-14-A and 215-14-BZ	Sheldon Lobel 50-11 & 50-15 103rd Street, 103-10 & 103-16 Alstytne Avenue, Queens Variance (§72-21) to permit four-three-story three family semi-detached residential building at the existing premises in an R5 zoning district , also building in the bed of mapped street pursuant to GCL 35. R5 zoning district. Community Board #4Q
		Project Manager: Carlo Costanza (212) 386-0068/Toni Matias (212) 386-0085
		Status: Granted – 6/19/18 – Cal. # 214-14-A Withdrawn – 6/19/18 – Cal. # 215-14-BZ

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 19, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
21.	77-15-BZ	Rothkrug, Rothkrug & Spector LLP 244-36 85th Avenue, Queens Variance (§72-21) to allow the alteration of an existing two-family dwelling on the second floor and an enlargement, located within an R2A zoning district. Community Board #13Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 9/13/18
22.	104-15-BZ	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: Veronica Chuah (212) 386-0084
		Status: Withdrawn – 6/19/18
23.	157-15-BZ	Law Office of Lyra J. Altman 3925 Bedford Avenue, Brooklyn Special Permit (73-622) for the enlargement of an existing single family contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 10/11/18
24.	2016-4127-BZ	Dennis D. Dell'Angelo 1547 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family residence contrary to floor area and lot coverage (ZR 23-141); perimeter wall height (ZR 23-631) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 9/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 19, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
25.	2016-4171-BZ	Sheldon Lobel, P.C. 823 Kent Avenue, Brooklyn Variance (§72-21) to permit the development of a three-story plus penthouse residential building (UG 2) contrary to ZR §42-00. M1-1 zoning district. Community Board #3BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 8/21/18
26.	2016-4274-BZ	Pryor Cashman LLP 1411 39th Street, Brooklyn Special permit (§73-19) for a school (<i>Bnos Zion of Bobov</i>) (Use Group 3) to legalize its use on the first floor of an existing two-story building and to permit its use in the remainder of the existing two-story building and in the proposed enlargement contrary to use regulations (§42-00). Variance (§72-21) to enlarge the existing building by two additional stories contrary to rear yard requirements (§43-26). M1-2 zoning district. Community Board #2BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 10/11/18
27.	2016-4339-BZ	Pryor Cashman LLP 5018 14th Avenue, Brooklyn Variance (§72-21) to permit construction of a school (Use Group 3) (<i>Bnos Zion of Bobov</i>) contrary to underlying bulk requirements. R6 zoning district. Community Board #12BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 10/11/18
28.	2016-4301-BZ	Eric Palatnik, P.C. 136 Oxford 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 23-142); side yard (ZR 23-48); lot area and width (ZR 23-32) and less than the required rear yard (ZR 23-47). R5-OP zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 6/26/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 19, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
29.	2016-4347-BZ	Eric Palatnik, P.C.
		1605 Oriental Boulevard, Brooklyn
		Special Permit (73-622) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-142); side yard requirements (ZR 23-48) and less than the minimum rear yard (ZR 23-47). R3-1 zoning district.
		Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 8/14/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 19, 2018

1:00 P.M.

BZ – NEW CASES		
1.	2017-15-BZ	Jeffrey A. Chester, Esq. 26-28 Edgecombe Avenue, Manhattan Variance (§72-21) to permit two buildings to be combined and to add a two-story rear extension to be used as House of Worship (UG 4) (<i>Seventh-Day Adventist Church</i>) contrary to ZR §24-11 (Lot Coverage), ZR 24-35(b) side yard, ZR 24-33 permitted obstructions, and ZR 54-31, increasing the degree of noncompliance of an existing building. R8 zoning district. Community Board #10M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 6/19/18
2.	2017-201-BZ	Law Office of Jay Goldstein 323 Elmwood Avenue, Brooklyn Variance (§72-21) to permit the construction of a four-story plus cellar use group 3 dormitory to be used in conjunction with an existing three-story, cellar, sub-cellar and roof top play area school building (<i>Cheder</i>), which was the subject of a previously approved BSA variance (BSA Calendar Number: 54-06-BZ) and is contrary to ZR §113-51 (floor area ratio), ZR §§113-55 and 23-631 (height; sky exposure plane and setback ratio), ZR §113-544 (rear yard setback), ZR §11-561 and ZR §25-31 (accessory off-street parking) and ZR §23-631 (minimum distance between legally required windows and lot lines). R3-1 zoning district (Special Ocean Parkway District) and (Special Purpose Sub district (SOPD)). Community Board #12BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 8/14/18
3.	2017-267-BZ	Law Offices of Vincent L. Petraro, PLLC 129-18 Newport Avenue, Queens Variance (§72-21) to permit the legalization of a three-story mix-used development consisting of a restaurant (UG 6) and two residential units (UG 2) contrary to ZR §52-41 (Increase in non-conformance); ZR §23-44 (obstruction not permit in front yard); ZR §23-45 (minimum required front yard); ZR §54-31 (expansion of a non-conforming use creates new non-compliance) and ZR §23-14 (floor area and open space ratio). R2 zoning district. Community Board #14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 8/14/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 19, 2018

1:00 P.M.

<i>BZ – NEW CASES</i>		
4.	2017-322-BZ	Philip L. Rampulla 2259 Richmond Avenue, Staten Island Special Permit (§73-243) to permit an accessory drive-through to a proposed eating and drinking establishment (UG 6) (<i>Taco Bell</i>) contrary to ZR §32-15. C1-2 Lower Density Growth Management Area. Community Board #2SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 8/14/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 5, 2018
10:00 A.M.

<i>SOC – NEW CASES</i>		
1.	166-12-AIII	NYC Department of Buildings 638 East 11th Street, Manhattan Request to Re-argue for an appeal seeking a reconsideration of a ruling. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 6/19/18
2.	166-12-AII	Steven Barshov, Esq. 638 East 11th Street, Manhattan Request to Re-argue for an appeal seeking a reconsideration of a ruling. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 6/19/18
3.	107-13-AII	Steven Barshov, Esq. 638 East 11th Street, Manhattan Request to Re-argue for an appeal seeking a reconsideration of a ruling. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 6/19/18

<i>SOC – CONTINUED HEARINGS</i>		
4.	2017-285-A	Rosenberg Estis, P.C. 200 Amsterdam Avenue, Manhattan Application pursuant to Section 666.7(a) of the New York City Charter and Section 1-06 of the Board of Standards and Appeals (the “Board” or “BSA”) Rules of Practice and Procedure, to request that the Board revoke building permit No. 122887224-01-NB (the “Permit”), issued by the New York City Department of Buildings (“DOB”) on September 27, 2017. The application seeks to demonstrate that the permit is not a validly issued building permit because the purported “zoning lot” of which the Development Site is purported to be a part, does not comply with the requirements of the definition of a zoning lot in Zoning Resolution Section 12-10.
		Community Board #7M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 7/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 5, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	789-45-BZ	Vassalotti Associates Architects, LLP 56-02/20 Broadway, Queens Extension of Term of a previously granted Variance (§11-411) for the continued operation of a (UG16) gasoline service station (<i>Getty</i>) which expired on July 13, 2016; Waiver of the Rules. M1-1/R5 zoning district. Community Board #2Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 6/19/18
6.	418-50-BZ	Board of Standards and Appeals 73-69 217th Street, 73-36 Springfield Boulevard, 219-02 74th Avenue, 73-10 220th Street, Queens Compliance Hearing Community Board #11Q
		Project Manager: Loreal Monroe (212) 386-0076
		Status: Continued Hearing – 11/20/18
7.	540-84-BZ	Eric Palatnik, P.C. 341 Soundview Avenue, Bronx Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired on Jun 20, 2016. R3-2 zoning district. Community Board #9BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 8/21/18
8.	31-91-BZ	Alfonso Duarte 173 Kingsland Avenue aka 635 Meeker Avenue, Brooklyn Extension of term and amendment (§ 1-07.3(3) (ii)) of the Board's Rules of Practice and Procedures for a previously granted Variance (§72-21) which permitted a one story enlargement to an existing non-conforming eating and drinking establishment (Use Group 6) which expired on July 28, 2012;. Waiver of the Rules. R6 & R6B zoning districts. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 8/21/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 5, 2018

10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	441-31-BZ	Eric Palatnik, P.C. 7702 Flatlands Avenue, Brooklyn Extension of Term (§11-411) for the continued use of a Gasoline Service Station (<i>BP Amoco</i>) with accessory convenience store which expired on April 26, 2017. C2-2/R5 zoning district. Community Board #18BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 8/7/18

<i>APPEALS – DECISIONS</i>		
10.	2017-103-A	Law Office of Steven Simicich 3924 Victory Boulevard, Staten Island Proposed construction of a single family residential building not fronting on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3A zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 6/5/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JUNE 5, 2018
10:00 A.M.

<i>APPEAL – CONTINUED HEARINGS</i>		
11.	205-15-A thru 214-15-A	Rothkrug Rothkrug & Spector LLP 128-60 to 128-76 Hook Creek Boulevard and 128-63 to 128-75 Fortune Way, Queens Proposed development of two-story, one family dwelling with accessory parking space that are proposed to be located within the bed of mapped but unbuilt 129th Avenue & Hook Creek Boulevard ,contrary to Article 3 of the General City Law, Section 35 located within an R2 zoning district. Community Board #12Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 7/24/18
12.	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 – 8/14/18
13.	2017-48-A	Akeeb Shekoni 36 Hardy Street, Staten Island Proposed construction located within the bed of a mapped street, contrary to General City Law 35. R3A Zoning District. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 6/19/18
14.	2017-218-A	Law Office of Steven Simicich 35 Howe Street, Staten Island Proposed single family detached residential building which is within the unbuilt portion of the mapped street, contrary to General City Law 35. R3A zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 6/5/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JUNE 5, 2018
10:00 A.M.

<i>APPEAL – CONTINUED HEARINGS</i>		
15.	215-15-A	Gerald J. Caliendo, RA, AIA 144-14 181st Street, Queens Proposed construction of a two story two family dwelling (U.G. 2), located within the bed of a mapped street contrary to Article 3, Section 35, of the General City Law, within an R3A zoning district. Community Board #12Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 9/13/18

<i>BZ – DECISIONS</i>		
16.	2017-221-BZ	Eric Palatnik, P.C. 1781 Bay Ridge Parkway, Brooklyn Re-Instatement (§11-411) of previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on July 13, 2009; Waiver of the Rules. C1-2/R5 zoning district. Community Board #11BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 6/5/18

<i>BZ – CONTINUED HEARINGS</i>		
17.	87-15-BZ	Law Office of Jay Goldstein 182 Minna Street, Brooklyn Variance (§72-21) to permit the development of a new community facility (UG 3) contrary to underlying bulk requirements. R5 zoning district. Community Board #12BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 9/13/18
18.	178-15-BZ	Rothkrug Rothkrug & Spector LLP 99-47 Davenport Court, Queens Variance (§72-21) to permit the legalization of a two-family dwelling that exceeds permitted FAR and does not provide required front, side and rear yards. R3-1 zoning district. Community Board #10Q
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Adjourned, Continued Hearing – 8/14/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 5, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
19.	246-15-BZ	Eric Palatnik, P.C. 1462 62nd Street, Brooklyn Variance (72-21) seek a variance for the legalization of the existing Use Group 3 Yeshiva at the third floor, the creation of a mezzanine on the first floor, and the use of the entire four-story and cellar structure, located within an M1-1 zoning district. (companion case 2016-4179-BZ) Community Board #11BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Withdrawn – 6/5/18
20.	2016-4179-BZ	Eric Palatnik, P.C. 1462 62nd Street, Brooklyn Special Permit (§73-19) to permit the legalization of a School (<i>Congregation Machna Sheva</i> (UG 3). Companion Variance (§72-21) (BSA Calendar Number: 246-15-BZ) to permit the creation of a mezzanine on the first floor M1-1 zoning district. Community Board #11BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Granted – 6/5/18
21.	2016-4276-BZ	Normandy Development and Construction LLC 333 Johnson Avenue, Brooklyn Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for Use Group 6B office use. M3-1 zoning district. Community Board #1BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 6/19/18
22.	2016-4295-BZ	Law Office of Lyra J. Altman 1074 East 24th 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). R2 zoning district. Community Board #14BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 6/5/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 5, 2018
10:00 A.M.

BZ – CONTINUED HEARINGS		
23.	2016-4467-BZ	Davidoff Hutcher & Citron LLP 69-25 Astoria Boulevard, Queens Variance (§72-21) to permit the legalization of an illuminated advertising sign contrary to ZR §22-35 (advertising signs not permitted in residential districts) and ZR §52-731.1 (non-conforming advertising signs in residential districts shall be terminated after 10 years from December 15, 1961). R4 zoning district. Community Board #1Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 8/7/18
24.	2017-8-BZ	Sheldon Lobel, P.C. 356-362 East 139th Street, Bronx Variance (§72-21) to permit the construction of a new school (UG 3) (<i>Academic Leadership Charter School</i>) contrary to ZR §24-11 (Maximum Allowable Lot Coverage), ZR §24-522 (Heights and Setbacks) and ZR §2436 (Rear Yard). R6 zoning district. Community Board #1BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 10/11/18
25.	2017-187-BZ	K & L Gates LLP 3660 East Tremont Avenue, Bronx Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (<i>McDonald's</i>) with an accessory drive-through facility contrary to ZR §32-15. C1-2/R4-1 zoning district. Community Board #10BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 6/5/18
26.	2017-191-BZ	Sheldon Lobel, P.C. 47 Greene Street, Manhattan Variance (§72-21) to permit the legalization of retail (Use Group 6) on the cellar and ground floors of an existing building contrary to ZR §42-14(D)(2)(b). M1-5B (SoHo Cast Iron Historic District). Community Board #2M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 8/7/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JUNE 5, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
27.	2017-213-BZ	Slater & Beckerman, P.C. 1808 Coney Island Avenue, Brooklyn Variance (§72-21) to permit the development of a 20-bed community residence and treatment facility (Use Group 3A) (<i>Dynamic Youth Community</i>) contrary to ZR §32-10 (contrary to use regulations); ZR §33-26 (rear yard regulations) and ZR §33-292 (district boundary yard regulations). C8-2 (Special Ocean Parkway District). Community Board #12BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 7/24/18
28.	2017-259-BZ	Eric Palatnik, P.C. 1760 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 §23-142); less than the required rear yard (ZR §23-47); and the proposed perimeter wall height exceeds 21'-0" contrary to (ZR §23-631(b)). R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 6/5/18
29.	2017-308-BZ	Greenberg Traurig LLP 50 East 69th Street, Manhattan Variance (§72-21) to permit the conversion of an existing building, subject to a previous Board approval which permitted medical offices with a residential penthouse to be used as a single-family residence contrary to ZR §23-47 (Rear Yard); ZR §23-44 (rear yard obstruction); ZR §23-861 (open space between rear windows and property's rear lot line; ZR §23-153 (lot coverage) and ZR §23-691 (maximum base height and building height). R8B/LH-1A, R10 Special Park Improvement District. Upper East Side Historic District. Community Board #8M
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Adjourned, Continued Hearing – 8/7/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JUNE 5, 2018
1:00 P.M.

BZ – NEW CASES		
1.	2017-247-BZ	Law Office of Lyra J. Altman 1367 East 24th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-14); and less than the required rear yard (ZR 23-47). R3-1 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 0074
		Status: Continued Hearing – 8/21/18
2.	2017-294-BZ	Rothkrug Rothkrug & Spector LLP 55-27 Myrtle Avenue, Queens Special Permit (§73-36) to operate a physical culture establishment (<i>Blink</i>) within an existing building contrary to ZR §32-10. C4-3A zoning district, NYC Landmarked Ridgewood Theater. Community Board #5Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 6/5/18
3.	2018-11-BZ	Law Office of Jay Goldstein 1495 3rd Avenue, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Rumble Fitness</i>) within 5 stories and cellar of an existing building contrary to ZR §32-10. C1-9 zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 6/5/18
4.	2018-92-BZ	NYC Mayor's Office of Housing Recovery 213 Bayside Avenue, Queens Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required side yard (ZR 23-461). R4 zoning district. Community Board #14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 6/5/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JUNE 5, 2018
1:00 P.M.

