

***SOC – DECISIONS***

<b>1.</b>	<b>283-82-A</b>	Francis R. Angelino <b>108-05 68<sup>th</sup> Road, QUEENS</b> Reopening: Waiver of Rules of Practice and Procedure and for an extension of term of variance to permit use of the first and second floor as a Day Care Center, located in an R1-2 zoning district. <b>COMMUNITY BOARD #6Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 1/25/05</b>
<b>2.</b>	<b>150-00-BZ</b>	Eric Palatnik, P.C. <b>802 Hicksville Road, QUEENS</b> Reopening: Amendment to the resolution for modification of an existing Yeshiva previously approved by the Board, located in an R-2 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 1/25/05</b>

**SOC – CONTINUED HEARINGS**

3.	135-46-BZ	Harold Weinberg, P.E. <b>3802 Avenue U, BROOKLYN</b> 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. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 2/15/05</b>
4.	100-71-BZ	The Agusta Group <b>61-03 Northern Boulevard, QUEENS</b> Reopening: Waiver of Rules of Practice and Procedure and for an extension of term of variance to permit the use of an open area for the sale of used car and accessory parking on a lot containing an existing automobile repair shop, located in an R5 zoning district. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 3/8/05</b>
5.	67-79-BZ	Sheldon Lobel, P.C. <b>80 Varick Street, MANHATTAN</b> Reopening for an amendment to the resolution to permit residential use on the second and third floors of the premises, located in an M1-6 zoning district. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Withdrawn – 1/25/05</b>
6.	53-86-BZ	Sheldon Lobel, P.C. <b>350 Wadsworth Avenue, MANHATTAN</b> 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. <b>COMMUNITY BOARD #12M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 2/8/05</b>

***SOC – CONTINUED HEARINGS***

<b>7.</b>	<b>178-03-BZ</b>	Eric Palatnik, P.C. <b>114-02 Van Wyck Expressway, QUEENS</b> 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. <b>COMMUNITY BOARD #10Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 2/15/05</b>

***SOC – NEW CASES***

<b>8.</b>	<b>803-61-BZ</b>	Eric Palatnik, P.C. <b>1416 Hylan Boulevard, STATEN ISLAND</b> Reopening: Extension of time to obtain a Certificate of Occupancy which expires on December 9, 2004. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 2/8/05</b>
<b>9.</b>	<b>785-67-BZ</b>	Eric Palatnik, P.C. <b>577/89 Marcy Avenue, BROOKLYN</b> Reopening: Extension of time to obtain a Certificate of Occupancy which expires on December 9, 2004. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 2/8/05</b>
<b>10.</b>	<b>300-73-BZ</b>	Rothkrug Rothkrug Weinberg & Spector, LLP <b>101-08 97<sup>th</sup> Avenue, QUEENS</b> Reopening: Extension of Term for a commercial vehicle storage facility and to convert a portion of the facility for minor auto repair UG 16, located in an R-5 zoning district. <b>COMMUNITY BOARD #9Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 3/1/05</b>

## *APPEALS – DECISIONS*

<b>11.</b>	<b>278-04-A</b>	Gary Lenhart, R.A. <b>21 State Road, QUEENS</b> Proposed reconstruction and enlargement of an existing one family dwelling, located within the bed of a mapped street, is contrary to Section 35 of the General City Law. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/25/05</b>
<b>12.</b>	<b>279-04-A</b>	Gary Lenhart, R.A. <b>29 Suffolk Walk, QUEENS</b> Proposed enlargement of an existing one family dwelling, located within the bed of a mapped street, and has a private disposal system situation in the bed of the service lane, is contrary to Section 35, Articles 3 of the General City Law and Department of Building’s Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/25/05</b>
<b>13.</b>	<b>341-04-A</b>	Gary Lenhart, R.A. <b>115 Beach 215<sup>th</sup> Street, QUEENS</b> Proposed alteration and enlargement of an existing single family dwelling, not fronting on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/25/05</b>
<b>14.</b>	<b>342-04-A</b>	Gary Lenhart, R.A. <b>124 Reid Avenue, QUEENS</b> Proposed reconstruction and enlargement of an existing single family dwelling, and has a private disposal system situated in the bed of a service lane, not fronting on a legally mapped street, is contrary to Section 36, Article 3 of General City Law. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/25/05</b>
<b>15.</b>	<b>343-04-A</b>	Gary Lenhart, R.A. <b>35 Beach 220<sup>th</sup> Street, QUEENS</b> Proposed alteration and enlargement of an existing single family dwelling, not front on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/25/05</b>

