

***SOC - CONTINUED HEARINGS***

1.	40-80-BZ	Sheldon Lobel, P.C. <b>35-37 West 23<sup>rd</sup> Street, MANHATTAN</b> Reopening for an Amendment to proposed vertical enlargement to construct a roof penthouse. <b>COMMUNITY BOARD # 7 M</b>
		Examiner: Henry Segovia (212) 788-8757
		<b>Status: Withdrawn</b>
2.	283-90-BZ	Rothkrug Rothkrug Weinberg & Spector, LLP <b>1400 Clove Road, a/k/a Oswego Street, STATEN ISLAND</b> Reopening: Compliance/Amendment - To permit the enlargement of a non-conforming eating and drinking establishment, located in a R3-1 zoning district. <b>COMMUNITY BOARD # 1 SI</b>
		Examiner: Henry Segovia (212) 788-8757
		<b>Status: Closed, Decision - 1/11/05</b>
3.	239-02-BZ	Deirdra A. Carson, Esq. <b>110 Waverly Place, MANHATTAN</b> Reopening for an amendment to the resolution for an existing variance for the enlargement of a restaurant cellar to house a wine cellar-UG6A. <b>COMMUNITY BOARD # 2 M</b>
		Examiner: Henry Segovia (212) 788-8757
		<b>Status: Closed, Granted</b>

***SOC - NEW CASES***

4.	100-71-BZ	The Agusta Group <b>61-03 Northern Boulevard, QUEENS</b> Reopening: Waiver of Rules of Practice and Procedure and for an extension of term of variance to permit the use of an open area for the sale of used car and accessory parking on a lot containing an existing automobile repair shop, located in an R5 zoning district. <b>COMMUNITY BOARD # 1 Q</b>
		Examiner: Henry Segovia (212) 788-8757
		<b>Status: Continued Hearing – 1/25/05</b>
5.	283-82-A	Francis R. Angelino <b>108-05 68<sup>th</sup> Road, QUEENS</b> Reopening: Waiver of Rules of Practice and Procedure and for an extension of term of variance to permit use of the first and second floor as a Day Care Center, located in an R1-2 zoning district. <b>COMMUNITY BOARD # 6 Q</b>
		Examiner: Henry Segovia (212) 788-8757
		<b>Status: Closed, Decision – 1/25/05</b>
6.	200-01-BZ	Howard S. Weiss, Esq. <b>182-15 Hillside Avenue, QUEENS</b> Reopening: Waiver of Rules of Practice and Procedure and extension of time to obtain a Certificate of Occupancy for a variance granted for the enlargement of the twelfth floor of an existing 11 (plus partial 12) story community facility building and the addition of three elevators, located in a C2-2 zoning district. <b>COMMUNITY BOARD # 8 Q</b>
		Examiner: Henry Segovia (212) 788-8757
		<b>Status: Closed, Decision – 1/25/05</b>

**APPEALS - NEW CASES**

7.	253-04-A	<p>Joseph P. Morsellino  <b>102-35 Williams Court, QUEENS</b>  Proposed one family dwelling not fronting on a legally mapped street is contrary to Section 36, Article 3 of the General City Law.  <b>COMMUNITY BOARD # 10 Q</b></p>
		Examiner: Toni Matias (212) 788-8752
		<b>Status: Closed, Decision – 1/11/05</b>
8.	254-04-A	<p>Joseph P. Morsellino  <b>102-29 Williams Court, QUEENS</b>  Proposed one family dwelling not fronting on a legally mapped street is contrary to Section 36, Article 3 of the General City Law.  <b>COMMUNITY BOARD # 10 Q</b></p>
		Examiner: Toni Matias (212) 788-8752
		<b>Status: Closed, Decision – 1/11/05</b>
9.	271-04-A	<p>Michele A. Luzio, Esq.  <b>One Pier 63, at 23<sup>rd</sup> Street, MANHATTAN</b>  An appeal challenging the Department of Buildings jurisdiction to issue summons to subject property, on the grounds that NYC Department of Business Services has exclusive jurisdiction over The “Barge”.  <b>COMMUNITY BOARD # 4 M</b></p>
		Examiner: Toni Matias (212) 788-8752
		<b>Status: Closed, Decision – 2/8/05</b>

