

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, JUNE 21, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	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: Granted – 6/21/16</p>
2.	306-06-BZ	<p>Sheldon Lobel, P.C. 50 Lawrence Avenue, Brooklyn Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the construction of a one and six-story religious school building (<i>Talmud Torah Obel Tochanan</i>) with the one-story portion along the rear lot line, which expired on February 5, 2012; Waiver of the Rules. R5/M1-1 (Special Ocean Parkway District) zoning district. Community Board #14BK</p> <hr/> <p>Examiner: Tracie Behnke (212) 386-0086</p> <hr/> <p>Status: Granted – 6/21/16</p>
3.	189-09-BZ	<p>Eric Palatnik, P.C. 3067 Richmond Terrace, Staten Island Extension of Time to Complete Construction of a previously approved Variance (§72-21) permitting the legalization of an existing mosque and Sunday school (Nor Al-Islam Society), contrary to use and maximum floor area ratio (§§42-00 and 43-12) and construction with the bed of a mapped street, which expired on May 10, 2015; Amendment to permit minor changes to the interior layout. M3-1 zoning district. Community Board #1SI</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Deferred Decision – 8/16/16</p>

*****DISCLAIMER*****

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<i>SOC – CONTINUED HEARINGS</i>		
4.	129-97-BZ	<p>Gerald J. Caliendo, RA, AIA 150-65 Cross Island Parkway, Queens Amendment to permit the proposed conversion of an existing lubritorium to a commercial retail establishment (use group 6) and enlargement of the basement level. C1-2/R3-2 zoning district. Community Board #7Q</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Continued Hearing – 9/20/16</p>
5.	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</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Adjourned, Continued Hearing – 8/16/16</p>

<i>SOC – NEW CASES</i>		
6.	515-89-BZ	<p>Sheldon Lobel, P.C. 50 East 78th Street, Manhattan Extension of Term (11-411) of a previously approved variance permitting the operation of an art gallery in the basement of an existing building; Waiver of the Rules R8B (LH-1A) zoning district. Community Board #8M</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Granted – 6/21/16</p>

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<i>APPEALS – DECISIONS</i>		
7.	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> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Deferred Decision – 6/28/16</p>

<i>APPEAL – NEW CASES</i>		
8.	108-15-A thru 110-15-A	<p>Rothkrug Rothkrug & Spector, LLP 2317, 2319, 2321 Glebe Avenue, Bronx Appeal seeking determination that property owner has acquired common law vested right to complete construction of three, three-family residential buildings commenced under prior zoning district regulations. R6A zoning district. Community Board #10BX</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 8/16/16</p>
9.	264-15-A thru 268-15-A	<p>Diffendale & Kubec 5, 11, 17, 23 Herbert Street and 14 Holtein Avenue Staten Island Proposed construction of two family detached residence not fronting on a legally mapped street, contrary to General City Law 36. R3X (SSRD) zoning district. Community Board #3SI</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Postponed Hearing – 8/16/16</p>
10.	2016-1218-A	<p>Rothkrug Rothkrug & Spector LLP 97 Storer Avenue, Staten Island To permit the proposed development consisting of a two-story building with warehouse use (UG 16) on the ground floor and office use (UG 6) on the upper floor contrary Article 3 Section 36 of the General City Law. M1-1 (SRD) zoning district. Community Board #3SI</p> <hr/> <p>Examiner: Toni Matias (212) 386-0085</p> <hr/> <p>Status: Continued Hearing – 8/2/16</p>

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<i>BZ – CONTINUED HEARINGS</i>		
11.	17-14-BZ	<p>Moshe M. Friedman, PE 600 McDonald Avenue, Brooklyn Variance (§72-21) to add a third and fourth floor to an existing school building (<i>Congregation Chasidei Belz Beth Malka</i>), contrary to floor area (§24-11) lot coverage, maximum wall height (§24-521), side yard (§24-35), front yard (§24-34) and rear yard (§24-361) regulations. R5 zoning district. Community Board #12BK Examiner: Rory Levy (212) 386-0082 Status: Continued Hearing – 8/2/16</p>
12.	158-14-BZ	<p>Law Office of Lyra J. Altman 1179 East 27th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141(a)); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R-2 zoning district. Community Board #14BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 8/2/16</p>
13.	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 – 8/2/16</p>
14.	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: Closed, Decision – 7/19/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, JUNE 21, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	92-15-BZ	<p>Eric Palatnik, P.C. 170 Buffalo Avenue, Brooklyn Variance (§72-21) proposed redevelopment of existing Use group hospital with the use of USG3 nursing home and sky exposure plain. R6 zoning district. Community Board #1BK Examiner: Tracie Behnke (212) 386-0086 Status: Continued Hearing – 8/16/16</p>
2.	216-15-BZ	<p>Eric Palatnik, P.C. 205 West Fordham Road, Bronx Special Permit (§73-211) to permit the construction of an Automotive Service Station (UG 16B) with accessory convenience store. C2-4 zoning district. Community Board #7BX Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 10/14/16</p>
3.	219-15-BZ	<p>Eric Palatnik, P.C. 945 61st Street, Brooklyn Special Permit (§73-36) to permit a physical culture establishment (<i>Kings Spa</i>) on the second floor of a two-story building. M1-1 zoning district. Community Board #12BK Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 6/28/16</p>
4.	251-15-BZ	<p>Law Office of Fredrick A. Becker 127 West 26th Street, Manhattan 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. Community Board #4M Examiner: Rory Levy (212) 386-0082 Status: Closed, Decision – 7/12/16</p>

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