

# NYC Board of Standards and Appeals Public Hearing

Monday April 15<sup>th</sup>, 2024 10:00 A.M.

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<b>BSA proposed Rule changes</b>		
1	<u>2/12/2024</u> <u>CLOSED</u>	<b>BSA</b> The Board of Standards and Appeals (“BSA”) proposes to create Appendix E of its rules to codify existing Type II rules and exempt certain housing actions from State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR). <i>Vine</i>

<b>Adjournments</b>		
2	<b>11-93-BZ</b> <u>7/10/2023</u> <u>10/2/2023, Adj</u> <u>12/11/2023, Adj</u> <u>2/26/2024</u>	Belkin, Burden, Goldman, LLP <b>46-45 Kissena Boulevard aka 46-40 Laburnum Avenue, Queens</b> Extension of Term (§11-411) of a previously approved variance which permitted an Eating and Drinking establishment (UG 6) which expires on March 15, 2024; Extension of Time to Obtain a Certificate of Occupancy which expired on June 17, 2015; Waiver of the Board’s Rules of Practice and Procedures. C2-2/R3-2 and R3-2 zoning districts. <b>Community Board #7Q</b> <i>Bell</i>
3	<b>2023-41-A</b> <b>thru</b> <b>2023-46-A</b> <u>2/26/2024</u>	Rothkrug Rothkrug & Spector, LLP <b>71/73/75/77/79/91 Longstreet Avenue, Bronx</b> Proposed development of six two-family homes on a lot that is located partially within the bed of a mapped but unbuilt portion of street contrary to General City Law §35. R5B zoning district. <b>Community Board #10BX</b> <i>Ebanks-Chu</i>

<b>Deferrals</b>		
4	<b>397-47-BZII</b> <u>2/26/2024 Closed</u>	Walter T Gorman, P.E., P.C. <b>64-01 Woodhaven Boulevard, Queens</b> Amendment of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B). The amendment seeks to permit the addition of a pump island and request the removal of a Board condition requiring the property obtain a new certificate of occupancy, Extension of Time to Obtain a new certificate of Occupancy, Waiver of the Boards Rules. R3-1 zoning district. <b>Community Board #6Q</b> <i>Bell</i>

***Withdrawals***

5	<b>2022-66-BZ</b> <u>5/8/2023 PH</u> <u>12/11/2023 PH</u>	Goldman Harris LLC <b>405 Arthur Kill Road, Staten Island</b> Special Permit (§73-14) to permit the development of a Battery Energy Storage System (BESS) (UG 6D) contrary to ZR §22-10. R3-2 zoning district. <b>Community Board #3SI</b>	<i>Ebanks-Chu</i>
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***Decisions***

6	<b>174-94-BZIII</b> <u>1/8/2024</u> <u>3/25/2024 Closed</u>	Gerald J. Caliendo, RA, AIA <b>99-07 Roosevelt Avenue, Queens</b> Extension of Term (§11-411) permitting an automotive sales establishment, which expired on May 6, 2022; Extension of Time to Obtain a Certificate of Occupancy which expired on August 15, 2021; Waiver of the Rules. R6 zoning district. <b>Community Board #15BK</b>	<i>Bell</i>
7	<b>178-03-BZIV</b> <u>2/26/2024 Closed</u>	Vassalotti Associates Architects, LLP <b>114-02 Van Wyck Expressway, Queens</b> Extension of Term of a Special Permit (§73-211) permitting the operation of an automotive service station (UG 16B) which expired on April 28, 2024. C2-2/R3-2 zoning district. <b>Community Board #10Q</b>	<i>Bell</i>
8	<b>2023-15-A thru 2023-18-A</b> <u>12/11/2023</u> <u>2/12/2024 Closed</u>	Ashish A Patel <b>8226 South Conduit Avenue, Queens</b> Proposed development of four, two-family homes on a zoning lot not fronting on a mapped street contrary to General City Law §36. R4 zoning district. <b>Community Board #10Q</b>	<i>Ebanks-Chu</i>
9	<b>2023-60-A</b> <u>11/13/2023</u> <u>2/26/2024 Closed</u>	Rothkrug Rothkrug & LLP <b>39 Lundsten Avenue, Staten Island</b> Proposed development of a two-story manufacturing (UG 17) building not fronting on a legally mapped street contrary to General City Law §36 contrary to General City Law §36. M1-5 Special Richmond District. <b>Community Board #3SI</b>	<i>Ebanks-Chu</i>
10	<b>2017-262-BZ</b> <u>2/23/2021</u> <u>6/15/2021</u> <u>10/4/2021 Adj</u> <u>1/25/2022</u> <u>3/29/2022</u> <u>7/19/2022</u> <u>10/3/2021 Adj</u> <u>12/5/2022</u> <u>2/7/2023 Closed</u> <u>4/24/2023 Defer</u> <u>10/30/2023 Defer</u> <u>1/22/2024 Defer</u>	Rothkrug Rothkrug & Spector LLP <b>18 Stanwix Street, Brooklyn</b> Variance (§72-21) to permit the construction of three-story plus cellar residential building contrary to ZR §42-00. M1-1 zoning district. <b>Community Board #4BK</b>	<i>Ruffin</i>