BZ – NEW CASES		
5.	2018-93-BZ	NYC Mayor's Office of Housing Recovery 7 Bevy Court, Brooklyn Special Permit (§64-92) to waive bulk requirements for the reconstruction of a home damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of the minimum required front yard regulations of ZR 23-45 and ZR 64-A351, waiver of the minimum required side yard regulations of ZR 23-461 and ZR 64-A352. R4 zoning district. Community Board #15M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 6/5/18
6.	2018-94-BZ	NYC Mayor's Office of Housing Recovery 105 Dare Court, Brooklyn Special Permit (§64-92) to waive bulk requirements for the reconstruction of a home damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of the minimum required front yard regulations of ZR 23-45, and waiver of the minimum required side yard regulations of ZR 23-461. R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 6/5/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MAY 22, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	551-37-BZ	Eric Palatnik, P.C. 233-02 Northern Boulevard, Queens Amendment (§11-413) to permit a change in use from an Automotive Repair Facility (UG 16B) to Automobile Sales (UG 16B). R1-2 zoning district. Community Board #11Q
		Project Manager: Veronica Chuah (212) 386-0086
		Status: Continued Hearing – 7/24/18
2.	334-78-BZ	Eric Palatnik, P.C. 233-20 Northern Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on October 4, 2008; Amendment to permit changes to interior partitions and signage; Waiver of the Rules. R1-2 zoning district. Community Board #11Q
		Project Manager: Veronica Chuah (212) 386-0086
		Status: Continued Hearing – 7/24/18
3.	436-53-BZ	Sheldon Lobel, P.C. 141-50 Union Turnpike, Queens Extension of Term (§11-411) of a variance permitting the operation of an Automotive Service Station (UG 16B) which expired on February 24, 2014; Amendment (§11-412) to permit the enlargement of the existing building and to permit the conversion of the repair bays to an accessory convenience store; Waiver of the Rules. R3-2 zoning district. Community Board #8Q
		Project Manager: Veronica Chuah (212) 386-0086
		Status: Continued Hearing – 7/17/18
4.	7-57-BZ	Edward Lauria 2317 Ralph Avenue, Brooklyn Extension of Term (§11-411) of a previously granted variance for a gasoline service station and maintenance which expired September 20, 2015; Waiver of the Rules. R3-2 zoning district. Community Board #18BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing - 8/14/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 22, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	393-59-BZ	Sheldon Lobel, P.C. 1945 Bartow Avenue, Bronx Extension of Term (11-411) for an extension of term of the previously granted variance to a convenience store, pump island and metal canopies for a term of ten years which expired January 15, 2012 and a waiver of the Rules. Community Board #12BX
		Project Manager: Veronica Chuah (212) 386-0086
		Status: Granted – 5/22/18
6.	634-84-BZ	Law Office of Lyra J. Altman 2501-2509 Avenue K, Brooklyn Amendment of a previously approved Variance (§72-21) which permitted the erection of a two (2) story and cellar community facility (UG 4) building which provided less than the required front yard and required parking. The amendment seeks to permit the enlargement of the synagogue (<i>Kol Israel Congregation & Center</i>) contrary to floor area, lot coverage, open space and accessory off-street parking. R2 zoning district. Community Board #14BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 5/22/18
7.	138-87-BZ	Carl A. Sulfaro, Esq. 218-36 Hillside Avenue, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of car rental facility (UG 8C) which expired on January 12, 2013; Amendment to permit changes to the interior layout and to the exterior of the building; Waiver of the Rules. C2-2/R2 zoning district. Community Board #13Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 7/24/18
8.	60-90-BZ	Michael DeRuvo, R.A. 525 Forest Avenue, Staten Island Extension of Term of a previously granted Special Permit (§73-211) for the continued use of a Gasoline Service Station (Citgo) and Automotive Repair Shop which expired on February 25, 2016; Waiver of the Rules. C2-1/R3X zoning district. Community Board #1SI
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Dismissed – 5/22/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 22, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
9.	159-00-BZ	Eric Palatnik, P.C. 383 3rd Avenue, Brooklyn Extension of Term & Amendment (72-01): extension of term of a previously granted variance of a Use Group 3 school and an Amendment for elimination of the term of the variance and a change and minor plumbing and portion alterations. C8-2 zoning district. Community Board #6BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Adjourned, Continued Hearing – 7/24/18
10.	65-13-BZ	Eric Palatnik, P.C. 123 Franklin Avenue, Brooklyn Amendment of a previously approved Variance (§72-21) which permitted the construction of a three-story multiple dwelling (Use Group 2), contrary to ZR §42-00. The amendment seeks to permit an on-site parking space at the cellar level contrary to the previous Board approval. M1-1 & M1-2/R6A Special Mixed MX-4 district. Community Board #3BK
		Project Manager: Veronica Chuah (212) 386-0086
		Status: Granted – 5/22/18

<i>SOC – NEW CASES</i>		
11.	545-56-BZ	Eric Palatnik, P.C. 2001 Williamsbridge Road, Bronx Amendment of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B). The amendment seeks to convert the existing automotive service bay to an accessory convenience store; Extension of Time to Obtain a Certificate of Occupancy which expired on July 28, 2016; Waiver of the Board's rules. C2-4/R5D zoning district. Community Board #11BX
		Project Manager: Veronica Chuah (212) 386-0086
		Status: Continued Hearing – 7/24/18
12.	60-82-BZ	Eric Palatnik, P.C. 60-11 Queens Boulevard, Queens Extension of Term (§11-411) of a previously granted variance permitting the operation of an Automotive Service Station (UG 16B) which expired on July 7, 2016. C2-3/R7X zoning district. Community Board #2Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 8/21/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 22, 2018
10:00 A.M.

APPEALS – CONTINUED HEARINGS		
13.	2016-2-A	Rothkrug Rothkrug & Spector LLP 74 Buttonwood Road, Staten Island Appeal seeking determination that the Department of Buildings improperly denied an application for a permit for construction of cabana based on erroneous determination that the cabana should be considered a dwelling unit and not an accessory structure, requiring compliance with minimum required distance between buildings (ZR 23-711(f)) and minimum distance between lot lines and building walls (ZR 23-881) in the lower density growth management area. R1-1(NA-1). Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Withdrawn – 5/22/18
14.	2017-103-A	Law Office of Steven Simicich 3924 Victory Boulevard, Staten Island Proposed construction of a single family residential building not fronting on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3A zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 6/5/18
15.	2017-218-A	Law Office of Steven Simicich 35 Howe Street, Staten Island Proposed single family detached residential building which is within the unbuilt portion of the mapped street, contrary to General City Law 35. R3A zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/5/18
16.	2017-254-A and 2017-255-A	Eric Palatnik, P.C. 115 and 117 Arbutus Avenue, Staten Island Proposed construction of a two-family homes not fronting a legally mapped street contrary to General City Law 36. R3X/SRD zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 5/22/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 22, 2018
10:00 A.M.

<i>APPEALS – NEW CASES</i>		
17.	2017-282-A	Law Office of Steven Simicich 148 Sprague Avenue, Staten Island Proposed construction of three, two family detached buildings where one of the houses will not be fronting on a mapped street contrary to General City Law 36. R3X Special South Richmond District. Community Board #3SI
		Project Manager: Veronica Chuah (212) 386-0086
		Status: Continued Hearing – 7/17/18
18.	2017-323-A	Marianne Russo 108 Croak Avenue, Staten Island Proposed development of a one-family dwelling not fronting on a mapped street contrary to General City Law §36. R1-2 zoning district. Community Board #2SI
		Project Manager: Veronica Chuah (212) 386-0086
		Status: Postponed Hearing – 7/24/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 22, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
19.	116-14-BZ	Gerard J. Caliendo, RA, AIA 188 East 93rd Street, Manhattan Special Permit (§73-36) to allow the legalization of an Physical Cultural Establishment (<i>Crank NYC II</i>) on the first floor level of an existing five story mixed commercial & residential building in a C1-9 zoning district. Community Board #8M
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 5/22/18
20.	111-15-BZ	Eric Palatnik, P.C. 98 Third Avenue, Brooklyn Variance (§72-21) to permit a six-story mixed use building with ground floor commercial space and residential space on the upper floors a contrary to ZR section 42-00. M1-2 zoning district. Community Board #2BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 7/17/18
21.	234-15-BZ	Sarah Tadros Awad 1223 67th Street, Brooklyn Special Permit (§73-622) to permit the legalization of an enlargement and the conversion to a two family home of an existing single-family, semi-detached residential building contrary to floor area ZR 23-141 and perimeter wall height 23-631(b). R4-1 zoning district. Community Board #10BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 5/22/18
22.	2016-4208-BZ	Sheldon Lobel, P.C. 142 West 19th Street, Manhattan Variance (§72-21) to permit the development of a 10-story residential building contrary to ZR §23-692. C6-3A zoning district. Community Board #4M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/22/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 22, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
23.	2016-4276-BZ	Normandy Development and Construction LLC 333 Johnson Avenue, Brooklyn Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for Use Group 6B office use. M3-1 zoning district. Community Board #1BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 6/5/18
24.	2016-4295-BZ	Law Office of Lyra J. Altman 1074 East 24th 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). R2 zoning district. Community Board #14BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/5/18
25.	2017-187-BZ	K & L Gates LLP 3660 East Tremont Avenue, Bronx Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (<i>McDonald's</i>) with an accessory drive-through facility contrary to ZR §32-15. C1-2/R4-1 zoning district. Community Board #10BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/5/18
26.	2017-213-BZ	Slater & Beckerman, P.C. 1808 Coney Island Avenue, Brooklyn Variance (§72-21) to permit the development of a 20-bed community residence and treatment facility (Use Group 3A) (<i>Dynamic Youth Community</i>) contrary to ZR §32-10 (contrary to use regulations); ZR §33-26 (rear yard regulations) and ZR §33-292 (district boundary yard regulations). C8-2 (Special Ocean Parkway District). Community Board #12BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 6/5/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 22, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
27.	2017-214-BZ	Eric Palatnik, P.C. 1459 East 24th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home, contrary to floor area & open space (§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: Adjourned, Continued Hearing – 7/17/18
28.	2017-217-BZ	Akerman, LLP 4855 Hylan Boulevard, Staten Island Special Permit (§73-126) to permit a two-story with cellar ambulatory diagnostic or treatment health care facility (UG 4) contrary to ZR §22-14(A). R3X (Special South Richmond Development District) (Lower Density Growth Management Area). Community Board #3 SI
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 8/14/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 22, 2018

1:00 P.M.

BZ – NEW CASES		
1.	190-15-BZ	Francis R. Angelino, Esq. 51-57 Carmine Street, Manhattan Variance (§72-21) to propose a new six-story and bulkhead mixed building with ground floor commercial use and residential use on the upper floors located partially within a R6 zoning district and a C2-6 zoning district. Community Board #2M
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 8/14/18
2.	2016-4273-BZ	Akerman LLP 669 Second Avenue, Manhattan Variance (§72-21) to permit the legalization of an existing non-conforming replacement advertising sign based upon good-faith reliance. C1-9 zoning district. Community Board #6M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 8/7/18
3.	2017-287-BZ	Eric Palatnik, P.C. 113-03 – 113-11 Springfield Boulevard, Queens Special Permit (§73-36) to permit the operation of the Physical Culture Establishment (<i>Retro Fitness</i>) to be located within the cellar and first floor levels of an existing building contrary to ZR §32-10. C2-3/R3-2 zoning district. Community Board #13Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 5/22/18
4.	2017-296-BZ	Caudalie Washington St LLC 817-33 Washington Street, Manhattan Special Permit (§73-36) to operate a physical culture establishment (<i>Caudalie</i>) within an existing building contrary to ZR §42-10. M1-5 zoning district, Gansevoort Market Historic District. Community Board #2M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 5/22/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 15, 2018
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	247-08-BZ	Eric Palatnik, P.C. 3454 Nostrand Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-243) to permit the operation of an accessory drive-thru facility to an eating and drinking establishment (Popeye's), which expired on May 12, 2014; Waiver of the Rules. C1-2/R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/15/18

<i>SOC – CONTINUED HEARINGS</i>		
2.	866-49-BZ	Carl A. Sulfaro, Esq. 200-01 47th Avenue, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 7, 2015; Waiver of the Rules. R3X zoning district. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 7/24/18
3.	413-50-BZ	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 – 6/26/18
4.	528-64-BZ	NYC Board of Standards and Appeals 240-02 Northern Boulevard, Queens Compliance Hearing of a previously approved Variance (§72-21) which permitted the erection of a two story enlargement of an auto showroom (UG 16B) (East Hills Chevrolet) R1-2 zoning district. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 5/15/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 15, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	634-84-BZ	Law Office of Lyra J. Altman 2501-2509 Avenue K, Brooklyn Amendment of a previously approved Variance (§72-21) which permitted the erection of a two (2) story and cellar community facility (UG 4) building which provided less than the required front yard and required parking. The amendment seeks to permit the enlargement of the synagogue (<i>Kol Israel Congregation & Center</i>) contrary to floor area, lot coverage, open space and accessory off-street parking. R2 zoning district. Community Board #14BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 5/22/18
6.	217-96-BZ	Eric Palatnik, P.C. 165-01 Northern Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a car rental facility (<i>Enterprise Rent-A-Car</i>) (Use Group 8) which expired on October 7, 2017. C1-2 (R2) zoning district. Community Board #7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 5/15/18
7.	180-05-BZ	Rothkrug Rothkrug & Spector, LLP 1511 Third Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (Equinox) which expires on February 28, 2016. C2-8A/R8B zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Withdrawn – 5/15/18
8.	187-08-BZ	Sheldon Lobel, P.C. 1247 38th Street, Brooklyn Amendment to a variance (§72-21) to allow a five-story school (<i>Congregation & Yeshiva Maschzikei Hadas</i>). The application seeks to increase the zoning lot contrary to the previous Board approval. M1-2/R6B zoning district. Community Board #12BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 5/15/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MAY 15, 2018

10:00 A.M.

SOC – CONTINUED HEARINGS

9.	65-13-BZ	<p>Eric Palatnik, P.C. 123 Franklin Avenue, Brooklyn Amendment of a previously approved Variance (§72-21) which permitted the construction of a three-story multiple dwelling (Use Group 2), contrary to ZR §42-00. The amendment seeks to permit an on-site parking space at the cellar level contrary to the previous Board approval. M1-1 & M1-2/R6A Special Mixed MX-4 district. Community Board #3BK Project Manager: Veronica Chuah (212) 386-0086 Status: Continued Hearing – 5/22/18</p>
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SOC – NEW CASES

10.	933-28-BZ	<p>Gerard J. Caliendo, R.A., AIA 125-24 Metropolitan Avenue, Queens Extension of Term, Amendment & Waiver (11-413) for an extension of the term of a variance which permitted the operation of an automotive repair facility and gasoline service station (UG 16) and an Amendment for the legalization of the enlargement with an insulated corrugated metal enclosure. R5 zoning district. Community Board #9Q Project Manager: Veronica Chuah (212) 386-0086 Status: Postponed Hearing – 7/17/18</p>
11.	40-06-BZ	<p>MP Design and Construction 10 Hanover Square, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Culture Establishment (Goldman-Sachs) on the cellar and sub-cellar levels in a 21-story mixed-use building which expired on August 22, 2016; Amendment to permit the change in operator to (Complete Body) and a change in hours of operation; Waiver of the Rules. C5-5 (LM) zoning district. Community Board #1M Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 6/26/18</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 15, 2018
10:00 A.M.

<i>SOC – NEW CASES</i>		
12.	45-08-BZ	<p>Rampulla Associates Architects 55 Androvetta Street, Staten Island Extension Time to Complete Construction of Variance (§72-21) to construct a new four-story, 81-unit age restricted residential facility which expired on May 19, 2017. M1-1 (Area M), SRD & SGMD zoning district. Community Board #3SI Project Manager: Toni Matias (212) 386-0085 Status:</p>

<i>APPEALS – DECISIONS</i>		
13.	2016-4268-A	<p>Tarter Krinsky & Drogin LLP 30 Prince Street aka 265-269 Gold Street, Brooklyn Appeal from Department of Buildings' determination that a sign is not entitled to con-conforming use status as advertising sign at the existing size and height. Community Board #2BK Project Manager: Toni Matias (212) 386-0085 Status: Denied – 5/15/18</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
14.	102-15-A	<p>Eric Palatnik, P.C. 1088 Rossville Avenue, Staten Island Proposed enlargement of a building located partially within the bed of mapped unbuilt street, pursuant Article 3 Section 35 of the General City Law and waiver under ZR 72-10-(g). R3-2/SRD zoning district. Community Board #3SI Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 6/26/18</p>
15.	2017-193-A thru 2017-199-A	<p>Eric Palatnik, P.C. 9, 10, 11, 12, 14, 15, and 17 Tupelo Court, Staten Island Proposed construction of a residential buildings not fronting on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R1-2 zoning district. Community Board #2SI Project Manager: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 7/17/18</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 15, 2018
10:00 A.M.

APPEALS – CONTINUED HEARINGS

16.	2017-254-A and 2017-255-A	Eric Palatnik, P.C. 115 and 117 Arbutus Avenue, Staten Island Proposed construction of a two-family homes not fronting a legally mapped street contrary to General City Law 36. R3X/SRD zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/22/18

APPEALS – NEW CASES

17.	257-15-A	Rothkrug Rothkrug & Spector LLP 1221 Forest Hill Road, Staten Island Proposed construction within the bed of a mapped street is contrary to Article 3 Section 35 of the General City Law and related bulk waivers under ZR 72-01-(g). R3-2(NA-1) zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 7/17/18
18.	2017-5-A thru 2017-7-A	Eric Palatnik, P.C. 620A, 620B, 620C Sharrotts Road, Staten Island Proposed construction of three buildings, two buildings with retail and office space and one warehouse, not fronting on a legally mapped street, contrary to General City Law 36. M1-1 zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 7/17/18
19.	2017-234-A	Rothkrug Rothkrug & Spector LLP 266 Wild Avenue, Staten Island Proposed construction of a self-storage facility not fronting a legally mapped street contrary to General City Law 36. M1-1 zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/26/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 15, 2018
10:00 A.M.

<i>BZ – DECISIONS</i>		
20.	2016-4138-BZ	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
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Deferred Decision – 7/17/18
21.	2016-4271-BZ	Eric Palatnik, P.C. 201 Hampton Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing one family home contrary to floor area, open space and lot coverage (ZR 23-141) and side yard (ZR 23-461. R3-1 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 5/15/18

<i>BZ – CONTINUED HEARINGS</i>		
22.	234-15-BZ	Sarah Tadros Awad 1223 67th Street, Brooklyn Special Permit (§73-622) to permit the legalization of an enlargement and the conversion to a two family home of an existing single-family, semi-detached residential building contrary to floor area ZR 23-141 and perimeter wall height 23-631(b). R4-1 zoning district. Community Board #10BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/22/18
23.	2016-4262-BZ	Pryor Cashman LLP 279 Church Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Lyons Den Power Yoga</i>) on the second and third floors of an existing building. C6-2A (Tribeca East Historic District) zoning district. Community Board #1M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 5/15/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 15, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
24.	2017-54-BZ	Law Office of Lyra J. Altman 1215-1217 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR §23-142) and less than the required rear yard (ZR §23-47). R2 zoning district. Community Board #14BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/15/18
25.	2017-56-BZ	Rampulla Associates Architects, LLP 1321 Richmond Road, Staten Island Variance (§72-21) to permit construction of a cellar and three (3) story residential condominium with six (6) dwelling units and ten (10) off-street parking spaces contrary to ZR §22-11 (multi-family buildings not permitted in an R1-2 zoning district; ZR §§ 23-00 & 25-00) no bulk or parking regulations for multi-family buildings. R1-2 zoning district. R1-2 Lower Density Growth Management Area. Community Board #2SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 7/24/18
26.	2017-192-BZ	Greenberg Traurig, LLP 5402-5414 Fort Hamilton Parkway/1002-1006 54th Street, Brooklyn Special Permit (§73-44) to allow the reduction of required parking for ambulatory diagnostic or treatment facility (Use Group 4) (Parking Category PRC B1). C1-3/R6 zoning district. Community Board #12BK
		Project Manager: Veronica Chuah (212) 386-0086
		Status: Continued Hearing – 7/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 15, 2018
1:00 P.M.

BZ – NEW CASES		
1.	2016-4265-BZ	Law Office of Fredrick A. Becker 25 Bleecker Street, Manhattan Variance (§72-21) to permit the development of a six-story and penthouse structure containing commercial retail (UG 6) on the first and cellar floors contrary to ZR §42-14(D)(2)(B) and residential (UG 2) in the upper floors contrary to ZR §42-10. The proposed rear yard does not comply with ZR §§43-26 & 43-27. M1-5B (NOHO Historic District) zoning district. Community Board #2M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 7/24/18
2.	2016-4275-BZ	Gerald J. Caliendo, R.A., AIA 132-15 14th Avenue, Queens Special Permit (§73-36) to permit the legalization of a physical cultural establishment (<i>Push Fitness Club</i>) located on the first floor, basement and mezzanine levels of the existing commercial building contrary to ZR §42-10. M1-1 zoning district. Community Board #7Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 7/24/18
3.	2017-149-BZ	Sheldon Lobel, P.C. 510 Quincy Street & 651-671 Gates Avenue, Brooklyn Special Permit (§73-433) to permit the reduction of 88 accessory off-street parking spaces required for existing income-restricted housing units. C2-4/R6A, C2-4/R6B, R6A & R6B zoning district. Community Board #3BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Postponed Hearing – 7/17/18
4.	2017-209-BZ	Eric Palatnik, P.C. 1622 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 (ZR §23-142); perimeter wall height (ZR §23-631) and less than the required rear yard (ZR §23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 7/24/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MAY 15, 2018

1:00 P.M.

