MEETING DETAILS

Call-In Number 646 558 8656

June 29, 2020 at 10:00 A.M.

Meeting ID: 947 3034 6025
Password: 971443

Zoom Video Link

YouTube Link

ADJOURNMENTS

1. 2018-178-A
   9/17/2019
   11/26/2019
   1/28/2020
   3/24/2020 Adj.
   Adjournment determined
   Rampulla Associates Architects, LLP
   2 Oaktree Way aka 300 Ocean Terrace, Staten Island
   Proposed construction of a new two-story detached home not fronting on a mapped street contrary to General City Law §36. R1-1, NA-1 zoning district.
   Community Board #2SI
   Matias

2. 2019-205-BZ
   4/7/2020
   Goldman Harris LLC
   485 Van Sinderen Avenue, Brooklyn
   Variance (§72-21) to permit the development of a 9-story residential building with 129 units of affordable independent residences for seniors contrary to ZR §42-10. M1-1 zoning district.
   Community Board #1BK
   Prenga

DECISIONS

3. 16-36-BZ
   2/11/2020
   5/4/2020 Closed
   Vassalotti Associates Architects, LLP
   1885 Westchester Avenue aka 1301 White Plains Road, Bronx
   Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Station (UG 16B) (BP) with accessory uses which expired on November 1, 2017; Waiver of the Rules. C2-2/R5 zoning district.
   Community Board #9BX
   Ebanks-Chu

4. 2018-145-BZ
   5/7/2019
   8/6/2019
   10/22/2019
   1/28/2020 Adj
   3/17/2020 Adj
   4/1/2020 Closed
   6/1/2020 Def Dec
   Akerman, LLP
   251-73 Jericho Turnpike, Queens
   Special Permit (§73-36) to permit the operation of a Physical Cultural Establishment (Planet Fitness) to be located on portions of the first and second floors of a new building contrary to ZR §32-10. C8-1 Zoning District.
   Community Board #13Q
   Ruffin
<table>
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<tr>
<th>DECISIONS</th>
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</table>
| 5. 2019-21-BZ | Sheldon Lobel, P.C.  
**2223 East 14th Street, Brooklyn**  
Special Permit (§73-622) to permit the enlargement and conversion of an existing single-family home to a two-family residence, contrary to FAR, open space and lot coverage (ZR §23-142); side yards (ZR §§23-461(a) and 23-48) and rear yard (§23-47). R4 zoning district.  
**Community Board #15BK** |
**2311 East 4th Street, Brooklyn**  
Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to ZR 23-47 (rear yard); ZR 23-143 (open space) and 23-461(a) (side yard). R4 Special Ocean Parkway District.  
**Community Board #15BK** |
| 7. 2019-75-BZ | Law Office of Fredrick A. Becker  
**704 Broadway, Manhattan**  
Special Permit (§73-19) to permit the operation of a school (UG 3) (**Bright Horizons Child Care Center**) to be located on the first floor, mezzanine and cellar of an existing eight story building contrary to ZR §42-10. M1-5B NoHo Historic District.  
**Community Board #2M** |
| 8. 2019-187-BZ | Rothkrug Rothkrug & Spector LLP  
**205 Bricktown Way, Staten Island**  
Special Permit (§73-36) to permit the operation of a physical cultural establishment (Hand and Stone Massage and Facial Spa) contrary to ZR 32-10. C4-1 Special South Richmond zoning district.  
**Community Board #3SI** |
**403 Concord Avenue, Bronx**  
Special Permit (§73-19) to permit the operation of a High School (UG 3) contrary to ZR 42-10. M1-2 zoning district.  
**Community Board #8BX** |
**45-20 83rd Street and 80-52 47th Avenue, Queens**  
Special Permit (§73-19) to permit a school (The Renaissance Charter School) contrary to ZR §42-10. M1-1 zoning district.  
**Community Board #4Q** |

SEE NEXT PAGE FOR JUNE 29 10:00 A.M.  
REVIEW SESSION AND PUBLIC HEARING
MEETING DETAILS

Call-In Number 646 558 8656

June 29, 2020 at 10:00 A.M.

