

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, MARCH 22, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	402-86-BZ	<p>Carl A. Sulfaro, Esq. 22-12 129th Street, Queens Amendment of a previously approved Variance which permitted the use of Warehouse (UG 16) in a then R4 zoning district. The amendment seeks to eliminate the term since the subject site has been rezoned to M1-1; Waiver of the Rules. M1-1 zoning district. Community Board #7Q Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 3/22/16</p>
2.	226-09-BZ	<p>Rothkrug Rothkrug & Spector LLP 24 East 13th Street, Manhattan Extension of Term of a special permit (73-11) for a physical culture establishment on the third floor of an existing mixed-use building and for extension of time to obtain a Certificate of Occupancy and Waiver. C6-1 zoning district. Community Board #2M Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 3/22/16</p>

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<i>SOC – CONTINUED HEARINGS</i>		
3.	802-48-BZ	<p>Eric Palatnik 1346 Beach Channel Drive, Queens Extension of Term (72-01) to extend the term of a variance for automotive service station, repair shop and accessory convenient store, which was granted October 17, 2006. R5/C1 zoning district. Community Board #14Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Closed, Decision – 6/21/16</p>
4.	1207-66-BZ	<p>Carl A. Sulfaro, Esq. 305 Washington Avenue Brooklyn Extension of Term of a previously granted variance for the continued operation of a UG6 art supply and bookstore which expired July 5, 2012; Waiver of the Rules. R6 zoning district. Community Board #3BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Continued Hearing – 7/19/16</p>
5.	1255-80-BZ	<p>Gerald J. Caliendo, RA. AIA 35-33 31st Street, Queens 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. Community Board #1Q</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Continued Hearing – 6/2/16</p>
6.	98-06-BZ	<p>Eric Palatnik, P.C. 1045 Beach 9th Street, Queens Amendment of a previously approved Variance (§72-21) which permitted school (<i>Yeshiva Siach Yitzchok</i>) contrary to bulk regulation and contrary to General City Law section 35. The Amendment seeks minor interior changes and an increase in height from fifty feet to a proposed fifty four feet. R4A zoning district. Community Board #14Q</p> <hr/> <p>Examiner: Rory Levy (212) 386-0082</p> <hr/> <p>Status: Continued Hearing – 5/3/16</p>

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<i>SOC – NEW CASES</i>		
7.	201-97-BZ	<p>Eric Palatnik, P.C. 119-02 Rockaway Boulevard, Queens Amendment of a previously approved Variance (§72-21) which permitted the erection and use of a one-story building as a non-conforming Use Group 6 drug store with accessory parking. The Amendment seeks to eliminate the term of the variance since the use is now permitted in the district. C2-3/R3-2 zoning district. Community Board #10Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 6/21/16</p>
8.	4-98-BZ	<p>Eric Palatnik, P.C. 127-04 Guy Brewer Boulevard, Queens Amendment of a previously approved variance (72-21) which permitted the operation of a drug store (UG 6) contrary to uses regulations. The amendment seeks to eliminate the term of the variance and reflect non-compliance with respect to bulk. C1-3/R3X zoning district. Community Board #12Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 4/26/16</p>
9.	238-04-BZ	<p>Rothkrug Rothkrug & Spector LLP 62 Cooper Square, Manhattan Extension of Term of a previously approved Special Permit (§73-36) which permitted the operation of a physical culture establishment located in the cellar, first and mezzanine floors, of an existing twelve story mixed-use building, which expired on January 25, 2015; Waiver of the Rules. M1-5B zoning district. Community Board #2M Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 5/3/16</p>

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<i>APPEALS - DECISIONS</i>		
10.	35-15-A	<p>Herrick Feinstein, LLP 2001 Bartow Avenue, Bronx An administrative appeal challenging the Department of Buildings' final determination dated January 26, 2015, to permit the installation of 54 individual signs at the subject property. C7 zoning district. Community Board #10BX</p>
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 5/3/16

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	300-08-A	<p>Law office of Marvin B. Mitzner LLC 39-35 27th Street, Queens Extension of time to complete construction and obtain a Certificate of Occupancy for the construction of a hotel under common law vested rights. M1-2 /R5-B zoning district. Community Board #1Q</p>
		Examiner: Toni Matias (212) 386-0085
		Status: Closed, Decision – 4/26/16
12.	141-15-A thru 155-15-A	<p>Eric Palatnik, P.C. Cheevers Lane and Geigerich Avenue, Staten Island Proposed construction for fifteen single family residential homes not fronting on a legally mapped street, pursuant to Article 3 Section 36 of the General City Law, located within an R1-2 zoning district. Community Board #3SI</p>
		Examiner: Toni Matias (212) 386-0085
		Status: Granted – 3/22/16

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<i>APPEAL – NEW CASES</i>		
13.	106-15-A & 107-15-A	<p>Eric Palatnik, P.C. 42-29 & 42-31 149th Street, Queens Proposed construction of a building located partially within the bed of mapped unbuilt street, pursuant Article 3 Sections 35/36 of the General City Law. R4-1 zoning district. Community Board #7Q</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Closed, Decision – 5/3/16</p>
14.	218-15-A	<p>Eric Palatnik, P.C. 428 St. Marks Place, Staten Island Proposed construction of a four story, five dwelling unit, mixed use building (office and residential) on a lot that is partially located within the bed of a mapped street, contrary to Article 3 Section 35 of the General City Law. C4-2 Zoning District. Community Board #1SI</p> <p style="color: green;">Examiner: Toni Matias (212) 386-0085</p> <p style="color: red;">Status: Closed, Decision – 5/3/16</p>