<i>BZ – NEW CASES</i>		
5.	2017-304-BZ	Simons & Wright LLC 160 17th Street, Brooklyn Special Permit (§73-19) to permit the construction of a school (UG 3) (<i>Brooklyn Prospect Charter School</i>) contrary to use regulation (ZR §42-10). M1-2D zoning district. Community Board #7BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 7/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING
TUESDAY MORNING, MAY 8, 2018
10:00 A.M.

SPECIAL HEARINGS		
1.	624-68-BZ	Rothkrug Rothkrug & Spector LLP 188-07/15 Northern Boulevard, Queens Extension of Term of a Variance (§72-21) which permitted the operation of wholesale plumbing supply establishment (UG16) and stores and office (UG6) which expired on February 7, 2017; Extension of Time to obtain a Certificate of Occupancy which expired on February 7, 2013; Waiver of the rules. R3-2 zoning district. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 8/14/18
2.	308-79-BZ	Klein Slowik PLLC 43 Clark Street aka 111 Hicks Street, Brooklyn Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a Physical Cultural Establishment (<i>Eastern Athletic Club</i>) which expired on July 3, 2014; Waiver of the Rules. R7-1 (Limited Height Special Purpose District) (Brooklyn Heights Historic District). Community Board #2BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 6/19/18
3.	175-05-BZ	Sheldon Lobel, P.C. 18-24 Luquer Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to construct a four-story multiple dwelling with accessory parking which expired on January 9, 2015; Waiver of the Rules. M1-1 zoning district. Community Board #6BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 6/19/18
4.	322-05-BZ	Eric Palatnik, P.C. 69-69 Main Street, Queens Extension of Time to Complete Construction for a previously granted variance (§72-21) which permitted the enlargement of an existing two story home and the change in use to a community use facility (Queens Jewish Community Council), which expired on March 7, 2017. R4B zoning district. Community Board #8Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 8/21/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING
TUESDAY MORNING, MAY 8, 2018
10:00 A.M.

SPECIAL HEARINGS		
5.	18-09-BZ	Klein Slowik PLLC 250 West 54th Street, Manhattan 2016-Extension of Term of a special permit (§73-36) for the continued operation of a physical culture establishment (<i>Crunch Fitness</i>) which expires on November 21, 2021; Amendment to permit the change in operator; Waiver of the Rules. C6-5 and C6-7 zoning district. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 6/19/18
6.	2016-4150-BZ	Sheldon Lobel, P.C. 667 Grand Street, Brooklyn Special Permit (§73-36) to permit a physical culture establishment (<i>CrossFit</i>) on the cellar, first floor and mezzanine of an existing building commercial building. C6-4A zoning district. Community Board #1BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 8/14/18
7.	2017-31-BZ	Akerman, LLP 107-17 34th Avenue, Queens Variance (§72-21) to permit the development of a three-story, three-family residential building on a narrow corner lot contrary to ZR §23-45 (front yard) and ZR §23-462 (a) (required side yards). R5 zoning district. Community Board #3Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 7/17/18
8.	2017-39-BZ	Mango & Lacoviello, LLP 271 Church Street, Manhattan Special Permit (§73-36) to permit the legalization of the operation of a Physical Culture Establishment (<i>The Tracy Anderson Method</i>) to be operated within the cellar and ground floor with mezzanine of an existing building contrary to ZR §32-10. C6-2A (Tribeca East Historic District). Community Board #1M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 7/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL MEETING
TUESDAY MORNING, MAY 8, 2018
10:00 A.M.

SPECIAL HEARINGS		
9.	2017-62-BZ	Akerman LLP 387 Park Avenue South, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Barry's Bootcamp</i>) to be located within a portion of an existing building's first floor contrary to ZR §32-10. C6-4A and C4-5A zoning districts. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 5/8/18
10.	2017-130-BZ	Rothkrug Rothkrug & Spector 47-01 Barnett Avenue, Queens Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>Crossfit Sunnyside</i>) within an existing commercial building. M1-1 zoning district. Community Board #2Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 5/8/18
11.	2017-299-BZ	Duane Morris LLP 242-02 61st Avenue, Queens Variance (§72-21) to permit the increase the degree of non-conformance of the a presently existing non-conforming shopping center by adding 15,181 square feet of retail floor area; adding approximately 1,116.10 square feet of signage and eliminate 101 parking spaces. R4 zoning district. Community Board #11Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 5/8/18
12.	2018-17-BZ	Fox Rothschild LLP 2600 Hylan Boulevard, Staten Island Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>LA Fitness</i>) to occupy 37,583 sq. ft. within a shopping center contrary to ZR §32-10. C4-1 zoning district. Community Board #2SI
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 5/8/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 1, 2018
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	2016-4255-BZ	Eric Palatnik, P.C. 4801 Ocean Avenue, 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); side yard (ZR §23-461); and rear yard (ZR §23-47). R3-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Deferred Decision – 6/19/18

<i>SOC – CONTINUED HEARINGS</i>		
2.	101-92-BZ	Sheldon Lobel, P.C. 66-98 East Burnside Avenue, Bronx Extension of Term (§11-411) for the continued operation of the use of parking lot for non-commercial, non-transient parking which expired on October 26, 2013; Waiver of the Rules. C1-4/R8 zoning district. Community Board #5BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/26/18
3.	75-95-BZ	Law Office of Fredrick A. Becker 1635 Third Avenue, Manhattan Extension of Term for a special permit (§73-36) permitting the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on January 28, 2016; Waiver of the Rules. C2-8 zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0062
		Status: Continued Hearing – 11/8/18
4.	168-98-BZ	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: Granted – 5/1/18

*****DISCLAIMER*****

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 1, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	97-07-BZ	Law Office of Fredrick A. Becker 80-16 Cooper Avenue, Queens Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Cultural Establishment (<i>New York Sports Club</i>) on the second floor of a two-story commercial building within a commercial mall complex which expired on December 31, 2016; Amendment to request a change in the hours of operation; Waiver of the Board's rules. M1-1 zoning district. Community Board #5Q
		Project Manager: Rory Levy (212) 386-0062
		Status: Granted – 5/1/18

<i>SOC – NEW CASES</i>		
6.	677-53-BZ	Akerman LLP 61-28 Fresh Meadow Lane, Queens Extension of Term (§11-411) of a previously granted Variance permitting the operation of a UG16 Auto Body Repair Shop (<i>Carriage House</i>) with incidental painting and spraying which expired on October 18, 2016; Extension of Time to Obtain a Certificate of Occupancy which expired on October 18, 2012. Waiver of the Rules.C2-2/R4 zoning district. Community Board #8Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 8/21/18
7.	233-07-BZ	Rothkrug Rohkrug & Spector, LLP 203 East 86th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation physical culture establishment (Pure yoga studio) on the first floor, cellar, sub-cellar 1 and sub-cellar 2 in an existing 35-story mixed-use building. Which expires on February 12, 2018. C2-8A zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0062
		Status: Granted – 5/1/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MAY 1, 2018
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	2016-4253-A	Eric Palatnik, P.C. 565 St. John's Place, Brooklyn Appeal seeking a determination that the owner has acquired common law vested rights for a development commenced under the prior R7-1 district regulations. R3 Zoning district. Community Board #8BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 6/26/18
9.	2016-4296-A thru 2016-4298-A	Rothkrug Rothkrug & Spector LLP 3236, 3238 Schley Avenue and 580 Clarence Avenue, Bronx Proposed enlargement of an existing one-family home which is within the unbuilt portion of the mapped street contrary to General City Law 35. C3A zoning district. Community Board #10BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 6/26/18
10.	2017-143-A	NYC Department of Buildings 25-32 44th Street, Queens Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy. Community Board #1Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 7/24/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MAY 1, 2018
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
11.	2017-232-A	Land Planning & Engineering 1632 Richmond Terrace, Staten Island Proposed retail public self-storage building not fronting on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. M1-1 zoning district Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/26/18
12.	2017-276-A	Eric Palatnik, P.C. 96 Industrial Loop, Staten Island Proposed construction of a commercial building not fronting on a legally mapped street, contrary to General City Law 36. M3-1 zoning district. Community Board #3SI
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 6/19/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 1, 2018
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: Loreal Monroe (212) 386-0076</p> <p>Status: Continued Hearing – 8/7/18</p>
14.	1-96-BZ	<p>New York City Board of Standards and Appeals 600 McDonald Avenue, Brooklyn Amendment for an extension of an existing school building to add 3rd and 4th floors. R5 zoning district. Community Board #12BK</p> <p>Project Manager: Loreal Monroe (212) 386-0076</p> <p>Status: Continued Hearing – 8/7/18</p>
15.	174-14-BZ	<p>Jim Kusi 820 East 182nd Street aka 2165-75 Southern Boulevard, Bronx Re-instatement (§11-411) of a previously approved variance permitting the operation an Automotive Service Station (UG 16B) with accessory uses which expired November 6, 1994; Waiver of the Rules. C1-4/R7-1 zoning district. Community Board #2BX</p> <p>Project Manager: Carlo Costanza (212) 386-0068</p> <p>Status: Continued Hearing – 7/17/18</p>
16.	17-15-BZ	<p>Law Office of Lyra J. Altman 133 Beach 5th Street, Queens Variance (72-21) to allow the construction of a four story residential building at the premises, located within an R4A zoning district. Community Board #14Q</p> <p>Project Manager: Veronica Chuah (212) 386-0084</p> <p>Status: Continued Hearing – 8/7/18</p>
17.	20-15-BZ	<p>Alexander Levkovich 461 Avenue X, Brooklyn Variance (§72-21) to permit the construction of a Use Group 4A house of worship community facility at the premises contrary to floor area ratio, open space, lot coverage, wall height, front yard, side yards, rear yard, sky exposure plane, and parking regulations. R4 (OP) zoning district. Community Board #15BK</p> <p>Project Manager: Darrell Ruffin (212) 386-0054</p> <p>Status: Adjourned, Continued Hearing – 8/7/18</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MAY 1, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	25-15-BZ	Slater & Beckerman, P.C. 71 Lewis Avenue, Brooklyn Special Permit (73-46) to allow a waiver of all required accessory off-street parking spaces required for dwelling units created by a conversion a five-story community facility. R6B zoning district. Community Board #3BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Dismissed – 5/1/18
19.	89-15-BZ	Law Office of Jay Goldstein 92 Walworth Street, Brooklyn Variance (§72-21) to permit the construction of a 4-story, 4-family home contrary to §42-11. M1-1 zoning district. Community Board #3BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 7/17/18
20.	196-15-BZ	Eric Palatnik, P.C. 250 Mercer Street aka 683 Broadway, Manhattan Special Permit §73-36: to permit a physical culture establishment (<i>Haven Spa</i>) that will occupy the first floor of a 16-story residential building. C6-2 zoning district. Community Board #1M
		Project Manager: Rory Levy (212) 386-0062
		Status: Continued Hearing – 8/7/18
21.	2016-4153-BZ	Eric Palatnik, P.C. 4701 19th Avenue, Brooklyn Variance (§72-21) to permit the construction of a Use Group 3 school (<i>Project Witness</i>) contrary to floor area ratio and lot coverage (§24-34), front yard (§24-34) and side yard (§24-35(a)). R5 zoning district. Community Board #12BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 8/7/18
22.	2016-4217-BZ	Eric Palatnik, P.C. 1665 Bartow Avenue, Bronx Re-Instatement (§11-411) of a variance which permitted the operation of an Automotive Service Station with accessory uses (UG 16B), which expired on September 29, 2008; Amendment (§11-412) to permit structural alterations to the building: Amendment to permit Automotive Laundry; Waiver of the Rules. R3A zoning district. Community Board #12BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 7/24/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MAY 1, 2018
1:00 P.M.

BZ – NEW CASES		
1.	268-14-BZ	Akerman LLP 231-06/10 Northern Boulevard, Queens Variance (§72-21) proposed enlargement of the existing Use Group 6, eating and drinking establishment at the subject site. Located within and R1-2 zoning district. Community Board #11Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Postponed Hearing – 8/14/18
2.	2017-9-BZ	Law Office of Jay Goldstein 561-565 Utica Avenue, Brooklyn Special Permit (§73-19) to allow for a school (<i>All My Children Daycare</i>) (UG 3) to be located on the first (1st) floor of an existing two story commercial building contrary to use regulations (§32-10). C8-2 zoning district. Community Board #17BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 7/24/18
3.	2017-291-BZ	Law Office of Jay Goldstein 1367 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of the existing single family home contrary to ZR §23-141 (floor area ratio & open space ratio); ZR §23-461(a) (side yard) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 7/24/18
4.	2017-292-BZ	Law Office of Jay Goldstein 1363 East 26th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of the existing single family home contrary to ZR §23-141 (floor area ratio & open space ratio); ZR §23-461(a) (side yard) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 7/24/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 17, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	7-57-BZ	Edward Lauria 2317 Ralph Avenue, Brooklyn Extension of Term (§11-411) of a previously granted variance for a gasoline service station and maintenance which expired September 20, 2015; Waiver of the Rules. R3-2 zoning district. Community Board #18BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/22/18
2.	31-91-BZ	Alfonso Duarte 173 Kingsland Avenue aka 635 Meeker Avenue, Brooklyn Extension of term and amendment (§ 1-07.3(3) (ii)) of the Board's Rules of Practice and Procedures for a previously granted Variance (§72-21) which permitted a one story enlargement to an existing non-conforming eating and drinking establishment (Use Group 6) which expired on July 28, 2012;. Waiver of the Rules. R6 & R6B zoning districts. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 6/5/18

<i>SOC – NEW CASES</i>		
3.	789-45-BZ	Vassalotti Associates Architects, LLP 56-02/20 Broadway, Queens Extension of Term of a previously granted Variance (§11-411) for the continued operation of a (UG16) gasoline service station (<i>Getty</i>) which expired on July 13, 2016; Waiver of the Rules. M1-1/R5 zoning district. Community Board #2Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/5/18
4.	450-46-BZ	Friedman & Gotbaum LLP 41 East 62nd Street, Manhattan Extension of Term (§ 11-411) of a previously approved variance permitting commercial (UG 6B) contrary to residential use regulations which expired on November 1, 2014; Waiver of the Rules. R8B/LH-1A (Upper East Side Historic District) zoning district. Community Board #8M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 4/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, APRIL 17, 2018
10:00 A.M.

<i>APPEALS – DECISIONS</i>		
5.	2016-4268-A	Tarter Krinsky & Drogin LLP
		30 Prince Street aka 265-269 Gold Street, Brooklyn
		Appeal from Department of Buildings' determination that a sign is not entitled to con-conforming use status as advertising sign at the existing size and height.
		Community Board #2BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Deferred Decision – 5/15/18

<i>APPEAL – CONTINUED HEARINGS</i>		
6.	2017-144-A	NYC Department of Buildings
		25-30 44th Street, Queens
		Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy.
		Community Board #1Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Off Calendar – 4/17/18

<i>APPEAL – NEW CASES</i>		
7.	2017-48-A	Akeeb Shekoni
		36 Hardy Street, Staten Island
		Proposed construction located within the bed of a mapped street, contrary to General City Law 35. R3A Zoning District.
		Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/5/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 17, 2018
10:00 A.M.

<i>BZ – DECISIONS</i>		
8.	31-14-BZ	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: Deferred Decision – 6/19/18
9.	105-15-BZ	Eric Palatnik, P.C. 2102-2124 Avenue Z, Brooklyn Variance (§72-21) to permit the development of a four (4) story building consisting of Use Group 6 commercial offices on the first and second floor and community facility uses on the third and fourth floors. Waiver of ZR 24-11 (floor area and lot coverage), ZR 24-34 (front yard) and ZR 25-31 (parking). Use variance for retail and office contrary to ZR 22-10. R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 4/17/18
10.	2016-4230-BZ	Eric Palatnik, P.C. 1912 & 1920 Amethyst Street, Bronx Variance (§72-21) to allow the development of a House of Worship (UG 4A) contrary to floor area (ZR §33-123), street wall height and setback (ZR §33-432) and parking (ZR §36-21). C8-1 zoning district. Community Board #11BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 4/17/18
11.	2016-4271-BZ	Eric Palatnik, P.C. 201 Hampton Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing one family home contrary to floor area, open space and lot coverage (ZR 23-141) and side yard (ZR 23-461). R3-1 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 5/15/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 17, 2018
10:00 A.M.

<i>BZ – DECISIONS</i>		
12.	2017-221-BZ	Eric Palatnik, P.C. 1781 Bay Ridge Parkway, Brooklyn Re-Instatement (§11-411) of previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on July 13, 2009; Waiver of the Rules. C1-2/R5 zoning district. Community Board #11BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 6/5/18

<i>BZ – CONTINUED HEARINGS</i>		
13.	226-14-BZ	Gerald J. Caliendo, RA, AIA 147-02 76th Road, Queens Variance (§72-21 to permit the proposed three (3) story use group 4 Synagogue, school and Rabbi's office. R4 zoning district. Community Board #8Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 6/26/18
14.	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: Adjourned, Continued Hearing – 6/26/18
15.	2017-100-BZ	Friedman & Gotbaum, LLP 412 East 90th Street, Manhattan Special Permit (§73-19) to allow for a Use Group 3 school use (<i>The Spence School</i>) contrary to ZR §32-31 (Use Regulations); Variance (§72-21) to permit the development of the building contrary to ZR §33-292 (Proposed building extends 30 ft. into the required open area) and ZR §33-26 (Proposed building extends 20 ft. into the required rear yard. C8-4 zoning district. Community Board #8M
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Granted – 4/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 17, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
16.	2017-205-BZ	Slater & Beckerman, P.C. 555 Nereid Avenue, Bronx Variance (§72-21) to permit the conversion of the former Sgt. Joseph E. Muller U.S. Army Reserve Center into a 90-bed Use Group 3A non-profit institution with sleeping accommodations contrary to ZR §42-10. M1-1 zoning district. Community Board #12BX
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Granted – 4/17/18
17.	2017-206-BZ	Slater & Beckerman, P.C. 4449 Bronx Boulevard, Bronx Variance (§72-21) to permit the development of a 23-space open parking area accessory to a proposed 90-bed Use Group 3A non-profit institution with sleeping accommodations contrary to ZR §42-10 filed under BSA Calendar Number 2017-205-BZ. M1-1 zoning district. Community Board #12BX
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Granted – 4/17/18
18.	2016-4468-BZ	Bryan Cave LLP 27 East 61st Street, Manhattan Variance (§72-21) to permit the conversion and horizontal enlargement of an existing six-story mixed use building into a six-story commercial (UG 6) building contrary to ZR §33-122 (Maximum Permitted Floor Area). C5-1 (Madison Avenue Preservation District). Community Board #8M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/26/18
19.	246-15-BZ	Eric Palatnik, P.C. 1462 62nd Street, Brooklyn Variance (72-21) seek a variance for the legalization of the existing Use Group 3 Yeshiva at the third floor, the creation of a mezzanine on the first floor, and the use of the entire four-story and cellar structure, located within an M1-1 zoning district. (companion case 2016-4179-BZ) Community Board #11BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 6/5/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 17, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	2016-4179-BZ	Eric Palatnik, P.C. 1462 62nd Street, Brooklyn Special Permit (§73-19) to permit the legalization of a School (<i>Congregation Machna Shelva</i> (UG 3). Companion Variance (§72-21) (BSA Calendar Number: 246-15-BZ) to permit the creation of a mezzanine on the first floor M1-1 zoning district. Community Board #11BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 6/5/18
21.	2016-4169-BZ	Sheldon Lobel, P.C. 230 Boerum Street, Brooklyn Variance (§72-21) to permit the construction of a residential building contrary to ZR §§42-00 & 42-10. M1-1 zoning district. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 4/17/18
22.	2016-4301-BZ	Eric Palatnik, P.C. 136 Oxford 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 23-142); side yard (ZR 23-48); lot area and width (ZR 23-32) and less than the required rear yard (ZR 23-47). R5-OP zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 6/19/18
23.	2016-4347-BZ	Eric Palatnik, P.C. 1605 Oriental Boulevard, Brooklyn Special Permit (73-622) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-142); side yard requirements (ZR 23-48) and less than the minimum rear yard (ZR 23-47). R3-1 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/19/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 17, 2018
10:00 A.M.