Meeting ID: 947 3034 6025
Password: 971443

Zoom Video Link

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Appeals Calendar  
Continued Hearings

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<th>Dates</th>
<th>Description</th>
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SEE NEXT PAGE FOR CONTINUATION OF JUNE 29 10:00 A.M. REVIEW SESSION AND PUBLIC HEARING
|   | Special Order Calendar  
Continued Hearings |
|---|---|
| 14. | 121-95-BZ  
4/20/2020  |
|   | Francis R. Angelino, Esq.  
37 West 46th Street, Manhattan  |
|   | Extension of Term of a previously approved special permit (§73-36) permitting the operation of a physical culture establishment (Osaka Health Spa) on the third floor and mezzanine level of a six-story mixed used building, contrary to ZR §32-10, which expired on February 6, 2016; Waiver of the Rules. C6-4.5 Midtown Special District. Community Board # 5M  |
|   | Ruffin |
| 15. | 115-94-BZ  
1/14/2020  4/6/2020  |
|   | Sheldon Lobel, P.C.  
2470-2480 Bedford Avenue, Brooklyn  |
|   | Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Repair Facility (UG 16B) which expired on July 30, 2016; Waiver of the Rules. R6A zoning district. Community Board #14BK  |
|   | Costanza |

SEE NEXT PAGE FOR JUNE 29 2:00 P.M. REVIEW SESSION AND PUBLIC HEARING
2:00 P.M. REVIEW SESSION AND PUBLIC HEARING

MEETING DETAILS

Call-In Number 646 558 8656

June 29, 2020 at 2:00 P.M.

Meeting ID: 952 5664 3216
Password: 982641

Zoom Video Link
YouTube Link

Special Order Calendar
Continued Hearings

| 16. | 207-68-BZ | Gerald Caliendo, R.A. | 115-58 Dunkirk Street, Queens |
|     | 2/4/2020  | Extension of Term of a previously approved Variance (§72-21) which permitted the use manufacture and storage of paper vacuum bags UG’s 16 & 17, with accessory parking, which expired on June 18, 2013; Waiver of the Board’s Rules. R3-2 zoning district. |
|     |           | Community Board #12Q |
| 17. | 51-06-BZ  | Sheldon Lobel, P.C. | 188-02 Union Turnpike, Queens |
|     | 4/28/2020 PH | Extension of Term of a previously approved variance (§72-21) which permitted the operation of a dance studio (UG 9) and a physical cultural establishment (Push Fitness Club) which expired on December 12, 2016; Amendment to permit a change in hours of operation for the PCE; Waiver of the Board’s Rules of Practice and Procedure. C1-2/R2A zoning district. |
|     | 5/4/2020  | Community Board #8Q |
| 18. | 245-03-BZ | Seyfarth Shaw LLP | 160-11 Willets Point Boulevard, Queens |
|     | 3/26/2019 | Extension of Term of a previously granted special permit (§72-243) for an accessory drive-thru to an existing eating and drinking establishment (McDonald's), which expired on December 9, 2018. C1-2/R3-2 zoning district. |
|     | 6/11/2019 Adj | Community Board #7Q |
|     | 9/10/2019  |             |
|     | 11/26/2019 |             |
|     | 1/14/2020 Adj |             |
|     | 3/3/2020 Adj |             |
|     | 4/6/2020  |             |
| 19. | 24-09-BZ  | Bryan Cave Leighton Paisner LLP | 78-10 164th Road, Queens |
|     | 11/26/2019 | Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the enlargement of a community facility (Meadow Park Rehabilitation and Health Care Center) which expired on July 26, 2015; Waiver of the Board’s Rules. R3-2 zoning district. |
|     | 3/17/2020 Adj | Community Board #8Q |
|     | 4/1/2020 Adj |             |

