

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, APRIL 26, 2016  
10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>253-89-BZ</b>	<p>Friedman &amp; Gotbaum, LLP <b>405-411 East 73<sup>rd</sup> Street, Manhattan</b> Amendment of a previously approved Variance (72-21) which permitted an eleven story community facility (<i>Ronald McDonald House of New York</i>) with residences contrary to underlying bulk regulations. The amendment seeks to allow a 6,954 sf enlargement. C1-9/R8B zoning district. <b>Community Board #8M</b> <b>Examiner: Joshua Saal (212) 386-0081</b> <b>Status: Granted – 4/26/16</b></p>
<b>2.</b>	<b>201-08-BZ</b>	<p>Rothkrug Rothkrug &amp; Spector, LLP <b>40-38 216th Street, Queens</b> Extension of Time to Complete Construction and a Waiver (72-01) for extension of time to complete construction of a previously variance granted to allow the one story commercial building use for 18 parking spaces and offices (UG 6) contrary to use regulation. R3X zoning district. <b>Community Board #11Q</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Deferred Decision – 5/17/16</b></p>
<b>3.</b>	<b>227-10-BZ</b>	<p>Eric Palatnik, P.C. <b>204-12 Northern Boulevard, Queens</b> Amendment (§11-412) of a previously approved variance permitting the operation of an automotive service station (UG 16B). The amendment seeks to install a canopy, replace gasoline storage tanks, increase the number of parking spaces, add ADA accessible ramp and accessory parking spaces. R3-2/C2-2 zoning district. <b>Community Board #11Q</b> <b>Examiner: Carlo Costanza (212) 386-0068</b> <b>Status: Granted – 4/26/16</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, APRIL 26, 2016  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</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></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Adjourned, Continued Hearing – 7/19/16</b></p>
<b>5.</b>	<b>636-54-BZ</b>	<p>Akerman, LLP <b>9612 Seaview Avenue, Brooklyn</b> Extension of Term and Waiver (11-411) to extend the term of the previously granted variance allowing the operation n automotive service station expiring October 16, 2011. C1-3 zoning district. <b>Community Board #18BK</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Continued Hearing – 6/14/16</b></p>
<b>6.</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></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Adjourned, Continued Hearing – 5/24/16</b></p>
<b>7.</b>	<b>526-76-BZ</b>	<p>Vito J Fossella, P.E. <b>1492 Victory Boulevard, Staten Island</b> Amendment of a previously approved variance which permitted the conversion of a three story building consisting of two family residence and a store into a three story office building which expired on December 21, 1981. The Amendment seeks to eliminate the term. R2 zoning district. <b>Community Board #3SI</b></p> <p style="color: green;"><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p style="color: red;"><b>Status: Granted – 4/26/16</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, APRIL 26, 2016  
10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>129-97-BZ</b>	<p>Gerald J. Caliendo, RA, AIA <b>150-65 Cross Island Parkway, Queens</b> 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. <b>Community Board #7Q</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Adjourned, Continued Hearing – 6/21/16</b></p>
<b>9.</b>	<b>4-98-BZ</b>	<p>Eric Palatnik, P.C. <b>127-04 Guy Brewer Boulevard, Queens</b> 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. <b>Community Board #12Q</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Adjourned, Continued Hearing – 6/14/16</b></p>

<b><i>APPEALS – DECISIONS</i></b>		
<b>11.</b>	<b>300-08-A</b>	<p>Law office of Marvin B. Mitzner LLC <b>39-35 27th Street, Queens</b> 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. <b>Community Board #1Q</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Deferred Decision – 5/17/16</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, APRIL 26, 2016  
10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
12.	322-13-BZ	<p>Sheldon Lobel, P.C. <b>42-01 Main Street, Queens</b> Re-instatement (§11-411) of a previously approved variance which permitted accessory parking on the zoning lot for the use Group 6 commercial building, which expired on September 23, 1990; Waiver of the Rules. R6/C1-2 and R6 zoning district. <b>Community Board #7Q</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 6/14/16</b></p>
13.	24-14-BZ	<p>Gerald J. Caliendo, Architect, PC <b>106-02 Sutter Avenue, Queens</b> 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. <b>Community Board #10Q</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Continued Hearing – 6/14/16</b></p>
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></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Continued Hearing – 7/12/16</b></p>
15.	269-14-BZ	<p>Gerald J. Caliendo, RA, AIA <b>89-44 Metropolitan Avenue, Queens</b> Special Permit §73-36) to permit the physical culture establishment (<i>Massage Envy Spa</i>) on the first floor level of an existing commercial building. C2-2 in R4 zoning district. <b>Community Board #5Q</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Closed, Decision – 7/19/16</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, APRIL 26, 2016**

**10:00 A.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>16.</b>	<b>329-14-BZ</b>	Law Office of Lyra J. Altman <b>1316 Avenue S, Brooklyn</b> 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. <b>Community Board #15BK</b>
		<b>Examiner: Henry Segovia (212) 386-0074</b>
		<b>Status: Closed, Decision – 5/3/16</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 AFTERNOON, APRIL 26, 2016

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>1.</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>  <b>Examiner: Joshua Saal (212) 386-0081</b>  <b>Status: Continued Hearing – 7/19/16</b></p>
<b>2.</b>	<b>100-15-BZ</b>	<p>Eric Palatnik, P.C.  <b>24 East 39th Street, Manhattan</b>                      Variance (§72-21) to propose a change of use in the existing building on the premises from a use group 2 apartment hotel to a use group 5 transient hotel. R8B zoning district.  <b>Community Board #6M</b>  <b>Examiner: Joshua Saal (212) 386-0081</b>  <b>Status: Continued Hearing – 8/16/16</b></p>
<b>3.</b>	<b>188-15-BZ</b>	<p>Sheldon Lobel, P.C.  <b>100 West 72<sup>nd</sup> Street, Manhattan</b>                      Special Permit (§73-36) to permit a Physical Culture Establishment (<i>Micass/Momentum Fitness</i>) in the cellar level of the premises. C4-6A zoning district.  <b>Community Board #7M</b>  <b>Examiner: Rory Levy (212) 386-0082</b>  <b>Status: Closed, Decision – 5/3/16</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.

\*\*\*\*\*