

SOC – DECISIONS

1.	364-87-BZ	Sheldon Lobel, P.C. 1710-1720 Flatbush Avenue, BROOKLYN Reopening for Extension of Term/Waiver for an Automotive Repair Shop, located in a C2-2 within an R5 zoning district. COMMUNITY BOARD #18BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/19/05
2.	793-88-BZ	Eric Palatnik, P.C. 164/76 Willis Avenue, THE BRONX Reopening for an Amendment to a previously approved variance to a gasoline services station to construct a new convenience store located in an R6 zoning district. COMMUNITY BOARD #1BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/19/05
3.	12-00-BZ	Eric Palatnik, P.C. 1045 East 24th Street, BROOKLYN Reopening for Extension of Time to complete construction and obtain a C of O permitting the enlargement of a one-family dwelling which was granted on October 17, 2000. COMMUNITY BOARD #14BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 7/19/05

SOC – CONTINUED HEARINGS

4.	110-95-BZ	John W. Russell, Esq. 1845 Cornage Avenue, QUEENS Reopening for Extension of Term of a variance, which permitted, within a C2/R5 zoning district, the operation of a auto repair facility (UG16), with accessory uses, including parking and minor repairs using handtools. COMMUNITY BOARD #14Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 9/13/05

SOC – NEW CASES

5.	130-59-BZ	Joseph P. Morsellino, Esq. 45-17 Little Neck Parkway, QUEENS Reopening for Extension of Term/Waiver of an existing parking area accessory to a funeral home. The premise is located in C1-2 in a R3-2 zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/16/05
6.	364-89-BZ	Carl A. Sulfaro, Esq. 30-75 21st Street, QUEENS Reopening for Extension of Term of a variance for an automotive service station (UG 16). The premise is located in an R-6 zoning district. COMMUNITY BOARD #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/13/05
7.	169-91-BZ	Wachel & Masyr, LLP 404 Lafayette Street, a/k/a 708 Broadway, MANHATTAN Reopening for Extension of Term for the continued operation of a PCE/Waiver and Amendment to legalize additional floor area. The premise is located in a M1-5B zoning district. COMMUNITY BOARD #2M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/9/05
8.	132-97-BZ	Alan R. Gaines, Esq. 227 Mansion Avenue, STATEN ISLAND Reopening for Extension of Term/Amendment/Waiver for an eating and drinking establishment with no entertainment or dancing and occupancy of less than 200 patrons, UG 6 located in a C-3 (SRD) zoning district. COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/13/05

APPEALS – DECISIONS

9.	347-04-BZY & 348-04-BZY	Rothkrug Rothkrug Weinberg & Spector 3056 & 3058 Cross Bronx Expressway, THE BRONX Application to extend time to complete construction for a major development as per Z.R. §11-331. COMMUNITY BOARD #10BX
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/19/05

APPEALS – CONTINUED HEARINGS

10.	325-04-A	Rothkrug Rothkrug Weinberg Spector 91 Wakefield Road, STATEN ISLAND Proposed construction of a one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/19/05

APPEALS – NEW CASES

11.	291-04-A	Eric Palatnik, P.C. 90-19 Metropolitan Avenue, QUEENS Proposed enlargement of an existing eating and drinking establishment, located within the bed of a mapped street, is contrary of Section 35, Article 3 of the General City Law. COMMUNITY BOARD #6Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/13/05
12.	21-05-A	Rampulla Associates Architects 2380 Hylan Boulevard, STATEN ISLAND Proposed addition to an existing banquet hall, which will be located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 8/9/05

BZ – DECISIONS

1.	209-04-BZ & 210-04-A	Joseph P. Morsellino, Esq. 109-09 15th Avenue, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed six story residential building, with 134 dwelling units, Use Group 2, located in an M2-1 zoning district, which is contrary to Z.R. §42-00 and is also located within the bed of mapped street, contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #7Q Examiner: Jed Weiss 212-788-8781 / Toni Matias 212-788-8752 Status: Granted – 7/19/05
2.	363-04-BZ	Herrick Feinstein, LLP 6002 Fort Hamilton Parkway, BROOKLYN 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 development is contrary to district use regulations per Section 42-00. COMMUNITY BOARD #12BK Examiner: Roy Starrin (212) 788-8797 Status: Granted – 7/19/05

