

SOC – DECISIONS

1.	200-24-BZ	Stephen Ely 3030 Jerome Avenue, a/k/a 3103 Villa Avenue, THE BRONX Reopening for an extension of time to obtain a Certificate of Occupancy, located in an R8 and C8-2 zoning district. COMMUNITY BOARD #7BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 4/12/05
2.	314-28-BZ	Eric Palatnik, P.C. 902/14 Westchester Avenue and 911/15 Rogers Place, THE BRONX Reopening for an amendment to the prior resolution to permit the removal of the existing kiosk and to erect a new building on the property to be used as a convenience store. COMMUNITY BOARD #2BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/10/05
3.	68-94-BZ	Cozen O’Connor Attorneys 2100 Bartow Avenue, THE BRONX Extension of Term of a Special Permit for a physical culture establishment, located on a portion of the first and second floor of the Bay Plaza Shopping center which expired on November 11, 2004, located in a C4-3 zoning district. Minor interior layout change and signage change. COMMUNITY BOARD #10BX
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/12/05
4.	286-99-BZ	Rampulla Associates, A.I.A 4142 Hylan Boulevard, STATEN ISLAND Reopening for an extension of Time/Waiver of the Rules of Practice and Procedures to complete construction for a variance which permit the conversion of an existing single family detached dwelling to stores and offices, approved by the Board on May 2, 2000, located in an R3-2 SRD district. The application now seeks to permit a bank to utilize the space instead of the stores and offices. COMMUNITY BOARD #3SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 4/12/05

SOC – CONTINUED HEARINGS

5.	490-69-BZ	<p>Sheldon Lobel, P.C. 1408/18 Second Avenue, 303/09 East 73rd Street, 300/04 East 74th Street, MANHATTAN Reopening for an extension of term of a variance for attended transient parking in a multiple dwelling presently located in ac C1-9 and R8-B zoning district. The original grant of the variance by the Board of Standards and Appeals was made pursuant to Section 60(3) of the multiple Dwelling Law. COMMUNITY BOARD #8M Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 5/10/05</p>
-----------	------------------	--

SOC – NEW CASES

6.	752-64-BZ	<p>Petraro & Jones 49 East 77th Street, MANHATTAN Reopening for an extension of term of a variance for attended transient parking, limited to a maximum of twenty-three (23) vehicles, in a multiple dwelling presently located in C5-1 (MP) zoning district. The original grant of the variance by the Board of Standards and Appeals was made pursuant to Section 60(3) of the Multiple Dwelling Law. COMMUNITY BOARD #8M</p>
		<p>Examiner: Carlo Costanza (212) 788-8739</p>
		<p>Status: Closed, Decision – 5/10/05</p>
7.	721-67-BZ	<p>Sheldon Lobel, P.C. 7310-7322 New Utrecht Avenue, BROOKLYN Reopening for an amendment to the resolution to permit the addition of a canopy and the conversion of the existing accessory service bays to an accessory convenience store. COMMUNITY BOARD #11BK</p>
		<p>Examiner: Henry Segovia (212) 788-8757</p>
		<p>Status: Continued Hearing – 5/10/05</p>
8.	1038-80-BZ	<p>Davidoff & Malito, LLP 31-07/09/11 Downing Street, QUEENS Reopening for an extension of term of variance which expired on January 6, 2005 for an amusement arcade. COMMUNITY BOARD #7Q</p>
		<p>Examiner: Henry Segovia (212) 788-8757</p>
		<p>Status: Closed, Decision – 4/19/05</p>
9.	97-97-BZ	<p>Eric Palatnik, P.C. 1730 Cross Bronx Expressway, BRONX Extension of Time to Obtain a Certificate of Occupancy. On October 7, 1997 the Board of Standards and Appeals issued a resolution permitting in an R-5 zoning district, the construction and maintenance of a gasoline service station with an accessory convenience store. COMMUNITY BOARD #9BX</p>
		<p>Examiner: Carlo Costanza (212) 788-8739</p>
		<p>Status: Closed, Decision – 4/19/05</p>

