

NYC Board of Standards and Appeals
October 19-20, 2020

10:00 A.M. EXECUTIVE SESSION
ADJOURNMENTS & DECISIONS

MEETING DETAILS

INSTRUCTIONS: Watch the Executive Hearing on YouTube.

October 19, 2020
10:00 A.M.

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Adjournments

1.	195-02-BZ <u>6/30/2020</u>	Pryor Cashman LLP 2797 Linden Boulevard, Brooklyn 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 <p align="right"><i>Ruffin</i></p>
2.	2019-68-A <u>3/24/2020</u> <u>6/2/2020</u> <u>8/10/2020 Adj</u>	Rothkrug Rothkrug & Spector LLP 235 Industrial Loop, Staten Island Proposed construction of a one-story warehouse building (UG 16) on site not fronting on a mapped street contrary to General City Law §36. M3-1 Special South Richmond. Community Board #3SI <p align="right">Matias</p>
3.	2019-195-A <u>4/21/2020</u> <u>6/15/2020</u> <u>8/10/2020 Adj</u>	Rothkrug Rothkrug & Spector LLP 191 Industrial Loop, Staten Island Proposed development of a one-story warehouse (UG 16) not fronting on a mapped street contrary to General City Law §36. M3-1 Special South Richmond District. Community Board #3SI <p align="right">Matias</p>
4.	2019-171-BZ <u>3/25/2020</u> <u>7/14/2020</u>	Eric Palatnik, P.C. 1610 Eastchester Road, Bronx Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store contrary to ZR §32-10. C2-2/R6 and M1-1 zoning districts. Community Board #10BX <p align="right">Prenga</p>
5.	2019-263-BZ <u>5/19/2020</u> <u>7/27/2020 Adj</u>	Eric Palatnik, P.C. 2122 Richmond Avenue, Staten Island Special Permit (§73-243) to permit an eating and drinking establishment (Starbucks) with an accessory drive-thru contrary to ZR §32-10. C1-2/R3-2 zoning district. Community Board #2SI <p align="right">Ebanks-Chu</p>

6.	2018-124-BZ <u>8/10/2020 PH</u> <u>Postponement requested</u>	Law Office of Jay Goldstein PLLC 2130 Broadway aka 304-314 Amsterdam Avenue, 2124-2134 Broadway, 200-216 W75 Street, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (Flywheel Sports) to be in a portion of the cellar of an existing building Contrary to ZR §32-10. C4-6A Special Enhanced Commercial District, NYC Designated Interior Landmark Building. Community Board #7M Ruffin
7.	764-56-BZ <u>12/10/2019 PH</u> <u>2/25/2020 PH</u> <u>7/13/2020</u>	Alfonso Duarte 200-05 Horace Harding Expressway, Queens Amendment (§11-412) of a previously approved variance permitting the operation of an automotive service station (UG 16B). The amendment seeks to permit the enlargement of the existing accessory building to permit the additions of convenience store, service bay, office and storage space. C1-2/R3-2 zoning district. Community Board #11Q Matias