<i>BZ – DECISIONS</i>		
15.	101-14-BZ	<p>Moshe M. Friedman P.E. 1975 51st Street, Brooklyn Variance (§72-21) to permit the vertical extension of an existing not for profit religious school. R5 zoning district. Community Board #12BK</p> <p style="color: green;">Examiner: Rory Levy (212) 386-0082</p> <p style="color: red;">Status: Granted – 3/22/16</p>
16.	203-15-BZ	<p>Kramer Levin Naftalis & Frankell LLP 44 Union Square East, Manhattan Variance (§72-21) to allow the restoration, reuse and enlargement of an existing commercial building located partly in a C6-4 district/Special Union Square District and an R8B district. The building is Tammany Hall and is a landmark. Community Board #5M</p> <p style="color: green;">Examiner: Joshua Saal (212) 386-0081</p> <p style="color: red;">Status: Granted – 3/22/16</p>

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<i>BZ – CONTINUED HEARINGS</i>		
17.	24-14-BZ	<p>Gerald J. Caliendo, Architect, PC 106-02 Sutter Avenue, Queens Variance (§72-21) to legalize an enlargement of an existing one family residence and a conversion from one dwelling unit to two dwelling units, contrary to front and side yards (§23-45 and §23-46). R4 zoning district. Community Board #10Q Examiner: Henry Segovia (212) 386-0074 Status: Adjourned, Continued Hearing – 4/26/16</p>
18.	30-14-BZ	<p>Jay Goldstein, Esq. 6101 16th Avenue aka 1602 61st Street aka 1601 62nd Street, Brooklyn Variance (§72-21) proposed enlargement to an existing school (<i>Yeshiva Bais Sorab</i>) (Use Group 3) is contrary to §§42-00 & 43-43. M1-1 zoning district. Community Board #11BK Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 5/17/16</p>
19.	102-14-BZ	<p>Moshe M Friedman, P.E. 4017 Avenue P, Brooklyn Variance (§72-21) to permit the extension of house of worship (UG4) (<i>Congregation Tifreles Avahom D’Zidichov</i>) in an existing building lot of a three story brick building. R3-2 zoning district. Community Board #3BK Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 5/24/16</p>
20.	229-14-BZ	<p>Jeffery A. Chester/GSHLLP 55-05 Myrtle Avenue, Queens Special Permit (§73-36) to seek the legalization of an existing physical culture establishment (<i>Lucille Roberts</i>). C4-3A zoning district. Community Board #5Q Examiner: Rory Levy (212) 386-0082 Status: Withdrawn – 3/22/16</p>

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<i>BZ – CONTINUED HEARINGS</i>		
21.	240-14-BZ	<p>Gregory J. Tarone, Esq. 1620 Shore Boulevard, Brooklyn Special Permit (§73-622) for the enlargement of a single family home contrary to floor area, open space and lot coverage (ZR 23-141(b)); side yard requirement (ZR 23-461); and perimeter wall height (ZR 23-361(b)). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 5/3/16</p>
22.	329-14-BZ	<p>Law Office of Lyra J. Altman 1316 Avenue S, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family semi-detached residence contrary to floor area, lot coverage and open space (ZR 23-141); side yard (ZR 23-461) and less than the minimum required rear yard (ZR 23-47). R4-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Adjourned, Continued Hearing – 4/26/16</p>
23.	44-15-BZ	<p>Akerman, LLP 145 Central Park North, Manhattan Variance (§72-21) to permit the construction of a conforming fourteen-story, (UG 2) residential building containing 24 dwelling units contrary to the maximum building height and front setback requirements (§23-633 and rear setback requirements (§23-633(b)). R8 zoning district. Community Board #10M Examiner: Joshua Saal (212) 386-0081 Status: Closed, Decision – 6/14/16</p>
24.	202-15-BZ	<p>Slater & Beckerman, PC 6469 Broadway, Bronx Variance (§72-21) seeks a modification of 25-25 to reduce the required number of parking spaces for an 11-story, non-profit residence for the elderly from 19 to 11. R6/C2-2 zoning district. Community Board #8BX Examiner: Joshua Saal (212) 386-0081 Status: Granted – 3/22/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, MARCH 22, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	333-14-BZ	<p>Law Office of Lyra J. Altman 2323 East 5th 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). R4 (OP) zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 5/3/16</p>
2.	21-15-BZ	<p>Eric Palatnik, P.C. 112-35 69th Avenue, Queens Special Permit (73-621) for the enlargement of an existing one-family dwelling which will not provide the required open space ratio. R1-2A zoning district. Community Board #6Q Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 5/3/16</p>
3.	39-15-BZ	<p>Bryan Cave, LLP 74-76 Eighth Avenue, Manhattan 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. Community Board #2M Examiner: Joshua Saal (212) 386-0081 Status: Continued Hearing – 5/24/16</p>
4.	252-15-BZ	<p>Law Office of Jay Goldstein, PLLC 1120 East 24th Street, Brooklyn Special Permit (§73-622) to permit an enlargement of an existing two-family home to be converted to a single family home contrary to floor area and open space (ZR 23-141(b)); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 5/17/16</p>

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