

**322-05-BZ**

APPLICANT – Eric Palatnik P.C., for Queens Jewish Community Council, owner.

SUBJECT – Application March 7, 2014 – Extension of Time to Complete Construction for a previously granted variance (§72-21) for an enlargement of an existing two story home and the change in use to a community use facility (*Queens Jewish Community Council*), which expired on March 7, 2014. R4B zoning district.

PREMISES AFFECTED – 69-69 Main Street, Main Street and 70th Avenue, Block 6642, Lot 1, Borough of Queens.

**COMMUNITY BOARD #8Q**

**ACTION OF THE BOARD** – Application granted on condition.

**THE VOTE TO GRANT** –

Affirmative: Chair Srinivasan, Vice Chair Collins, Commissioner Ottley-Brown, Commissioner Hinkson and Commissioner Montanez .....5  
Negative:.....0

**THE RESOLUTION** –

WHEREAS, this is an application for a reopening and an extension of time to complete construction of an enlargement of an existing single-family home and its change in use from residential to community facility use, which expired on March 7, 2014; and

WHEREAS, a public hearing was held on this application on May 6, 2014, after due notice by publication in *The City Record*, and then to decision on June 10, 2014; and

WHEREAS, the premises and surrounding area had site and neighborhood examinations by Chair Srinivasan, Commissioner Hinkson, Commissioner Montanez, and Commissioner Ottley-Brown; and

WHEREAS, the subject site is located on the northeast corner of the intersection of Main Street and 70th Avenue, within an R4B zoning district; and

WHEREAS, the Board has exercised jurisdiction over the subject site since March 7, 2006 when, under the subject calendar number, the Board granted a variance to permit the enlargement of an existing two-story plus cellar single-family home and the change in use from residential to community facility; and

WHEREAS, substantial construction was to be completed by March 7, 2010, in accordance with ZR § 72-23; however, it was anticipated that substantial construction would not be completed by that date and the applicant sought and obtained on July 28, 2009 an

extension of time to complete construction until March 7, 2014; and

WHEREAS, the applicant represents that, subsequent to the 2009 extension of time to complete construction, it encountered delays in obtaining permits from the Department of Buildings; among the delays was an audit of the application in which several objections were raised; and

WHEREAS, therefore, the applicant requests an extension of time to complete construction; and

WHEREAS, the applicant represents that it has resolved all outstanding audit objections and is prepared to obtain permits and commence construction; and

WHEREAS, based upon its review of the record, the Board finds that the requested extension of time to complete construction is appropriate with certain conditions as set forth below.

*Therefore it is Resolved*, that the Board of Standards and Appeals *reopens* and *amends* the resolution, dated March 7, 2006, so that as amended the resolution reads: “to grant an extension of the time to complete construction for a term of three years from the expiration of the previous grant, to expire on March 7, 2017; *on condition*:

THAT substantial construction will be completed by March 7, 2017;

THAT all conditions from prior resolutions not specifically waived by the Board remain in effect;

THAT the Department of Buildings must ensure compliance with all other applicable provisions of the Zoning Resolution, the Administrative Code, and any other relevant laws under its jurisdiction irrespective of plan(s) and/or configuration(s) not related to the relief granted.”

(DOB Application No. 402213993)

Adopted by the Board of Standards and Appeals, June 10, 2014.

**A true copy of resolution adopted by the Board of Standards and Appeals, June 10, 2014.**

**Printed in Bulletin Nos. 22-24, Vol. 99.**

**Copies Sent**

**To Applicant**

**Fire Com'r.**

**Borough Com'r.**

