

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

FRIDAY MORNING, OCTOBER 14, 2016

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>16-12-BZ</b>	<p>Eric Palatnik, P.C.  <b>184 Nostrand Avenue, Brooklyn</b>                      Amendment of a previously approved Special Permit (§73-19) permitting a school (<i>Congregation Adas Yereim</i>) contrary to use regulations (§42-00). The amendment seeks changes to the interior, an increase in the height of the building. M1-2 zoning district.  <b>Community Board #3BK</b>  <b>Project Manager: Carlo Costanza (212) 386-0068</b>  <b>Status: Off-Calendar</b></p>

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>2.</b>	<b>472-37-BZ</b>	<p>Eric Palatnik, P.C.  <b>2765 Cropsey Avenue, Brooklyn</b>                      Extension of Term (§11-411) for the continued operation of an automotive service station which expired on January 27, 2014; Amendment (§11-412) to permit the conversion of repair bays into convenient store, the addition of a new canopy and relocation of fuel storage tanks. R5 zoning district.  <b>Community Board #13BK</b>  <b>Project Manager: Carlo Costanza (212) 386-0068</b>  <b>Status: Denied – 10/14/16</b></p>
<b>3.</b>	<b>528-64-BZ</b>	<p>Gerald Caliendo, RA, AIA  <b>240-02 Northern Boulevard, Queens</b>                      Amendment of a previously approved Variance (§72-21) which permitted the erection of a two story enlargement of an auto showroom (UG 16B). The amendment seeks to enlarge the existing automobile showroom and include an addition of a parking deck to the existing automobile dealership (<i>East Hills Chevrolet</i>). R1-2 zoning district.  <b>Community Board #11Q</b>  <b>Project Manager: Carlo Costanza (212) 386-0068</b>  <b>Status: Continued Hearing – 2/14/17</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

FRIDAY MORNING, OCTOBER 14, 2016

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</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>Project Manager: Henry Segovia (212) 386-0074</b>  <b>Status: Continued Hearing – 2/28/17</b></p>
<b>5.</b>	<b>30-00-BZ</b>	<p>Fried, Frank, Harris Shriver &amp; Jacobson LLP  <b>465-469 West 165<sup>th</sup> Street and 458-464 West 166<sup>th</sup> Street, Manhattan</b>                      Extension of term of a previously granted variance granted pursuant to §72-21 of the zoning resolution which permitted an open parking lot (Use Group 8) which expired on February 6, 2016. R7-2 zoning district.  <b>Community Board #12M</b>  <b>Project Manager: Carlo Costanza (212) 386-0068</b>  <b>Status: Continued Hearing – 2/14/17</b></p>

<b><i>SOC – NEW CASES</i></b>		
<b>6.</b>	<b>74-07-BZ</b>	<p>Fried, Frank, Harris, Shriver &amp; Jacobson LLP  <b>6-10 West 70<sup>th</sup> Street, Manhattan</b>                      Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting a nine (9) story residential/community facility building contrary to regulations for lot coverage (§24-11), rear yard (§24-36), base height, building height and setback (§23-633) and rear setback (§23-663) which expired on January 22, 2016; Amendment to the approved plans; Waiver of the Rules. R8B and R10A districts.  <b>Community Board #7M</b>  <b>Project Manager: Gjela Prenga (212) 386-0067</b>  <b>Status: Continued Hearing – 1/10/17</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  
FRIDAY MORNING, OCTOBER 14, 2016  
10:00 A.M.

