

# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, NOVEMBER 1, 2016

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
1.	1129-64-BZ	<p>Davidoff Hutcher &amp; Citron, LLP  <b>147-36 Brookville Boulevard, Queens</b>                      Extension of Term of a previously approved Variance (72-21) permitting the operation of an Auto Supplies Sales Establishment (UG 6) which expired on June 10, 2015; Amendment to legalize interior layout changes, permit general Use Group 6 Use and eliminate the term of the variance; Waiver of the Rules. R3-2 zoning district.  <b>Community Board #13Q</b>  <b>Project Manager: Carlo Costanza (212) 386-0068</b>  <b>Status: Adjourned, Continued Hearing – 1/24/17</b></p>
2.	374-71-BZ	<p>Rothkrug Rothkrug &amp; Spector LLP  <b>205-11 Northern Boulevard, Queens</b>                      Extension of Term of a previously granted Variance (72-21) for the continued operation of an automobile showroom with open display of new and used cars (UG16) with accessory customer and employee parking in a previously unused vacant portion of the premises which expired on July 18, 2011. C2-2 (R3-2) zoning district.  <b>Community Board #11Q</b>  <b>Project Manager: Henry Segovia (212) 386-0074</b>  <b>Status: Adjourned, Continued Hearing – 1/24/17</b></p>
3.	327-88-BZ	<p>Eric Palatnik, P.C.  <b>136-28 39<sup>th</sup> Avenue a/k/a 136-27-136-35 Roosevelt Avenue, Queens</b>                      Extension of Time to obtain a Certificate of Occupancy of a previously granted variance (§72-21) to legalize the addition of a 2,317 square foot mezzanine in a UG 6 eating and drinking establishment (<i>Jade Asian Restaurant</i>) which expired on February 11, 2015; Waiver of the Rules. C4-3 zoning district.  <b>Community Board #7Q</b>  <b>Project Manager: Carlo Costanza (212) 386-0068</b>  <b>Status: Granted – 11/1/16</b></p>
4.	109-93-BZ	<p>Rothkrug Rothkrug &amp; Spector, LLP  <b>189-11 Northern Boulevard, Queens</b>                      Extension of Term of a previously approved Variance (72-21) permitting an eating and drinking establishment (UG 6) which expired on May 24, 2014; Waiver of the Rules. R3-2 zoning district.  <b>Community Board #11Q</b>  <b>Project Manager: Carlo Costanza (212) 386-0068</b>  <b>Status: Adjourned, Continued Hearing – 1/24/17</b></p>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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5.	65-94-BZ	Rothkrug Rothkrug & Spector, LLP <b>144-02 Jewel Avenue, Queens</b> Extension of Term of a previously approved Variance (§72-21) which permitted an enlargement contrary to side yard regulations and community facility (UG 4) on the ground and cellar floors and commercial offices (UG 6) in the garage which expired on March 5, 2016. R4B zoning district. <b>Community Board #8Q</b>
		<b>Project Manager: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 1/24/17</b>
6.	201-97-BZ	Eric Palatnik, P.C. <b>119-02 Rockaway Boulevard, Queens</b> 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. <b>Community Board #10Q</b>
		<b>Project Manager: Carlo Costanza (212) 386-0068</b>
		<b>Status: Continued Hearing – 1/24/17</b>
7.	4-98-BZ	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>
		<b>Project Manager: Carlo Costanza (212) 386-0068</b>
		<b>Status: Adjourned, Continued Hearing – 1/24/17</b>

<b><i>SOC – NEW CASES</i></b>		
8.	180-05-BZ	Rothkrug Rothkrug & Spector, LLP <b>1511 Third Avenue (a/k/a 201 East 85<sup>th</sup> Street), Manhattan</b> Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of physical culture establishment ( <i>Equinox</i> ) which expires on February 28, 2016. C2-8A/R8B zoning district. <b>Community Board #8M</b>
		<b>Project Manager: Rory Levy (212) 386-0082</b>
		<b>Status: Postponed Hearing – 1/24/17</b>

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<b><i>APPEALS – DECISIONS</i></b>		
9.	17-05-A	Sheldon Lobel, P.C. <b>3329/3333 Giles Place, Bronx</b> Extension of Time to Complete Construction under the prior R6 zoning district. R4A zoning district. <b>Community Board #8BX</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Granted – 11/1/16</b>
10.	300-08-A	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> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Granted – 11/1/16</b>
11.	163-14-A thru 165-14-A	Troutman Sanders LLP <b>502, 504, 506 Canal Street, Manhattan</b> 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. <b>Community Board #1M</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Granted – 11/1/16</b>
12.	2016-1185-A	Pryor Cashman LLP <b>45-14 and 45-50 51st Street, Queens</b> Proposed construction of a four story with cellar Use Group 16 self-storage facility located within the bed of a mapped street, contrary to General City Law Section 35 and waiver of street wall and sky exposure plane under 72-01-(g). M1-1 zoning district. <b>Community Board #2Q</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Granted – 11/1/16</b>

