

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>1.</b>	<b>698-59-BZ</b>	<p>Eric Palatnik, P.C. <b>2773 Nostrand Avenue, Brooklyn</b> Extension of Time to Complete Construction of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on December 9, 2015. C2-2/R4 zoning district. <b>Community Board #18BK</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Granted – 7/12/16</b></p>
<b>2.</b>	<b>1255-80-BZ</b>	<p>Gerald J. Caliendo, RA. AIA <b>35-33 31<sup>st</sup> Street, Queens</b> Extension of Term; Amendment and Waiver 72-01: request an extension of term for a previously expired variance that expired on 6/2/2011 and Amendment to change from the use (UG 17) to (UG6) and also require Waiver of the Rules. R5 zoning district. <b>Community Board #1Q</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Adjourned, Continued Hearing – 10/14/16</b></p>
<b>3.</b>	<b>374-71-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector LLP <b>205-11 Northern Boulevard, Queens</b> Extension of Term of a previously granted Variance (72-21) for the continued operation of an automobile showroom with open display of new and used cars (UG16) with accessory customer and employee parking in a previously unused vacant portion of the premises which expired on July 18, 2011. C2-2 (R3-2) zoning district. <b>Community Board #11Q</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Adjourned, Continued Hearing – 8/23/16</b></p>
<b>4.</b>	<b>1122-81-BZ</b>	<p>Eric Palatnik, P.C. <b>105-14 Astoria Boulevard, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted a one-story enlargement of a then existing metal supply establishment (UG 17) increasing the degree of non-conformity, which expired on November 9, 2012; Waiver of the Rules. R3-2 zoning district. <b>Community Board #4Q</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Adjourned, Continued Hearing – 9/20/16</b></p>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

**This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.**

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

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

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
8.	67-13-A	Board of Standards and Appeals <b>945 Zerega Avenue, Bronx</b> Reopening by court remand back to the Board of Standards and Appeals for supplemental review of whether there was continuous use when the sign became non –conforming. M1-1 zoning district. <b>Community Board #9BX</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Denied – 7/12/16</b>
9.	234-14-A	Law Offices of Marvin B. Mitzner <b>738 East 6th Street, Manhattan</b> Appeal of the NYC Department of Buildings' determination to not revoke a Certificate of Occupancy issued in 1989 and reinstate the Certificate of Occupancy issued in 1985. <b>Community Board #3M</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Denied – 7/12/16</b>
10.	167-15-A	Law Offices of Marvin B. Mitzner, LLC <b>137 West 86<sup>th</sup> Street, Manhattan</b> Application filed pursuant to Section 310 of the Multiple Dwelling Law ("MDL") requesting to vary MDL 171(2)(a) to permit a partial one story vertical enlargement of an existing building. R10A zoning district. <b>Community Board #7M</b> <b>Examiner: Toni Matias (212) 386-0085</b> <b>Status: Closed, Decision – 8/23/16</b>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<b><i>BZ – DECISIONS</i></b>		
<b>11.</b>	<b>99-14-BZ</b>	<p>Arisa Realty Co. <b>432-434 West 31<sup>st</sup> Street, aka 433-435 West 30<sup>th</sup> Street, Manhattan</b> Variance (§72-21) for a height and setback variance to facilitate the construction of a new 21-story, 19 FAR hotel building. C6-4 zoning district in the (Special Hudson Yards District). <b>Community Board #4M</b> <b>Examiner: Tracie Behnke (212) 386-0086</b> <b>Status: Granted – 7/12/16</b></p>
<b>12.</b>	<b>34-15-BZ</b>	<p>Eric Palatnik, P.C. <b>2316 Ocean Parkway, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing two story single family residence contrary to floor area (ZR 23-141); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R4 zoning district. <b>Community Board #15BK</b> <b>Examiner: Henry Segovia (212) 386-0074</b> <b>Status: Granted – 7/12/16</b></p>
<b>13.</b>	<b>251-15-BZ</b>	<p>Law Office of Fredrick A. Becker <b>127 West 26<sup>th</sup> Street, Manhattan</b> Special Permit (73-36) to allow the operation of a physical culture establishment (<i>Naturopathica Holistic Health</i>) spa in a portion of the first floor at the subject premises. M1-6 zoning district. <b>Community Board #4M</b> <b>Examiner: Rory Levy (212) 386-0082</b> <b>Status: Deferred Decision – 8/2/16</b></p>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

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

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

**This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.**

\*\*\*\*\*

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JULY 12, 2016

1:00 P.M.

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

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

\*\*\*\*\*