

SOC – DECISIONS

1.	803-61-BZ	Eric Palatnik, P.C. 1416 Hylan Boulevard, STATEN ISLAND Reopening: Extension of time to obtain a Certificate of Occupancy which expires on December 9, 2004. COMMUNITY BOARD #2 SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 2/8/05
2.	785-67-BZ	Eric Palatnik, P.C. 577/89 Marcy Avenue, BROOKLYN Reopening: Extension of time to obtain a Certificate of Occupancy which expires on December 9, 2004. COMMUNITY BOARD #3BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 2/8/05
3.	53-86-BZ	Sheldon Lobel, P.C. 350 Wadsworth Avenue, MANHATTAN Request for a waiver of the Rules of Practice and Procedure, reopening for an extension of time to obtain a Certificate of Occupancy for a parking lot with storage of more than 5 vehicles located in an R7-2 zoning district, which expired January 9, 2000. COMMUNITY BOARD #12M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/8/05

SOC – CONTINUED HEARINGS

4.	442-42-BZ	Sheldon Lobel, P.C. 2001/2011 Cropsey Avenue, BROOKLYN Reopening for an amendment to an existing gasoline service station to erect a new canopy over the existing MPD's and alter signage. COMMUNITY BOARD #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/1/05
5.	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: Closed, Decision – 4/19/05

SOC – NEW CASES

6.	314-28-BZ	<p>Manuel B. Vidal 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</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/1/05
7.	450-46-BZ	<p>Friedman & Gotbaum, LLP 41 East 62nd Street, MANHATTAN Reopening for an extension of term for a commercial UG6B in a residential district previously granted, which is not permitted in R8B zoning district and an amendment to include a community use facility UG4, which is as of right, and is contrary to previously approved plans. This application is an in-part legalization. COMMUNITY BOARD #8M</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/1/05
8.	286-99-BZ	<p>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 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. COMMUNITY BOARD #3SI</p>
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 3/15/05
9.	295-99-BZ	<p>Rampulla Associates, A.I.A. 370 Stanhope Street, BROOKLYN Reopening for an extension of Time/Waiver of the Rules of Practice and Procedures to complete construction the erection of a five (5) story parking facility, which will service the Wyckoff Hospital as an accessory parking facility which was granted by the Board on May 2, 2000, located in an R6 zoning district. COMMUNITY BOARD #4BK</p>
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 3/15/05

SOC – NEW CASES

10.	224-00-BZ	<p>Sheldon Lobel, P.C., 2353 Cropsey Avenue, BROOKLYN</p> <p>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.</p> <p>COMMUNITY BOARD #11BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 4/19/05</p>
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APPEALS – CONTINUED HEARINGS

11.	271-04-A	Michele A. Luzio, Esq. One Pier 63, at 23rd Street, MANHATTAN 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”. COMMUNITY BOARD# 4M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/8/05

APPEALS – NEW CASES

12.	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 #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/15/05

BZ – DECISIONS

1.	291-03-BZ	<p>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 39 dwelling units, Use Group 2, and 23 below-grade parking spaces located on a site in an M1-1 and R5 zoning district. COMMUNITY BOARD #10BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Defer Decision – 3/1/05</p>
2.	228-04-BZ	<p>Louis Ari Schwartz 1400 East 22nd Street, BROOKLYN 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 an R-2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 2/8/05</p>
3.	237-04-BZ	<p>Sheldon Lobel, P.C. 5722 Faraday Avenue, BRONX Variance: Under Z.R. §72-21 - To permit the proposed construction of a two-unit detached house, in an R3-2 zoning district, which does not comply with the zoning requirements for floor area ratio, open space ratio, lot coverage ratio, height, side and front yards, and is contrary to Z.R. §23-141, §23-48, §23-45 and §23-631. COMMUNITY BOARD #8BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 2/8/05</p>
4.	311-04-BZ	<p>Rothkrug Rothkrug Weinberg Spector 380 Lighthouse Avenue, STATEN ISLAND Variance: Under Z.R. §72-21 - To permit the proposed one-family dwelling, which does not provide the required lot area, requires tree removal, modification of topography and waiver of the front and rear yards requirements, located in an R-1-2 (NA-1) zoning district. COMMUNITY BOARD #2SI</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Granted – 2/8/05</p>

BZ – CONTINUED HEARINGS

5.	357-03-BZ	Agusta & Ross 33 Berry Street, aka 144 North 12th Street, BROOKLYN Variance: Under Z.R. §72-21 to permit the proposed four-story and penthouse multiple dwelling, located in an M1-2 district. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 3/15/05
6.	3-04-BZ	Eric Palatnik, P.C. 147-08 46th Avenue, QUEENS 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, which is contrary to Z.R. §22-14, §24-521, §24-34 and §24-35. COMMUNITY BOARD #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 4/5/05
7.	63-04-BZ	Joseph P. Morsellino, Esq. 108-24 Astoria Boulevard, QUEENS Variance: Under Z.R. §72-21 to permit the proposed accessory parking, for an adjacent car rental facility, located in an R6 zoning district. COMMUNITY BOARD #3Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 4/5/05
8.	207-04-BZ	The Law Office of Fredrick A. Becker 2721 Avenue “N”, BROOKLYN Variance: Under Z.R. §72-21 - To permit the proposed enlargement of the cellar, first and second floors, also the attic, on the northerly side of a single family dwelling, Use Group 1, located in an R2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/15/05

BZ – CONTINUED HEARINGS

9.	208-04-BZ	The Law Office of Fredrick A. Becker 2822 Avenue “L”, BROOKLYN Variance: Under Z.R. §72-21 - To permit the proposed enlargement of the cellar, first floor and second floor on the southerly side of single family dwelling, Use Group 1, located in an R2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/15/05
10.	258-04-BZ	Eric Palatnik, Esq. 1837 and 1839 East 24th Street, BROOKLYN 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, lot coverage and rear yard, is contrary to Z.R. §23-141(b) and §23-47. COMMUNITY BOARD #10BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/8/05

BZ – NEW CASES

11.	72-04-BZ	<p>Sheldon Lobel, P.C., 141-54 Northern Boulevard, QUEENS Special Permit: Under Z.R. §11-411 to request an extension of term of the previously granted variance, which permitted the erection and maintenance of a gasoline service station with accessory uses, and Section 11-412 to authorize the alteration of the signage and the accessory use of a convenience store located in an a R6/C1-2 and R6 zoning district. COMMUNITY BOARD #7Q Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 3/8/05</p>
12.	220-04-BZ	<p>Eric Palatnik, P.C., 500 Driggs Avenue, aka 482/504 Driggs Avenue, BROOKLYN Special Permit: Under Z.R. §73-36 to permit the proposed physical culture establishment, to occupy a portion of the second floor, of an existing six story building, located in an M1-2 zoning district, is contrary to Z.R. §42-10. COMMUNITY BOARD #1BK Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 3/15/05</p>
13.	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 – 4/12/05</p>
14.	265-04-BZ	<p>Jay A. Segal, Esq./Greenberg & Traurig, LLP 19 East 57th Street, MANHATTAN Special Permit: Under Z.R. §73-36 to permit the legalization of the operation of a physical cultural establishment on the 3rdfloor of a twenty-two story commercial building consisting of 3,792sqft located within a C5-3 (MID) Zoning district. COMMUNITY BOARD #5M Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 3/1/05</p>

BZ – NEW CASES

15.	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: Continued Hearing – 4/12/05</p>
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