

***SOC – DECISIONS***

1.	129-70-BZ	Sheldon Lobel, P.C. <b>6/14 West 66<sup>th</sup> Street, MANHATTAN</b> Reopening for an extension of term of variance for use of unused and surplus parking spaces for transient parking, limited to 75 spaces, in thirty-two story multiple dwelling located in a C4-7 and R-10 zoning district. <b>COMMUNITY BOARD #7M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 7/12/05</b>
2.	70-91-BZ	Salvadeo Associates <b>1894/1898 Hylan Boulevard, STATEN ISLAND</b> Reopening for an extension of term/waiver of a variance to allow commercial/retail stores Use Group 6 in an R3-2 zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 7/12/05</b>

***SOC – CONTINUED HEARINGS***

3.	62-83-BZ	Law Offices of Howard Goldman, LLC <b>696 Pacific Street, BROOKLYN</b> Reopening for an amendment to the resolution to allow the design of landscaped areas and the elimination of loading docks, located in a R6B zoning district. <b>COMMUNITY BOARD #8BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 9/13/05</b>
4.	91-02-BZ	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, located in a R-5 zoning district. <b>COMMUNITY BOARD #13BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/26/05</b>

**SOC – NEW CASES**

5.	614-74-BZ	<p>Ross F. Moskowitz / Stroock &amp; Stroock &amp; Lavan, LLP  <b>60 East End Avenue, MANHATTAN</b>                  Request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of variance which expired March 11, 2000.  <b>COMMUNITY BOARD #8M</b></p>
		<p><b>Examiner: Henry Segovia (212) 788-8757</b></p>
		<p><b>Status: Closed, Decision – 8/9/05</b></p>
6.	234-84-BZ	<p>Vito J. Fossella, P.E.  <b>1976/82 Forest Avenue, STATEN ISLAND</b>                  Reopening – Extension of Term for commercial UG6 establishment partially located in a R3-2 residential zoning district.  <b>COMMUNITY BOARD #1SI</b></p>
		<p><b>Examiner: Henry Segovia (212) 788-8757</b></p>
		<p><b>Status: Continued Hearing – 8/23/05</b></p>
7.	164-99-BZ	<p>Guy M. Harding  <b>79-03 Roosevelt Avenue, QUEENS</b>                  Reopening – Extension of Term/Waiver of a Special Permit for and entertainment and dancing establishment (UG 12) located in a C2-3/R6 zoning district.  <b>COMMUNITY BOARD #4Q</b></p>
		<p><b>Examiner: Henry Segovia (212) 788-8757</b></p>
		<p><b>Status: Closed, Decision – 8/9/05</b></p>
8.	11-01-BZ	<p>Vassalotti Associate Architects, LLP  <b>586/606 Conduit Boulevard, BROOKLYN</b>                  Reopening – Extension of Time to obtain a Certificate of Occupancy and Extension of Time to Complete Construction which expires August 7, 2005. The premises is located in a C1-2(R5) zoning district.  <b>COMMUNITY BOARD #5BK</b></p>
		<p><b>Examiner: Henry Segovia (212) 788-8757</b></p>
		<p><b>Status: Closed, Decision – 7/26/05</b></p>

## *APPEALS – DECISIONS*

<b>9.</b>	<b>53-04-A thru 62-04-A</b>	New York City Department of Buildings OWNER OF RECORD: Thomas Huang <b>140-26A/28/28A/30/30A/32/32A/34/34A/36 34<sup>th</sup> Avenue, QUEENS</b> Application to Revoke Certificate of Occupancies on the basis that the Certificate of Occupancies allows conditions at the referenced premises that are contrary to the Zoning Resolution and the Administrative Code. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 8/23/05</b>
<b>10.</b>	<b>17-05-A &amp; 346-04-BZY</b>	Sheldon Lobel, P.C. <b>3329/3333 Giles Place, THE BRONX</b> An appeal seeking a determination that the owner of said premises has acquired a common-law vested right to continue a development commenced under R6 Zoning, and extension of time to complete construction for a minor development under Z.R. §11-331, located in an R4A zoning district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 8/9/05</b>
<b>11.</b>	<b>54-05-A</b>	NYC Department of Buildings OWNER OF PREMISES: Yeshiva Imrei Chaim Viznitz <b>1824 53<sup>rd</sup> Street, BROOKLYN</b> Application to revoke Certificate of Occupancy No. 300131122, on the basis that the C of O allows conditions at the subject premises that are contrary to the Z.R. and the Administrative Code. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 8/23/05</b>