**APPEALS – CONTINUED HEARINGS**

<b>16.</b>	<b>273-04-A</b>	Michael S. Greun, Esq. OWNER OF PREMISES: Allen Stevenson School <b>128/32 East 78<sup>th</sup> Street and 121/23 East 77<sup>th</sup> Street, MANHATTAN</b>
		An Administrative Appeal challenging the Department of Building’s final determination in which the Department refused to revoke approvals and permits which allow an enlargement of a school that violates the rear yard requirements under Z.R. §§33-26 & 33-301. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 3/8/05</b>

**APPEALS – NEW CASES**

<b>17.</b>	<b>45-04-A thru 49-04-A</b>	Willy C. Yuin, R.A. <b>4, 8, 12, 16, 20 Tompkins Place, STATEN ISLAND</b>
		Proposed one family dwellings, not fronting on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 3/1/05</b>

***BZ – DECISIONS***

1.	291-03-BZ	Stuart A. Klein, Esq. <b>1380 62<sup>nd</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #10BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Deferred Decision – 2/8/05</b>
2.	391-03-BZ	Sheldon Lobel, P.C. <b>1288 East 19<sup>th</sup> Street, BROOKLYN</b> Variance: Under Z.R. §72-21 - To permit the proposed construction of an six-story plus basement residential building, Use Group 2, located in an R6 zoning district, which does not comply with the zoning requirements for maximum building height and floor area. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Withdrawn – 1/25/05</b>
3.	136-04-BZ	Sheldon Lobel, P.C. <b>3132 Fort Hamilton Parkway, BROOKLYN</b> Special Permit: Under Z.R. §73-211 - To permit the proposed redevelopment of gasoline service station with, an accessory convenience store, located in an C2-3 within an R-5 zoning district. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 1/25/05</b>
4.	147-04-BZ	Sullivan, Chester & Gardner, P.C. <b>459 Carroll Street, BROOKLYN</b> Variance: Under §72-21 - To permit the proposed conversion of a light manufacturing building, to residential use, Use Group 2, located in an M1-2 zoning district, is contrary to Z.R. §42-10. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 1/25/05</b>

***BZ – DECISIONS***

5.	<b>238-04-BZ</b>	Agusta & Ross <b>62 Cooper Square, MANHATTAN</b> Special Permit: Under Z.R. §73-36 to permit the proposed physical culture establishment, to be located in the cellar, also on the first and mezzanine floors of an existing twelve story mixed-use building, located in an M1-5B zoning district. <b>COMMUNITY BOARD #2M</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Granted – 1/25/05</b>
6.	<b>263-04-BZ</b>	The Law Office of Fredrick A. Becker <b>150 Girard Street, BROOKLYN</b> Special Permit: Under Z.R. §73-622 - To permit the proposed enlargement of an existing single family residence which exceeds the allowable floor area, located in an R3-1 zoning district. <b>COMMUNITY BOARD #14BK</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Granted – 1/25/05</b>