BZ – NEW CASES		
24.	2017-24-BZ	Walter T. Gorman, P.E. 1400 Bay Street aka 5 Fingerboard Road, Staten Island Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) (Mobile) with accessory uses which expired on March 19, 2004; Waiver of the Rules. R3A zoning district. Community Board #1SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 4/17/18
25.	2017-216-BZ	Sheldon Lobel, P.C. 411 Wales Avenue, Bronx Special Permit (§73-19) to permit a school (UG 3) (<i>Rosalyn Yalow Charter School</i>) within an existing two-story manufacturing building contrary to ZR §42-10. M1-2 zoning district. Community Board #1BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 4/17/18
26.	2017-228-BZ	Fox Rothschild LLP 131-66 40th Road, 131-68 40th Road, 40-46 College Point Boulevard, Queens Variance (§72-21) to permit the development of a 9-story community facility building (<i>Charles B. Wang Community Health Center</i>) contrary to ZR §33-25 (Side Yard); ZR §33-43 (Height and Setback) and ZR §36-21 (Required Parking). C4-2 zoning district. Community Board #7Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 6/26/18
27.	2017-244-BZ	Eric Palatnik, P.C. 2208 Boller Avenue, Bronx Variance (§72-21) to permit the construction of a House of Worship and Community Center (UG 4) (<i>Co-Op City Baptist Church</i>) contrary to open space ratio, floor area ratio, height and setback, and encroaches onto the front and side yards, is contrary to Z.R. §24-11, §24-34, §24-35 and §24-521. R3A zoning district. Community Board #10BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 6/26/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 17, 2018

1:00 P.M.

BZ – NEW CASES		
1.	280-13-BZ	Sheldon Lobel, P.C. 36-18 Main Street, Queens Special Permit (§73-44) to permit the reduction of required parking for ambulatory diagnostic or treatment facility (Use Group 4) contrary to ZR §36-21. Special Permit (§73-36) to permit a physical culture establishment (PCE) within a portion of the proposed building. C4-2 & C4-3 zoning districts. Community Board #7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 6/19/18
2.	2017-235-BZ	Snyder & Snyder LLP 111-02 Sutphin Boulevard, Queens Special Permit (§73-30) to allow a non-accessory radio tower (<i>T-Mobile</i>) on the rooftop of an existing building. C2-3/R5D zoning district. Community Board #12Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 6/26/18
3.	2017-319-BZ	Akerman, LLP 1601 Kings Highway, Brooklyn Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (<i>Planet Fitness</i>) on portions of the ground, second and third floors of a new mixed-use building contrary to ZR §32-10. C4-4A zoning district. Community Board #15BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 4/17/18
4.	2018-43-BZ	NYC Mayor's Office of Housing Recovery Operations (HRO) 47 West 14th Road, Queens Special Permit (§64-92) to waive bulk requirements for the reconstruction of homes damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of minimum required waterfront yard (ZR 64-A353,62-332) and waiver of visual mitigation element requirement of ZR 64-61. R3A/Special Coastal Risk District zoning district. Community Board #14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 4/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 17, 2018

1:00 P.M.

BZ – NEW CASES		
5.	2018-44-BZ	NYC Mayor's Office of Housing Recovery Operations (HRO) 643 Beach 66th Street, Queens Special Permit (§64-92) to waive bulk requirements for the reconstruction of a home damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of the minimum required front yard regulations of ZR 23-45. R4-1 zoning district. COMMUNITY BOARD #14Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 4/17/18
6.	2018-45-BZ	NYC Mayor's Office of Housing Recovery Operations (HRO) 318 Colony Avenue, Staten Island Special Permit (§64-92) to waive bulk requirements for the reconstruction of a home damaged/destroyed by Hurricane Sandy for a property registered in the NYC Build it Back Program. Waiver of the minimum required front yard regulations of ZR 23-45, minimum side yard requirements for narrow lots of ZR 23-461, ZR 23-48 and ZR 64-A352, minimum rear yard requirements for shallow lots ZR 23-47 and ZR 64-A353, and visual mitigation requirement of ZR 64-61. R3-1 zoning district. COMMUNITY BOARD #2SI
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 4/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 10, 2018
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	260-06-BZ	J. Owen Zurhellen, II 112 Charlton Street/547 Greenwich Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitted the operation of a Physical Cultural Establishment (<i>Oisbi Judo Club</i>) on the first floor in a six-story (plus basement) building which expires on April 10, 2017. M1-6 zoning (Special Hudson Square) District. Community Board #2M
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 4/10/18

<i>SOC – CONTINUED HEARINGS</i>		
2.	214-00-BZ	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
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 4/10/18
3.	35-10-BZ	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
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 4/10/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 10, 2018

10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	170-47-BZ	Eric Palatnik, P.C. 1982 Crotona Parkway, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of a (UG 16B) storage warehouse in the cellar, used in conjunction with a (UG 17B) factory on the first floor which expired on November 25, 2017. R7-1 zoning district. Community Board #6BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 4/10/18
5.	154-13-BZ	Sheldon Lobel, P.C. 1054-1064 Bergen Avenue, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the construction of a retail building (UG 6), contrary to use regulations (§22-10) which expired on February 4, 2018. R5 zoning district. Community Board #18BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 4/10/18
6.	292-13-BZ	Sheldon Lobel, P.C. 2085 Ocean Parkway, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the development of a Use Group 4A house of worship (<i>Congregation Bet Yaakov</i>), contrary to floor area, open space ratio, front, rear and side yards, lot coverage, height and setback, planting, landscaping and parking regulations which expired January 28, 2018. R5, R6A and R5 Special Ocean Parkway Sub-District. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 4/10/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, APRIL 10, 2018
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
7.	2017-103-A	Law Office of Steven Simicich 3924 Victory Boulevard, Staten Island Proposed construction of a single family residential building not fronting on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3A zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/22/18
8.	2017-218-A	Law Office of Steven Simicich 35 Howe Street, Staten Island Proposed single family detached residential building which is within the unbuilt portion of the mapped street, contrary to General City Law 35. R3A zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/22/18

<i>APPEAL – NEW CASES</i>		
9.	2017-68-A thru 2017-96-A	Rothkrug Rothkrug & Spector LLP. 7 to 49 Torrice Loop and 11 to 16 Frosinone Lane, Staten Island Proposed construction of twenty-nine (29) two-family residences, not fronting on a legally mapped street, contrary to General City Law 36. R3-X (SRD) zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/19/18
10.	2017-320-BZY	Kramer Levin Naftalis & Frankel LLP 428-432 East 58th Street, Manhattan Proposed extension of time to complete construction for a minor development pursuant to ZR §11-331 to renew building permits lawfully issued before November 30, 2017, the date of the modified tower-on-a-base regulation, to complete the required foundation of a proposed 64-story residential apartment building. R10 zoning district. Community Board #6M
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 6/19/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 10, 2018

10:00 A.M.

<i>BZ – DECISIONS</i>		
11.	128-15-BZ thru 130-15-BZ	Law Office of Steven Simicich 680, 682 and 684 Van Duzer Street, Staten Island Variance (§72-21) to allow for the construction on a three family attached residential building (Use Group 2). R2/SHPD zoning district. Community Board #1SI
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Granted – 4/10/18
12.	2017-190-BZ	Fox Rothschild LLP 23-11 31st Road, Queens Variance (§72-21) to permit the development of a 7-story building containing 92 affordable independent residences for seniors and a ground floor senior center contrary to ZR §§23-155 & 24-11 (maximum permitted FAR); ZR §24-33 (permitted obstruction in the required rear yards) and ZR §23-622 (maximum height and setbacks). R6B zoning district. Community Board #1Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 4/10/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, APRIL 10, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
13.	104-15-BZ	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 – 6/19/18
14.	111-15-BZ	Eric Palatnik, P.C. 98 Third Avenue, Brooklyn Variance (§72-21) to permit a six-story mixed use building with ground floor commercial space and residential space on the upper floors a contrary to ZR section 42-00. M1-2 zoning district. Community Board #2BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Adjourned, Continued Hearing – 5/22/18
15.	2016-4467-BZ	Davidoff Hatcher & Citron LLP 69-25 Astoria Boulevard, Queens Variance (§72-21) to permit the legalization of an illuminated advertising sign contrary to ZR §22-35 (advertising signs not permitted in residential districts) and ZR §52-731.1 (non- conforming advertising signs in residential districts shall be terminated after 10 years from December 15, 1961). R4 zoning district. Community Board #1Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 6/5/18
16.	2017-39-BZ	Mango & Lacoviello, LLP 271 Church Street, Manhattan Special Permit (§73-36) to permit the legalization of the operation of a Physical Culture Establishment (<i>The Tracy Anderson Method</i>) to be operated within the cellar and ground floor with mezzanine of an existing building contrary to ZR §32-10. C6-2A (Tribeca East Historic District). Community Board #1M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 5/8/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, APRIL 10, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	2017-100-BZ	Friedman & Gotbaum, LLP 412 East 90th Street, Manhattan Special Permit (§73-19) to allow for a Use Group 3 school use (<i>The Spence School</i>) contrary to ZR §32-31 (Use Regulations); Variance (§72-21) to permit the development of the building contrary to ZR §33-292 (Proposed building extends 30 ft. into the required open area) and ZR §33-26 (Proposed building extends 20 ft. into the required rear yard. C8-4 zoning district. Community Board #8M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 4/17/18
18.	2017-205-BZ	Slater & Beckerman, P.C. 555 Nereid Avenue, Bronx Variance (§72-21) to permit the conversion of the former Sgt. Joseph E. Muller U.S. Army Reserve Center into a 90-bed Use Group 3A non-profit institution with sleeping accommodations contrary to ZR §42-10. M1-1 zoning district. Community Board #12BX
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 4/17/18
19.	2017-206-BZ	Slater & Beckerman, P.C. 4449 Bronx Boulevard, Bronx Variance (§72-21) to permit the development of a 23-space open parking area accessory to a proposed 90-bed Use Group 3A non-profit institution with sleeping accommodations contrary to ZR §42-10 filed under BSA Calendar Number 2017-205-BZ. M1-1 zoning district. Community Board #12BX
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 4/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 10, 2018

1:00 P.M.

BZ – NEW CASES		
1.	77-15-BZ	Rothkrug Rothkrug & Spector LLP 244-36 85th Avenue, Queens Variance (§72-21) to allow the alteration of an existing two-family dwelling on the second floor and an enlargement, located within an R2A zoning district. Community Board #13Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/19/18
2.	2016-4472-BZ	Sheldon Lobel, P.C. 245-01–245-13 Jamaica Avenue, Queens Variance (§72-21) to permit the legalization of a Physical Culture Establishment (<i>Body By Fitness</i>) within the cellar and first floor of an existing building contrary to ZR §32-10. C1-3/R4 zoning district. Community Board #13Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 6/26/18
3.	2017-31-BZ	Akerman, LLP 107-17 34th Avenue, Queens Variance (§72-21) to permit the development of a three-story, three-family residential building on a narrow corner lot contrary to ZR §23-45 (front yard) and ZR §23-462 (a) (required side yards). R5 zoning district. Community Board #3Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 5/8/18
4.	2017-256-BZ	Sahn Ward Coschignano, PLLC 666 Greenwich Street, Manhattan Special Permit (§73-36) to operate a physical culture establishment (<i>Peloton</i>) within an existing building contrary to ZR §32-10. C6-2 zoning district (United States Federal Building) (Historic Building). Community Board #2M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 4/10/18
5.	2017-259-BZ	Eric Palatnik, P.C. 1760 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 §23-142); less than the required rear yard (ZR §23-47); and the proposed perimeter wall height exceeds 21'-0" contrary to (ZR §23-631(b)). R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/5/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, APRIL 10, 2018

1:00 P.M.

BZ – NEW CASES		
6.	2017-299-BZ	Duane Morris LLP 242-02 61st Avenue, Queens Variance (§72-21) to permit the increase the degree of non-conformance of the a presently existing non-conforming shopping center by adding 15,181 square feet of retail floor area; adding approximately 1,116.10 square feet of signage and eliminate 101 parking spaces. R4 zoning district. Community Board #11Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 5/8/18
7.	2017-308-BZ	Greenberg Traurig LLP 50 East 69th Street, Manhattan Variance (§72-21) to permit the conversion of an existing building, subject to a previous Board approval which permitted medical offices with a residential penthouse to be used as a single-family residence contrary to ZR §23-47 (Rear Yard); ZR §23-44 (rear yard obstruction); ZR §23-861 (open space between rear windows and property's rear lot line; ZR §23-153 (lot coverage) and ZR §23-691 (maximum base height and building height). R8B/LH-1A, R10 Special Park Improvement District. Upper East Side Historic District. Community Board #8M
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 6/5/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 27, 2018
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	62-96-BZ	Law Office of Fredrick A. Becker 200 Madison Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on February 4, 2017; Waiver of the Rules. C5-2 zoning district. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 3/27/18

<i>SOC – CONTINUED HEARINGS</i>		
2.	169-98-BZ	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: Closed, Decision – 6/26/18
3.	143-07-BZ	Law Office of Fredrick A. Becker 6404 Strickland Avenue, Brooklyn Extension of Time to complete construction of an approved variance (§72-21) which expired on December 4, 2016, and for an amendment of the previously approved plans to permit the construction of a three-story and cellar synagogue (<i>Chabad House of Canarsie</i>). R2 zoning district. Community Board #18BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 3/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 27, 2018

10:00 A.M.

<i>SOC – NEW CASES</i>		
4.	436-53-BZ	Sheldon Lobel, P.C. 141-50 Union Turnpike, Queens Extension of Term (§11-411) of a variance permitting the operation of an Automotive Service Station (UG 16B) which expired on February 24, 2014; Amendment (§11-412) to permit the enlargement of the existing building and to permit the conversion of the repair bays to an accessory convenience store; Waiver of the Rules. R3-2 zoning district. Community Board #8Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 5/22/18
5.	393-59-BZ	Sheldon Lobel, P.C. 1945 Bartow Avenue, Bronx Extension of Term (11-411) for an extension of term of the previously granted variance to a convenience store, pump island and metal canopies for a term of ten years which expired January 15, 2012 and a waiver of the Rules. Community Board #12BX
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 5/22/18
6.	138-87-BZ	Carl A. Sulfaro, Esq. 218-36 Hillside Avenue, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of car rental facility (UG 8C) which expired on January 12, 2013; Amendment to permit changes to the interior layout and to the exterior of the building; Waiver of the Rules. C2-2/R2 zoning district. Community Board #13Q_{fin}
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 5/22/18
7.	60-90-BZ	Michael DeRuvo, R.A. 525 Forest Avenue, Staten Island Extension of Term of a previously granted Special Permit (§73-211) for the continued use of a Gasoline Service Station (Citgo) and Automotive Repair Shop which expired on February 25, 2016; Waiver of the Rules. C2-1/R3X zoning district. Community Board #1SI
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 5/22/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 27, 2018
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	40-06-BZ	MP Design and Construction 10 Hanover Square, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a Physical Culture Establishment (Goldman-Sachs) on the cellar and sub-cellar levels in a 21-story mixed-use building which expired on August 22, 2016; Amendment to permit the change in operator to (Complete Body) and a change in hours of operation; Waiver of the Rules. C5-5 (LM) zoning district. Community Board #1M
		Project Manager: Toni Matias (212) 386-0085
		Status: Postponed Hearing – 5/15/18

<i>APPEALS – DECISIONS</i>		
9.	2017-25-A thru 2017-28-A	Gino O. Longo, R.A. 3094 and 3098 Dare Place and 3093 Casler Place, 3095 Casler Place, Bronx. Interpretative Appeal challenging the Department of Buildings determination. Community Board #10BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Denied – 3/27/18

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	2017-193-A thru 2017-199-A	Eric Palatnik, P.C. 9, 10, 11, 12, 14, 15, and 17 Tupelo Court, Staten Island Proposed construction of a residential buildings not fronting on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R1-2 zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/15/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MARCH 27, 2018
10:00 A.M.

<i>APPEAL – NEW CASES</i>		
11.	102-15-A	Eric Palatnik, P.C. 1088 Rossville Avenue, Staten Island Proposed enlargement of a building located partially within the bed of mapped unbuilt street, pursuant Article 3 Section 35 of the General City Law and waiver under ZR 72-10-(g). R3-2/SRD zoning district. Community Board #3SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/15/18
12.	2017-285-A	Rosenberg Estis, P.C. 200 Amsterdam Avenue, Manhattan Application pursuant to Section 666.7(a) of the New York City Charter and Section 1-06 of the Board of Standards and Appeals (the “Board” or “BSA”) Rules of Practice and Procedure, to request that the Board revoke building permit No. 122887224-01-NB (the “Permit”), issued by the New York City Department of Buildings (“DOB”) on September 27, 2017. The application seeks to demonstrate that the permit is not a validly issued building permit because the purported “zoning lot” of which the Development Site is purported to be a part, does not comply with the requirements of the definition of a zoning lot in Zoning Resolution Section 12-10. Community Board #7M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/5/18

*******DISCLAIMER*******

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 27, 2018
10:00 A.M.