## *APPEALS – NEW CASES*

<b>12.</b>	<b>90-05-A</b>	Zygmunt Staszewski <b>15 Roosevelt Walk, QUEENS</b> Proposed alteration of an existing one 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 – 7/12/05</b>

***BZ – DECISIONS***

1.	327-02-BZ	Harold Weinberg, P.E. <b>82 Union Street, BROOKLYN</b> Variance: Under Z.R. §72-21 – Proposed erection of a three-story residence, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-00. <b>COMMUNITY BOARD #6 BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 7/12/05</b>
2.	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: Granted – 7/12/05</b>
3.	344-03-BZ & 345-03-A	Law Offices of Howard Goldman <b>2777 Flatbush Avenue, BROOKLYN</b> Special Variance: Under Z.R. §73-242, to allow a restaurant in a C3 zoning district. The restaurant allows eating and drinking, provides outdoor seating and has a seating capacity of 190 people. There is no dancing or musical entertainment. Under BSA Cal. No. 345-03-A the application seeks an appeal pursuant to Art. III Sec. 35, of the General City law to permit construction of commercial facility on the bed of a mapped street. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: C. Costanza 212-788-8739 / T. Matias 212-788-8752</b>
		<b>Status: Granted – 7/12/05</b>
4.	355-03-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 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. <b>COMMUNITY BOARD #9Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Withdrawn – 7/12/05</b>

***BZ – DECISIONS***

5.	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 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. <b>COMMUNITY BOARD #9Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Withdrawn – 7/12/05</b>
6.	9-04-BZ	Cozin O’Connor Attorneys <b>114 Walworth Street, BROOKLYN</b> Variance: Under Z.R. §72-21 – On a currently vacant site, proposed three-story multiple dwelling, located in a M1-1 zoning district. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 7/12/05</b>
7.	163-04-BZ	Rothkrug Rothkrug Weinberg & Spector <b>677/91 Fulton Street, BROOKLYN</b> Special Permit: Under Z.R. §73-36 – To permit the proposed physical culture establishment, which will occupy portions of the cellar and first floor of an existing two story building located in C2-4 zoning district. <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 7/12/05</b>
8.	275-04-BZ	Martyn & Don Weston Architects <b>601-603 East 9<sup>th</sup> Street, a/k/a 143 Avenue “B”, MANHATTAN</b> Variance: Under Z.R. §72-21 – To permit the proposed conversion of an existing unused gymnasium (Use Group 4), located in a 15 story + PH residential building, into residential units (Use Group 2), within an R7-2 Zoning District and to vary Sections 23-142 and 23-22 of the Resolution. <b>COMMUNITY BOARD #3M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Withdrawn – 7/12/05</b>
9.	372-04-BZ	Rothkrug Rothkrug Weinberg Spector <b>8 Lawn Avenue, STATEN ISLAND</b> Variance: Under Z.R. §72-21 – To permit in a R1-2(NA-1) zoning district the construction of a single family home on a lot with less than the required lot area and lot width to vary Z.R. §23-32. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 7/12/05</b>

***BZ – CONTINUED HEARINGS***

10.	378-03-BZ	<p>Harold Weinberg, P.E.  <b>2920 Coney Island Avenue, BROOKLYN</b>  Variance: Under Z.R. §72-21 – For a variation of the Zoning Resolution in an R5 zoning district in the Ocean Parkway Special zoning district so as to permit the erection of a new two story building which seeks to waive zoning resolution sections 23-141 (Lot Coverage), 23-462 (Side Yards) 23-45 (Front Yard), and 23-631 (Perimeter Wall Height &amp; Sky Exposure Plane and Setback) to be used as a non-profit institution, without sleeping accommodations for teaching of circus skills.  <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Continued Hearing – 8/9/05</b></p>
11.	135-04-BZ	<p>Joseph P. Morsellino, Esq.  <b>91-22 188<sup>th</sup> Street, QUEENS</b>  Variance: Under Z.R. §72-21 – To permit the proposed change in use from used cars lot to two 3-family homes, located in R2, C2-2(R5) and R5 zoning districts.  <b>COMMUNITY BOARD #12Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Withdrawn – 7/12/05</b></p>
12.	234-04-BZ	<p>Sheldon Lobel, P.C.  <b>255 McKibbin Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #1BK</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 8/23/05</b></p>
13.	255-04-BZ	<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> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 7/12/05</b></p>

