

# NYC Board of Standards and Appeals Public Hearing

Monday December 9th, 2024 10:00 A.M.

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<b>Adjournments</b>		
1	<b>2022-88-BZ</b> <u>7/30/2024</u>	JMV Associates, LLC <b>318 Seguine Avenue, Staten Island</b> Special Permit (former §73-125/ new §73-134) for proposed enlargement of an ambulatory diagnostic or treatment care facility which exceeds 1,500 square feet of floor area, contrary to ZR 22-14. R3x in SRD zoning district. <b>Community Board #3SI</b>  <i>Ebanks-Chu</i>
2	<b>2023-12-BZ</b> <u>7/16/2024</u> <u>10/22/2024</u>	K & L Gates LLP, for 230-15 Merrick Blvd., LLC <b>230-15 Merrick Boulevard, Queens</b> Special Permit (§73-243) to permit an eating and drinking establishment (Raising Cane's) with an accessory drive-thru contrary to ZR §32-10. C1-3/R3-2 zoning district. <b>Community Board #13Q</b>  <i>Ebanks-Chu</i>
3	<b>2022-65-BZ</b> <u>5/9/2023</u> <u>8/7/2023 Adj</u> <u>10/2/2023 Adj</u> <u>12/12/2023</u> <u>2/27/2024</u> <u>5/6/2024</u> <u>8/12/2024 Adj</u> <u>10/22/2024</u>	Law Office of Lyra J. Altman <b>2503-2519 Coney Island Avenue, Brooklyn</b> Special Permit (§73-19) to permit the construction of school (UG 3) contrary to ZR §32-31 (Use). C8-1 & R4 zoning district. Community Board #15BK  <i>Prenga</i>

<b>Postponements</b>		
4	<b>2022-43-A</b>	Steven Barshov; Sive, Paget & Riesel, P.C. <b>638 East 11th Street, Manhattan</b> Applicant seeks a variance, pursuant to BC Appendix G107.1 and BC Appendix G107.2, to permit the dry floodproofing as part of a conversion to a portion of the existing building's ground floor to residential use and a proposed enlargement infill at the cellar level for residential and commercial uses. R8B zoning district. <b>Community Board #3M</b>  <i>Prenga</i>

### Withdrawals

5	<b>2022-96-BZ &amp; 2016-4249-BZ</b> <u>3/13/2023</u> <u>4/24/2023 Adj</u> <u>6/5/2023 Adj</u> <u>12/12/2023</u> <u>2/27/2024 Adj</u> <u>7/29/2024 Adj</u> <u>10/21/2024 Adj</u>	Sheldon Lobel, P.C. <b>2420 Amsterdam Avenue, Manhattan</b> Special Permit (§73-19) to permit the tenancy of school (UG 3) within a commercial building previously approved by BSA, contrary to ZR §32-10 (Use); Amendment to previously approved variance pursuant to ZR §72-22. C8-3 & R7-2 zoning district. <b>Community Board #12BK</b>  <i>Prenga</i>
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### Deferrals

6	<b>2024-35-A &amp; 2024-37-A</b> <u>9/30/2024 Closed</u>	Jane 8 LLC <b>30 &amp; 32 Eight Avenue, Manhattan</b> Interpretive Appeal concerning a New York City Department of Buildings determination. C1-6 Greenwich Village Historical District. <b>Community Board #2M</b>  <i>Matias</i>
7	<b>2019-256-BZ</b> <u>4/12/2022</u> <u>12/5/2022 Adj</u> <u>5/9/2023 Adj</u> <u>9/18/2023 Adj</u> <u>1/22/2024 Adj</u> <u>5/6/2024</u> <u>9/9/2024 Closed</u> <u>11/6/2024 Defer</u>	Sheldon Lobel, P.C. <b>1508 Avenue Z, Brooklyn</b> Variance (§72-21) to permit the development of a 12-story ambulatory diagnostic facility community space (UG 4) contrary to floor area (§ 33-123) and parking (§ 36-21). C4-2 zoning district. <b>Community Board #15BK</b>  <i>Ruffin</i>