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<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
13.	238-15-A thru 243-15-A	Jeffrey Geary <b>102-04, 08, 12, 16, 20, 24 Dunton Court, Queens</b> Proposed construction of buildings that do not front on a legally mapped street pursuant to Section 36 Article 3 of the General City Law. R3-1 zoning district. <b>Community Board #14Q</b> <b>Project Manager: Toni Matias (212) 386-0085</b> <b>Status: Continued Hearing – 2/14/17</b>

<b><i>BZ - DECISIONS</i></b>		
14.	131-15-BZ	Eric Palatnik, P.C. <b>650 Broadway, Manhattan</b> Special Permit (73-36) to allow the legalization of physical culture establishment ( <i>Clockwork Jiu Jitsu</i> ) on the second floor of a five-story plus cellar building. M1-5B zoning district. <b>Community Board #2M</b> <b>Project Manager: Rory Levy (212) 386-0082</b> <b>Status: Granted – 11/1/16</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
15.	302-14-BZ	Rothkrug Rothkrug & Spector, LLP <b>45-04 Francis Lewis Boulevard, Queens</b> Special Permit (§73-125) to allow proposed ambulatory diagnostic or treatment health care facility in excess of 1500 sq. ft. in a two-story mixed use building. R3X zoning district. <b>Community Board #11Q</b> <b>Project Manager: Gjela Prenga (212) 386-0067</b> <b>Status: Continued Hearing – 2/28/17</b>
16.	331-14-BZ	Law Office of Lyra J. Altman <b>2171 Ocean Parkway, Brooklyn</b> Special Permit (§73-622) for the enlargement of an existing single family contrary to side yards (ZR 23-461) and less than the minimum rear yard (ZR 23-47). R5 (OP) zoning district. <b>Community Board #15BK</b> <b>Project Manager: Henry Segovia (212) 386-0074</b> <b>Status: Continued Hearing – 1/24/17</b>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
17.	93-15-BZ	<p>Sheldon Lobel, P.C.  <b>1011 Reads Lane, Queens</b>                      Variance (§72-21) to construct a new UG4 Synagogue at the premises to certain bulk and parking regulations and waiver of the floor area side yard. R2X zoning district.  <b>Community Board #14Q</b>  <b>Project Manager: Jonathan Kirschenbaum (212) 386-0081</b>  <b>Status: Granted – 11/1/16</b></p>
18.	2016-1209-BZ	<p>Law Office of Jay Goldstein  <b>2701 Avenue K, Brooklyn</b>                      Special Permit (§73-622) &amp; Variance (§72-21) for the enlargement of an existing single family home. R2 zoning district.  <b>Community Board #14BK</b>  <b>Project Manager: Ryan Singer</b>  <b>Status: Continued Hearing – 11/15/16</b></p>
19.	2016-4151-BZ	<p>Eric Palatnik, P.C.  <b>1814 East 28<sup>th</sup> Street, Brooklyn</b>                      Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area, open space and lot coverage(ZR 23-141). R3-2 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Henry Segovia (212) 386-0074</b>  <b>Status: Granted – 11/1/16</b></p>
20.	2016-4164-BZ	<p>Law Office of Lyra J. Altman  <b>1744 East 29<sup>th</sup> Street, Brooklyn</b>                      Special Permit (§73-622) to permit the enlargement of an existing single family home, contrary to floor area, open space and lot coverage (§23-141); side yard requirements (§§23-461 &amp; 23-48) and less than the required rear yard (§23-47). R3-2 zoning district.  <b>Community Board #15BK</b>  <b>Project Manager: Ryan Singer</b>  <b>Status: Continued Hearing – 1/24/17</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, NOVEMBER 1, 2016

1:00 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>1.</b>	<b>245-15-BZ</b>	<p>Eric Palatnik, P.C.  <b>350 West 50<sup>th</sup> Street, Manhattan</b>                      Special Permit (73-36) to permit the operation of a Physical Culture Establishment (<i>TMPL Gym</i>). C6-4 (Special Clinton) zoning district.  <b>Community Board #4M</b></p> <p><b>Project Manager: Rory Levy (212) 386-0082</b></p> <p><b>Status: Granted – 11/1/16</b></p>
<b>2.</b>	<b>2016-4138-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel LLP  <b>323-27 Avenue of the Americas, Manhattan</b>                      Variance (§72-21) for an enlargement of an existing motion picture theater (<i>IFC Center</i>) contrary to both use and bulk requirements. C1-5/R7-2 &amp; R6 zoning district.  <b>Community Board #2M</b></p> <p><b>Project Manager: Jonathan Kirschenbaum (212) 386-0081</b></p> <p><b>Status: Continued Hearing – 2/28/17</b></p>
<b>3.</b>	<b>2016-4165-BZ</b>	<p>Glen V. Cutrona, AIA  <b>5801 Amboy Road, Staten Island</b>                      Variance (§72-21) to permit the construction of an eating and drinking establishment (UG 6) (<i>Tim Horton's</i>) with an accessory drive thru contrary to ZR §22-10. R3X (SRD) zoning district.  <b>Community Board #3SI</b></p> <p><b>Project Manager: Tracie Behnke (212) 386-0086</b></p> <p><b>Status: Continued Hearing – 1/31/17</b></p>

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