**BZ – CONTINUED HEARINGS**

14.	299-04-BZ	<p>Patrick W. Jones, Esq.  <b>111-02 Sutphin Boulevard (a/k/a 111-04/12 Sutphin Boulevard), QUEENS</b>  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.  <b>COMMUNITY BOARD #12Q</b></p>
		<p><b>Examiner: Rory Levy (212) 788-8749</b></p>
		<p><b>Status: Continued Hearing – 8/23/05</b></p>
15.	315-04-BZ thru 318-04-BZ	<p>Steve Sinacori, Esq./Stadtmauer Bailkin LLP  <b>1732, 1734, 1736 &amp; 1738 81<sup>st</sup> Street, BROOKLYN</b>  Variance: Under Z.R. §72-21 – To permit the proposed development which will contain four three-family homes (Use Group 2), within an M1-1 Zoning District which is contrary to Section 42-00 of the Resolution.  <b>COMMUNITY BOARD #11BK</b></p>
		<p><b>Examiner: Rory Levy (212) 788-8749</b></p>
		<p><b>Status: Closed, Decision – 9/13/05</b></p>
16.	374-04-BZ	<p>Deirdre A. Carson, Esq.  <b>246 Front Street, a/k/a 267½ Water Street, MANHATTAN</b>  Variance: Under Z.R. §72-21 – To permit the proposed development of a seven-story residential building with ground floor commercial space in a C6-2A Special Lower Manhattan District and the South Street Seaport Historic District, to vary Sections 23-145, 23-32, 23-533, 23-692, 23-711, and 24-32 of the Resolution.  <b>COMMUNITY BOARD #1M</b></p>
		<p><b>Examiner: Rory Levy (212) 788-8749</b></p>
		<p><b>Status: Continued Hearing – 8/23/05</b></p>
17.	404-04-BZ	<p>Sheldon Lobel, P.C.,  <b>1348 East 24<sup>th</sup> Street, BROOKLYN</b>  Special Permit: Under Z.R. §73-622, enlargement of a single family residence to vary ZR §23-141 for open space and floor area, ZR §23-461 for side yards and ZR §23-47 for rear yard, located in an R2 zoning district.  <b>COMMUNITY BOARD #15BK</b></p>
		<p><b>Examiner: Henry Segovia (212) 788-8757</b></p>
		<p><b>Status: Granted – 7/12/05</b></p>

***BZ – CONTINUED HEARINGS***

<b>18.</b>	<b>15-05-BZ</b>	Friedman & Gotbaum, LLP by Irving J. Gotbaum <b>209 West 20<sup>th</sup> Street, MANHATTAN</b> Variance: under Z.R. §72-21 – To permit the proposed construction of a seven-story 64.5' residential building, located in an R8B zoning district, which exceeds the permitted height of 60', which is contrary to Z.R. §23-692. <b>COMMUNITY BOARD #5M</b> <b>Examiner: Jed Weiss (212) 788-8781</b> <b>Status: Closed, Decision – 8/9/05</b>
<b>19.</b>	<b>43-05-BZ</b>	Harold Weinberg, P.E. <b>1826 East 28<sup>th</sup> Street, BROOKLYN</b> Special Permit: Under Z.R. §73-622 – To permit an enlargement to the rear of a single family home to vary Sections Z.R. §23-141 floor area and open space, Z.R. §23-461 side yards and Z.R. §23-47 for rear yard. The premise is located in an R3-2 zoning district. <b>COMMUNITY BOARD #15BK</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Continued Hearing – 8/9/05</b>