**Decisions**

11	<p><b>2020-51-BZ</b>  <b>2020-52-A</b>  <b>2020-53-BZ</b>  <b>2020-54-A</b>  <u>9/12/2022 PH</u>  <u>12/6/2022</u>  <u>3/13/2023 Closed</u>  <u>6/5/2023 Defer</u>  <u>9/18/2023 Defer</u>  <u>12/11/2023 Defer</u>  <u>3/11/2024 Defer</u>  <u>3/25/2024 Defer</u></p>	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>95 &amp; 105 Ridgeway Avenue, Staten Island</b>  Variance §72-21 to permit the development of a self-storage warehouse (UG 16) contrary to ZR 22-10; located on a site not fronting on a mapped street contrary to General City Law §36. M1-1 and R3-2 zoning district.  <b>Community Board #2SI</b></p> <p align="right"><i>Prenga</i></p>
12	<p><b>2021-71-BZ</b>  <u>1/10/2023</u>  <u>4/11/2023 Adj</u>  <u>6/6/2023</u>  <u>8/8/2023 Closed</u>  <u>11/13/2023 Defer</u>  <u>1/22/2024 Defer</u>  <u>2/26/2024 Defer</u></p>	<p>Eric Palatnik, P.C.  <b>105-31 76th Street, Queens</b>  Variance (§72-21) to permit the construction of a House of Worship (UG 4) (Al Furqan Mosque) contrary to underlying bulk requirements. R4A zoning district.  <b>Community Board #10Q</b></p> <p align="right"><i>Prenga</i></p>
13	<p><b>2022-95-BZ</b>  <u>8/8/2023</u>  <u>11/14/2023</u>  <u>1/22/2024 Closed</u></p>	<p>Nasir J. Khanzada  <b>1249 Sutter Avenue, Brooklyn</b>  Re-instatement (§11-41) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on September 24, 2012; Extension of Time to Obtain a Certificate of Occupancy which expired on October 2, 2008; Amendment to permit changes to the previous approval; Waiver of the Board's Rules of Practice and Procedures. C1-2/R5 zoning district.  <b>Community Board #5BK</b></p> <p align="right"><i>Bell</i></p>
14	<p><b>2023-23-BZ</b>  <u>10/31/2023</u>  <u>1/22/2024 Adj.</u>  <u>3/11/2024 Closed</u></p>	<p>Eric Palatnik, P.C.  <b>295 Exeter Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of an existing home contrary to underlying bulk requirements. R3-1 zoning district.  <b>Community Board #15BK</b></p> <p align="right"><i>Ebanks-Chu</i></p>
15	<p><b>2023-24-BZ</b>  <u>1/9/2024</u>  <u>3/11/2024 Closed</u></p>	<p>Eric Palatnik, P.C.  <b>1046 East 22nd Street, Brooklyn</b>  Special Permit (§73-622) to permit the enlargement of an existing home contrary to underlying bulk requirements. R2 zoning district.  <b>Community Board #14BK</b></p> <p align="right"><i>Ebanks-Chu</i></p>
16	<p><b>2023-65-BZ</b>  <u>3/26/2024 Closed</u></p>	<p>Sheldon Lobel, PC  <b>241 Freeborn Street, Staten Island</b>  Special Permit (§73-71) to waive underlying bulk regulations for the development of a 2-family home located within a flood zone. (legalization application). R3-1 ZD, LDGMA.  <b>Community Board #2SI</b></p> <p align="right"><i>Prenga</i></p>
17	<p><b>2023-72-BZ</b>  <u>3/11/2024 Closed</u></p>	<p>Sheldon Lobel, P.C.  <b>86-15 257th Street, Queens</b>  Special Permit (§73-621) to permit an enlargement of an existing one-family residence. R2A zoning district.  <b>Community Board #13Q</b></p> <p align="right"><i>Ebanks-Chu</i></p>

<i>Decisions</i>		
18	<b>2023-73-BZ</b> <u>3/26/2024 Closed</u>	Law Office of Jay Goldstein, PLLC <b>926 East 23rd Street, Brooklyn</b> Special Permit (§73-622) to permit the enlargement of a single-family detached residence contrary to underlying bulk requirements. R2 zoning district. <b>Community Board #14BK</b>  <i>Ebanks-Chu</i>