Ruffin
Prenga
Costanza
Segovia
# NYC Board of Standards and Appeals
June 30, 2020

10:00 A.M. REVIEW SESSION AND PUBLIC HEARING

## MEETING DETAILS

Call-In Number 646 558 8656  
June 30, 2020 at 10:00 A.M.  
Meeting ID: 920 6405 3160  
Password: 738535

[Zoom Video Link](#)  
[YouTube Link](#)

## Special Order Calendar

### New Cases

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Address</th>
<th>Attorney</th>
<th>Description</th>
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<tbody>
<tr>
<td>20. 853-53-BZ</td>
<td>2402/16 Knapp Street, Brooklyn</td>
<td>Eric Palatnik, P.C.</td>
<td>Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B) which expires on October 23, 2019. C2-2/R3-2 zoning district. Community Board #15BK</td>
</tr>
<tr>
<td>21. 195-02-BZ</td>
<td>2797 Linden Boulevard, Brooklyn</td>
<td>Pryor Cashman LLP</td>
<td>Extension of Term of a previously approved Variance (§72-21) permitting an eating and drinking establishment with an accessory drive through facility which expires on November 23, 2023; Amendment to permit an enlargement; Waiver of the Rules. R4 zoning district. Community Board #5BK</td>
</tr>
<tr>
<td>22. 162-09-BZ</td>
<td>30-33 Steinway Street, Queens</td>
<td>Akerman LLP</td>
<td>Extension of Term and amendment of a previously approved Special Permit (§73-36) which permitted the operation of a physical cultural establishment (Planet Fitness) on the cellar, first and second floors of a two-story commercial building which expired on December 1, 2018; amendment of the hours of operation. Waiver of the Board’s Rules of Practice and Procedure. Community Board #1Q</td>
</tr>
</tbody>
</table>

## Zoning Calendar

### New Cases

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Address</th>
<th>Attorney</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>23. 2020-06-BZ</td>
<td>88 Madison Avenue, Manhattan</td>
<td>Law Office of Jay Goldstein, PLLC</td>
<td>Special Permit (§73-36) to permit the operation of a physical cultural establishment (Strengthen Lengthen Tone) to be located on portions of the first, third and fourth floors of an existing 13-story commercial building contrary to ZR 32-10. C5-2 zoning district. Community Board #5M</td>
</tr>
</tbody>
</table>

[Prenga](#)  
[Bell](#)
MEETING DETAILS

Call-In Number 646 558 8656

June 30, 2020 at 2:00 P.M.

Meeting ID: 964 7822 3513
Password: 674284

Zoom Video Link

YouTube Link

Zoning Calendar

Continued Hearings

    Gerald J. Caliendo, R.A., AIA
    194 Moffat Street, Brooklyn
    Variance (§72-21) to permit a residential development consisting of a four story, ten units multiple dwelling, contrary to use regulations (§42-00). M1-1 zoning district.
    Community Board #3BK

    Eric Palatnik, P.C
    89-03 57th Avenue, Queens
    Special Permit (§73-243) to permit an eating and drinking establishment (White Castle) with an accessory drive-thru contrary to ZR §32-10. C1-2/R4 zoning district.
    Community Board #4Q

    Neil Weisbard of Pryor Cashman, LLP
    1212 East Gun Hill Road, Bronx
    Special Permit (§73-243) to permit an eating and drinking establishment (McDonald’s) with an accessory drive-thru contrary to ZR §32-10. C1-2/R5 and R5 zoning district.
    Community Board #11BX

    Sheldon Lobel, P.C.
    229 Lenox Avenue, Manhattan
    Variance (§72-21) to permit the legalization of a conversion of an existing mixed-use building to a single-family home in which the glazed windows and doors facing the rear lot line do not comply with the minimum distance for legally required windows for natural light and ventilation contrary to ZR 23-861. C1-4/R7-2 zoning district.
    Community Board #10M