

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, FEBRUARY 23, 2016

10:00 A.M.

| <b><i>SOC – CONTINUED HEARINGS</i></b> |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.</b>                              | <b>472-37-BZ</b> | <p>Eric Palatnik, P.C.<br/> <b>2765 Cropsey Avenue, Brooklyn</b><br/>                     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.<br/> <b>Community Board #13BK</b><br/> <b>Examiner: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Adjourned, Continued Hearing – 4/26/16</b></p>                                                                                                                                      |
| <b>2.</b>                              | <b>196-49-BZ</b> | <p>Vassalotti Associates Architects, LLP.<br/> <b>1280 Allerton Avenue, Bronx</b><br/>                     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.<br/> <b>Community Board #11BX</b><br/> <b>Examiner: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Adjourned, Continued Hearing – 4/12/16</b></p> |
| <b>3.</b>                              | <b>528-64-BZ</b> | <p>Gerald Caliendo, RA, AIA<br/> <b>240-02 Northern Boulevard, Queens</b><br/>                     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.<br/> <b>Community Board #11Q</b><br/> <b>Examiner: Carlo Costanza (212) 386-0068</b><br/> <b>Status: Adjourned, Continued Hearing – 4/26/16</b></p>                                                                                    |

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|----------------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>4.</b>                              | <b>129-97-BZ</b> | <p>Gerald J. Caliendo, RA, AIA<br/><b>150-65 Cross Island Parkway, Queens</b><br/>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.<br/><b>Community Board #7Q</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Adjourned, Continued Hearing – 4/26/16</b></p>                                                                                                                         |
| <b>5.</b>                              | <b>318-06-BZ</b> | <p>Eric Palatnik, P.C.<br/><b>49-05 Astoria Boulevard aka 22-41 49<sup>th</sup> Street, Queens</b><br/>Extension of Term (§11-411) of a previously approved variance which permitted the operation of an automotive service station (UG 16B), which expired on May 22, 2013; Extension of Time to Obtain a Certificate of Occupancy which expired on November 22, 2007; Waiver of the Rules. R4 zoning district.<br/><b>Community Board #1Q</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 5/24/16</b></p> |

| <b><i>SOC – NEW CASES</i></b> |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>6.</b>                     | <b>1122-81-BZ</b> | <p>Eric Palatnik, P.C.<br/><b>105-14 Astoria Boulevard, Queens</b><br/>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.<br/><b>Community Board #4Q</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 5/3/16</b></p> |

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10:00 A.M.

| <b><i>SOC – NEW CASES</i></b> |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>7.</b>                     | <b>201-08-BZ</b> | <p>Rothkrug Rothkrug &amp; Spector, LLP<br/><b>40-38 216th Street, Queens</b><br/>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.<br/><b>Community Board #11Q</b><br/><b>Examiner: Carlo Costanza (212) 386-0068</b><br/><b>Status: Closed, Decision – 4/26/16</b></p>     |
| <b>8.</b>                     | <b>231-10-BZ</b> | <p>Eric Palatnik, P.C.<br/><b>430-440 Park Avenue, Brooklyn</b><br/>Extension of Time to Complete Construction of a Williamsburg Infant and Early Childhood Development Center (the school) and obtain a Certificate of Occupancy which is set to expire on February 14, 2016. M1-1 zoning district.<br/><b>Community Board #3BK</b><br/><b>Examiner: Carlo Costanza (212) 386-0068</b><br/><b>Status: Granted – 2/23/16</b></p>                                                                                    |
| <b>9.</b>                     | <b>2-11-BZ</b>   | <p>Cozen O'connor<br/><b>117 Seventh Avenue South, Manhattan</b><br/>Extension of Time to Complete Construction of a previously approved Variance (§72-21) to allow for a residential and community facility enlargement to an existing commercial building, contrary to setback (§33-432) and open space regulations (§23-14) which expired on November 22, 2015. C4-5 zoning district.<br/><b>Community Board #2M</b><br/><b>Examiner: Carlo Costanza (212) 386-0068</b><br/><b>Status: Granted – 2/23/16</b></p> |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, FEBRUARY 23, 2016  
10:00 A.M.