## ***BZ - DECISIONS***

<b>1.</b>	<b>214-03-BZ</b>	<p>The Agusta Group  <b>388 Broadway, MANHATTAN</b>  Special Permit: Under Z.R.§73-36 - To permit the legalization of an existing physical culture establishment, located on the first floor of a five story loft building, located in an M1-5 zoning district.  <b>COMMUNITY BOARD # 1 M</b></p>
		Examiner: Toni Matias (212) 788-8752
		<b>Status:   Granted</b>
<b>2.</b>	<b>258-03-BZ</b>	<p>Law Office of Howard Goldman, PLLC  <b>47 Thames Street, BROOKLYN</b>  Variance: Under Z.R. §72-21 - To permit the legalization of fourteen residential units on the third and fourth floors in a four story building, located in an M1-1 zoning district, which is contrary to Z.R. §42-00.  <b>COMMUNITY BOARD # 1 BK</b></p>
		Examiner: Rory Levy (212) 788-8749
		<b>Status:   Granted</b>
<b>3.</b>	<b>71-04-BZ</b>	<p>Rudolf Gedeon  <b>720 East 86<sup>th</sup> Street, BROOKLYN</b>  Variance: Under Z.R.§72-21 - To permit the proposed construction of a three family residence, Use Group 2, located in an R5 zoning district, which does not comply with the zoning requirements for floor area ratio and side yard.  <b>COMMUNITY BOARD # 18 BK</b></p>
		Examiner: Henry Segovia (212) 788-8757
		<b>Status:   Granted</b>
<b>4.</b>	<b>128-04-BZ</b>	<p>Marvin B. Mitzner, Fischbein Badillo Wagner Harding  <b>162-168 East 68<sup>th</sup> Street, MANHATTAN</b>  Variance: Under Z.R. §72-21- to permit the enlargement of an existing school (Use Group 3) in an R8B zoning district, which is contrary to Z.R. §§23-633, 24-11, 24-33, and 24-552.  <b>COMMUNITY BOARD # 8 M</b></p>
		Examiner: Rory Levy (212) 788-8749
		<b>Status:   Granted</b>

***BZ - DECISIONS***

5.	159-04-BZ	Sheldon Lobel, P.C. <b>950/60 Longfellow Avenue, THE BRONX</b> Variance: Under Z.R.§72-21 to permit the proposed construction of a charter school, located within an M2-1 zoning district. <b>COMMUNITY BOARD # 2 BX</b>
		Examiner: Roy Starrin (212) 788-8797
		<b>Status: Granted</b>
6.	193-04-BZ	Harold Weinberg, P.E. <b>92 Gotham Avenue, BROOKLYN</b> Special Permit: Under Z.R. §73-622 - To permit the proposed one story enlargement over the existing first floor of a one family residential dwelling, which does not comply with the zoning requirements for rear yard, floor area ratio, side yards and lot coverage, is contrary to Z.R. §54-31, §23-141, §23-48 and §23-47. <b>COMMUNITY BOARD # 15 BK</b>
		Examiner: Henry Segovia (212) 788-8757
		<b>Status: Granted</b>
7.	228-04-BZ	Louis Ari Schwartz <b>1400 East 22<sup>nd</sup> Street, BROOKLYN</b> Special Permit: Under Z.R. §73-622 - To permit the proposed enlargement of an existing one family dwelling, which does not comply with the zoning requirements for floor area ratio, open space ratio and rear yard, is contrary to Z.R. §23-141(a) and §23-47, located in a R-2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		Examiner: Henry Segovia (212) 788-8757
		<b>Status: Re-opened, Continued Hearing – 1/25/05</b>