Decisions		
8.	193-13-BZ <u>8/24/2020 Closed</u> <u>Deferral Requested</u>	Eric Palatnik, P.C. 4770 White Plains Road, Bronx Extension of Time to Complete Construction of a previously approved Special Permit (§73-44) to permitting the reduction in the required number of accessory parking spaces for a Use Group (“UG”) 6 office space which expired on January 22, 2020. C2-2/R6A and R5 zoning district. Community Board #12BX Segovia
9.	2019-19-A <u>10/3/2019</u> <u>12/17/2019 Adj</u> <u>3/3/2020 Adj</u> <u>5/18/2020</u> <u>7/14/2020 closed</u> <u>8/24/2020 def dec</u> <u>Deferral Requested</u>	Rothkrug Rothkrug & Spector LLP 107 Manee Avenue, Staten Island Proposed development of a three-story, mixed-use building containing commercial use on the ground floor and dwelling units on the second and third floors not fronting on a legally mapped street is contrary to General City Law §36. R3X/SRD zoning district. Community Board #3SI Matias
10.	2019-191-BZ <u>7/14/2020</u> <u>10/6/2020 closed</u>	Law Office of Lyra Altman 1485 East 21st Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family residence contrary to ZR §23-141 (FAR and open space ration) and ZR §23-47 (rear yard). R2 zoning district. Community Board #14BK Matias
11.	2020-18-BZ <u>10/6/2020 closed</u>	Eric Palatnik, P.C. 920 Shore Boulevard, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home contrary to ZR §23-142 (floor area). R3-1 zoning district. Community Board #15BK Ruffin
12.	2019-82-A <u>3/3/2020</u> <u>5/18/2020</u> <u>7/13/2020 Adj</u> <u>10/6/2020 closed</u>	Eric Palatnik, P.C. 430 St. Marks Place, Staten Island Proposed construction of a new five story, eight dwelling unit, mixed use office and residential building located partially within the bed of a mapped but unbuilt portion of Victory Boulevard contrary to GCL 35 and a waiver of 72- 01(g). C4-2 Special St. George /Upland Sub district. Community Board #1SI Matias

13.	2020-46-A <u>10/6/2020 closed</u>	Deirdre A. Carson, Esq. 12-14 East 48th Street, Manhattan Extension of Time to Complete Construction of a new building on the site as a new temporary certificate of occupancy for the entire building may not be obtained by January 31, 2021. Community Board #5M Matias
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**SEE NEXT PAGE FOR
OCTOBER 19, 2020, 10:00 A.M. REVIEW SESSION AND PUBLIC HEARING**

NYC Board of Standards and Appeals

October 19, 2020

10:00 A.M. REVIEW SESSION FOLLOWED BY PUBLIC HEARING

MEETING INSTRUCTIONS:

Watch the Review Session on YouTube while you prepare to enter the Zoom Room or Dial in.

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**October 19, 2020
10:00 A.M. Session**

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**Call-In Number 646 558 8656
Meeting ID: 996 7120 2212**

SOC Calendar

Continued Hearings

14.	122-95-BZ <u>4/6/2020</u> <u>7/27/2020</u>	Capell Barnett Matalon & Schoenfeld LLC 152-65 Rockaway Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted a warehouse (UG 16) and trucking terminal (UG 17) with accessory offices, loading and unloading contrary to use regulations which expired on July 11, 2016; Amendment to permit a change in the hours of operation and a request to eliminate the term. C2-2/R3-1 zoning district. Community Board #12Q <i>Costanza</i>
15.	42-97-BZ <u>1/14/2020 PH</u> <u>2/25/2020</u> <u>6/1/2020</u> <u>8/24/2020 Adj</u>	Law Offices of Marvin Mitzner LLC 93-20 Astoria Boulevard, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the construction and use of a one-story and cellar retail drug store (UG 6) which expired on March 3, 2018; Amendment to permit the elimination of a term since the use is now permitted with the exception of a portion located in a R6B zoning district; Waiver of the Board's Rules. C1-3 and R6B zoning districts. Community Board #3Q <i>Segovia</i>
16.	55-97-BZ <u>10/3/2019</u> <u>1/14/2020 Adj</u> <u>4/20/2020 Adj</u> <u>8/24/2020</u>	Sheldon Lobel, P.C. 76-36 164th Street, Queens Extension of Term (§11-411) of a previously approved variance which permitted the operation of an Automotive Service Establishment (UG 16B) which expired on September 23, 2017; Extension of Time to Obtain a Certificate of Occupancy which expired on March 15, 2010; Waiver of the Board's Rules. C2-2/R3-2 zoning district. Community Board #8Q <i>Ruffin</i>

17.	120-13-BZ <u>2/4/2020</u> <u>3/24/2020</u> <u>5/18/2020 Adj</u> <u>7/27/2020</u>	Pryor Cashman LLP 1815 Forest Avenue, Staten Island Extension of Term of a previously approved Special Permit (§73-243) which permitted an accessory drive-thru to an eating and drinking establishment (UG 6) (McDonald's) which expired on January 14, 2019; Waiver of the Board's Rules. C1-1/R3-2 zoning district. Community Board #1SI <i>Ebanks-Chu</i>
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NYC Board of Standards and Appeals
October 19, 2020

