

**SOC – NEW CASES**

<b>1.</b>	<b>348-82-BZ</b>	<p>Salvati Architects  <b>204 Avenue S, BROOKLYN</b>                      Extension of Term/Waiver/Amendment, to legalize the change from three (3) storefronts (U.G.6) to two (2) storefronts (U.G. 6 &amp; 16D), located in an R5 zoning district. Application previously approved under Z.R. §72-21 for a term of 20 years which expired on April 12, 2003.  <b>COMMUNITY BOARD #11BK</b></p>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Postponed Hearing – 5/24/05</b>
<b>2.</b>	<b>14-92-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>311 Greenwich Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #1M</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 4/19/05</b>
<b>3.</b>	<b>68-94-BZ</b>	<p>Fischbein Badillo Wagner &amp; Harding  <b>2100 Bartow Avenue, THE BRONX</b>                      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.  <b>COMMUNITY BOARD #10BX</b></p>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 4/12/05</b>
<b>4.</b>	<b>91-02-BZ</b>	<p>Sheldon Lobel, P.C.  <b>3032-3042 West 22<sup>nd</sup> Street, BROOKLYN</b>                      Amendment to a previously granted variance under Z.R. §72-21 to allow minor modification of the approved plans.  <b>COMMUNITY BOARD #13BK</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 5/10/05</b>

### ***APPEALS – DECISIONS***

<b>5.</b>	<b>329-04-A</b>	Jeffrey Geary <b>10-03 Channel Road (a/k/a 100<sup>th</sup> Place), QUEENS</b> Proposed construction of a two story single family residence, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 4/5/05</b>
<b>6.</b>	<b>385-04-A</b>	Gary Lenhart, R.A. <b>2 Deauville Walk, QUEENS</b> Proposed reconstruction and enlargement of an existing single family dwelling, also the proposed upgrading of an existing private disposal system, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law and Department of Buildings Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 4/5/05</b>

### ***APPEALS – NEW CASES***

<b>7.</b>	<b>232-04-A</b>	Snyder & Snyder LLP <b>17 Feldmeyers Lane, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 4/19/05</b>

## ***BZ – DECISIONS***

<b>1.</b>	<b>218-03-BZ</b>	Gerald J. Caliendo, R.A. <b>19-73 38<sup>th</sup> Street, QUEENS</b> Variance: Under Z.R. §72-21 – Proposed four-story mixed use building with residential, commercial and community facility uses, located in an M1-1 zoning district. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 7/12/05</b>

## ***BZ – CONTINUED HEARINGS***

<b>2.</b>	<b>3-04-BZ</b>	Eric Palatnik, P.C. <b>147-08 46<sup>th</sup> Avenue, QUEENS</b> Variance: Under Z.R. §72-21 – To permit the proposed dental office, Use Group 4, located in an R-2 zoning district, which does not comply with the zoning requirements for floor area, open space, front and side yards and use. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 6/7/05</b>
<b>3.</b>	<b>63-04-BZ</b>	Joseph P. Morsellino, Esq. <b>108-24 Astoria Boulevard, QUEENS</b> Variance: Under Z.R. §72-21 – To permit the proposed accessory parking, for an adjacent car rental facility, located in an R6 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 5/10/05</b>
<b>4.</b>	<b>135-04-BZ</b>	Joseph P. Morsellino <b>91-22 188<sup>th</sup> Street, QUEENS</b> Variance: Under Z.R. §72-21 – To permit the proposed erection and maintenance of an automobile showroom with offices, Use Group 6, located in an R2 and C2-2(R5) zoning district. <b>COMMUNITY BOARD #12Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 5/10/05</b>

***BZ – CONTINUED HEARINGS***

<b>5.</b>	<b>255-04-BZ</b>	<p>Eric Palatnik, P.C. <b>1924 Homecrest Avenue, BROOKLYN</b> Special Permit: under Z.R. §73-622 – To permit the proposed enlargement of an existing single family residence, which does not comply with the zoning requirements for floor area and side yard, is contrary to Z.R. §23-141 and §23-461(a), located in an R5 zoning district. <b>COMMUNITY BOARD #15BK</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 5/17/05</b>
<b>6.</b>	<b>340-04-BZ</b>	<p>Joseph P. Morsellino <b>1579 Forest Avenue, STATEN ISLAND</b> Variance: Under Z.R. §72-21 – To request a bulk variance to allow the construction of a new drug store without the required parking in a C4-1 district, contrary to Z.R. §§33-23(B) and 36-21. <b>COMMUNITY BOARD #1SI</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 5/10/05</b>

**BZ – NEW CASES**

7.	286-04-BZ & 287-04-BZ	<p>Rothkrug Rothkrug Weinberg &amp; Spector, LLP  <b>85-78 &amp; 85-82 Santiago Street, QUEENS</b>  Variance: Under Z.R. §72-21 – To permit the proposed one family dwelling, without the required lot width and lot area is contrary to Z.R. §23-32.  <b>COMMUNITY BOARD #8Q</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 5/10/05</b></p>
8.	290-04-BZ	<p>Stuart A. Klein, Esq.  <b>341-349 Troy Avenue, BROOKLYN</b>  Variance: Under Z.R. §72-21 – To permit, in an R4 zoning district, the conversion of an existing one-story warehouse building into a six-story and penthouse mixed-use residential/commercial building, which is contrary to Z.R. §§22-00, 23-141(b), 23-631(b), 23-222, 25-23, 23-45 and 23-462(a).  <b>COMMUNITY BOARD#9BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 5/24/05</b></p>
9.	294-04-BZ	<p>Petraro &amp; Jones, LLP  <b>103-05 35<sup>th</sup> Avenue, aka 34-29 35<sup>th</sup> Avenue, QUEENS</b>  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.  <b>COMMUNITY BOARD #3Q</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Continued Hearing – 4/19/05</b></p>
10.	371-04-BZ	<p>Eric Palatnik, P.C.  <b>1271 East 28<sup>th</sup> Street, BROOKLYN</b>  Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing single family residence, located in an R-2 zoning district, which does not comply with the zoning requirements for floor area, open space ratio, side and rear yards, is contrary to Z.R. §§23-141(a), 23-46 and 23-47.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 5/17/05</b></p>