<i>BZ – DECISIONS</i>		
13.	275-15-BZ	<p>Friedman & Gotbaum LLP 115 East 97th Street, Manhattan Variance (§72-21) proposed construction of a 12-story community facility building for the Upper Middle School and Upper School divisions of the Marymount School of New York contrary to underlying bulk regulations. R7-2 zoning district. Community Board #11M</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Granted – 3/27/18</p>

<i>BZ – CONTINUED HEARINGS</i>		
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> <p>Project Manager: Loreal Monroe</p> <p>Status: Continued Hearing – 5/1/18</p>
15.	1-96-BZ	<p>New York City Board of Standards and Appeals 600 McDonald Avenue, Brooklyn Amendment for an extension of an existing school building to add 3rd and 4th floors. R5 zoning district. Community Board #12BK</p> <p>Project Manager: Loreal Monroe</p> <p>Status: Continued Hearing – 5/1/18</p>
16.	157-15-BZ	<p>Law Office of Lyra J. Altman 3925 Bedford Avenue, Brooklyn Special Permit (73-622) for the enlargement of an existing single family contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 6/19/18</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 27, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
17.	2016-4138-BZ	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
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Closed, Decision – 5/15/18
18.	2016-4208-BZ	Sheldon Lobel, P.C. 142 West 19th Street, Manhattan Variance (§72-21) to permit the development of a 10-story residential building contrary to ZR §23-692. C6-3A zoning district. Community Board #4M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 5/22/18
19.	2016-4218-BZ	Sheldon Lobel, P.C. 66 79th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to maximum permitted floor area (ZR 23-141), required open space (ZR 23-141) and required side yards (23-48). R2 zoning district. Community Board #10BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 3/27/18
20.	2016-4295-BZ	Law Office of Lyra J. Altman 1074 East 24th 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). R2 zoning district. Community Board #14BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 5/22/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 27, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
21.	2017-204-BZ	Paul F. Bonfilio 124-14 20th Avenue, Queens Variance (§72-21) to permit the enlargement of a non-conforming Automotive Repair Facility (UG 16B) contrary to ZR §52-22. R4A zoning district. Community Board #7Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 3/27/18
22.	2017-240-BZ	Troutman Sanders LLP 310 Lenox Avenue, Manhattan Special Permit (§73-244) to permit the legalization of the conversion of the cellar level of an existing eating and drinking establishment without restrictions and no limitation on entertainment and dancing (UG 12A) (Red Rooster Harlem Restaurant located on the cellar level . C4-4A (Special 125th Street District). Community Board #10M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 3/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 27, 2018

1:00 P.M.

BZ – NEW CASES		
1.	2017-8-BZ	Sheldon Lobel, P.C. 356-362 East 139th Street, Bronx Variance (§72-21) to permit the construction of a new school (UG 3) (<i>Academic Leadership Charter School</i>) contrary to ZR §24-11 (Maximum Allowable Lot Coverage), ZR §24-522 (Heights and Setbacks) and ZR §2436 (Rear Yard). R6 zoning district. Community Board #1BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/5/18
2.	2017-191-BZ	Sheldon Lobel, P.C. 47 Greene Street, Manhattan Variance (§72-21) to permit the legalization of retail (Use Group 6) on the cellar and ground floors of an existing building contrary to ZR §42-14(D)(2)(b). M1-5B (SoHo Cast Iron Historic District). Community Board #2M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 6/5/18
3.	2017-213-BZ	Slater & Beckerman, P.C. 1808 Coney Island Avenue, Brooklyn Variance (§72-21) to permit the development of a 20-bed community residence and treatment facility (Use Group 3A) (<i>Dynamic Youth Community</i>) contrary to ZR §32-10 (contrary to use regulations); ZR §33-26 (rear yard regulations) and ZR §33-292 (district boundary yard regulations). C8-2 (Special Ocean Parkway District). Community Board #12BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 5/22/18
4.	2017-280-BZ	Fox Rothschild LLP 33 Bond Street, Brooklyn Special Permit (§73-36) to permit a physical culture establishment (<i>Chelsea Piers</i>) to be located on the cellar and first floor levels of a new building contrary to ZR §32-10. C6-4 Special Downtown Brooklyn purpose district. Community Board #2BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 3/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 20, 2018

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	866-49-BZ	Carl A. Sulfaro, Esq. 200-01 47th Avenue, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 7, 2015; Waiver of the Rules. R3X zoning district. Community Board #11Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Adjourned, Continued Hearing – 5/15/18
2.	7-57-BZ	Edward Lauria 2317 Ralph Avenue, Brooklyn Extension of Term (§11-411) of a previously granted variance for a gasoline service station and maintenance which expired September 20, 2015; Waiver of the Rules. R3-2 zoning district. Community Board #18BK
		Project Manager: Toni Matias (212) 386-0083
		Status: Continued Hearing – 4/17/18
3.	634-84-BZ	Law Office of Lyra J. Altman 2501-2509 Avenue K, Brooklyn Amendment of a previously approved Variance (§72-21) which permitted the erection of a two (2) story and cellar community facility (UG 4) building which provided less than the required front yard and required parking. The amendment seeks to permit the enlargement of the synagogue (<i>Kol Israel Congregation & Center</i>) contrary to floor area, lot coverage, open space and accessory off-street parking. R2 zoning district. Community Board #14BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Adjourned, Continued Hearing – 5/15/18
4.	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: Granted – 3/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 20, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	217-96-BZ	Eric Palatnik, P.C. 165-01 Northern Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a car rental facility (<i>Enterprise Rent-A-Car</i>) (Use Group 8) which expired on October 7, 2017. C1-2 (R2) zoning district. Community Board #7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 5/15/18
6.	187-08-BZ	Sheldon Lobel, P.C. 1247 38th Street, Brooklyn Amendment to a variance (§72-21) to allow a five-story school (<i>Congregation & Yeshiva Maschzikei Hadas</i>). The application seeks to increase the zoning lot contrary to the previous Board approval. M1-2/R6B zoning district. Community Board #12BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 5/15/18
7.	299-12-BZ	Goldman Harris LLC 40-56 Tenth Avenue, Manhattan Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the construction of a 12-story commercial building, contrary to floor area (§43-12), height and setback (§43-43), and rear yard (§43-311/312) regulations which expires on May 3, 2018 Amendment to permit changes to building design in interior spaces and floor heights. M1-5 zoning district. Community Board #2M
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 3/20/18

<i>SOC – NEW CASES</i>		
8.	551-37-BZ	Eric Palatnik, P.C. 233-02 Northern Boulevard, Queens Amendment (§11-413) to permit a change in use from an Automotive Repair Facility (UG 16B) to Automobile Sales (UG 16B). R1-2 zoning district. Community Board #11Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 5/22/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MARCH 20, 2018
10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	334-78-BZ	Eric Palatnik, P.C. 233-20 Northern Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on October 4, 2008; Amendment to permit changes to interior partitions and signage; Waiver of the Rules. R1-2 zoning district. Community Board #11Q
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 5/22/18
10.	540-84-BZ	Eric Palatnik, P.C. 341 Soundview Avenue, Bronx Extension of Term of a previously approved Variance (§72-21) which permitted the operation of an Automotive Service Station (UG 16B) which expired on Jun 20, 2016. R3-2 zoning district. Community Board #9BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 6/5/18
11.	175-95-BZ	Alan J. Sigman 205-35 Linden Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the use of banquet hall (catering establishment) (UG9) which expired on December 10, 2016; Waiver of the Rules. C1-3/R5B & R3A zoning districts. Community Board #12Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 3/20/18
12.	216-07-BZ	Rothkrug Rothkrug & Spector LLP 255 East 74th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of physical culture establishment (Equinox) on all five levels of a mixed-use building which expires on January 8, 2018. C1-9 district. Community Board #8M
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 3/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MARCH 20, 2018
10:00 A.M.

<i>SOC – NEW CASES</i>		
13.	28-15-BZ	Law Offices of Marvin B. Mitzner, LLC 88 Fulton Street, Manhattan Extension of Time to Obtain a Certificate of Occupancy for a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment (<i>Spa 88</i>) on the first, cellar and sub-cellar floors of the existing building which expired on October 14, 2017; Amendment of the previous Board approval to permit that a Temporary Certificate of Occupancy be obtain. C6-4 zoning district. Community Board #1M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 3/20/18

<i>APPEALS – CONTINUED HEARINGS</i>		
14.	2016-2-A	Rothkrug Rothkrug & Spector LLP 74 Buttonwood Road, Staten Island Appeal seeking determination that the Department of Buildings improperly denied an application for a permit for construction of cabana based on erroneous determination that the cabana should be considered a dwelling unit and not an accessory structure, requiring compliance with minimum required distance between buildings (ZR 23-711(f)) and minimum distance between lot lines and building walls (ZR 23-881) in the lower density growth management area. R1-1(NA-1). Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/22/18
15.	205-15-A thru 214-15-A	Rothkrug Rothkrug & Spector LLP 128-60 to 128-76 Hook Creek Boulevard and 128-63 to 128-75 Fortune Way, Queens Proposed development of two-story, one family dwelling with accessory parking space that are proposed to be located within the bed of mapped but unbuilt 129th Avenue & Hook Creek Boulevard ,contrary to Article 3 of the General City Law, Section 35 located within an R2 zoning district. Community Board #12Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/5/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, MARCH 20, 2018
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
16.	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 – 6/5/18
17.	2016-4330-A & 2016-4331-A	Eric Palatnik, P.C. 16 & 19 Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/26/18
18.	2017-30-A	Eric Palatnik, P.C. 16 Garage Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/26/18
19.	2017-226-A	Eric Palatnik, P.C. 18 Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 6/26/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 20, 2018

10:00 A.M.

<i>BZ – DECISIONS</i>		
20.	2017-237-BZ	Eric Palatnik, P.C. 134-37 35th Avenue, Queens Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C2-2/R6 zoning district. Community Board #7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 3/20/18
21.	2017-238-BZ	Eric Palatnik, P.C. 134-03 35th Avenue, Queens Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C2-2/R6 zoning district. Community Board #7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 3/20/18

<i>BZ – CONTINUED HEARINGS</i>		
22.	116-14-BZ	Gerard J. Caliendo, RA, AIA 188 East 93rd Street, Manhattan Special Permit (§73-36) to allow the legalization of an Physical Cultural Establishment (<i>Crank NYC II</i>) on the first floor level of an existing five story mixed commercial & residential building in a C1-9 zoning district. Community Board #8M
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/22/18
23.	214-14-A & 215-14-BZ	Sheldon Lobel 50-11 & 50-15 103rd Street, 103-10 & 103-16 Alstytne Avenue, Queens Variance (§72-21) to permit four-three-story three family semi-detached residential building at the existing premises in an R5 zoning district , also building in the bed of mapped street pursuant to GCL 35. R5 zoning district. Community Board #4Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 6/19/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 20, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
24.	2016-4169-BZ	<p>Sheldon Lobel, P.C. 230 Boerum Street, Brooklyn Variance (§72-21) to permit the construction of a residential building contrary to ZR §§42-00 & 42-10. M1-1 zoning district. Community Board #1BK</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Continued Hearing – 4/17/18</p>
25.	2016-4274-BZ	<p>Pryor Cashman LLP 1411 39th Street, Brooklyn Special permit (§73-19) for a school (<i>Bnos Zion of Bobov</i>) (Use Group 3) to legalize its use on the first floor of an existing two-story building and to permit its use in the remainder of the existing two-story building and in the proposed enlargement contrary to use regulations (§42-00). Variance (§72-21) to enlarge the existing building by two additional stories contrary to rear yard requirements (§43-26). M1-2 zoning district. Community Board #2BK</p> <p>Project Manager: Jonathan Kirschenbaum (212) 386-0081</p> <p>Status: Continued Hearing – 6/19/18</p>
26.	2016-4339-BZ	<p>Pryor Cashman LLP 5018 14th Avenue, Brooklyn Variance (§72-21) to permit construction of a school (Use Group 3) (<i>Bnos Zion of Bobov</i>) contrary to underlying bulk requirements. R6 zoning district. Community Board #12BK</p> <p>Project Manager: Jonathan Kirschenbaum (212) 386-0081</p> <p>Status: Continued Hearing – 6/19/18</p>
27.	2017-190-BZ	<p>Fox Rothschild LLP 23-11 31st Road, Queens Variance (§72-21) to permit the development of a 7-story building containing 92 affordable independent residences for seniors and a ground floor senior center contrary to ZR §§23-155 & 24-11 (maximum permitted FAR); ZR §24-33 (permitted obstruction in the required rear yards) and ZR §23-622 (maximum height and setbacks). R6B zoning district. Community Board #1Q</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Closed, Decision – 4/10/18</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 20, 2018

1:00 P.M.

BZ – NEW CASES		
1.	2017-54-BZ	Law Office of Lyra J. Altman 1215-1217 East 28th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR §23-142) and less than the required rear yard (ZR §23-47). R2 zoning district. Community Board #14BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 5/15/18
2.	2017-187-BZ	K & L Gates LLP 3660 East Tremont Avenue, Bronx Special Permit (§73-243) to allow for an eating and drinking establishment (UG 6) (<i>McDonald's</i>) with an accessory drive-through facility contrary to ZR §32-15. C1-2/R4-1 zoning district. Community Board #10BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 5/22/18
3.	2017-214-BZ	Eric Palatnik, P.C. 1459 East 24th Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home, contrary to floor area & open space (§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 – 5/22/18
4.	2017-216-BZ	Sheldon Lobel, P.C. 411 Wales Avenue, Bronx Special Permit (§73-19) to permit a school (UG 3) (<i>Rosalyn Yalow Charter School</i>) within an existing two-story manufacturing building contrary to ZR §42-10. M1-2 zoning district. Community Board #1BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 4/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 20, 2018

1:00 P.M.

<i>BZ – NEW CASES</i>		
5.	2017-217-BZ	Akerman, LLP
		4855 Hylan Boulevard, Staten Island
		Special Permit (§73-126) to permit a two-story with cellar ambulatory diagnostic or treatment health care facility (UG 4) contrary to ZR §22-14(A). R3X (Special South Richmond Development District) (Lower Density Growth Management Area).
		Community Board #3SI
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 5/22/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 6, 2018
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	549-67-BZ	Rothkrug Rothkrug & Spector LLP 7-9 Elm Tree Lane, Bronx Extension of Term & Waiver (11-413) seek an extension of term of a previously variance granted pursuant to (72-21) permitting in an R3-2 zoning district an existing coal and oil establishment structural alterations to existing silos to provide storage rooms amend to legalize masonry extension for use as truck garage and removal silos. R3-2 zoning district. Community Board #12BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 3/6/18

<i>SOC – CONTINUED HEARINGS</i>		
2.	7-57-BZ	Edward Lauria 2317 Ralph Avenue, Brooklyn Extension of Term (§11-411) of a previously granted variance for a gasoline service station and maintenance which expired September 20, 2015; Waiver of the Rules. R3-2 zoning district. Community Board #18BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/20/18
3.	75-95-BZ	Law Office of Fredrick A. Becker 1635 Third Avenue, Manhattan Extension of Term for a special permit (§73-36) permitting the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on January 28, 2016; Waiver of the Rules. C2-8 zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 5/1/18
4.	169-98-BZ	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 – 3/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 6, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	180-05-BZ	Rothkrug Rothkrug & Spector, LLP 1511 Third Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (Equinox) which expires on February 28, 2016. C2-8A/R8B zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 5/15/18
6.	97-07-BZ	Law Office of Fredrick A. Becker 80-16 Cooper Avenue, Queens Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Cultural Establishment (<i>New York Sports Club</i>) on the second floor of a two-story commercial building within a commercial mall complex which expired on December 31, 2016; Amendment to request a change in the hours of operation; Waiver of the Board's rules. M1-1 zoning district. Community Board #5Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 5/1/18

<i>SOC – NEW CASES</i>		
7.	143-01-BZ	Law Offices of Marvin B. Mitzner, LLC 348 East 9th Street, Manhattan Amendment of a previously approved Variance (§72-21) which permitted the legalization of a veterinary clinic (Use Group 6B) located at the cellar level contrary to Z.R. §22-00 which expired on November 12, 2007 and to permit the legalization of the enlargement of the use into the front, eastern unit on the first floor; Extension of Time to Obtain a Certificate of Occupancy which expired on November 12, 2003; Waiver of the Rules. R8B zoning district. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 3/6/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 6, 2018
10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	197-08-BZ	<p>Law Office of Jay Goldstein 341 Troy Avenue, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit a four-story and penthouse residential building. The proposal was contrary to ZR Sections 23-141 (Floor Area, FAR & Open Space Ratio), 23-22 (Number of Dwelling Units), 23-45 (Front Yard), 23-462 (Side Yard), and 23-631 (Wall Height) which expired on March 16, 2014; Waiver of the Rules. R4 district. Community Board #9BK</p>
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 3/6/18
9.	31-12-BZ	<p>Sheldon Lobel, P.C. 280 West 155th Street, Manhattan Extension of Time to Complete Construction of a previously approved Special Permit (§73-50) permitting a waiver of rear yard requirements (§33-292) to permit the construction of commercial building which expired on August 17, 2016. C8-3 zoning district. Community Board #10M</p>
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 3/6/18
10.	55-13-BZ	<p>Law Office of Jay Goldstein 1690 60th Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the enlargement of an existing yeshiva and dormitory (<i>Yeshiva Novominsk</i>), contrary to floor area (§24-11), wall height and sky exposure plane (§24-521), and side yard setback (§24-551) which expired on December 10, 2017. R5 zoning district. Community Board #12BK</p>
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 3/6/18
11.	65-13-BZ	<p>Eric Palatnik, P.C. 123 Franklin Avenue, Brooklyn Amendment of a previously approved Variance (§72-21) which permitted the construction of a three-story multiple dwelling (Use Group 2), contrary to ZR §42-00. The amendment seeks to permit an on-site parking space at the cellar level contrary to the previous Board approval. M1-1 & M1-2/R6A Special Mixed MX-4 district. Community Board #3BK</p>
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Continued Hearing – 5/15/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 6, 2018

10:00 A.M.