2:00 P.M. REVIEW SESSION FOLLOWED BY PUBLIC HEARING

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**October 19, 2020
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**Call-In Number 646 558 8656
Meeting ID: 912 7225 4504**

SOC Calendar

New Cases

18.	125-97-BZ	Gerald J. Caliendo, AIA 61-01 Alderton Street, Queens Extension of Term of a previously approved Variance (§72-21) which permitted the construction of an of a one-story and cellar retail (UG 6) building with accessory parking for 21 vehicles which expired on March 10, 2018; Waiver of the Board Rules of Practice and Procedures. R7A & R4 zoning districts Community Board #6Q <i>Ebanks-Chu</i>
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Appeals Calendar

Continued Hearings

19.	2019-282-A thru 2019-291-A <u>7/27/2020</u>	Rothkrug Rothkrug & Spector LLP 18-26 to 18-50 Bay Lane, Queens Proposed construction two-family townhome not fronting on a final mapped street contrary to General City Law §36. R5 zoning district. Community Board #7Q <i>Matias</i>
20.	2018-68-A thru 2018-90-A <u>11/19/2019</u> <u>6/2/2020</u>	Sanna & Loccisano Architects, P.C. Santina Drive, Staten Island Proposed construction of 23 detached residences, not fronting on a legally mapped street, contrary to General City Law 36. R3-X South Richmond Special Purpose district. Community Board #5SI <i>Matias</i>

New Cases

21.	2019-276-A	Pryor Cashman LLP 15 Stuart Lane, Queens Proposed enlargement of an existing two-story with cellar single-family home located on the bed of a mapped street contrary to General City Law §35. R1-2 zoning district. Community Board #11Q	<i>Matias</i>
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Zoning Calendar

Continued Hearings

22.	2018-66-BZ <u>10/22/2019</u> <u>12/17/2019 Adj</u> <u>3/24/2020 Adj</u> <u>6/15/2020 Adj</u>	Sheldon Lobel, P.C. 118 West 72nd Street, Manhattan Special Permit (§73-36) to permit the legalization of the operation of a Physical Cultural Establishment (Dakota Personal Training and Pilates) with the cellar and first floor of an existing 13-story plus cellar building contrary to ZR §32-10. C4-6A (Upper West Side/Central Park West Historic District). Community Board #7M	<i>Matias</i>
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Meeting ID: 929 0931 3424**

Zoning Calendar

New Case

23.	2020-61-BZ	Sheldon Lobel, P.C. 342-346 East 104th Street, Manhattan Variance (§72-21) to permit the development of a school (UG 3) (East Harlem Scholars Academy Charter School) contrary to underlying bulk requirements. R7A, C2-5/R8A zoning districts. Community Board #11M <p align="right">Ebanks-Chu</p>
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Continued Hearings