### Decisions

8	<b>299-99-BZIV</b> <u>10/21/2024 Closed</u>	Eric Palatnik, P.C. <b>8-16 Malcom X Boulevard, Brooklyn</b> Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance which permitted the operation of automotive service station (UG 16B) ( <i>Getty</i> ) which will expired on July 24, 2024. C2-4/R6A zoning district. <b>Community Board #3BK</b>  <i>Matias</i>
9	<b>293-04-BZ</b> <u>9/30/2024</u> <u>11/18/2024 Closed</u>	Law Office of Jay Goldstein, PLLC <b>610 Lanett Avenue (aka 610-636 Lanett Avenue), Queens</b> Amendment to a previously approved Variance (§72-21) permitting the enlargement of a school. The amendment seeks an enlargement contrary to underlying bulk requirements. R4-1 zoning district. <b>Community Board #14Q</b>  <i>Prenga</i>
10	<b>238-07-BZVII</b> <u>11/18/2024 Closed</u>	Kramer Levin Naftalis & Frankel LLP <b>5-17 47th Avenue, Queens</b> Extension of Time to Complete Construction of a previously approved variance (§72-21) which allowed the construction of a 12-story mixed-use residential/commercial building and a 6-story graduate student housing building which expired on September 23, 2020; Waiver of the Board's Rules of Practice and Procedures. M1-4 and M1-4/R6A Special Long Island City Purpose District. <b>Community Board #2Q</b>  <i>Matias</i>

<b>Decisions</b>		
11	<b>2024-12-A</b> <b>2024-13-A</b> <u>8/12/2024</u> <u>10/21/2024</u> Closed	Sheldon Lobel, P.C. <b>137-52, 137-56 Bennett Street, Queens</b> Common Law Vesting application requesting that the Board determine that the property owner secured a vested right to complete construction of a development of a hotel prior to the adaption of a zoning text amendment. R2 zoning district. <b>Community Board #12Q</b> <div style="text-align: right;"><i>Matias</i></div>
12	<b>2023-55-BZ</b> <u>3/26/2024</u> <u>6/11/2024</u> <u>9/10/2024</u> <u>11/6/2024</u> <u>11/19/2024</u> Closed	Eric Palatnik, P.C. <b>149-20 Rockaway Boulevard, Queens</b> Special Permit (§73-211) to permit the operation of an Automotive Service Station (UG 16B) with an accessory convenience store contrary to ZR §32-10. C2-3/R5D zoning district. <b>Community Board #12Q</b> <div style="text-align: right;"><i>Prenga</i></div>
13	<b>2024-07-BZ</b> <u>7/16/2024</u> <u>11/6/2024</u> Closed	Kramer Levin Naftalis & Frankel LLP <b>45-29 Kissena Boulevard, Queens</b> Special Permit (§73-434) to allow a reduction in the number of off-street accessory parking spaces required for existing affordable independent residences for seniors (“AIRS”). R6, R3-2 & R3A zoning districts. <b>Community Board #7Q</b> <div style="text-align: right;"><i>Prenga</i></div>

## [Appeals Calendar \(A\)](#)

<b>Continued Hearings</b>		
14	<b>2023-38-A</b> <u>7/15/2024</u> <u>10/21/2024</u>	NYC Department of Buildings <b>2121-2123 Amsterdam Avenue, Manhattan</b> Application by the NYC Buildings Department to revoke a Certificate of Occupancy. C2-4/R7-2 zoning district. <b>Community Board #12M</b> <div style="text-align: right;"><i>Matias</i></div>

<b>New Cases</b>		
15	<b>2023-29-A</b> <u>3/11/2024 PH</u> <u>9/9/2024 PH</u>	Irina Hockenjos a/k/a Irina Paramonova <b>2372 East 23rd Street, Brooklyn</b> Appeal seeking the revocation of work permits issued by the New York City Department of Buildings. The appeal argues that the construction violates Building Code classification pertaining to combustible/non-combustible structure. C1-2/R4 zoning district. <b>Community Board #15BK</b> <div style="text-align: right;"><i>Matias</i></div>

## Special Order Calendar (SOC)

<b>Continued Hearings</b>		
16	<b>16-93-BZIII</b> <u>5/20/2024 PH</u> <u>9/9/2024 PH</u> <u>10/21/2024</u>	Carl A. Sulfaro, Esq. <b>110 Christopher Street, Manhattan</b> Extension of Term (§11-411) of a previously approved variance which permitted retail (UG 6) in the cellar of an existing five-story and multiple dwelling, which expires on February 23, 2014; Amendment (§11-413) to permit a change of use. R6 zoning district. <b>Community Board #2M</b>