APPEALS – DECISIONS

10.	312-04-A	Eric Palatnik, P.C. 14 Letty Court, STATEN ISLAND Proposed building not fronting on a legally mapped street , is contrary to Section 36, Article 3 of the General Ciy Law . COMMUNITY BOARD #1S.I.
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/12/05
11.	324-04-BZY	Edward Lauria, P.E. 1150 Arden Avenue, STATEN ISLAND Application to extend time to complete construction for a major development as per Z.R. §11-331. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 4/12/05

APPEALS – CONTINUED HEARINGS

12.	241-04-A	Rampulla Associates Architects 6515 Amboy Road, STATEN ISLAND Proposed one family dwelling, not fronting on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/10/05
13.	301-04-BZY	Rothkrug Rothkrug Weinberg & Spector 102 Greaves Avenue, STATEN ISLAND Application to complete construction for a minor development as per Z.R. §11-331. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/10/05
14.	303-04-BZY thru 308-04-BZY	Edward Lauria, P.E. 81, 85, 89, 93, Lorrain Avenue and 88 & 92 Jeannette Avenue, STATEN ISLAND Application to extend time to complete construction for a major development as per Z.R. §11-331. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Withdrawn – 4/12/05

APPEALS – NEW CASES

15.	325-04-A	Rothkrug Rothkrug Weinberg Spector 91 Wakefield Road, STATEN ISLAND Proposed construction of a one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/17/05

BZ – DECISIONS

1.	361-02-BZ	Marianne Russo/Peter Hirschman 214 25th Street, BROOKLYN
		Variance: Under §72-21 – To permit residential use in an existing industrial building, located in an M1-1D zoning district, which does not meet the zoning requirements for use; and is contrary to zoning resolution §42-00.
		COMMUNITY BOARD #7BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 4/12/05

BZ – CONTINUED HEARINGS

2.	6-04-BZ	Sheldon Lobel, Esq. 7118-7124 Third Avenue, BROOKLYN
		Variance: under Z.R. §72-21 to legalize an existing physical cultural establishment in a three story building within an R-6BR/C1-3/R-6 zoning district.
		COMMUNITY BOARD #10BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/12/05
3.	152-04-BZ	James M. Plotkin, Esq. 3213 Edson Avenue, BRONX
		Variance: Under §72-21 – To permit in an R5 district, on a site consisting of 11,970SF, the construction of a four one-story warehouses (UG 16). Currently, the site is improved with four buildings: one concrete block building, and three sheds. The proposed warehouse is contrary to residential district use regulations.
		COMMUNITY BOARD #12BX
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 5/24/05
4.	190-04-BZ	Agusta & Ross, Esqs. 2184 Mill Avenue, a/k/a 6001 Strickland Avenue, BROOKLYN
		Variance: Under Z.R. §72-21 – To permit the proposed conversion of a former lead factory, into a multiple dwelling (45 DUs) with doctor's office, located in an R3-1 zoning district.
		COMMUNITY BOARD #18BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 5/24/05