24.	2016-4463-BZ <u>12/17/2019</u> <u>5/4/2020 Adj</u> <u>8/10/2020 Adj</u>	Law Office of Jay Goldstein 6202 14th Avenue (1372-1384 62nd St., 1370 62nd St, 6210 14th Avenue) Brooklyn Variance (§72-21) to permit the construction of a Use Group 3 school (Mosdos Satmar BP) contrary to Use (§42-00 and §77-11), Floor Area/Floor Area Ratio (§43-122, §24-11 and §77-22), Lot Coverage (§24-11 and §77-24), Height, Setbacks and Sky Exposure Plane (§43-43) and §24-521), Front Yard (§24-34 and §77-27), Side Yard (§24-35 and §77-27), Rear Yard (§24-36 and §77-27), Side Yard Setback (§24-551 and §77-28) and Required Yard Along District Boundary (§43-301) regulations. ZR 73-19 to permit a school in an M1-1 ZD. M1-1/R5B zoning district. Community Board #10BK <p align="right">Matias</p>
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25.	2019-16-BZ <u>10/3/2019</u> <u>1/28/2020</u> <u>3/24/2020</u> <u>6/1/2020 Adj</u> <u>8/10/2020 Adj</u>	Pryor Cashman LLP 250-01 Northern Boulevard, Queens Special Permit (§73-243) to permit an accessory drive-through to a proposed eating and drinking establishment (UG 6) (<i>McDonald's</i>) contrary to ZR §32-15. C1-2/R3-1 and R2A zoning districts. Community Board #11Q <p style="text-align: right;"><i>Ruffin</i></p>
26.	2017-272-BZ <u>1/8/2019</u> <u>3/26/2019</u> <u>6/25/2019 Adj</u> <u>9/10/2019 Adj</u> <u>11/19/2019 Adj</u> <u>3/17/2020 Adj</u> <u>4/1/2020 Adj</u> <u>6/15/2020 Adj</u>	Erik Palatnik, P.C. 10-19 46th Road, Queens Special Permit (§73-36) to permit the operation of physical cultural establishment (CrossFit) within an existing one store commercial building contrary to ZR §42-10 located in M1-4 zoning district. Community Board #2Q <p style="text-align: right;">Matias</p>
27.	2019-35-BZ <u>6/16/2020</u> <u>8/10/2020 Adj</u>	Eric Palatnik, P.C. 235 Beaumont Street, Brooklyn Special Permit (§73-622) to permit the enlargement of an existing single-family home, contrary to floor area requirements (ZR §23-142). R3-1 zoning district. Community Board #15BK <p style="text-align: right;"><i>Prenga</i></p>
28.	2019-201-BZ <u>8/25/2020</u>	Sheldon Lobel, P.C. 285 Grand Street, Manhattan Special Permit (§73-36) to permit the legalization of the operation of a physical cultural establishment (<i>Willy B CrossFit</i>) located in the cellar of an existing two-story building contrary to ZR §31-10. C6-1G zoning district. Community Board #3M <p style="text-align: right;"><i>Ebanks-Chu</i></p>

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Meeting ID: 913 4700 2303**

Zoning Calendar

Continued Hearings

29.	2019-298-BZ <u>7/28/2020</u>	Sheldon Lobel, P.C. 506 West 181st Street, Manhattan Special Permit (§73-19) to permit the operation of a school (UG 3) (Washington Heights and Inwood Music Community Charter School) contrary to ZR §32-10. C8-3 zoning district. Community Board #12M <i>Ebanks-Chu</i>
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New Cases

30.	2020-13-BZ	Law Office of Jay Goldstein 71 Smith Street (140 Schermerhorn Street, 263-265 State Street), Brooklyn Special Permit (§73-36) to permit the operation of a physical cultural establishment (F45) located in a portion of the first floor of an existing building contrary to ZR §32-10. C6-1 zoning district. Community Board #2BK <i>Prenga</i>
31.	2020-20-BZ	Rothkrug Rothkrug & Spector LLP 245 Park Avenue, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (SSWING) to be located on a portion of the first floor of an existing 45-story commercial building contrary to ZR §32-10. C5-3 (MID) zoning district. Community Board #1M <i>Bell</i>

32.	2020-31-BZ	<p>Akerman LLP 100 William Street, Manhattan Special Permit (§73-36) to permit the operation of a physical cultural establishment (<i>Orangetheory Fitness</i>) to be located on a portion of the first floor of an existing building contrary to ZR §32-10. C6-5 Special Lower Manhattan Purpose District. Community Board # 1M</p> <p style="text-align: right;"><i>Bell</i></p>
33.	2019-225-BZ thru 2019-253-BZ	<p>Philip L. Rampulla, AIA 70-114 Tennyson Drive, 348-370 Nelson Avenue, 6-50 Fitzgerald Avenue, Staten Island Variance (§72-21) to permit a fifty-six (56) attached single- and two-family building contrary to ZR §34-01. C3A zoning district. Community Board #3SI</p> <p style="text-align: right;">Prenga</p>