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
7.	2016-4129-A & 2016-4130-A	<p>Eric Palatnik, P.C. <b>72 &amp; 74 Harris Lane, Staten Island</b> Proposed construction of family dwelling not fronting on a legally mapped street contrary to General City Law 36. R3-1 (SRD) zoning district. <b>Community Board #3SI</b></p> <hr/> <p><b>Project Manager: Toni Matias (212) 386-0085</b></p> <hr/> <p><b>Status: Continued Hearing – 1/10/17</b></p>

<b><i>BZ – DECISIONS</i></b>		
8.	28-15-BZ	<p>Law Offices of Marvin B. Mitzner LLC <b>88 Fulton Street, Manhattan</b> Special Permit (§73-36) to allow the operation of a physical culture establishment (<i>Spa 88</i>) on the first, cellar and sub-cellar floors of the existing building. C6-4 zoning district. <b>Community Board #1M</b></p> <hr/> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <hr/> <p><b>Status: Granted – 10/14/16</b></p>
9.	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></p> <hr/> <p><b>Project Manager: Tracie Behnke (212) 386-0086</b></p> <hr/> <p><b>Status: Granted – 10/14/16</b></p>
10.	276-15-BZ	<p>Rothkrug Rothkrug &amp; Spector LLP <b>399 Knickerbocker Avenue, Brooklyn</b> Special Permit (§73-36) to permit a physical culture establishment (<i>Blink</i>) within a portion of an existing commercial building. C4-3 zoning district. <b>Community Board #4BK</b></p> <hr/> <p><b>Project Manager: Jonathan Kirschenbaum (212) 386-0081</b></p> <hr/> <p><b>Status: Granted – 10/14/16</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

FRIDAY MORNING, OCTOBER 14, 2016

10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>11.</b>	<b>330-13-BZ</b>	<p>Alexander Levkovich  <b>2801 Brown Street, Brooklyn</b>                      Special Permit (§73-622) for the legalization of an enlargement to an existing single family home contrary to floor area (ZR 23-141). R4-1 zoning district.  <b>Community Board #15BK</b></p> <hr/> <p><b>Project Manager: Henry Segovia (212) 386-0074</b></p> <hr/> <p><b>Status: Off-Calendar</b></p>
<b>12.</b>	<b>152-14-BZ</b>	<p>Sheldon Lobel, P.C.  <b>673 Driggs Avenue, Brooklyn</b>                      Variance (§72-21) to permit the construction of a new community facility building at the premises which would contain a for-profit school, the school at Fillmore Place for children ages two through six. R6B zoning district in a historic district.  <b>Community Board #1BK</b></p> <hr/> <p><b>Project Manager: Tracie Behnke (212) 386-0086</b></p> <hr/> <p><b>Status: Continued Hearing – 12/13/16</b></p>
<b>13.</b>	<b>216-15-BZ</b>	<p>Eric Palatnik, P.C.  <b>205 West Fordham Road, Bronx</b>                      Special Permit (§73-211) to permit the construction of an Automotive Service Station (UG 16B) with accessory convenience store. C2-4 zoning district.  <b>Community Board #7BX</b></p> <hr/> <p><b>Project Manager: Carlo Costanza (212) 386-0068</b></p> <hr/> <p><b>Status: Continued Hearing – 2/28/17</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

FRIDAY AFTERNOON, OCTOBER 14, 2016

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
1.	237-15-BZ	<p>Law Office of Fredrick A. Becker  <b>109 Metropolitan Avenue aka 80 North 3<sup>rd</sup> Street, Brooklyn</b>                      Special Permit (§73-36) to permit the operation of a Physical Culture Establishment (<i>Modo Yoga</i>). M1-2/R6A zoning district.  <b>Community Board #1BK</b></p> <hr/> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <hr/> <p><b>Status: Granted – 10/14/16</b></p>
2.	2016-4124-BZ	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>238 Bedford Avenue (a/k/a 118 North 4<sup>th</sup> Street, 185 Berry Street), Brooklyn</b>                      Special Permit (§73-36) to operate a physical culture establishment (<i>Equinox</i>) within an existing building. M1-2/R6B (MX-8) zoning district.  <b>Community Board #1BK</b></p> <hr/> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <hr/> <p><b>Status: Continued Hearing – 11/15/16</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.**

\*\*\*\*\*