

SOC – DECISIONS

1.	135-46-BZ	<p>Harold Weinberg, P.E. 3802 Avenue U, BROOKLYN Request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of variance to an automotive service station located in an R-4 zoning district, which expired January 29, 2002. COMMUNITY BOARD #18BK</p>
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 2/15/05
2.	102-95-BZ	<p>The Law Office of Fredrick A. Becker 50 West 17th Street, MANHATTAN Reopening for Extension of Term for an eating and drinking establishment with dancing. Amendment for interior modifications in portions of the cellar and first floor, located M1-6M zoning district. COMMUNITY BOARD #5M</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/15/05
3.	322-98-BZ	<p>The Law Office of Fredrick A. Becker 300 West 125th Street, MANHATTAN Reopening for an amendment to the resolution to allow the enlargement of a previously granted special permit permitting the operation of a physical culture establishment located in portions of the first floor and of the fourth floor of the subject premises. COMMUNITY BOARD #10M</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/15/05
4.	178-03-BZ	<p>Eric Palatnik, P.C. 114-02 Van Wyck Expressway, QUEENS Reopening: Extension of term for an automobile service station which was granted pursuant to §73-211 of the zoning resolution, located in a C2-2 zoning district. COMMUNITY BOARD #10Q</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 2/15/05

SOC – CONTINUED HEARINGS

5.	722-68-BZ	Sheldon Lobel, P.C. 388-392 Kings Highway, BROOKLYN Reopening for an amendment to legalize a change of use from wholesale storage and packaging establishment, with an accessory office and loading area (Use Group 16) to automotive repair and sales and warehouse (Use Group 16), located in an R-6 zoning district. COMMUNITY BOARD #11BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 3/15/05
6.	208-78-BZ	Rothkrug Rothkrug Weinberg & Spector, LLP 2145 Richmond Avenue, STATEN ISLAND Reopening: Request for a waiver of the Rules of Practice and Procedure and for an extension of term of variance to permit a funeral establishment (Use Group 7), located in an R3-2 zoning district. COMMUNITY BOARD #2SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 3/15/05
7.	133-99-BZ	Harold Weinberg, P.E., P.C. 1523 Oriental Boulevard, BROOKLYN Reopening: Extension of time to complete construction and obtain a certificate of occupancy to permit a one story family residence and for an amendment to the resolution to modify the interior arrangement and also raise the height of the building, located in R3-1 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/15/05

SOC – NEW CASES

8.	1126-48-BZ	Sheldon Lobel, P.C. 249/51 West 43rd Street, MANHATTAN Reopening for an extension of term of variance for an open garage for parking and storage of more than five (5) motor vehicles, located in C1-5 zoning district. COMMUNITY BOARD #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/8/05
9.	259-98-BZ	Davidoff Malito & Hutcher LLP 761-773 Kent Avenue, a/k/a 763 Kent Avenue, BROOKLYN Reopening for an amendment to a previously granted variance for a multiple dwelling, located in an M1-2 zoning district. COMMUNITY BOARD #3BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/8/05

APPEALS – DECISIONS

10.	277-04-A	Joseph A. Sherry 155 Reid Avenue, QUEENS Proposed enlargement of an existing one family dwelling, not fronting on a legally mapped street, located partially within the bed of a mapped street and has a private disposal system in the bed of a mapped street, is contrary to Section 35 and 36, of the General City Law and Department of Buildings Policy. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 2/15/05

APPEALS – CONTINUED HEARINGS

11.	148-04-A	Jenkins & Gilchrist Parker Chaplin, LLP and Fischbein Badillo Wagner Harding 133 Sterling Place, BROOKLYN Under Z.R. §12-10 to reverse the NYC Department of Buildings' revocation of the above referenced permits. The permits had allowed for the subdivision of Lot 52 from Lots 55, 58 and 61 and the construction of new building on Lot 52. COMMUNITY BOARD #6BK
		Examiner: Toni Matias (212) 788-8752
		Status: Withdrawn – 2/15/05

BZ – DECISIONS

1.	221-03-BZ	Martyn & Don Weston 253-255 West 28th Street, MANHATTAN VARIANCE: Under Z.R. §72-21 -To permit the legalization of three residential units, on the third, fourth and fifth floors, of a five story mixed use building, located in an M1-1 zoning district. COMMUNITY BOARD #5M
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 2/15/05
2.	8-04-BZ	Sheldon Lobel, P.C. 78-15 Parsons Boulevard, QUEENS Variance: Under Z.R. §72-21 - To permit the proposed renovation of an existing two story community facility (school), Use Group 3, by the addition of two additional stories, located in an R3-2 zoning district, which does not comply with the zoning requirements for floor area ratio, height of front walls, and the location of front stair and handicap elevator, which is contrary to Z.R. §24-11, §24-521, §24-34 and §24-33. COMMUNITY BOARD #8Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 2/15/05
3.	9-04-BZ	Fischbein Badillo Wagner Harding 114 Walworth Street, BROOKLYN Variance: Under Z.R. §72-21 - Proposed multiple dwelling containing 47 dwelling units, and 24 parking spaces, located in an M1-1 zoning district. COMMUNITY BOARD #3BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Defer Decision – 3/8/05
4.	264-04-BZ	Eric Palatnik, P.C. 977 Victory Boulevard, STATEN ISLAND 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, located in an R3-2 zoning district. COMMUNITY BOARD #1SI
		Examiner: Carlo Costanza (212) 788-
		Status: Granted – 2/15/05