BZ – CONTINUED HEARINGS

5.	234-04-BZ	<p>Sheldon Lobel, P.C., 255 McKibbin Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit in a M1-1 and M1-2 district, approval sought to legalize residential occupancy of 73 dwelling units in a four-story and basement industrial building, which was constructed in 1931. The legal use is listed artist loft space for the 73 units. There are proposed 18 parking spaces on the open portion of the lot, which consists of 25,620 SF in its entirety. The use is contrary to district use regulations. COMMUNITY BOARD #1BK Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 5/24/05</p>
6.	298-04-BZ	<p>Moshe M. Friedman, P.E., 1746 East 21st Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed conversion of a two family residential house to a Yeshiva (Religious School), located in an R3-2 zoning district, which does not comply with the zoning requirements for floor area, floor area ratio, lot coverage, street wall, sky exposure, side and rear yards, is contrary to Z.R. §24-11, §24-521, §24-35(a) and §24-36. COMMUNITY BOARD #15BK Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision – 5/10/05</p>
7.	339-04-BZ	<p>Eric Palatnik, P.C. 157-30 Willets Point Boulevard, QUEENS Special Permit: Under Z.R. §§11-411 and 11-412 – To reinstate the previous BSA variance, under calendar number 205-29-BZ, for automotive service station located in an R3-1 zoning district. The application seeks an amendment to permit the installation of a new steel framed canopy over the existing fuel dispenser islands. COMMUNITY BOARD #7Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 5/10/05</p>
8.	345-04-BZ	<p>Fredrick A. Becker 1030-1044 Ocean Parkway, BROOKLYN Variance: Under Z.R. §72-21 – To request a bulk variance to allow the construction of a new synagogue in an R5 district contrary to Z.R. §§23-141, 23-464, 23-47, 113-12, 23-631(d), 113-30, 25-18 and 25-31. COMMUNITY BOARD#12BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 5/17/05</p>

BZ – NEW CASES

<p>9.</p>	<p>275-04-BZ</p>	<p>Martyn & Don Weston Architects 601-603 East 9th Street, a/k/a 143 Avenue B, MANHATTAN Variance: Under Z.R. §72-21 – To permit the proposed conversion of an existing unused gymnasium (Use Group 4), located in a 15 story + PH residential building, into residential units (Use Group 2), within an R7-2 Zoning District and to vary Sections 23-142 and 23-22 of the Resolution. COMMUNITY BOARD #3M</p>
		<p>Examiner: Rory Levy (212) 788-8749</p>
		<p>Status: Closed, Decision – 7/12/05</p>
<p>10.</p>	<p>322-04-BZ</p>	<p>Eric Palatnik, P.C. 1124 East 21st Street, a/k/a Kenmore Place, a/k/a 2015-2025 Avenue J, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed extension of an existing synagogue and Rabbi’s apartment (Rectory), within an R2 Zoning District and to vary Sections 24-111(a), 23-141(a), 24-35, 24-34, and 25-31 of the Resolution. COMMUNITY BOARD #14BK</p>
		<p>Examiner: Rory Levy (212) 788-8749</p>
		<p>Status: Closed, Decision – 5/10/05</p>
<p>11.</p>	<p>327-04-BZ</p>	<p>Sheldon Lobel, P.C. 66-34 108th Street, QUEENS Variance: Under Z.R. §72-21 – To request a variance from the following sections of the Zoning Resolution: 24-11(floor area ratio); 24-34(front yard requirements); and 24-521(height and setback regulations). The proposal calls for the enlargement of an existing Community Facility. COMMUNITY BOARD #6Q</p>
		<p>Examiner: Carlo Costanza (212) 788-8739</p>
		<p>Status: Continued Hearing – 5/17/05</p>

BZ – NEW CASES

12.	352-04-BZ	Eric Palatnik, P.C. 1845 Richmond Avenue, STATEN ISLAND Variance: Under Z.R. §72-21 – To modify the previous approval by the BSA (118-01-BZ) by altering the configuration of the subject building and to permit a change in use from Use Group 6 office use to Use Group 6 retail use, within an R3-1 Zoning District and to vary Section 22-00 of the Resolution. COMMUNITY BOARD #2SI Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 6/7/05
13.	16-05-BZ	James McCormack, Architect 161 Westervelt Avenue, STATEN ISLAND Variance: Under Z.R. §72-21 – To permit the proposed one family residence which does not meet the requirements of Section 23-45 (Front Yard) and Section 23-461 (Side Yards), located in R3A.HS (Hillside Preservation District). COMMUNITY BOARD #1SI Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 5/17/05