

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, SEPTEMBER 20, 2016

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	196-49-BZ	<p>Vassalotti Associates Architects, LLP. 1280 Allerton Avenue, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) with accessory uses which expires on September 30, 2015; Amendment to permit the conversion of the accessory building to an accessory convenience store; Extension of Time to obtain a Certificate of Occupancy which expired on June 12, 2013; Waiver of the Rules. R4 zoning district. Community Board #11BX Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 9/20/16</p>

<i>SOC – CONTINUED HEARINGS</i>		
2.	548-69-BZ	<p>Eric Palatnik, P.C. 107-10 Astoria Boulevard, Queens Amendment of a variance which permitted the operation of an Automotive Service Station (UG 16B). Amendment seeks to expand the existing convenience store and make various changes to the site. C2-3/R6B zoning district. Community Board #3Q Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 12/6/16</p>
3.	1122-81-BZ	<p>Eric Palatnik, P.C. 105-14 Astoria Boulevard, Queens 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. Community Board #4Q Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 12/6/16</p>

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<i>SOC – CONTINUED HEARINGS</i>		
4.	173-92-BZ	<p>Simons & Wright LLC 220 East 86th Street, Manhattan Extension of Term of a previously approved Special Permit (§73-36) permitting the operation of martial arts studio which expires on January 24, 2014; Amendment to permit the relocation of the facility from the 2nd floor to the cellar. C2-8A zoning district. Community Board #8M Examiner: Carlo Costanza (212) 386-0068 Status: Granted – 9/20/16</p>
5.	4-95-BZ	<p>Carl A. Sulfaro, Esq. 21-23 Hillside Avenue, Manhattan Extension of Term (§11-411) of a previously approved variance permitting a Public Parking Lot (UG 8) for 48 cars which expired on June 27, 2015; Amendment to permit transient parking for unsued spaces; Waiver of the Rules. R7-2 zoning district. Community Board #12M Examiner: Carlo Costanza (212) 386-0068 Status: Granted 9/20/16</p>
6.	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 Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 12/6/16</p>
7.	80-05-BZ	<p>Klein Stuart 49 West 33rd Street, Manhattan 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. Community Board #5M Examiner: Carlo Costanza (212) 386-0068 Status: Adjourned, Continued Hearing – 12/6/16</p>

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<i>SOC – NEW CASES</i>		
8.	949-57-BZ	<p>Akerman, LLP 2100 Williamsbridge Avenue, Bronx Extension of Term (§11-411) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on October 29, 2014; Waiver of the Rules. R5D zoning district. Community Board #11BX Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 11/15/16</p>
9.	94-58-BZ	<p>Walter T. Gorman, P.E., P.C. 25-65 Brooklyn Queens Expressway, Queens Extension of Term (11-411) to permit the continued use of a previously approved Automotive Service Station (UG 16B) which expired on September 30, 2013; Waiver of the Rules. R4 zoning district. Community Board #3Q Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/6/16</p>
10.	214-00-BZ	<p>Sheldon Lobel, P.C. 2761 Plumb 2nd Street, Brooklyn Extension of Term of a previously approved Special Permit (73-242) which permitted the operation of an eating and drinking establishment (UG 6) which expired on November 16, 2015; Extension of Time to Obtain a Certificate of Occupancy which expired on March 20, 2013; Waiver of the Rules. C3 zoning district. Community Board #15BK Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/13/16</p>
11.	235-01-BZ	<p>Rothkrug Rothkrug & Spector LLP 2009 Mermaid Avenue, Brooklyn Extension of Term of a previously approved Special Permit (§73-27) permitting the operation of funeral establishment (UG 7) which expired on May 12, 2014; Waiver of the Rules. C1-2/R5 zoning district. Community Board #13BK Examiner: Carlo Costanza (212) 386-0068 Status: Continued Hearing – 12/13/16</p>

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<i>APPEALS – DECISIONS</i>		
12.	2016-4155-A thru 2016-4162-A	Rothkrug Rothkrug & Spector LLP 1, 5, 9, 15, 19, 23, 27, 31 Montana Court, Staten Island To permit the proposed development of a one family home, contrary to Article 3 Section 36 of the General City Law. R3A zoning district. Community Board #1SI Examiner: Toni Matias (212) 386-0085 Status: Granted – 9/20/16