BZ – CONTINUED HEARINGS

3.	154-04-BZ	Rothkrug Rothkrug Weinberg & Spector 63 Rapeleye Street, BROOKLYN Variance: Under Z.R. §72-21 to permit the proposed construction of a four family dwelling, Use Group 2, located in M1-1 zoning district. COMMUNITY BOARD #6BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 8/23/05
4.	189-04-BZ	D.E.C. Designs, for City of Faith Church of God, owner. 3445 White Plains Road, THE BRONX Special Permit: Under Z.R. §73-19 – To allow a school (UG 3), in a C8-1 zoning district which is not permitted as per section 32-00 of the Zoning Resolution. COMMUNITY BOARD #12BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 8/23/05
5.	212-04-BZ	Rampulla Associates Architects 2360 Hylan Boulevard, STATEN ISLAND Variance: Under Z.R. §72-21 – To permit the proposed erection and maintenance of a cellar and two (2) story photography and video studio, Use Group 6, located in an R3-2 zoning district, which is contrary to Z.R. §22-10. COMMUNITY BOARD #2SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 8/9/05
6.	257-04-BZ	Patrick W. Jones, Esq. 252/60 Atlantic Avenue (a/k/a - 83/87 Boerum Place, 239/47 Pacific Street), BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed construction of an eight-story mixed-use, retail-residential building, located in R6A, R6, C2-4 and C2-3 zoning districts which does not comply with the zoning requirements for floor area ratio, lot coverage, building height and loading berth. COMMUNITY BOARD #2BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 8/23/05

BZ – CONTINUED HEARINGS

7.	272-04-BZ	Sullivan Chester & Gardner 14-38/40 31st Drive, QUEENS Variance: Under Z.R.§72-21 to permit the proposed five story, twenty-unit multiple dwelling, Use Group 2, located in an R-5 zoning district, which does not comply with the zoning requirements for floor area ratio, open space ratio, density, side and front yards, height and/or setback and parking. COMMUNITY BOARD#1Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 8/23/05
8.	290-04-BZ	Stuart A. Klein, Esq. 341-349 Troy Avenue, BROOKLYN 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). COMMUNITY BOARD#9BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/13/05
9.	402-04-BZ	Steven Sinacori/Stadtmauer Bailkin, LLP 2461 Knapp Street, BROOKLYN Variance: Under Z.R. §72-21, to permit the change of use from an enclosed amusement arcade, Use Group 15, to self-storage facility, Use Group 16, located within C3 and C7 districts and to vary Sections 32-00 (Use Regulations) and 33-122 (Floor Area Ratio). COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/16/05

BZ – NEW CASES

10.	302-04-BZ	Martyn & Don Weston 40 Woodhull Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed construction of a residential building on a vacant lot, located in an M1-1 zoning district, is contrary to Z.R. §42-00. COMMUNITY BOARD #6BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 8/16/05
11.	387-04-BZ	Eric Palatnik, P.C. 908 Clove Road, STATEN ISLAND Variance: Under Z. R. §72-21 – To permit the proposed construction of a one story and cellar building (retail and office), Use Group 6, located in an RS-2(HS) zoning district, is contrary to Z.R. §22-00. COMMUNITY BOARD #1SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Withdrawn – 7/19/05
12.	31-05-BZ	The Law Office of Fredrick A. Becker 1897 East Second Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the enlargement to a single family home to vary sections Z.R. §23-141 floor area, Z.R. §23-461 for side yards and Z.R. §23-631 for perimeter wall height. The premise is located in an R2X (OP) zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/9/05
13.	34-05-BZ	Sheldon Lobel, P.C. 1975 East 24th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing one family dwelling, Use Group 1, located in an R3-2 zoning district, which does not comply with the zoning requirements for floor area, open space ratio, also side and rear yards, is contrary to Z.R. §23-141, §23-461(a) and §23-47. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/9/05

BZ – NEW CASES

<p>14.</p>	<p>39-05-BZ</p>	<p>Eric Palatnik, P.C. 6 Lee Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit the enlargement of the existing Use Group 3 Yeshiva, in an R6 Zoning District and to vary Sections 24-11 (Lot coverage), 24-35(b) (Side yard), and 24-522 (Perimeter wall height, setback, and sky exposure plane) of the Resolution. COMMUNITY BOARD #1BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 8/16/05</p>
<p>15.</p>	<p>64-05-BZ</p>	<p>Paul F. Bonfilio, RA 40 Conyngham Avenue, STATEN ISLAND Variance: Under Z.R. §72-21 – To construction a single family detached residence with less than the required lot area Z.R. §23-32 and less than the required side yard width Z.R. §23-461. The vacant lot/site is located in a R1-2 zoning district. COMMUNITY BOARD #1SI Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 8/9/05</p>
<p>16.</p>	<p>71-05-BZ</p>	<p>Sheldon Lobel, P.C. 1226 East 29th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the enlargement of a single family residence which exceeds the allowable floor area and less than the minimum required open space per Z.R. §23-241, less than the minimum side yard per Z.R. §23-46 and less than the minimum rear yard per Z.R. 23-47. The premises is location in an R-2 zoning district. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 8/9/05</p>