APPEALS – CONTINUED HEARINGS

12.	2016-1186-A thru 2016-1207-A	Rothkrug Rothkrug & Spector LLP 145-25 to 147-21A Hook Creek Boulevard, Queens Proposed construction of a two-story, two-family building, contrary to General City Law Section 35. R1-1 zoning district. Community Board #13Q Project Manager: Toni Matias (212) 386-0085 Status: Granted – 3/6/18
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APPEAL – NEW CASES

13.	2017-254-A & 2017-255-A	Eric Palatnik, P.C. 115 and 117 Arbutus Avenue, Staten Island Proposed construction of a two-family homes not fronting a legally mapped street contrary to General City Law 36. R3X/SRD zoning district. Community Board #3SI Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 5/1/18
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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 6, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
14.	56-02-BZ	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
		Project Manager: Loreal Monroe (212) 386-0076
		Status: Continued Hearing – 3/27/18
15.	1-96-BZ	New York City Board of Standards and Appeals 600 McDonald Avenue, Brooklyn Amendment for an extension of an existing school building to add 3 rd and 4 th floors. R5 zoning district. Community Board #12BK
		Project Manager: Loreal Monroe (212) 386-0076
		Status: Continued Hearing – 3/27/18
16.	178-15-BZ	Rothkrug Rothkrug & Spector LLP 99-47 Davenport Court, Queens Variance (§72-21) to permit the legalization of a two-family dwelling that exceeds permitted FAR and does not provide required front, side and rear yards. R3-1 zoning district. Community Board #10Q
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Adjourned, Continued Hearing – 6/5/18
17.	2016-4171-BZ	Sheldon Lobel, P.C. 823 Kent Avenue, Brooklyn Variance (§72-21) to permit the development of a three-story plus penthouse residential building (UG 2) contrary to ZR §42-00. M1-1 zoning district. Community Board #3BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 6/19/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, MARCH 6, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	2016-4230-BZ	Eric Palatnik, P.C. 1912 & 1920 Amethyst Street, Bronx Variance (§72-21) to allow the development of a House of Worship (UG 4A) contrary to floor area (ZR §33-123), street wall height and setback (ZR §33-432) and parking (ZR §36-21. C8-1 zoning district. Community Board #11BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 4/17/18
19.	2016-4468-BZ	Bryan Cave LLP 27 East 61st Street, Manhattan Variance (§72-21) to permit the conversion and horizontal enlargement of an existing six-story mixed use building into a six-story commercial (UG 6) building contrary to ZR §33-122 (Maximum Permitted Floor Area). C5-1 (Madison Avenue Preservation District). Community Board #8M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 4/17/18
20.	2017-100-BZ	Friedman & Gotbaum, LLP 412 East 90th Street, Manhattan Special Permit (§73-19) to allow for a Use Group 3 school use (<i>The Spence School</i>) contrary to ZR §32-31 (Use Regulations); Variance (§72-21) to permit the development of the building contrary to ZR §33-292 (Proposed building extends 30 ft. into the required open area) and ZR §33-26 (Proposed building extends 20 ft. into the required rear yard. C8-4 zoning district. Community Board #8M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 4/10/18
21.	2017-245-BZ	Akerman, LLP 32-02 Francis Lewis Boulevard, Queens Re-instatement (§11-411) of a previously approved variance which permitted an extension of a commercial parking, accessory to a bank within a residential district which expired on November 10, 1999; Waiver of the Rules. R2A zoning district. Community Board #11Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 3/6/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, MARCH 6, 2018
1:00 P.M.

BZ – NEW CASES		
1.	2017-192-BZ	Greenberg Traurig, LLP 5402-5414 Fort Hamilton Parkway/1002-1006 54th Street, Brooklyn Special Permit (§73-44) to allow the reduction of required parking for ambulatory diagnostic or treatment facility (Use Group 4) (Parking Category PRC B1). C1-3/R6 zoning district. Community Board #12BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 5/15/18
2.	2017-204-BZ	Paul F. Bonfilio 124-14 20th Avenue, Queens Variance (§72-21) to permit the enlargement of a non-conforming Automotive Repair Facility (UG 16B) contrary to ZR §52-22. R4A zoning district. Community Board #7Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/27/18
3.	2017-228-BZ	Fox Rothschild LLP 131-66 40th Road, 131-68 40th Road, 40-46 College Point Boulevard, Queens Variance (§72-21) to permit the development of a 9-story community facility building (<i>Charles B. Wang Community Health Center</i>) contrary to ZR §33-25 (Side Yard); ZR §33-43 (Height and Setback) and ZR §36-21 (Required Parking). C4-2 zoning district. Community Board #7Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 4/17/18
4.	2017-237-BZ	Eric Palatnik, P.C. 134-37 35th Avenue, Queens Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C2-2/R6 zoning district. Community Board #7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 3/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 6, 2018

1:00 P.M.

BZ – NEW CASES		
5.	2017-238-BZ	Eric Palatnik, P.C. 134-03 35th Avenue, Queens Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C2-2/R6 zoning district. Community Board #7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Closed, Decision – 3/20/18
6.	2017-283-BZ	Law Office of Jay Goldstein 289 Grand Street, Brooklyn Special Permit (§73-36) to permit the operation of the Physical Culture Establishment (F45) on the first floor and a portion of cellar level contrary to ZR §32-10. C2-4/R6B zoning district. Community Board #1BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 3/6/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 27, 2018
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	356-04-BZ	Kramer Levin Naftalis & Frankel, LLP 60 East 55th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Cultural Establishment (<i>The Core Club</i>) which expired on June 7, 2015; Waiver of the Rules. C5-2.5 (MID) zoning district. Community Board #5M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 2/27/18
2.	2016-4255-BZ	Eric Palatnik, P.C. 4801 Ocean Avenue, 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); side yard (ZR §23-461); and rear yard (ZR §23-47). R3-1 zoning district. Community Board #15BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Deferred Decision – 5/1/18

<i>SOC – CONTINUED HEARINGS</i>		
3.	418-50-BZ	Law Office of Stuart Klein 73-69 217th Street, 73-36 Springfield Boulevard, 219-02 74th Avenue, 73-10 220th Street, Queens Compliance Hearing Community Board #11Q
		Project Manager: Loreal Monroe (212) 386-0076
		Status: Continued Hearing – 6/5/18
4.	97-08-BZ	Eric Palatnik P.C. 84 Sanford Street, Brooklyn Compliance Hearing Community Board #3BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Granted – 2/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 27, 2018
10:00 A.M.

SOC – NEW CASES		
5.	31-91-BZ	Alfonso Duarte 173 Kingsland Avenue aka 635 Meeker Avenue, Brooklyn Extension of term and amendment (§ 1-07.3(3) (ii)) of the Board's Rules of Practice and Procedures for a previously granted Variance (§72-21) which permitted a one story enlargement to an existing non-conforming eating and drinking establishment (Use Group 6) which expired on July 28, 2012;. Waiver of the Rules. R6 & R6B zoning districts. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 4/17/18
6.	172-97-BZ	Sheldon Lobel, P.C. 1029 Brighton Beach Avenue, Brooklyn Re-Hearing of a previously approved Variance (§72-21) which permitted the conversion of a portion of the subject building from theater use (UG8) to catering hall (UG 9) which was denied on December 9, 2003. Upon request for an Extension of Term; Amendment to legalize the change in use of a portion of the ground floor from catering hall (UG 9) to a supermarket (UG 6). The remainder of the building remains subject to a variance granted pursuant to BSA calendar number: 530-32-BZ. C1-3/R6 & R6 zoning district. Community Board #13BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Denied – 2/27/18
7.	247-08-BZ	Eric Palatnik, P.C. 3454 Nostrand Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-243) to permit the operation of an accessory drive-thru facility to an eating and drinking establishment (Popeye's), which expired on May 12, 2014; Waiver of the Rules. C1-2/R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 5/15/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 27, 2018
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
8.	2016-4253-A	Eric Palatnik, P.C. 565 St. John's Place, Brooklyn Appeal seeking a determination that the owner has acquired common law vested rights for a development commenced under the prior R7-1 district regulations. R3 Zoning district. Community Board #8BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 5/1/18
9.	2016-4296-A thru 2016-4298-A	Rothkrug Rothkrug & Spector LLP 3236, 3238 Schley Avenue and 580 Clarence Avenue, Bronx Proposed enlargement of an existing one-family home which is within the unbuilt portion of the mapped street contrary to General City Law 35. C3A zoning district. Community Board #10BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 5/1/18

<i>BZ - DECISIONS</i>		
10.	2016-3-BZ	Rothkrug Rothkrug & Spector LLP 1212 Victory Boulevard, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store (UG 16B). C2-1/R2 zoning district. Community Board #1SI
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Granted – 2/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 27, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	174-14-BZ	<p>Jim Kusi 820 East 182nd Street aka 2165-75 Southern Boulevard, Bronx</p> <p>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.</p> <p>Community Board #2BX</p>
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 5/1/18
12.	17-15-BZ	<p>Law Office of Lyra J. Altman 133 Beach 5th Street, Queens</p> <p>Variance (72-21) to allow the construction of a four story residential building at the premises, located within an R4A zoning district.</p> <p>Community Board #14Q</p>
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Adjourned, Continued Hearing – 5/1/18
13.	20-15-BZ	<p>Alexander Levkovich 461 Avenue X, Brooklyn</p> <p>Variance (§72-21) to permit the construction of a Use Group 4A house of worship community facility at the premises contrary to floor area ratio, open space, lot coverage, wall height, front yard, side yards, rear yard, sky exposure plane, and parking regulations. R4 (OP) zoning district.</p> <p>Community Board #15BK</p>
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Adjourned, Continued Hearing – 5/1/18
14.	25-15-BZ	<p>Slater & Beckerman, P.C. 71 Lewis Avenue, Brooklyn</p> <p>Special Permit (73-46) to allow a waiver of all required accessory off-street parking spaces required for dwelling units created by a conversion a five-story community facility. R6B zoning district.</p> <p>Community Board #3BK</p>
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Adjourned, Continued Hearing – 5/1/18
15.	87-15-BZ	<p>Law Office of Jay Goldstein 182 Minna Street, Brooklyn</p> <p>Variance (§72-21) to permit the development of a new community facility (UG 3) contrary to underlying bulk requirements. R5 zoning district.</p> <p>Community Board #12BK</p>
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Adjourned, Continued Hearing – 6/5/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 27, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
16.	105-15-BZ	Eric Palatnik, P.C. 2102-2124 Avenue Z, Brooklyn Variance (§72-21) to permit the development of a four (4) story building consisting of Use Group 6 commercial offices on the first and second floor and community facility uses on the third and fourth floors. R4 zoning district. Community Board #15BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 4/17/18
17.	234-15-BZ	Sarah Tadros Awad 1223 67th Street, Brooklyn Special Permit (§73-622) to permit the legalization of an enlargement and the conversion to a two family home of an existing single-family, semi-detached residential building contrary to floor area ZR 23-141 and perimeter wall height 23-631(b). R4-1 zoning district. Community Board #10BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 5/15/18
18.	2016-4127-BZ	Dennis D. Dell'Angelo 1547 East 26th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single-family residence contrary to floor area and lot coverage (ZR 23-141); perimeter wall height (ZR 23-631) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/19/18
19.	2016-4179-BZ	Eric Palatnik, P.C. 1462 62nd Street, Brooklyn Special Permit (§73-19) to permit the legalization of a School (<i>Congregation Machna Shelva</i> (UG 3). Companion Variance (§72-21) (BSA Calendar Number: 246-15-BZ) to permit the creation of a mezzanine on the first floor M1-1 zoning district. Community Board #11BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 4/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 27, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
20.	246-15-BZ	Eric Palatnik, P.C. 1462 62nd Street, Brooklyn Variance (72-21) seek a variance for the legalization of the existing Use Group 3 Yeshiva at the third floor, the creation of a mezzanine on the first floor, and the use of the entire four-story and cellar structure, located within an M1-1 zoning district. (companion case 2016-4179-BZ) Community Board #11BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Continued Hearing – 4/17/18
21.	2016-4241-BZ	Eric Palatnik, P.C. 1 Maspeth Avenue aka 378 Humboldt Street, Brooklyn Special Permit (§73-44) to allow the reduction of required parking for the use group 4 ambulatory diagnostic treatment healthcare facility and Use Group 6 offices. C8-2 zoning district. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Withdrawn – 2/27/18
22.	2016-4329-A	Richard G. Leland 2001 Bartow Avenue, Bronx Administrative appeal challenging the Department of Buildings' final determination dated October 25, 2016, to permit the installation of 54 individual signs at the subject property. C7 zoning district. Community Board #10BX
		Project Manager: Toni Matias (212) 386-0085
		Status: Denied – 2/27/18
23.	2017-23-BZ	Davidoff Hutcher & Cintron LLP 32 Lexington Avenue aka 15 Quincy Street, Brooklyn Variance (§72-21) to allow the development of a UG 3 School (<i>Unity Preparatory Charter School</i>) contrary to ZR §§23-153 and 24-165 (maximum lot coverage, ZR §23-153 (permitted floor area, ZR §23-622 (maximum permitted height, maximum number of stories and required 15 foot initial setback and ZR 24-36 (required rear yard). R6B zoning district. Community Board #2BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Withdrawn – 2/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 27, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
24.	2017-205-BZ	Slater & Beckerman, P.C. 555 Nereid Avenue, Bronx Variance (§72-21) to permit the conversion of the former Sgt. Joseph E. Muller U.S. Army Reserve Center into a 90-bed Use Group 3A non-profit institution with sleeping accommodations contrary to ZR §42-10. M1-1 zoning district. Community Board #12BX
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 4/10/18
25.	2017-206-BZ	Slater & Beckerman, P.C. 4449 Bronx Boulevard, Bronx Variance (§72-21) to permit the development of a 23-space open parking area accessory to a proposed 90-bed Use Group 3A non-profit institution with sleeping accommodations contrary to ZR §42-10 filed under BSA Calendar Number 2017-205-BZ. M1-1 zoning district. Community Board #12BX
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 4/10/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 27, 2018

1:00 P.M.

BZ – NEW CASES		
1.	2017-56-BZ	Rampulla Associates Architects, LLP 1321 Richmond Road, Staten Island Variance (§72-21) to permit construction of a cellar and three (3) story residential condominium with six (6) dwelling units and ten (10) off-street parking spaces contrary to ZR §22-11 (multi-family buildings not permitted in an R1-2 zoning district; ZR §§ 23-00 & 25-00) no bulk or parking regulations for multi-family buildings. R1-2 zoning district. R1-2 Lower Density Growth Management Area. Community Board #2SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 5/15/18
2.	2017-240-BZ	Troutman Sanders LLP 310 Lenox Avenue, Manhattan Special Permit (§73-244) to permit the legalization of the conversion of the cellar level of an existing eating and drinking establishment without restrictions and no limitation on entertainment and dancing (UG 12A) (Red Rooster Harlem Restaurant located on the cellar level . C4-4A (Special 125th Street District). Community Board #10M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/27/18
3.	2017-245-BZ	Akerman, LLP 32-02 Francis Lewis Boulevard, Queens Re-instatement (§11-411) of a previously approved variance which permitted an extension of a commercial parking, accessory to a bank within a residential district which expired on November 10, 1999; Waiver of the Rules. R2A zoning district. Community Board #11Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 3/6/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 13, 2018
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	737-86-BZ	Rampulla Associates Architects 3304 Amboy Road, Staten Island Extension of Term of a previously approved Variance (§72-21) which permitted the enlargement of an existing retail store (UG 6) which expired on June 2, 2017; R3-1 (Special Richmond District). Community Board # 3SI
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 2/13/18
2.	62-96-BZ	Law Office of Fredrick A. Becker 200 Madison Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the operation of a physical culture establishment (<i>New York Sports Club</i>) which expired on February 4, 2017; Waiver of the Rules. C5-2 zoning district. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Deferred Decision – 3/27/18
3.	21-10-BZ	Law Office of Fredrick A. Becker 2801 Roebling Avenue aka 1590 Hutchinson River Parkway, Bronx Extension of Term & Amendment (73-243) request an extension of the term of a previously granted special permit that legalized an eating and drinking establishment with a drive-through at the subject premises and an Amendment to approved hours of operation. C1-2/R4A zoning district. Community Board #10BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 2/13/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 13, 2018

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	173-95-BZ	Rothkrug Rothkrug & Spector LLP 30 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 expired on August 15, 2015; Waiver of the Rules. C5-1/R8B Special Madison Avenue Preservation District. Community Board #8M
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 2/13/18
5.	143-07-BZ	Law Office of Fredrick A. Becker 6404 Strickland Avenue, Brooklyn Extension of Time to complete construction of an approved variance (§72-21) which expired on December 4, 2016, and for an amendment of the previously approved plans to permit the construction of a three-story and cellar synagogue (<i>Chabad House of Canarsie</i>). R2 zoning district. Community Board #18BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 3/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 13, 2018
10:00 A.M.

SOC – NEW CASES		
6.	60-90-BZ	Michael DeRuvo, R.A. 525 Forest Avenue, Staten Island Extension of Term of a previously granted Special Permit (§73-211) for the continued use of a Gasoline Service Station (Citgo) and Automotive Repair Shop which expired on February 25, 2016; Waiver of the Rules. C2-1/R3X zoning district. Community Board #1SI
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Postponed Hearing – 3/27/18
7.	101-92-BZ	Sheldon Lobel, P.C. 66-98 East Burnside Avenue, Bronx Extension of Term (§11-411) for the continued operation of the use of parking lot for non-commercial, non-transient parking which expired on October 26, 2013; Waiver of the Rules. C1-4/R8 zoning district. Community Board #5BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 5/1/18
8.	356-04-BZ	Kramer Levin Naftalis & Frankel, LLP 60 East 55th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Cultural Establishment (<i>The Core Club</i>) which expired on June 7, 2015; Waiver of the Rules. C5-2.5 (MID) zoning district. Community Board #5M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Closed, Decision – 2/27/18
9.	53-09-BZ	David Salamon 540 Schenck Avenue, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) for the construction of a three-family home on a vacant undersized lot. This application sought to vary floor area (§23-141); front yard (§23-45) side yard (§23-461) and parking (§25-161) which expired on January 12, 2014 pursuant to ZR §73-23; Waiver of Board's Rules. R5 zoning district. Community Board #5BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 2/13/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, FEBRUARY 13, 2018
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	2017-25-A thru 2017-28-A	Gino O. Longo, R.A.
		3094 and 3098 Dare Place and 3093 Casler Place, 3095 Casler Place, Bronx
		Interpretative Appeal challenging the Department of Buildings determination. Community Board #10BX
		Project Manager: Toni Matias (212) 386-0085 Status: Closed, Decision – 3/27/18

<i>APPEAL – NEW CASES</i>		
11.	2017-103-A	Law Office of Steven Simicich
		3924 Victory Boulevard, Staten Island
		Proposed construction of a single family residential building not fronting on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3A zoning district.
		Community Board #2SI Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 4/10/18
12.	2017-193-A thru 2017-199-A	Eric Palatnik, P.C.
		9, 10, 11, 12, 14, 15, and 17 Tupelo Court, Staten Island
		Proposed construction of a residential buildings not fronting on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R1-2 zoning district.
		Community Board #2SI Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 3/27/18
13.	2017-218-A	Law Office of Steven Simicich
		35 Howe Street, Staten Island
		Proposed single family detached residential building which is within the unbuilt portion of the mapped street, contrary to General City Law 35. R3A zoning district.
		Community Board #1SI Project Manager: Toni Matias (212) 386-0085 Status: Continued Hearing – 4/10/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 13, 2018
10:00 A.M.