| <b><i>APPEALS – DECISIONS</i></b> |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>10.</b>                        | <b>35-15-A</b>                     | <p>Herrick Feinstein, LLP<br/><b>2001 Bartow Avenue, Bronx</b><br/>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.<br/><b>Community Board #10BX</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Closed, Decision – 3/22/16</b></p>            |
| <b>11.</b>                        | <b>65-15-BZ &amp; 66-15-A</b>      | <p>Akerman, LLP<br/><b>361 Central Park West, Manhattan</b><br/>Variance (§72-21) to permit the conversion of an existing landmarked vacant church building into a 39 unit residential building. Companion case: 66-15-A for an Appeal pursuant to MDL 310 of MDL 30.2. R10A zoning district.<br/><b>Community Board #7M</b></p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Closed, Decision – 3/8/16</b></p> |
| <b>12.</b>                        | <b>2016-748-A &amp; 2016-749-A</b> | <p>Mayor's Office of Housing Recovery Operations ("HRO")<br/><b>108-08 and 108-10 Shore Front Parkway, Queens</b><br/><b>BIB Program</b><br/>Re-open hearing.</p> <p><b>Examiner: Joshua Saal (212) 386-0081</b></p> <p><b>Status: Withdrawn – 2/23/16</b></p>                                                                                                                                                                      |

| <b><i>APPEALS – CONTINUED HEARINGS</i></b> |                               |                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>13.</b>                                 | <b>163-14-A thru 165-14-A</b> | <p>Ponte Equities<br/><b>502, 504, 506 Canal Street, Manhattan</b><br/>Appeal seeking waiver of Section G304.1.2 of the NYC Building Code to permit a conversion of a historic structure from commercial to residential in a flood hazard area. C6-2A zoning district.<br/><b>Community Board #1M</b></p> <p><b>Examiner: Toni Matias (212) 386-0085</b></p> <p><b>Status: Closed, Decision – 8/23/16</b></p> |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, FEBRUARY 23, 2016  
10:00 A.M.

| <b><i>APPEAL – NEW CASES</i></b> |                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------------|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14.                              | 174-15-A thru<br>176-15-A | <p>Philip L. Rampulla<br/><b>27 Johnson Street, Staten Island</b><br/>Proposed construction of buildings that do not front on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. M3-1 (SRD) zoning district.<br/><b>Community Board #3SI</b><br/><b>Examiner: Toni Matias (212) 386-0085</b><br/><b>Status: Closed, Decision – 4/12/16</b></p>                                                                                             |
| 15.                              | 197-15-A                  | <p>Slater &amp; Beckerman, P.C.<br/><b>32 Berry Street, Brooklyn</b><br/>Determination made by Department of Buildings Technical Affairs that under ZR 42-561 a proposed advertising sign, comprising 750 sq. ft. of surface area, may not be located at the premises, facing a Special Mixed Use District (M1-1)/R6A zoning district.<br/><b>Community Board #3BK</b><br/><b>Examiner: Toni Matias (212) 386-0085</b><br/><b>Status: Continued Hearing – 5/17/16</b></p> |

| <b><i>BZ – DECISIONS</i></b> |          |                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 16.                          | 31-14-BZ | <p>Moshe M. Friedman, P.E.<br/><b>165 Spencer Street, Brooklyn</b><br/>Special Permit (§73-19) to allow a conversion of an existing Synagogue (<i>Bnos Square of Williamsburg</i>) building (Use Group 4 to Use Group 3). M1-2 zoning district.<br/><b>Community Board #3BK</b><br/><b>Examiner: Rory Levy (212) 386-0082</b><br/><b>Status: Deferred Decision – 4/12/16</b></p>            |
| 17.                          | 60-14-BZ | <p>Law Office of Jay Goldstein, PLLC<br/><b>141-41 72nd Avenue, Queens</b><br/>Variance (§72-21) to enlarge a community facility (<i>Sephardic Congregation</i>), contrary to floor lot coverage rear yard, height and setback (24-00). R4-1 zoning district.<br/><b>Community Board #8Q</b><br/><b>Examiner: Rory Levy (212) 386-0082</b><br/><b>Status: Closed, Decision – 3/8/16</b></p> |

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REGULAR MEETING  
TUESDAY MORNING, FEBRUARY 23, 2016  
10:00 A.M.

| <b><i>BZ – DECISIONS</i></b> |                  |                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>18.</b>                   | <b>129-14-BZ</b> | <p>Sheldon Lobel, P.C.<br/><b>2137 East 12th Street, Brooklyn</b><br/>Special Permit (§73-622) as amended, to permit the enlargement of a single-family detached residence, contrary to floor area, side yard, and rear yard regulations. R5 zoning district.<br/><b>Community Board #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 386-0074</b></p> <p><b>Status: Granted – 2/23/16</b></p> |
| <b>19.</b>                   | <b>95-15-BZ</b>  | <p>Eric Palatnik, P.C.<br/><b>1203 Jerome Avenue, Bronx</b><br/>Special Permit (§73-36) to a physical culture establishment (<i>Retro Fitness</i>), within two-story masonry building. C8-3 Div. by R7-1 W/C2-4 zoning district.<br/><b>Community Board #4BX</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 2/23/16</b></p>                                   |
| <b>20.</b>                   | <b>169-15-BZ</b> | <p>Francis R. Angelino, Esq.<br/><b>93 Worth Street, Manhattan</b><br/>Special Permit (§73-36) to allow a physical culture establishment ("93") to be operated within an existing building.<br/><b>Community Board #1M</b></p> <p><b>Examiner: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 2/23/16</b></p>                                                                         |