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<b>New Cases</b>		
17	<b>328-53-BZ</b>	Walter T. Gorman, P.E., P.C. <b>3424 East Tremont Avenue, Bronx</b> Amendment of a previously approved variance which permitted the operation of an automotive service station. The amendment seeks to modify the approval to erect a new canopy. C2-2/R4-1 & C1-2/R4-1 zoning districts. <b>Community Board #10BX</b>
18	<b>2018-33-BZ</b>	Arthur Yellin, R.A. <b>31-41 97th Street, Queens</b> Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) to permit the construction of a two-family home which expired on August 6, 2023; Waiver of the Board's Rules of Practice and Procedures. R4-1 zoning district. <b>Community Board #3Q</b>

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*Matias*

## Appeals Calendar (A)

<b>Continued Hearings</b>		
19	<b>2024-16-A</b> <u>7/29/2024</u> <u>9/30/2024</u>	Eric Palatnik, P.C. <b>61 Muriel Street, Staten Island</b> Proposed development of a warehouse (UG 16) building not fronting on a mapped street contrary to General City Law §36. M1-1 Special South Richmond District. <b>Community Board #3SI</b>
20	<b>2024-17-A</b> <u>7/29/2024</u> <u>9/30/2024</u>	Eric Palatnik, P.C. <b>35 Marjorie Street, Staten Island</b> Proposed development of a warehouse (UG 16) building not fronting on a mapped street contrary to General City Law §36. M1-1 Special South Richmond District. <b>Community Board #3SI</b>

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# NYC Board of Standards and Appeals Public Hearing

Tuesday December 10th, 2024 10:00 A.M.

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Webinar ID: 160 774 3701

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Or dial in using the numbers below:

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## Zoning Calendar (BZ)

<i>Continued Hearings</i>		
21	<b>2023-53-BZ</b> <u>2/13/2024</u> <u>5/21/2024</u> <u>10/1/2024</u>	Law Office of Christopher Wright <b>92 King Street, Brooklyn</b> Variance (§72-21) to permit the development of single-family home contrary to underlying bulk requirements. R5 zoning district. <b>Community Board #6BK</b> <i>Ebanks-Chu</i>
22	<b>2022-95-BZ</b> <u>8/8/2023</u> <u>11/14/2023</u> <u>1/22/2024 Closed</u> <u>4/15/2024</u> <u>Reopened</u> <u>5/21/2024 Closed</u> <u>9/9/2024 Defer</u> <u>10/21/2024</u> <u>Reopen</u>	Nasir J. Khanzada <b>1249 Sutter Avenue, Brooklyn</b> Re-instatement (§11-41) of a previously approved variance permitting the operation of an Automotive Service Station (UG 16B) which expired on September 24, 2012; Extension of Time to Obtain a Certificate of Occupancy which expired on October 2, 2008; Amendment to permit changes to the previous approval; Waiver of the Board's Rules of Practice and Procedures. C1-2/R5 zoning district. <b>Community Board #5BK</b> <i>Bell</i>
23	<b>2024-22-BZ</b> <u>9/10/2024</u> <u>10/22/2024</u>	Akerman LLP <b>1780 Grand Concourse, Bronx</b> Variance (§72-21) to permit the enlargement of an existing commercial and community facility building contrary to underlying bulk requirements. R8 Special Grand Concourse District. <b>Community Board #2 BX</b> <i>Prenga</i>
24	<b>2024-32-BZ</b> <u>10/1/2024</u>	Fox Rothschild, LLP <b>2424 Hylan Boulevard, Staten Island</b> Variance (§72-21) to permit the development and operation of an automotive dealer with auto service and repair contrary to underlying use regulations. C2-1/R3-2 zoning district. <b>Community Board #2SI</b> <i>Prenga</i>

**New Cases**

25	<b>2024-25-BZ</b>	Law Office of Fredrick A. Becker <b>17 Grove Avenue, Staten Island</b> Special Permit (§73-44) to permit a reduction in the required parking spaces for an ambulatory diagnostic or treatment facility with an PRC-B1 parking category contrary to ZR §36-21. C4-2 zoning district. <b>Community Board #1SI</b> <p style="text-align: right;"><i>Prenga</i></p>
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