***BZ – DECISIONS***

8.	250-04-BZ	Sheldon Lobel, P.C. <b>1220 East 27<sup>th</sup> Street, BROOKLYN</b> Special Permit: Under Z.R. §73-622 - To permit the proposed enlargement of an existing one family dwelling, which does not comply with the zoning requirements for side and rear yards, floor area and open space ratio, is contrary to Z.R. §23-461, §23-47 and §23-141. <b>COMMUNITY BOARD # 14 BK</b>
		Examiner: Henry Segovia (212) 788-8757
		<b>Status: Granted</b>
9.	268-04-BZ	The Law Office of Fredrick A. Becker <b>1246 East 22<sup>nd</sup> Street, BROOKLYN</b> Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of a single family residence, which does not comply with the zoning requirements for floor area ratio, open space ratio and side and rear yards, located in an R-2 zoning district. <b>COMMUNITY BOARD # 14 BK</b>
		Examiner: Henry Segovia (212) 788-8757
		<b>Status: Granted</b>
10.	285-04-BZ	Slater & Beckerman, LLP <b>5435 First Avenue aka 5424/5434 Second Avenue, BROOKLYN</b> Special Permit: Under Z.R. §73-49 to permit parking on the roof of an existing four-story accessory parking garage, located in a C1-3/R6 zoning district. <b>COMMUNITY BOARD # 7 BK</b>
		Examiner: Carlo Costanza (212) 788-8739
		<b>Status: Granted</b>

**BZ - CONTINUED HEARINGS**

11.	361-02-BZ	<p>Marianne Russo  <b>214 25<sup>th</sup> Street, BROOKLYN</b>                      Variance: Under §72-21 - To permit the proposed renovation and conversion of an existing factory building, to create a 15 unit loft type apartments, with five parking spaces, and the addition of floor area to the center of the front structure, located in an M1-1D zoning district, which does not meet the zoning requirements for use; and is contrary to zoning resolution §42-00.  <b>COMMUNITY BOARD # 7 BK</b></p>
		<p>Examiner: Roy Starrin (212) 788-8797</p>
		<p><b>Status: Closed, Decision – 3/15/05</b></p>
12.	194-03-BZ	<p>Sheldon Lobel, P.C.  <b>739 East New York Avenue, BROOKLYN</b>                      Variance: Under Z.R. §72-21 - To permit the proposed catering establishment, Use Group 9, in the cellar of an existing one story, basement and cellar building, currently used as a school for girls, located in an R6 zoning district.  <b>COMMUNITY BOARD # 9 BK</b></p>
		<p>Examiner: Roy Starrin (212) 788-8797</p>
		<p><b>Status: Closed, Granted</b></p>
13.	287-03-BZ	<p>Stuart A. Klein, Esq.  <b>430 Keap Street, BROOKLYN</b>                      Variance: Under Z.R. §72-21 - To permit the proposed construction of a six-story residential building with 22 units, located in an M1-1 zoning district.  <b>COMMUNITY BOARD #1BK</b></p>
		<p>Examiner: Rory Levy (212) 788-8749</p>
		<p><b>Status: Withdrawn</b></p>

**BZ - CONTINUED HEARINGS**

14.	381-03-BZ	Moshe M. Friedman, P.E. <b>6023 Fort Hamilton Parkway, a/k/a 6013/23 Fort Hamilton Parkway, a/k/a 6012/24 Tenth Avenue, and a/k/a 973/83 61<sup>st</sup> Street, BROOKLYN</b> Variance: Under Z.R. §72-21 - To permit the proposed expansion of existing social security offices, and the addition of a school by adding a second floor, to an existing one-story building, located in an M1-1 zoning district, which does not comply with the zoning requirements for Use Group and floor area, and is contrary to Z.R. §42-00, §43-12 and §43-122. <b>COMMUNITY BOARD # 12 BK</b>
		Examiner: Rory Levy (212) 788-8749
		<b>Status: Continued Hearing – 2/15/05</b>
15.	9-04-BZ	Fischbein Badillo Wagner Harding <b>114 Walworth Street, BROOKLYN</b> Variance: Under Z.R. §72-21 - Proposed forty-seven multiple dwelling units, and 24 parking spaces, located in an M1-1 zoning district. <b>COMMUNITY BOARD # 3 BK</b>
		Examiner: Roy Starrin (212) 788-8797
		<b>Status: Closed, Decision – 2/15/05</b>
16.	136-04-BZ	Sheldon Lobel, P.C. <b>3132 Fort Hamilton Parkway, BROOKLYN</b> Special Permit: Under Z.R. §73-21 - To permit the proposed redevelopment of gasoline service station with, an accessory convenience store, located in an C2-3 within an R-5 zoning district. <b>COMMUNITY BOARD # 12 BK</b>
		Examiner: Carlo Costanza (212) 788-8739
		<b>Status: Closed, Decision – 1/25/05</b>

