

SOC – DECISIONS

1.	1237-66-BZ	Eric Palatnik, P.C. 1 East 233rd Street, THE BRONX Reopening: Extension of Term to obtain a Certificate of Occupancy for a gasoline service station, with accessory uses, located in a C2-2 zoning district. COMMUNITY BOARD #12BX Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 4/19/05
2.	1038-80-BZ	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 Examiner: Henry Segovia (212) 788-8757 Status: Granted – 4/19/05
3.	14-92-BZ	The Law Office of Fredrick A. Becker 311 Greenwich Street, MANHATTAN Extension of Term/Waiver/Amendment, for a variance which expired May 3, 2003 and to allow the operation of a physical culture establishment, located in a C6-3 TMU zoning district. COMMUNITY BOARD #1M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 4/19/05
4.	164-94-BZ	Sullivan, Chester & Gardner, P.C. 84 Hugh Grant Circle, THE BRONX Reopening for extension of term and Waiver of the Rules and Procedures for an expired variance for a physical culture establishment (“Lucille Roberts Fitness for Women”), granted pursuant to section 72-21 which expired on March 1, 2003. Located in an C1-2 zoning district. COMMUNITY BOARD #9BX Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 4/19/05

SOC – DECISIONS

5.	97-97-BZ	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 Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 4/19/05
6.	224-00-BZ	Sheldon Lobel, P.C., 2353 Cropsey Avenue, BROOKLYN Reopening for an application previously denied by the Board of Standards and Appeals to consider additional information that was not available at the time the BSA originally considered this application. The application was filed pursuant to section 72-21 of the zoning resolution to permit a proposed six story residential building located in an R-5 zoning district, which would create non-compliance with respect to Section 23-141, FAR, lot coverage and open space, Section 23-631 height and perimeter wall, Section 23-222 lot area per dwelling unit, Sections 23-45, 23-46 and 2347 yard requirements. COMMUNITY BOARD #11BK Examiner: Rory Levy (212) 788-8749 Status: Denied – 4/19/05
7.	28-02-BZ	Sheldon Lobel, P.C. 80 Madison Avenue, MANHATTAN Reopening for an Extension of Term and Amendment for the use of a Physical Cultural Establishment which was granted by BSA pursuant to Section 73-36 of the Zoning Resolution on February 4, 2003 for a term of two years. The application requests a change in the hours of operation contrary to the conditions set in the prior Resolution, located in a C5-2 zoning district. COMMUNITY BOARD #5M Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 4/19/05

SOC – CONTINUED HEARINGS

8.	198-66-BZ	Eric Palatnik, P.C. 300 East 74th Street, MANHATTAN Reopening: Amendment - To modify size and design of public plaza, located in a C1-9/R8B zoning district. COMMUNITY BOARD #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/19/05

APPEALS – DECISIONS		
9.	232-04-A	Snyder & Snyder LLP 17 Feldmeyers Lane, STATEN ISLAND Proposed construction of a telecommunications structure on a property that is not fronting on a legally mapped street, is contrary to §36, Article 3 of the General City Law. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/19/05
10.	349-04-BZY	Rothkrug Rothkrug Weinberg & Spector 1420 Balcom Avenue, THE BRONX Application to extend time to complete construction for a minor development as per Z.R.§11-331.
		Examiner: Toni Matias (212) 788-8752
		Status: Defer Decision – 5/10/05

APPEALS – CONTINUED HEARINGS		
11.	309-04-BZY & 310-04-BZY	Rothkrug Rothkrug Weinberg & Spector 65 & 67 North Burgher Avenue, STATEN ISLAND Application to extend time to complete construction for a major development as per Z.R.§11-331.
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/17/05
12.	347-04-BZY & 348-04-BZY	Rothkrug Rothkrug Weinberg & Spector 3056 & 3058 Cross Bronx Expressway, THE BRONX Application to extend time to complete construction for a major development as per Z.R.§11-331.
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/17/05

APPEALS – NEW CASES

13.	22-05-A	Dennis Dell' Angelo
		5728 Amboy Road and 3 Haynes Street, STATEN ISLAND
		An appeal challenging the Department of Buildings decision that approved and permitted the building of two houses on a lot containing less than the required square footage as zoned for in the Special South Richmond District, also this appeal is seeking to reverse the DOB's decision not to enforce §107-42 of the SSRD within NYC Zoning Resolution.
		COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/14/05