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
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| <b>21.</b>                            | <b>322-13-BZ</b> | <p>Sheldon Lobel, P.C.<br/><b>42-01 Main Street, Queens</b><br/>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.<br/><b>Community Board #7Q</b></p> <p><b>Examiner: Carlo Costanza (212) 386-0068</b></p> <p><b>Status: Continued Hearing – 4/26/16</b></p> |

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REGULAR MEETING  
TUESDAY MORNING, FEBRUARY 23, 2016  
10:00 A.M.

| <b><i>BZ – CONTINUED HEARINGS</i></b> |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22.                                   | <b>330-13-BZ</b> | <p>Alexander Levkovich<br/><b>2801 Brown Street, Brooklyn</b><br/>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.<br/><b>Community Board #15BK</b><br/><b>Examiner: Henry Segovia (212) 386-0074</b><br/><b>Status: Adjourned, Continued Hearing – 4/12/16</b></p>                                                                                        |
| 23.                                   | <b>41-14-BZ</b>  | <p>Law Office of Jay Goldstein<br/><b>21-37 Waverly Avenue aka 56-58 Washington Avenue, Brooklyn</b><br/>Special Permit (§73-19) to legalize an existing school/yeshiva (UG 3). M1-2 zoning district.<br/><b>Community Board #2BK</b><br/><b>Examiner: Joshua Saal (212) 386-0081</b><br/><b>Status: Continued Hearing – 5/24/16</b></p>                                                                                                                              |
| 24.                                   | <b>269-14-BZ</b> | <p>Gerald J. Caliendo, RA, AIA<br/><b>89-44 Metropolitan Avenue, Queens</b><br/>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.<br/><b>Community Board #5Q</b><br/><b>Examiner: Rory Levy (212) 386-0082</b><br/><b>Status: Continued Hearing – 4/26/16</b></p>                                                                |
| 25.                                   | <b>203-15-BZ</b> | <p>Kramer Levin Naftalis &amp; Frankell LLP<br/><b>44 Union Square East, Manhattan</b><br/>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.<br/><b>Community Board #5M</b><br/><b>Examiner: Joshua Saal (212) 386-0081</b><br/><b>Status: Closed, Decision – 3/22/16</b></p> |

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, FEBRUARY 23, 2016

1:00 P.M.

| <b><i>BZ – NEW CASES</i></b> |                  |                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.</b>                    | <b>11-15-BZ</b>  | <p>Eric Palatnik, P.C.<br/> <b>155 Dover Street, Brooklyn</b><br/>                     Special Permit (§73-622) to permit an enlargement of one family home, seek to waive the floor area, lot coverage, rear yard and open space requirements. R3-1 zoning district.<br/> <b>Community Board #15BK</b><br/> <b>Examiner: Henry Segovia (212) 386-0074</b><br/> <b>Status: Continued Hearing – 4/12/16</b></p>              |
| <b>2.</b>                    | <b>67-15-BZ</b>  | <p>Francis R. Angelino, Esq.<br/> <b>338 West 23rd Street, Manhattan</b><br/>                     Special Permit (§73-201) to permit the legalization of a theater (<i>Cell Theatre</i>) with a capacity of not more than 500 persons in an existing building. C1-6A zoning district.<br/> <b>Community Board #4M</b><br/> <b>Examiner: Rory Levy (212) 386-0082</b><br/> <b>Status: Continued Hearing – 4/12/16</b></p>    |
| <b>3.</b>                    | <b>187-15-BZ</b> | <p>Law Office of Jay Goldstein<br/> <b>500-514 Lexington Avenue, Manhattan</b><br/>                     Proposed operation of a physical culture establishment (<i>Sheva Thai Spa</i>) on a portion of the ground floor of the premises. C5-3/C6-6, MID zoning district.<br/> <b>Community Board #5M</b><br/> <b>Examiner: Rory Levy (212) 386-0082</b><br/> <b>Status: Granted – 2/23/16</b></p>                           |
| <b>4.</b>                    | <b>202-15-BZ</b> | <p>Slater &amp; Beckerman, PC<br/> <b>6469 Broadway, Bronx</b><br/>                     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.<br/> <b>Community Board #8BX</b><br/> <b>Examiner: Joshua Saal (212) 386-0081</b><br/> <b>Status: Continued Hearing – 3/22/16</b></p> |

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