***BZ - CONTINUED HEARINGS***

17.	168-04-BZ	Jay A. Segal, Esq. <b>500 Canal Street aka 471 Greenwich Street, MANHATTAN</b> Variance: Under Z.R.§72-21 – To permit the proposed construction of an eight story building, with residential use on its upper seven floors, located in an M1-5 zoning district, within the Special Tribeca Mixed Use District. <b>COMMUNITY BOARD #1M</b>
		Examiner: Roy Starrin (212) 788-8797
		<b>Status: Continued Hearing – 2/15/05</b>
18.	190-04-BZ	Agusta & Ross, Esqs. <b>2184 Mill Avenue, a/k/a 6001 Strickland Avenue, BROOKLYN</b> Variance: Under Z.R.§72-21 – To permit the proposed conversion of a former lead factory, into a multiple dwelling (45 families) with a ground floor waterfront restaurant and doctor’s office, located in an R3-1 zoning district. <b>COMMUNITY BOARD #18BK</b>
		Examiner: Roy Starrin (212) 788-8797
		<b>Status: Continued Hearing – 2/1/05</b>

**BZ - NEW CASES**

19.	357-03-BZ	<p>Agusta &amp; Ross  <b>33 Berry Street, aka 144 North 12<sup>th</sup> Street, BROOKLYN</b>                      Variance: Under Z.R. §72-21 to permit the proposed four-story and penthouse multiple dwelling, located in an M1-2 district.  <b>COMMUNITY BOARD #1BK</b></p>
		<p>Examiner: Rory Levy (212) 788-8749</p>
		<p><b>Status: Continued Hearing – 2/8/05</b></p>
20.	238-04-BZ	<p>Agusta &amp; Ross  <b>62 Cooper Square, MANHATTAN</b>                      Special Permit: Under Z.R. §73-36 to permit the proposed physical culture establishment, to be located in the cellar, also on the first and mezzanine floors of an existing twelve story mixed-use building, located in an M1-5B zoning district.  <b>COMMUNITY BOARD #2M</b></p>
		<p>Examiner: Toni Matias (212) 788-8752</p>
		<p><b>Status: Continued Hearing – 1/25/05</b></p>
21.	259-04-BZ	<p>Sheldon Lobel  <b>1181 East 22<sup>nd</sup> Street, BROOKLYN</b>                      Special Permit: Under Z.R. §73-622 to permit the proposed enlargement of a single family residence in an R-2 zoning district, which does not comply with the zoning requirements for floor area, open space, side and rear yards, is contrary to Z.R. §23-461 and §23-47.  <b>COMMUNITY BOARD #14BK</b></p>
		<p>Examiner: Henry Segovia (212) 788-8757</p>
		<p><b>Status: Closed, Decision – 1/11/05</b></p>
22.	264-04-BZ	<p>Eric Palatnik, P.C.  <b>977 Victory Boulevard, STATEN ISLAND</b>                      Special Permit: Under Z.R. §§11-412 and 11-413 to permit the a change in use from motor vehicle repair shop and gasoline service station, Use Group 16, to retail use, Use Group 6, also proposed alterations to the site to effectuate the desired change in use, which requires a special permit.  <b>COMMUNITY BOARD #1SI</b></p>
		<p>Examiner: Carlo Costanza (212) 788-8739</p>
		<p><b>Status: Continued Hearing – 1/25/05</b></p>