## Appeals Calendar (A)

<i>Continued Hearings</i>		
19	<b>2023-40-A</b> <u>12/11/2023</u>	NYC Department of Buildings <b>99-111 Sutton Street Brooklyn</b> Application by the NYC Buildings Department requesting to modify a Certificate of Occupancy. C2-4/R7-2 zoning district. <b>Community Board #1BK</b>  <i>Matias</i>

## Special Order Calendar (SOC)

<i>Continued Hearings</i>		
20	<b>508-80-BZ</b> <u>2/26/2024</u>	Law Office of Jay Goldstein, PLLC <b>6220 14th Avenue aka 1383 63rd Street, Brooklyn</b> Amendment of a previously approved Variance (§72-21) & Special Permit (§73-19) which permitted the operation of a school (UG 3). The amendment seeks to enlarge contrary to the previous approval. M1-1 zoning district. <b>Community Board #10BK</b> <i>Prenga</i>

<i>New Cases</i>		
21	<b>307-00-BZIII</b>	Sheldon Lobel, P.C. <b>41-02 Main Street, Queens</b> Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) to permit the operation of non-commercial art gallery, community facility space and office use (UG 6) on floors two through five within a 5 story mixed-use building contrary to underlying use regulation which expired on February 7, 2024. C1-2/R6 zoning district. <b>Community Board #7Q</b> <i>Matias</i>

## Zoning Calendar (BZ)

<i>New Cases</i>		
22	<b>2023-71-BZ</b>	Venable LLP <b>504-510 East 62nd Street, 511 East 61st Street, Manhattan</b> Variance (§72-21) to permit construction of a sign contrary to underlying bulk requirements to service the Schwarzman Animal Medical Center. C8-4 zoning district. <b>Community Board #8M</b> <i>Prenga</i>

# NYC Board of Standards and Appeals Public Hearing

Tuesday April 16<sup>th</sup>, 2024 10:00 A.M.

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## Zoning Calendar (BZ)

<b>Continued Hearings</b>		
23	<b>2017-269-BZ</b> <u>5/10/2021 PH</u> <u>10/4/2021 PH</u> <u>2/28/2022</u> <u>6/7/2022</u> <u>9/12/2022</u> <u>12/5/2022</u> <u>3/13/2023</u> <u>7/10/2023 Adj</u> <u>10/30/2023 Adj</u> <u>1/8/2024</u>	Rothkrug Rothkrug & Spector LLP <b>65 Grasmere Avenue, Staten Island</b> Variance (§72-21) to permit the legalization of a one-story enlargement of an existing non-conforming Automotive Repair Facility (UG 16B) contrary to ZR §22-10. R3-2 zoning district. <b>Community Board #2SI</b>  <i>Matias</i>
24	<b>2023-26-BZ</b> <u>1/9/2024</u>	Eric Palatnik, P.C. <b>3002 Farragut Road, Brooklyn</b> Variance (§72-21) to permit a proposed 6-story ambulatory or treatment facility contrary to underlying parking requirements contrary to ZR §36-21. C1-3/R6 zoning district. <b>Community Board #17BK</b>  <i>Prenga</i>
25	<b>2023-35-BZ</b> <u>2/13/2024</u>	Law Office of Jay Goldstein, PLLC <b>11-17 Bay Park Place, Queens</b> Variance (§72-21) to permit the development of a two-story and cellar dormitory (UG 3) contrary to underlying use (ZR §22-00) & floor area (ZR §24-111). R1-2 zoning district. <b>Community Board #14Q</b>  <i>Prenga</i>

**New Cases**

26	<b>2023-22-BZ</b>	Law Office of Jay Goldstein, PLLC <b>1A Jarvis Court, Queens</b> Variance (§72-21) to permit the construction of a three-story House of Worship (UG 4) contrary to underlying bulk requirements. R4-1 zoning district. <b>Community Board #14Q</b> <i>Prenga</i>
27	<b>2023-37-BZ</b>	Sheldon Lobel, P.C. <b>85-29 Commonwealth Boulevard, Queens</b> Variance (§72-21) to permit the development of a two-story plus cellar (UG 4) house of worship contrary to underlying bulk regulations. R2A zoning district. <b>Community Board #13Q</b> <i>Prenga</i>
28	<b>2023-58-BZ</b>	Rothkrug Rothkrug & Spector, LLP <b>197-18 Hillside Avenue, Queens</b> Special Permit (§73-243) to permit an eating and drinking establishment ( <i>Starbucks</i> ) with an accessory drive-thru contrary to ZR §32-10. C1-2/R3-2 zoning district. <b>Community Board #12Q</b> <i>Ebanks-Chu</i>
29	<b>2023-74-BZ</b>	Sheldon Lobel, P.C. <b>1871 54th Street, Brooklyn</b> Variance (§72-21) to permit the development of a single-family residence contrary to underlying bulk requirements. R5 zoning district. <b>Community Board #12BK</b> <i>Ebanks-Chu</i>