<i>BZ – DECISIONS</i>		
14.	330-14-BZ	Law Office of Lyra J. Altman 1746 East 21st Street, Brooklyn Special Permit (73-622) for the enlargement of an existing two family home to be converted into a single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461); perimeter wall height (ZR 23-263) and less than the required minimum rear yard (ZR23-47); R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 2/13/18
15.	2016-4216-BZ	Dennis D. Dell’Angelo 1346 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space ZR §23-141; side yards ZR §23-461 and rear yard ZR §23-47. R2 zoning district. Community Board #14BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 2/13/18
16.	2016-4340-BZ	Law Office of Vincent L. Petraro, PLLC 131-02 40th Road, Queens Special Permit (§73-66) to permit the construction of a new building in excess of the height limits established under ZR 61-21. C4-2 zoning district. Community Board #7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 2/13/18

<i>BZ – CONTINUED HEARINGS</i>		
17.	91-14-BZ	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: Denied – 2/13/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 13, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	128-15-BZ thru 130-15-BZ	Law Office of Steven Simicich 680, 682 and 684 Van Duzer Street, Staten Island Variance (§72-21) to allow for the construction on a three family attached residential building (Use Group 2). R2/SHPD zoning district. Community Board #1SI
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Closed, Decision – 4/10/18
19.	275-15-BZ	Friedman & Gotbaum LLP 115 East 97th Street, Manhattan Variance (§72-21) proposed construction of a 12-story community facility building for the Upper Middle School and Upper School divisions of the Marymount School of New York contrary to underlying bulk regulations. R7-2 zoning district. Community Board #11M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Closed, Decision – 3/27/18
20.	2016-4153-BZ	Eric Palatnik, P.C. 4701 19th Avenue, Brooklyn Variance (§72-21) to permit the construction of a Use Group 3 school (<i>Project Witness</i>) contrary to floor area ratio and lot coverage (§24-34), front yard (§24-34) and side yard (§24-35(a)). R5 zoning district. Community Board #12BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 5/1/18
21.	2016-4208-BZ	Sheldon Lobel, P.C. 142 West 19th Street, Manhattan Variance (§72-21) to permit the development of a 10-story residential building contrary to ZR §23-692. C6-3A zoning district. Community Board #4M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, FEBRUARY 13, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
22.	2016-4241-BZ	Eric Palatnik, P.C. 1 Maspeth Avenue aka 378 Humboldt Street, Brooklyn Special Permit (§73-44) to allow the reduction of required parking for the use group 4 ambulatory diagnostic treatment healthcare facility and Use Group 6 offices. C8-2 zoning district. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 2/27/18
23.	2016-4262-BZ	Pryor Cashman LLP 279 Church Street, Manhattan Special Permit (§73-36) to permit the operation of a physical culture establishment (<i>Lyons Den Power Yoga</i>) on the second and third floors of an existing building. C6-2A (Tribeca East Historic District) zoning district. Community Board #1M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 5/15/18
24.	2016-4271-BZ	Eric Palatnik, P.C. 201 Hampton Avenue, Brooklyn Special Permit (§73-622) for the enlargement of an existing one family home contrary to floor area, open space and lot coverage (ZR 23-141) and side yard (ZR 23-461. R3-1 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Closed, Decision – 4/17/18
25.	2017-244-BZ	Eric Palatnik, P.C. 2208 Boller Avenue, Bronx Variance (§72-21) to permit the construction of a House of Worship and Community Center (UG 4) (<i>Co-Op City Baptist Church</i>) contrary to open space ratio, floor area ratio, height and setback, and encroaches onto the front and side yards, is contrary to Z.R. §24-11, §24-34, §24-35 and §24-521. R3A zoning district. Community Board #10BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 4/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 13, 2018

1:00 P.M.

BZ – NEW CASES		
1.	89-15-BZ	Law Office of Jay Goldstein 92 Walworth Street, Brooklyn Variance (§72-21) to permit the construction of a 4-story, 4-family home contrary to §42-11. M1-1 zoning district. Community Board #3BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 5/1/18
2.	2017-221-BZ	Eric Palatnik, P.C. 1781 Bay Ridge Parkway, Brooklyn Re-Instatement (§11-411) of previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) which expired on July 13, 2009; Waiver of the Rules. C1-2/R5 zoning district. Community Board #11BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 4/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL HEARING
TUESDAY MORNING, FEBRUARY 6, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
1.	146-79-BZ	Rothkrug Rothkrug & Spector LLP 210-11 Jamaica Avenue aka 210-01/21 Jamaica Avenue, Queens Extension of term of a previously variance and an Amendment/Waiver: to permit a change in use to automotive sales (UG9) from automotive repair and parts installation (UG 16). C2-2(R3-2) district. Community Board #13Q
		Project Manager: Henry Segovia (212) 386-0074
		Status: Withdrawn – 2/6/18
2.	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
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 6/19/18
3.	186-08-BZ	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
		Project Manager: Henry Segovia (212) 386-0074
		Status: Withdrawn – 2/6/18
4.	7-04-BZ	Eric Palatnik, P.C. 2208 Boller Avenue, Bronx Reopening for Hearing - Extension of Time to Complete Construction of a UG4 Church/Community Outreach Center (<i>Co-Op City Baptist Church</i>) which expired August 19, 2011; Waiver of the Rules. R3A zoning district. Community Board #10BX
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Denied – 2/6/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL HEARING
TUESDAY MORNING, FEBRUARY 6, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	248-08-BZ	Board of Standards and Appeals Applicant: Eric Palatnik, P.C. 3550 Eastchester Road, Bronx Dismissal for Lack of Prosecution —Variance (§72-21) to permit the development of a religious-based school and church, contrary to floor area (§24-11), rear yard (§24-36), and parking (§25-31) regulations. R5 zoning district. Community Board #12BX
		Project Manager: Rory Levy (212) 386-0082
		Status: Withdrawn – 2/6/18
6.	96-11-BZ	Law Office of Marvin B. Mitzner 514-516 East 6th Street, Manhattan Variance (§72-21) to legalize enlargements to an existing residential building, contrary to floor area (§23-145) and dwelling units (§23-22). R7B zoning district. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Withdrawn – 2/6/18
7.	144-12-A	Law Offices of Marvin Mitzner LLC 339 West 29th Street, Manhattan Appeal of the Multiple Dwelling Law pursuant to §310 to allow the enlargement to a five-story building, contrary to §171(2)(f). R8B zoning district. Community Board #4M
		Project Manager: Toni Matias (212) 386-0085
		Status: Withdrawn – 2/6/18
8.	286-12-BZ	Eric Palatnik, P.C. 1925 Union Street, Brooklyn Variance (§72-21) to permit a vertical enlargement and conversion of an existing two-story automotive repair facility to a four-story UG 4A House of Worship (<i>People of Destiny Church</i>), contrary to coverage ratio (§24-11). R6 zoning district. Community Board #8BK
		Project Manager: Rory Levy (212) 386-0082
		Status: Withdrawn – 2/6/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL HEARING
TUESDAY MORNING, FEBRUARY 6, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
9.	350-12-BZ	Sheldon Lobel, P.C. 5 32nd Street, Brooklyn Variance (§72-21) to permit the construction of an 11-story community facility/residential building, contrary to use regulations (§42-00). M3-1 zoning district. Community Board #7BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Dismissed – 2/6/18
10.	189-13-A	Rothkrug Rothkrug & Spector 20 Dea Court, Staten Island Special Permit (§73-125) to permit an ambulatory diagnostic or treatment health care facility. Proposed building does not front on legally mapped street, contrary to Section 36 of the General City Law. R3-1 zoning district. Community Board #2SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Withdrawn – 2/6/18
11.	330-13-BZ	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: Dismissed – 2/6/18
12.	204-14-BZ	Sheldon Lobel, P.C. 55 Wythe Avenue, Brooklyn Special Permit (§73-44) for reduction of required off-street parking spaces for proposed ambulatory diagnostic or treatment health care facilities (UG 4A) and commercial office use (UG 6B listed in Use Group 4 and PRC-B1. M1-2 Zoning District. Community Board #1BK
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Withdrawn – 2/6/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL HEARING

TUESDAY MORNING, FEBRUARY 6, 2018

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
13.	63-15-BZ	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
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Withdrawn – 2/6/18
14.	246-15-BZ	Eric Palatnik, P.C. 1462 62nd Street, Brooklyn Variance (72-21) seek a variance for the legalization of the existing Use Group 3 Yeshiva at the third floor, the creation of a mezzanine on the first floor, and the use of the entire four-story and cellar structure, located within an M1-1 zoning district. (companion case 2016-4179-BZ) Community Board #11BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Adjourned, Continued Hearing – 2/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 30, 2018

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	499-29-BZ	Eric Palatnik, P.C. 248-70 Horace Harding Expressway, Queens Extension of Term and Waiver (11-411) to extend the term of the previously granted variance allowing the operation n Automotive Service Station (UG 16B) which expired on March 23, 2016; Waiver of the Rules. C1-2/R3-2 zoning district. Community Board #11Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 1/30/18
2.	2016-4255-BZ	Eric Palatnik, P.C. 4801 Ocean Avenue, 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); side yard (ZR §23-461); and rear yard (ZR §23-47). R3-1 zoning district. Community Board #15BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Deferred Decision – 2/27/18
3.	235-01-BZ	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
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Granted – 1/30/18

<i>SOC – CONTINUED HEARINGS</i>		
4.	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 – 3/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 30, 2018

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	75-95-BZ	Law Office of Fredrick A. Becker 1635 Third Avenue, Manhattan Extension of Term for a special permit (§73-36) permitting the operation of a Physical Culture Establishment (<i>New York Sports Club</i>) which expired on January 28, 2016; Waiver of the Rules. C2-8 zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 3/6/18
6.	168-98-BZ	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: Continued Hearing – 5/1/18
7.	169-98-BZ	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: Continued Hearing – 3/6/18
8.	214-00-BZ	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
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Adjourned, Continued Hearing – 4/10/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 30, 2018

10:00 A.M.

SOC – CONTINUED HEARINGS		
9.	97-07-BZ	Law Office of Fredrick A. Becker 80-16 Cooper Avenue, Queens Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of a Physical Cultural Establishment (<i>New York Sports Club</i>) on the second floor of a two-story commercial building within a commercial mall complex which expired on December 31, 2016; Amendment to request a change in the hours of operation; Waiver of the Board's rules. M1-1 zoning district. Community Board #5Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 3/6/18
10.	187-08-BZ	Sheldon Lobel, P.C. 1247 38th Street, Brooklyn Amendment to a variance (§72-21) to allow a five-story school (<i>Congregation & Yeshiva Maschzikei Hadas</i>). The application seeks to increase the zoning lot contrary to the previous Board approval. M1-2/R6B zoning district. Community Board #12BK Ruffin
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 3/20/18
11.	35-10-BZ	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
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 4/10/18
12.	46-10-BZ	Eric Palatnik, P.C. 1401 Sheepshead Bay Road, Brooklyn Extension of Time to Complete Construction of an offsite parking lot to accommodate the required parking, which expires, November 15, 2015, located within a C4-2 zoning district. Community Board #15BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Withdrawn – 1/30/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 30, 2018

10:00 A.M.

<i>SOC – NEW CASES</i>		
13.	217-96-BZ	Eric Palatnik, P.C. 165-01 Northern Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the operation of a car rental facility (<i>Enterprise Rent-A-Car</i>) (Use Group 8) which expired on October 7, 2017. C1-2 (R2) zoning district. Community Board #7Q
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 3/20/18
14.	143-01-BZ	Law Offices of Marvin B. Mitzner, LLC 348 East 9th Street, Manhattan Amendment of a previously approved Variance (§72-21) which permitted the legalization of a veterinary clinic (Use Group 6B) located at the cellar level contrary to Z.R. §22-00 which expired on November 12, 2007 and to permit the legalization of the enlargement of the use into the front, eastern unit on the first floor; Extension of Time to Obtain a Certificate of Occupancy which expired on November 12, 2003; Waiver of the Rules. R8B zoning district. Community Board #3M
		Project Manager: Toni Matias (212) 386-0085
		Status: Postponed Hearing – 3/6/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 30, 2018
10:00 A.M.

<i>BZ – DECISIONS</i>		
15.	224-14-BZ 225-14-A	Eric Palatnik, P.C. 1534 Victory Boulevard, Staten Island Variance (§72-21) to for ambulatory diagnostic or healthcare treatment facility (medical office) (UG 4) located in an R1-2 zoning district. Also a companion GCL 35 as portion of the roadway is within a mapped street. R1-2 zoning district. Community Board #1SI
		Project Manager: Rory Levy 212-386-0082 / Toni Matias 212-386-0085
		Status: Granted – 1/30/18
16.	330-14-BZ	Law Office of Lyra J. Altman 1746 East 21st Street, Brooklyn Special Permit (73-622) for the enlargement of an existing two family home to be converted into a single family home contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461); perimeter wall height (ZR 23-263) and less than the required minimum rear yard (ZR23-47); R3-2 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Deferred Decision – 2/13/18

<i>BZ – CONTINUED HEARINGS</i>		
17.	116-14-BZ	Gerard J. Caliendo, RA, AIA 188 East 93rd Street, Manhattan Special Permit (§73-36) to allow the legalization of an Physical Cultural Establishment (<i>Crank NYC II</i>) on the first floor level of an existing five story mixed commercial & residential building in a C1-9 zoning district. Community Board #8M
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/20/18
18.	226-14-BZ	Gerald J. Caliendo, RA, AIA 147-02 76th Road, Queens Variance (§72-21 to permit the proposed three (3) story use group 4 Synagogue, school and Rabbi's office. R4 zoning district. Community Board #8Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 4/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 30, 2018

10:00 A.M.

BZ – CONTINUED HEARINGS		
19.	196-15-BZ	Eric Palatnik, P.C. 250 Mercer Street aka 683 Broadway, Manhattan Special Permit §73-36: to permit a physical culture establishment (<i>Haven Spa</i>) that will occupy the first floor of a 16-story residential building. C6-2 zoning district. Community Board #1M
		Project Manager: Rory Levy (212) 386-0082
		Status: Adjourned, Continued Hearing – 5/1/18
20.	2016-4181-BZ	Law Office of Lyra J. Altman 1981 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement and conversion of an existing two family dwelling to a single family dwelling, contrary to side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R5 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 1/30/18
21.	2016-4208-BZ	Sheldon Lobel, P.C. 142 West 19th Street, Manhattan Variance (§72-21) to permit the development of a 10-story residential building contrary to ZR §23-692. C6-3A zoning district. Community Board #4M
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 2/13/18
22.	2016-4216-BZ	Dennis D. Dell'Angelo 1346 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space ZR §23-141; side yards ZR §23-461 and rear yard ZR §23-47. R2 zoning district. Community Board #14BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Closed, Decision – 2/13/18
23.	2016-4230-BZ	Eric Palatnik, P.C. 1912 & 1920 Amethyst Street, Bronx Variance (§72-21) to allow the development of a House of Worship (UG 4A) contrary to floor area (ZR §33-123), street wall height and setback (ZR §33-432) and parking (ZR §36-21. C8-1 zoning district. Community Board #11BX
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/6/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 30, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
24.	2016-4301-BZ	Eric Palatnik, P.C. 136 Oxford 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 23-142); side yard (ZR 23-48); lot area and width (ZR 23-32) and less than the required rear yard (ZR 23-47). R5-OP zoning district. Community Board #15BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 4/17/18
25.	2017-190-BZ	Fox Rothschild LLP 23-11 31st Road, Queens Variance (§72-21) to permit the development of a 7-story building containing 92 affordable independent residences for seniors and a ground floor senior center contrary to ZR §§23-155 & 24-11 (maximum permitted FAR); ZR §24-33 (permitted obstruction in the required rear yards) and ZR §23-622 (maximum height and setbacks). R6B zoning district. Community Board #1Q
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Continued Hearing – 3/20/18
26.	2017-225-BZ	Rothkrug Rothkrug & Spector LLP 306 East 61st Street, Manhattan Special Permit (§73-36) to permit the operation of Physical Culture Establishment (<i>Aqua Ancient Baths</i>) in portions of the cellar, basement and first floor of an existing building contrary to ZR §32-10. C2-5/R8B zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 1/30/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 30, 2018

1:00 P.M.

BZ – NEW CASES		
1.	2016-4217-BZ	<p>Eric Palatnik, P.C. 1665 Bartow Avenue, Bronx Re-Instatement (§11-411) of a variance which permitted the operation of an Automotive Service Station with accessory uses (UG 16B), which expired on September 29, 2008; Amendment (§11-412) to permit structural alterations to the building; Amendment to permit Automotive Laundry; Waiver of the Rules. R3A zoning district. Community Board #12BX</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Continued Hearing – 5/1/18</p>
2.	2017-39-BZ	<p>Mango & Lacoviello, LLP 271 Church Street, Manhattan Special Permit (§73-36) to permit the legalization of the operation of a Physical Culture Establishment (<i>The Tracy Anderson Method</i>) to be operated within the cellar and ground floor with mezzanine of an existing building contrary to ZR §32-10. C6-2A (Tribeca East Historic District). Community Board #1M</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Continued Hearing – 4/10/18</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 23, 2018

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	549-67-BZ	Rothkrug Rothkrug & Spector LLP 7-9 Elm Tree Lane, Bronx Extension of Term & Waiver (11-413) seek an extension of term of a previously variance granted pursuant to (72-21) permitting in an R3-2 zoning district an existing coal and oil establishment structural alterations to existing silos to provide storage rooms amend to legalize masonry extension for use as truck garage and removal silos. R3-2 zoning district. Community Board #12BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Deferred Decision – 3/6/18

<i>SOC – CONTINUED HEARINGS</i>		
2.	7-57-BZ	Edward Lauria 2317 Ralph Avenue, Brooklyn Extension of Term (§11-411) of a previously granted variance for a gasoline service station and maintenance which expired September 20, 2015; Waiver of the Rules. R3-2 zoning district. Community Board #18BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 3/6/18
3.	528-64-BZ	NYC Board of Standards and Appeals 240-02 Northern Boulevard, Queens Compliance Hearing of a previously approved Variance (§72-21) which permitted the erection of a two story enlargement of an auto showroom (UG 16B) (East Hills Chevrolet) R1-2 zoning district. Community Board #11Q
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 5/15/18
4.	235-01-BZ	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
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Closed, Decision – 1/30/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 23, 2018

10:00 A.M.