BZ – DECISIONS

1.	327-02-BZ	Harold Weinberg, P.E. 82 Union Street, BROOKLYN Variance: Under Z.R. §72-21 - Proposed erection of a four story, four family residence, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-00. COMMUNITY BOARD #6 BK Examiner: Roy Starrin (212) 788-8797 Status: Defer Decision – 5/24/05
2.	291-03-BZ	Stuart A. Klein, Esq. 1380 62nd Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed five-story plus penthouse residential building with 26 dwelling units, Use Group 2, and 13 below-grade parking spaces located on a site in an M1-1 and R5 zoning district. COMMUNITY BOARD #10BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 4/19/05
3.	369-03-BZ	Sheldon Lobel, Esq. 99-01/23 Queens Boulevard, QUEENS Variance: under Z.R. §72-21 - To permit part of the cellar and ground level of an existing two story building within an R7-1/C1-2 district to be occupied as physical cultural establishment. COMMUNITY BOARD #6Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 4/19/05
4.	201-04-BZ	Eric Palatnik, P.C. 5 West 16th Street, MANHATTAN Special Permit: Under Z.R. §73-36 – To permit the legalization of an existing physical culture establishment, located in the basement level of a four story commercial structure, situated in a C6-2M zoning district, which requires a special permit. COMMUNITY BOARD #5M Examiner: Toni Matias (212) 788-8752 Status: Granted – 4/19/05

BZ – CONTINUED HEARINGS

5.	355-03-BZ	Agusta & Ross 64-01/07 Grand Avenue, QUEENS Variance: Under Z.R.§72-21 – To permit the proposed four-story and mezzanine mixed-use multiple dwelling, Use Groups 2 and 6, which does not comply with the zoning requirements for residential floor area, building height, number of dwellings units and residential front yard, located in a C2-2/R4 zoning district. COMMUNITY BOARD #5Q Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 7/12/05
6.	381-03-BZ	Moshe M. Friedman, P.E. 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 61st Street, BROOKLYN 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. COMMUNITY BOARD #12BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 5/17/05
7.	385-03-BZ	Joseph P. Morsellino 85-15 and 85-17 120th Street, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed erection of a multiple dwelling, which does not comply with the zoning requirements for floor area ratio, lot coverage, dwelling units, height and setback, located in an R6 zoning district. COMMUNITY BOARD #9Q Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 5/24/05
8.	144-04-BZ	Eric Palatnik, P.C. 286 Hudson Street, MANHATTAN Variance: Under Z.R. §72-21 – To permit the proposed development which will contain residential uses at the second through eighth floors (Use Group 2), within an M1-6 zoning district to vary Z.R. §43-10. COMMUNITY BOARD #2M Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 5/17/05

BZ – CONTINUED HEARINGS

9.	247-04-BZ	Sheldon Lobel, P.C. 122-20 Merrick Boulevard, QUEENS Variance: Under Z.R. §72-21, to permit the proposed enlargement of a two-story storage facility (Use Group 16) in a C8-1 zoning district, which creates non-compliance by exceeding the permitted floor area authorized by Section 33-122 of the Zoning Resolution and creates a second floor within a rear yard equivalent, increasing the degree of non-compliance contrary to Sections 54-31 and 33-283 of the Zoning Resolution. COMMUNITY BOARD #12Q Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 5/17/05
10.	252-04-BZ	Jay A. Segal, Esq. 170 North 11th Street, BROOKLYN Variance: under Z.R. §72-21 – To permit the conversion and enlargement of an existing two-story, vacant industrial building in an M1-2 zoning district contrary to Z.R. §42-10. COMMUNITY BOARD #1BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 6/7/05
11.	294-04-BZ	Petraro & Jones, LLP 103-05 35th Avenue, aka 34-29 35th Avenue, QUEENS Variance: Under Z.R. §72-21 – proposed construction of a three family dwelling, Use Group 2, located in an R5 zoning district, which does not comply with the zoning requirements for front and side yards, is contrary to Z.R. §§23-45 and 23-49. COMMUNITY BOARD #3Q Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision – 5/17/05
12.	297-04-BZ	Sheldon Lobel, P.C. 1174 East 22nd Street, BROOKLYN Special Permit: Under Z.R. §73-622 to permit the proposed enlargement of an existing one family dwelling, Use Group 1, located in an R-2 zoning district, which does not comply with the zoning requirement for floor area ratio, is contrary to Z.R. §23-141. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 5/17/05