<i>BZ – DECISIONS</i>		
5.	331-04-BZ	Jay A. Segal, Esq. 26 Cortlandt Street, MANHATTAN Variance: Under Z.R. §72-21 - To permit in a C5-5 (Lower Manhattan Special District) the expansion of floor area in an existing commercial structure (Century 21). The proposed enlargement exceeds the maximum floor area permitted. COMMUNITY BOARD #1M
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 2/15/05

<i>BZ – CONTINUED HEARINGS</i>		
6.	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 #6BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 4/19/05
7.	332-03-BZ	The Agusta Group 34-38 38th Street, QUEENS Variance: Under Z.R. §72-21 - To permit the proposed addition to an existing sports complex, which does not comply with the zoning requirements for rear yard equivalent, number of required loading berths, and minimum vertical clearance, is contrary to Z.R. §43-28(b), §44-52 and §44-581. COMMUNITY BOARD #1Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Off Calendar – No-date

BZ – CONTINUED HEARINGS

8.	369-03-BZ	<p>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: Closed, Decision – 3/29/05</p>
9.	381-03-BZ	<p>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: Continued Hearing – 4/19/05</p>
10.	150-04-BZ	<p>The Agusta Group 129 Elizabeth Street, MANHATTAN Variance: Under Z.R. §72-21 - To permit the proposed five-story plus cellar mixed-use building, on an undersized lot, located in a C6-2G zoning district, which does not comply with the zoning requirements for floor area, lot coverage, and minimum lot size, and is contrary to Z.R. §§109-121, 109-122, and 23-32. COMMUNITY BOARD #2M Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 3/29/05</p>
11.	319-04-BZ	<p>Steven Sinacori, Esq. 35 McDonald Avenue, a/k/a 25/47 McDonald Avenue, BROOKLYN Variance: Under Z.R. §72-21 - To permit, in an R5 (Infill) district, approval sought to erect a four-story, 45 foot eight inch 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. COMMUNITY BOARD #7BK Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 3/29/05</p>

BZ – NEW CASES

12.	138-04-BZ	<p>Sheldon Lobel, P.C. 6101-6123 16th Avenue, BROOKLYN Special Permit: Under Z.R. §73-19 – To request a special permit for a school, Use Group 3, within an M1-1 Zoning District to vary Z.R. §42-00 so as to permit the school on the Premises. COMMUNITY BOARD #11BK Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 3/29/05</p>
13.	187-04-BZ	<p>Eric Palatnik, P.C. 182 Malcolm X Boulevard, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed construction of a four story building, with eight dwelling units, Use Group 2, located in an R-5 zoning district, which does not comply with the zoning requirements for lot coverage, floor area, front yards, parking, height and perimeter wall, also the number of dwelling units, is contrary to Z.R. §23-141(c), §23-631(e), §23-45(a), §25-23(a) and §23-22. COMMUNITY BOARD #3BK Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 3/29/05</p>
14.	230-04-BZ	<p>Sheldon Lobel, P.C. 260 Moore Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the legalization of the residential conversion of a building located in an M1-2 zoning district. COMMUNITY BOARD #1BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 3/29/05</p>
15.	293-04-BZ	<p>Eric Palatnik, P.C. 610 Lanett Avenue, QUEENS Variance: Under Z.R. §72-21 – In an R3-1 district, approval sought to enlarge an exiting Yeshiva (Torah Academy High School for Girls). It is proposed to add four classrooms, bringing the total number of classroom to 22; a new multi-purpose room, and the enlargement of an existing auditorium/multi-purpose room. The application seeks waivers from floor area, wall height, side yard, rear yard and sky exposure plane requirements. COMMUNITY BOARD #14Q Examiner: Jed Weiss (212) 788-8781 Status: Closed, Decision – 3/8/05</p>

BZ – NEW CASES

16.	296-04-BZ	Sheldon Lobel, P.C. 135 Orchard Street, a/k/a 134 Allen Street, MANHATTAN Variance: Under Z.R. §72-21 – To permit the legalization of the residential uses on floors two through five of an existing five-story mixed use building located in a C6-1 zoning district. COMMUNITY BOARD #3M Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 5/10/05
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