***BZ – CONTINUED HEARINGS***

7.	102-03-BZ	Sheldon Lobel, P.C. <b>291 Kent Avenue, BROOKLYN</b> Variance: Under Z.R. §72-21 - Proposed development of two separate four-story residential buildings with 57 condominium units and 29 parking spots in an accessory parking garage. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 3/8/05</b>
8.	218-03-BZ	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 – 4/5/05</b>
9.	355-03-BZ	Agusta & Ross <b>64-01/07 Grand Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #5Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 3/8/05</b>
10.	385-03-BZ	Joseph P. Morsellino <b>85-15 and 85-17 120<sup>th</sup> Street, QUEENS</b> Variance: Under Z.R. §72-21 - To permit the proposed erection of a six-story multiple dwelling with 46 units, 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. <b>COMMUNITY BOARD #9Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 3/8/05</b>

***BZ – CONTINUED HEARINGS***

11.	22-04-BZ	Sheldon Lobel, P.C. <b>2556 Briggs Avenue, THE BRONX</b> Variance: Under Z.R.§72-21 - To permit the proposed construction of a six-story garage, plus a cellar and sub-cellar, to be occupied an enclosed fully attended commercial parking facility, Use Group 8c, located in an R7-1 zoning district. <b>COMMUNITY BOARD #7BX</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 3/1/05</b>
12.	168-04-BZ	Jay A. Segal, Esq. <b>500 Canal Street aka 471 Greenwich Street, MANHATTAN</b> Variance: Under Z.R.§72-21 – To permit the proposed construction of an eight story building, with residential use on its upper seven floors, located in an M1-5 zoning district, within the Special Tribeca Mixed Use District. <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 3/1/05</b>
13.	228-04-BZ	Louis Ari Schwartz <b>1400 East 22<sup>nd</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 2/8/05</b>
14.	264-04-BZ	Eric Palatnik, P.C. <b>977 Victory Boulevard, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 2/15/05</b>

**BZ – NEW CASES**

15.	348-03-BZ	The Agusta Group <b>66-18 74<sup>th</sup> Street, QUEENS</b> Variance: Under Z.R. §72-21 - To permit the proposed construction of a three story, one family semi-detached dwelling, which does not comply with the minimum eight foot side yard, is contrary to Z.R.§23-461(a), located in an R5 zoning district. <b>COMMUNITY BOARD #5Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 3/8/05</b>
16.	369-03-BZ	Sheldon Lobel, Esq. <b>99-01/23 Queens Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #6Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 2/15/05</b>
17.	6-04-BZ	Sheldon Lobel, Esq. <b>7118-7124 Third Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #10BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 3/15/05</b>
18.	20-04-BZ	Eric Palatnik, P.C. <b>5723 17<sup>th</sup> Avenue, BROOKLYN</b> Variance: under Z.R. §72-21 to permit the proposed construction of a single family dwelling, Use Group 2, located in an R5 zoning district, which does not comply with the zoning requirements for side yards, floor area ratio, open space ratio and open space, is contrary to Z.R. §23-141(a), §23-45 and §23-461. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 3/1/05</b>

**BZ – NEW CASES**

19.	225-04-BZ	Jay A. Segal, Esq. <b>201 Berry Street, BROOKLYN</b> Variance: under Z.R. §72-21 to permit the construction of three four-story residential buildings in an M1-2 zoning district contrary to Z.R. §42-10. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 3/1/05</b>
20.	252-04-BZ	Jay A. Segal, Esq. <b>170 North 11<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 3/8/05</b>
21.	295-04-BZ	Amato & Associates, P.C. <b>3250 Richmond Avenue, STATEN ISLAND</b> Special Permit: under Z.R. §§73-30 approval sought to erect a 100 foot monopole in an R3-2 and Special South Richmond Development District. The proposed tower will be located on a portion of a site currently occupied by a community facility. There is also proposed an accessory 360 SF communications shelter. The proposal also requires CPC Special Permit approval pursuant to Section 107-73, which allows the placement of a structure higher than 50 feet in the Special South Richmond Development District. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 3/8/05</b>
22.	363-04-BZ	Herrick Feinstein, LLP <b>6002 Fort Hamilton Parkway, BROOKLYN</b> 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. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 3/15/05</b>