<i>APPEALS – CONTINUED HEARINGS</i>		
13.	166-12-A	NYC Department of Buildings 638 East 11th Street, Manhattan Application to revoke the Certificate of Occupancy. R8B zoning district. Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 11/15/16
14.	107-13-A	Law Office of Marvin B. Mitzner, LLC. 638 East 11th Street, Manhattan An appeal seeking a determination that the owner has acquired a common law vested right to continue development commenced under the prior R7- 2 zoning district. R7B zoning district. Community Board #3M Examiner: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 11/15/16
15.	108-15-A thru 110-15-A	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 Examiner: Toni Matias (212) 386-0085 Status: Adjourned, Continued Hearing – 12/6/16

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APPEALS – CONTINUED HEARINGS

16.	232-15-A	Sheldon Lobel, P.C.
		840 West End Avenue aka 259 West 101 Street, Manhattan
		Proposed vertical enlargement of an existing six story building to allow for a new penthouse floor and roof above the sixth floor which requires a waiver of the Multiple Dwelling Law and Building Code. R8 zoning district.
		Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/13/16

APPEAL – NEW CASES

17.	68-15-A	Pryor Cashman, LLP
		230 West 97th Street, Manhattan
		Variance pursuant to Section 310 of the NYSMDL to allow the 2,708 square foot penthouse enlargement to a non-fireproof Old law Tenement building contrary to the height regulations. C4-6AEc-3 zoning district.
		Community Board #7M
		Examiner: Toni Matias (212) 386-0085
		Status: Continued Hearing – 12/13/16

BZ – DECISIONS

18.	2016-4180-BZ	Law Office of Fredrick A. Becker
		87-25 252nd Street, Queens
		Special Permit (§73-621) for the enlargement of an existing single family home contrary to floor area and lot coverage (ZR 23-141). R2A zoning district.
		Community Board #13Q
		Examiner: Henry Segovia (212) 386-0074
		Status: Granted – 9/20/16

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<i>BZ – CONTINUED HEARINGS</i>		
19.	6-14-BZ	<p>Eric Palatnik, P.C. 2525 Victory Boulevard, Staten Island Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store. C2-1/R3-2 zoning district. Community Board #1SI</p> <hr/> <p>Examiner: Carlo Costanza (212) 386-0068</p> <hr/> <p>Status: Adjourned, Continued Hearing – 12/6/16</p>
20.	176-14-BZ	<p>Harold Weinberg 1981 East 9th Street, Brooklyn Special Permit (§73-622) for the enlargement of an existing two family home to be converted to a single family home contrary to floor area, open space and lot coverage (ZR 23-141); side yard (ZR 23-461) and less than the required rear yard (ZR 23-47). R5-OP zoning district. Community Board #15BK</p> <hr/> <p>Examiner: Henry Segovia (212) 386-0074</p> <hr/> <p>Status: Closed, Decision – 9/27/16</p>
21.	181-14-BZ	<p>Sheldon Lobel, P.C. 670 92nd Street Brooklyn Variance (§72-21) to permit the construction of an educational and cultural facility be located on the premises. R4B zoning district. Community Board #10BK</p> <hr/> <p>Examiner: Jonathan Kirschensbaum (212) 386-0081</p> <hr/> <p>Status: Continued Hearing – 12/13/16</p>
22.	2016-4134-BZ	<p>Akerman LLP 45-11 245th Street, Queens Variance (§72-21) to permit the enlargement of a conforming school (UG 3) (Devine Wisdom Catholic Academy) contrary to ZR §24-111 (Floor Area Ratio). R2-A zoning district. Community Board #11Q</p> <hr/> <p>Examiner: Gjela Prenga (212) 386-0067</p> <hr/> <p>Status: Granted – 9/20/16</p>

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NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, SEPTEMBER 20, 2016

1:00 P.M.

<i>BZ – NEW CASES</i>		
1.	168-15-BZ	<p>Sheldon Lobel, P.C. 58 Grattan Street, Brooklyn Variance (§72-21) to permit the development of a four-story commercial building contrary to height, setback and parking requirements. M1-1 zoning district. Community Board #1BK Examiner: Gjela Prenga (212) 386-0067 Status: Continued Hearing – 11/15/16</p>
2.	276-15-BZ	<p>Rothkrug Rothkrug & Spector LLP 399 Knickerbocker Avenue, Brooklyn 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. Community Board #4BK Examiner: Jonathan Kirschensbaum (212) 386-0081 Status: Closed, Decision – 10/14/16</p>
3.	2016-1211-BZ	<p>Eric Palatnik, P.C. 920 Shore Boulevard, Brooklyn Special Permit (§73-622) for the enlargement of an existing single family home, contrary to floor area, lot coverage and open space (§23-141(b)). R3-1 zoning district. Community Board #15BK Examiner: Henry Segovia (212) 386-0074 Status: Continued Hearing – 12/13/16</p>

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