SOC – CONTINUED HEARINGS

5.	344-03-BZ	Howard Goldman 2777 Flatbush Avenue, Brooklyn Application for an extension of term of the legalization of the reconstruction and extension of an existing building operating as an eating and drinking establishment in a C3 district, contrary to ZR 32-00. C3 zoning district. Community Board #18BK
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 1/23/18

SOC – NEW CASES

6.	271-81-BZ	Rothkrug Rothkrug & Spector LLP 110/12 West 56th Street, Manhattan Extension of Term of a Special permit (§73-36) which permitted the operation of a Physical Culture Establishment (<i>New York Health and Racquet Club</i>) which expired on October 6, 2016; Extension of Time to obtain a Certificate of Occupancy which expired on September 15, 2010; Waiver of the Rules. C6-6/C6-6.5 (MID) zoning district. Community Board #5M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 1/23/18
7.	176-09-BZ	Bryan Cave LLP 230-236 West 28th Street, Manhattan Extension of time to complete construction of a Special Permit (§73-64) to waive height and setback regulations (§33-432) for a community use facility (Fashion Institute of Technology) which expired on October 6, 2017. C6-2 zoning district. Community Board #5M
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Granted – 1/23/18
8.	304-09-BZ	Law Office of Jay Goldstein, PLLC 81-111 Junius Street, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) which permitted the erection of a ten-story, mixed-use community facility (Women In Need) and commercial building, contrary to floor area (§42-00, 43-12 and 43-122), height and sky exposure plane (§43-43), and parking (§44-21) which expired on June 7, 2015; Waiver of the Board's Rules M1-4 zoning district. Community Board #16BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 1/23/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 23, 2018

10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	299-12-BZ	Goldman Harris LLC 40-56 Tenth Avenue, Manhattan Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the construction of a 12-story commercial building, contrary to floor area (§43-12), height and setback (§43-43), and rear yard (§43-311/312) regulations which expires on May 3, 2018. M1-5 zoning district. Community Board #2M
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 3/20/18

<i>APPEALS – DECISIONS</i>		
10.	2016-4348-A thru 2016-4353-A	Sheldon Lobel, P.C. 85-08, 85-12, 85-14, 84-71, 84-73 57th Avenue, Queens Proposed construction of a four-story, three family residential building partially within the bed of a mapped street, pursuant to Article 3 of General City Law 35. R6B zoning district. Community Board #4Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Granted – 1/23/18
11.	2017-264-BZY	Kenneth K. Lowenstein 23 East 39th Street, Manhattan Extension of time (§11-331) to complete construction of a minor development commenced under the prior R6 zoning district. C5-3 (Special Midtown District). Community Board #5M
		Project Manager: Veronica Chuah (212) 386-0084
		Status: Granted – 1/23/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 23, 2018
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
12.	16-15-A	Sheldon Lobel, P.C. 233-235 Water Street, Manhattan BCG304 to permit the redevelopment of the existing building, The Blue School, a new middle school, located within a flood hazard area. C6-2 zoning district. Community Board #1M
		Project Manager: Toni Matias (212) 386-0085
		Status: Withdrawn – 1/23/18
13.	205-15-A thru 214-15-A	Rothkrug Rothkrug & Spector LLP 128-60 to 128-76 Hook Creek Boulevard and 128-63 to 128-75 Fortune Way, Queens Proposed development of two-story, one family dwelling with accessory parking space that are proposed to be located within the bed of mapped but unbuilt 129th Avenue & Hook Creek Boulevard ,contrary to Article 3 of the General City Law, Section 35 located within an R2 zoning district. Community Board #12Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 3/20/18
14.	2017-143-A	NYC Department of Buildings 25-32 44th Street, Queens Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy. Community Board #1Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 5/1/18
15.	2017-144-A	NYC Department of Buildings 25-30 44th Street, Queens Appeal filed by the Department of Buildings seeking to revoke Certificate of Occupancy. Community Board #1Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Adjourned, Continued Hearing – 4/17/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 23, 2018
10:00 A.M.

<i>BZ – DECISIONS</i>		
16.	224-14-BZ 225-14-A	Eric Palatnik, P.C. 1534 Victory Boulevard, Staten Island Variance (§72-21) to for ambulatory diagnostic or healthcare treatment facility (medical office) (UG 4) located in an R1-2 zoning district. Also a companion GCL 35 as portion of the roadway is within a mapped street. R1-2 zoning district. Community Board #1SI
		Project Manager: Rory Levy (212) 386-0082 / Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/30/18
17.	2017-215-BZ	Eric Palatnik, P.C. 900 3rd Avenue, Manhattan Special Permit (§73-36) to permit the legalization of a physical culture establishment (<i>Title Boxing Club</i>) located on a portion of the first and cellar floors of an existing thirty-six (36) story commercial use building contrary to ZR §32-10. C6-6 Special Midtown District. Community Board #6M
		Project Manager: Rory Levy (212) 386-0082
		Status: Granted – 1/23/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JANUARY 23, 2018

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
18.	174-14-BZ	<p>Jim Kusi 820 East 182nd Street aka 2165-75 Southern Boulevard, Bronx Re-instatement (§11-411) of a previously approved variance permitting the operation an Automotive Service Station (UG 16B) with accessory uses which expired November 6, 1994; Waiver of the Rules. C1-4/R7-1 zoning district. Community Board #2BX</p>
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Continued Hearing – 2/27/18
19.	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>
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Adjourned, Continued Hearing – 4/17/18
20.	332-14-BZ	<p>Law Office of Lyra J. Altman 2912 Avenue N, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space ratio (ZR 23-141), side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 & R4/C2-2 zoning district. Community Board #14BK</p>
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 1/23/18
21.	157-15-BZ	<p>Law Office of Lyra J. Altman 3925 Bedford Avenue, Brooklyn Special Permit (73-622) for the enlargement of an existing single family contrary to floor area, lot coverage and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R3-2 zoning district. Community Board #15BK</p>
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 3/27/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 23, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
22.	2016-4181-BZ	Law Office of Lyra J. Altman 1981 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement and conversion of an existing two family dwelling to a single family dwelling, contrary to side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R5 zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Adjourned, Continued Hearing – 1/30/18
23.	2016-4218-BZ	Sheldon Lobel, P.C. 66 79th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to maximum permitted floor area (ZR 23-141), required open space (ZR 23-141) and required side yards (23-48). R2 zoning district. Community Board #10BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 3/27/18
24.	2016-4274-BZ	Pryor Cashman LLP 1411 39th Street, Brooklyn Special permit (§73-19) for a school (<i>Bnos Zion of Bobov</i>) (Use Group 3) to legalize its use on the first floor of an existing two-story building and to permit its use in the remainder of the existing two-story building and in the proposed enlargement contrary to use regulations (§42-00). Variance (§72-21) to enlarge the existing building by two additional stories contrary to rear yard requirements (§43-26). M1-2 zoning district. Community Board #2BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Adjourned, Continued Hearing – 3/20/18
25.	2016-4339-BZ	Pryor Cashman LLP 5018 14th Avenue, Brooklyn Variance (§72-21) to permit construction of a school (Use Group 3) (<i>Bnos Zion of Bobov</i>) contrary to underlying bulk requirements. R6 zoning district. Community Board #12BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Adjourned, Continued Hearing – 3/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 23, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
26.	2016-4276-BZ	Normandy Development and Construction LLC 333 Johnson Avenue, Brooklyn Special Permit (§73-44) to permit the reduction of required accessory off-street parking spaces for Use Group 6B office use. M3-1 zoning district. Community Board #1BK
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 5/22/18
27.	2016-4295-BZ	Law Office of Lyra J. Altman 1074 East 24th 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). R2 zoning district. Community Board #14BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 3/27/18
28.	2016-4467-BZ	Davidoff Hutcher & Citron LLP 69-25 Astoria Boulevard, Queens Variance (§72-21) to permit the legalization of an illuminated advertising sign contrary to ZR §22-35 (advertising signs not permitted in residential districts) and ZR §52-731.1 (non- conforming advertising signs in residential districts shall be terminated after 10 years from December 15, 1961). R4 zoning district. Community Board #1Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 4/10/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JANUARY 23, 2018

1:00 P.M.

BZ – NEW CASES		
1.	2016-4347-BZ	Eric Palatnik, P.C. 1605 Oriental Boulevard, Brooklyn Special Permit (73-622) for the enlargement of an existing single family home contrary to floor area, lot coverage and open space (ZR 23-142); side yard requirements (ZR 23-48) and less than the minimum rear yard (ZR 23-47). R3-1 zoning district. Community Board #15BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 4/17/18
2.	2017-205-BZ	Slater & Beckerman, P.C. 555 Nereid Avenue, Bronx Variance (§72-21) to permit the conversion of the former Sgt. Joseph E. Muller U.S. Army Reserve Center into a 90-bed Use Group 3A non-profit institution with sleeping accommodations contrary to ZR §42-10. M1-1 zoning district. Community Board #12BX
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 2/27/18
3.	2017-206-BZ	Slater & Beckerman, P.C. 4449 Bronx Boulevard, Bronx Variance (§72-21) to permit the development of a 23-space open parking area accessory to a proposed 90-bed Use Group 3A non-profit institution with sleeping accommodations contrary to ZR §42-10 filed under BSA Calendar Number 2017-205-BZ. M1-1 zoning district. Community Board #12BX
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 2/27/18
4.	2017-225-BZ	Rothkrug Rothkrug & Spector LLP 306 East 61st Street, Manhattan Special Permit (§73-36) to permit the operation of Physical Culture Establishment (<i>Aqua Ancient Baths</i>) in portions of the cellar, basement and first floor of an existing building contrary to ZR §32-10. C2-5/R8B zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 1/30/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 9, 2018
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	260-06-BZ	J. Owen Zurhellen, II 112 Charlton Street/547 Greenwich Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitted the operation of a Physical Cultural Establishment (<i>Oishi Judo Club</i>) on the first floor in a six-story (plus basement) building which expires on April 10, 2017. M1-6 zoning (Special Hudson Square) District Community Board #2M
		Project Manager: Henry Segovia (212) 386-0074
		Status: Deferred Decision – 4/10/18

<i>SOC – CONTINUED HEARINGS</i>		
2.	413-50-BZ	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 – 5/15/18
3.	164-94-BZ	Jeffrey Chester, Esq. 84 Hugh Grant Circle, Bronx Extension of Term of a previously approved Variance (§72-21) which permitted the operation of physical culture establishment (<i>Lucille Roberts</i>), which expired on March 1, 2014. C1-2/R6 zoning district. Community Board #9BX
		Project Manager: Carlo Costanza (212) 386-0068
		Status: Withdrawn – 1/9/18
4.	168-98-BZ	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 – 1/30/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 9, 2018
10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	159-00-BZ	Eric Palatnik, P.C. 383 3rd Avenue, Brooklyn Extension of Term & Amendment (72-01): extension of term of a previously granted variance of a Use Group 3 school and an Amendment for elimination of the term of the variance and a change and minor plumbing and portion alterations. C8-2 zoning district. Community Board #6BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Adjourned, Continued Hearing – 5/22/18
6.	180-05-BZ	Rothkrug Rothkrug & Spector, LLP 1511 Third Avenue, Manhattan Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment (Equinox) which expires on February 28, 2016. C2-8A/R8B zoning district. Community Board #8M
		Project Manager: Rory Levy (212) 386-0082
		Status: Continued Hearing – 3/6/18

<i>SOC – NEW CASES</i>		
7.	866-49-BZ	Carl A. Sulfaro, Esq. 200-01 47th Avenue, Queens Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 7, 2015; Waiver of the Rules. R3X zoning district. Community Board #11Q
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 3/20/18
8.	206-61-BZ	Carl A. Sulfaro, Esq. 30 East 39th Street, Manhattan Extension of Term (§11-411) for a previously approved variance which permitted a six story office building (UG 6) which expired on July 11, 2016. R8B zoning district. Community Board #6M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 1/9/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 9, 2018
10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	243-13-BZ	Greenberg Traurig, LLP 125 Greenwich Street aka 22 Thames Street, Manhattan Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the construction of a mixed-use building, contrary to setback requirements (ZR §91-32), which expires on February. C5-5 (LM) zoning district. Community Board #14M
		Project Manager: Veronica Chuah (vchuah@bsa.nyc.gov)
		Status: Granted – 1/9/18

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	2016-1186-A thru 2016-1207-A	Rothkrug Rothkrug & Spector LLP 145-25 to 147-21A Hook Creek Boulevard, Queens Proposed construction of a two-story, two-family building, contrary to General City Law Section 35. R1-1 zoning district. Community Board #13Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/6/18
11.	2016-4268-A	Tarter Krinsky & Drogin LLP 30 Prince Street aka 265-269 Gold Street, Brooklyn Appeal from Department of Buildings' determination that a sign is not entitled to con-conforming use status as advertising sign at the existing size and height. Community Board #2BK
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 4/17/18
12.	2016-4330-A & 2016-4331-A	Eric Palatnik, P.C. 16 & 19 Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/20/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY MORNING, JANUARY 9, 2018
10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	2017-30-A	Eric Palatnik, P.C. 16 Garage Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/20/18
14.	2017-226-A	Eric Palatnik, P.C. 18 Tuttle Street, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3X zoning district. Community Board #1SI
		Project Manager: Toni Matias (212) 386-0085
		Status: Continued Hearing – 3/20/18

<i>APPEAL – NEW CASES</i>		
15.	2016-4348-A thru 2016-4353-A	Sheldon Lobel, P.C. 85-08, 85-12, 85-14, 84-71, 84-73 57th Avenue, Queens Proposed construction of a four-story, three family residential building partially within the bed of a mapped street, pursuant to Article 3 of General City Law 35. R6B zoning district. Community Board #4Q
		Project Manager: Toni Matias (212) 386-0085
		Status: Closed, Decision – 1/23/18
16.	2017-264-BZY	Kenneth K. Lowenstein 23 East 39th Street, Manhattan Extension of time (§11-331) to complete construction of a minor development commenced under the prior R6 zoning district. C5-3 (Special Midtown District). Community Board #5M
		Project Manager: Veronica Chuah (vchuah@bsa.nyc.gov)
		Status: Closed, Decision – 1/23/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 9, 2018
10:00 A.M.

BZ – DECISIONS		
17.	2016-4181-BZ	<p>Law Office of Lyra J. Altman 1981 East 14th Street, Brooklyn Special Permit (§73-622) for the enlargement and conversion of an existing two family dwelling to a single family dwelling, contrary to side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R5 zoning district. Community Board #15BK</p> <p>Project Manager: Henry Segovia (212) 386-0074</p> <p>Status: Continued Hearing – 1/23/18</p>
18.	2016-4215-BZ	<p>Eric Palatnik, P.C. 262 Exeter 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 and providing less than the required rear yard (ZR 23-47). R3-1 zoning district. Community Board #15BK</p> <p>Project Manager: Gjela Prenga (212) 386-0067</p> <p>Status: Granted – 1/9/18</p>
19.	2017-67-BZ	<p>Salim Abraham Jr. 2714 Avenue R, 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) and side yards (ZR §23-461). R3-2 zoning district. Community Board #15BK</p> <p>Project Manager: Darrell Ruffin (212) 386-0054</p> <p>Status: Granted – 1/9/18</p>

BZ – CONTINUED HEARINGS		
20.	174-13-BZ	<p>Jeffrey A. Chester, Esq./GSHLLP 2449 Morris Avenue a/k/a 58-66 East Fordham Road, Bronx Special Permit (§73-36) to allow the reestablishment of an expired physical culture establishment (<i>Lucille Roberts</i>) on the second floor, contrary to (§32-31). C4-4 zoning district. Community Board #7BX</p> <p>Project Manager: Rory Levy (212) 386-0082</p> <p>Status: Withdrawn – 1/9/18</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 9, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
21.	233-14-BZ	Law Office of Fredrick A. Becker 4545 Center Boulevard, Queens Special Permit (§73-36) to allow for a physical culture establishment (“iLovekickboxing”) within a portion of an existing commercial building. M3-1 zoning district. Community Board #2Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Withdrawn – 1/9/18
22.	237-14-BZ	Jeffrey A. Chester/GSHLLP 162-01 Jamaica Avenue, Queens Special Permit (§73-36) to allow for the operation of a physical culture establishment (Lucille Roberts). C6-3 zoning district. Community Board #12Q
		Project Manager: Rory Levy (212) 386-0082
		Status: Withdrawn – 1/9/18
23.	111-15-BZ	Eric Palatnik, P.C. 98 Third Avenue, Brooklyn Variance (§72-21) to permit a six-story mixed use building with ground floor commercial space and residential space on the upper floors a contrary to ZR section 42-00. M1-2 zoning district. Community Board #2BK
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Continued Hearing – 4/10/18
24.	270-15-BZ	Moshe M. Friedman, P.E. 338 Devoe Street, Brooklyn Variance (§72-21) to permit the construction of a 3 story residential building contrary to use regulations. M1-1 zoning district. Community Board #1BK
		Project Manager: Gjela Prenga (212) 386-0067
		Status: Granted – 1/9/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, JANUARY 9, 2018
10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
25.	2016-3-BZ	Rothkrug Rothkrug & Spector LLP 1212 Victory Boulevard, Staten Island Special Permit (§73-211) to allow an automotive service station with an accessory convenience store (UG 16B). C2-1/R2 zoning district. Community Board #1SI
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Closed, Decision – 2/27/18
26.	2017-24-BZ	Walter T. Gorman, P.E. 1400 Bay Street aka 5 Fingerboard Road, Staten Island Re-Instatement (§11-411) previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) (Mobile) with accessory uses which expired on March 19, 2004; Waiver of the Rules. R3A zoning district. Community Board #1SI
		Project Manager: Darrell Ruffin (212) 386-0054
		Status: Continued Hearing – 4/17/18
27.	2017-188-BZ	Law Office of Lyra J. Altman 1727 Ocean Parkway, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single family home, contrary to floor area (§23-142); side yard requirements (§§23-461) and less than the required rear yard (§23-47). R5 (Special Ocean Parkway) zoning district. Community Board #15BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Granted – 1/9/18
28.	2017-227-BZ	Sheldon Lobel, P.C. 313-321 West 37th Street, Manhattan Special Permit (§73-36) to permit the legalization of a Physical Cultural Establishment (<i>Orangetheory Fitness</i>) on a portion of the first floor of an existing building contrary to ZR §32-10. C6-4M Special Garment Center District. Community Board #4M
		Project Manager: Veronica Chuah (vchuah@bsa.nyc.gov)
		Status: Granted – 1/9/18

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, JANUARY 9, 2018
1:00 P.M.

BZ – NEW CASES		
1.	223-14-BZ	Sheldon Lobel, P.C. 1963 McDonald Avenue, Brooklyn Variance (§72-21) to request a variance of (23-141) maximum floor area ratio, lot coverage (33-26), and (23-47) rear yard, to legalize the existing building both a house of worship and a community facility uses, located within a (OPD) but primarily within an R5/C2-4 zoning district. Community Board #15BK
		Project Manager: Tracie Behnke (212) 386-0086
		Status: Withdrawn – 1/9/18
2.	332-14-BZ	Law Office of Lyra J. Altman 2912 Avenue N, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family residence contrary to floor area and open space ratio (ZR 23-141), side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 & R4/C2-2 zoning district. Community Board #14BK
		Project Manager: Henry Segovia (212) 386-0074
		Status: Continued Hearing – 1/23/18
3.	2017-44-BZ	Sheldon Lobel, P.C. 123 West 20th Street, Manhattan Special Permit (§73-36) to permit the legalization of the operation of a physical culture establishment (F45 Training Flatiron) in the cellar and ground floors of an existing building contrary to ZR §32-31. C6-3A zoning district. Community Board #4M
		Project Manager: Jonathan Kirschenbaum (212) 386-0081
		Status: Granted – 1/9/18

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