BZ – DECISIONS

13.	319-04-BZ/ 61-05-A	Steven Sinacori, Esq. 35 McDonald Avenue, a/k/a 25/47 McDonald Avenue, BROOKLYN Variance: Under Z.R. §72-21 – In an R5 (Infill) district, approval sought to erect a four-story, 41’8” high, residential building on a currently unimproved lot consisting of 25,413 SF. There are proposed 39 dwelling units with 28 parking spaces in the cellar. The proposed building is non-compliant to wall height and total height requirements and is located partially within the bed of a mapped street, which is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #7BK Examiner: Roy Starrin 212-788-8797/Toni Matias 212-788-8752 Status: Closed, Decision – 5/24/05
14.	363-04-BZ	Herrick Feinstein, LLP 6002 Fort Hamilton Parkway, BROOKLYN Variance: under Z.R. §§72-01(b) & 72-21 In an M1-1 district, approval sought to convert an existing industrial building to residential use. The proposed development will contain 115,244 SF of residential space containing 90 dwelling units, as well as 9,630 SF of retail space. There will be 90 parking spaces. The development is contrary to district use regulations per Section 42-00. COMMUNITY BOARD #12BK Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 6/7/05

BZ – NEW CASES

15.	257-04-BZ	Patrick W. Jones, Esq. 252/60 Atlantic Avenue (aka 83/87 Boerum Place; 239/47 Pacific Street), BROOKLYN Variance: Under Z.R.§72-21 to permit the proposed construction of an eight-story mixed-use, retail-residential building, located in R6A, R6, C2-4 and C2-3 zoning districts which does not comply with the zoning requirements for floor area ratio, lot coverage, building height and loading berth. COMMUNITY BOARD #2BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 5/24/05
16.	272-04-BZ	Sullivan Chester & Gardner 14-38/40 31st Drive, QUEENS Variance: Under Z.R.§72-21 to permit the proposed five story, twenty-unit multiple dwelling, Use Group 2, located in an R-5 zoning district, which does not comply with the zoning requirements for floor area ratio, open space ratio, density, side and front yards, height and/or setback and parking. COMMUNITY BOARD#1Q Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 6/7/05
17.	292-04-BZ	Eric Palatnik, P.C. 1340 East 26th Street, BROOKLYN Special Permit: Under Z.R.§73-622 to permit the proposed enlargement of an existing single family residence, Use Group 1, located in an R2 zoning district, which does not comply with the zoning requirements for floor area ratio, open space ratio, rear and side yards. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 5/17/05
18.	299-04-BZ	Patrick W. Jones, Esq. 111-02 Sutphin Boulevard (aka 111-04/12 Sutphin Boulevard), QUEENS Variance: Under Z.R.§72-21 to permit the proposed construction of a one-story retail building, Use Group 6, located in an R3-2 zoning district. COMMUNITY BOARD#12Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 5/24/05

BZ – NEW CASES

19.	390-04-BZ	Walter T. Gorman, P.E. 2290 Boston Road, THE BRONX Variance: Under Z.R.§72-21 the reestablishment of a gasoline service station, Use Group 16, with accessory auto repairs, accessory parking and the storage of motor vehicles, located in a C1-3 within an R6 zoning district. COMMUNITY BOARD #11BX
		Examiner: Roy Starrin 212-788-8797/Toni Matias 212-788-8752
		Status: Continued Hearing – 5/24/05
20.	391-04-BZ	Moshe M. Friedman 2610 Avenue L, BROOKLYN Variance: Under Z.R. §73-622 to permit the proposed enlargement to an existing one family dwelling, Use Group 1, located in an R2 zoning district. COMMUNITY BOARD#14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/17/05