**BZ – NEW CASES**

20.	332-04-BZ	<p>Eric Palatnik, P.C.  <b>1410/14 East 24<sup>th</sup> Street, BROOKLYN</b>  Special Permit: Under Z.R. §73-622 – To permit the proposed to combine two lots and enlarge one residence which is contrary to Z.R. §23-141(a) floor area, Z.R. §23-131(a) open space and Z.R. §23-47 rear yard, located in an R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b></p>
		<p><b>Examiner: Henry Segovia (212) 788-8757</b></p>
		<p><b>Status: Continued Hearing – 8/9/05</b></p>
21.	382-04-BZ	<p>Eric Palatnik, P.C.  <b>2026 Avenue “T”, BROOKLYN</b>  Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing single family dwelling, located in an R4 zoning district, which does not comply with the zoning requirements for floor area, lot coverage, open space and side yards, is contrary to Z.R. §23-141(b) and §23-461(a).  <b>COMMUNITY BOARD #15BK</b></p>
		<p><b>Examiner: Henry Segovia (212) 788-8757</b></p>
		<p><b>Status: Continued Hearing – 8/9/05</b></p>
22.	388-04-BZ	<p>H. Irving Sigman  <b>133-16 Springfield Boulevard, QUEENS</b>  Variance: Under Z.R. §72-21 – To permit the proposed construction of a one story and cellar commercial building, comprising of four stores, and accessory parking, Use Group 6, located in an R2 and C8-1 zoning district, is contrary to Z.R. §22-00.  <b>COMMUNITY BOARD #12Q</b></p>
		<p><b>Examiner: Roy Starrin (212) 788-8797</b></p>
		<p><b>Status: Continued Hearing – 8/23/05</b></p>
23.	392-04-BZ	<p>Harold Weinberg, P.E.  <b>966 East 23<sup>rd</sup> Street, BROOKLYN</b>  Special Permit: Under Z.R. §73-622 – To permit a proposed rear enlargement to a single family residence which is contrary to Z.R. §23-141(a) for floor area and open space, Z.R. §23-461 for side yards and Z.R. §23-47 for rear yard. Then premises is located in an R2 zoning district.  <b>COMMUNITY BROAD #14BK</b></p>
		<p><b>Examiner: Henry Segovia (212) 788-8757</b></p>
		<p><b>Status: Closed, Decision – 7/26/05</b></p>

***BZ – NEW CASES***

24.	29-05-BZ	<p>Stephen J. Rizzo, Esq. (CR&amp;A)  <b>350 West Broadway, MANHATTAN</b>  Variance: Under Z.R. §72-21 – To permit the construction of a thirteen story residential building with retail uses located on the cellar and ground floor levels, located in an M1-5A zoning district, is contrary to Z.R. §42-14, §42-00 and §42-10.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 8/23/05</b></p>
25.	67-05-BZ	<p>Sheldon Lobel, P.C.  <b>1710 Broadway, MANHATTAN</b>  Special Permit: Under Z.R. §73-36 – To permit the proposed physical culture establishment, within the cellar level, with entry on the ground level, of an existing six-story building, located in a C6-6/C6-7 zoning district, which requires a special permit.  <b>COMMUNITY BOARD #5M</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 8/9/05</b></p>
26.	79-05-BZ	<p>Herrick, Feinstein LLP  <b>101/21 Central Park North, MANHATTAN</b>  Variance: Under §72-21 – To permit the proposed 20-story mixed use building, with below grade parking spaces, located in R8/C1-4 and R7-2 zoning districts, which does not comply with the zoning requirements for floor area, height and setback, is contrary to Z.R. §23-011, §23-145, §35-22, §35-31, §23-633 and §35-24.  <b>COMMUNITY BOARD #10M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 9/20/05</b></p>
27.	101-05-BZ	<p>Irving J. Gotbaum, Esq. / Friedman &amp; Gotbaum LLP  <b>377 Greenwich Street, MANHATTAN</b>  Variance: Under Z.R. §72-21 – To permit the proposed development of a seven-story, plus penthouse, transient hotel, located in a C6-2A/TMU(A-1) zoning district, which does not comply with the zoning requirements for floor area ratio, maximum base height and setback requirements, is contrary to Z.R. §111-104 and §35-24.  <b>COMMUNITY BOARD #1M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 8/16/05</b></p>