

SOC – DECISIONS

1.	11-01-BZ	Vassalotti Associate Architects, LLP 586/606 Conduit Boulevard, BROOKLYN 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. COMMUNITY BOARD #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/26/05
2.	91-02-BZ	Sheldon Lobel, P.C. 3032-3042 West 22nd Street, BROOKLYN 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. COMMUNITY BOARD #13BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/26/05

SOC – NEW CASES

3.	523-58-BZ	Walter T. Gorman, P.E. 117-30/48 Farmers Boulevard, QUEENS Reopening for Extension of Term/Waiver for a gasoline service station with accessory uses. The premise is located an C1-2/R3-2 and R3-2 zoning district. COMMUNITY BOARD #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/27/05
4.	328-82-BZ	Augusta & Ross 1206 48th Street, BROOKLYN Reopening for Extension of Term/Waiver of a variance to permit a transient hotel (UG 5) which expired on January 18, 2003. The premise is located in an R-6 zoning district. COMMUNITY BOARD #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/9/05
5.	199-97-BZ	Sheldon Lobel, P.C. 130-38 Horace Harding Expressway, QUEENS Reopening for Extension of Time to Complete Construction and Obtain a Certificate of Occupancy, for a variance, granted on May 27, 1998, allowing an enclosed florist shop in an R3-2 zoning district. A previous extension of time to obtain a Certificate of Occupancy was granted on October 1, 2002. COMMUNITY BOARD #7Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 8/16/05
6.	186-00-BZ	Law Office of Fredrick A. Becker 2301 Avenue “L”, BROOKLYN Reopening for an extension of time which expired April 17, 2005. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/9/05

APPEALS – NEW CASES

7.	36-05-A	<p>Zygmunt Staszewski, P.E. 35 Janet Lane, QUEENS Proposed alteration to an existing one family dwelling, located within the bed of a mapped street, also a proposal to upgrade the existing septic system, is contrary to Section 35, Article 3 of the General City Law and Department of Buildings Policy. COMMUNITY BOARD #14Q</p>
		<p>Examiner: Toni Matias (212) 788-8752</p>
		<p>Status: Granted – 7/26/05</p>
8.	49-05-A	<p>Gary Lenhart, R.A. 8 Atlantic Walk, QUEENS Proposed reconstruction and enlargement of an existing one family dwelling, also a proposal to upgrade the private disposal system, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law, and Department of Buildings’ Policy. COMMUNITY BOARD #14Q</p>
		<p>Examiner: Toni Matias (212) 788-8752</p>
		<p>Status: Granted – 7/26/05</p>
9.	50-05-A	<p>Gary Lenhart, R.A. 412 Seabreeze Avenue, QUEENS Proposed reconstruction and enlargement of an existing one family dwelling also a proposal to upgrade the non-complying private disposal system, located within the bed of a mapped street and not fronting on a legally mapped street, is contrary to Section 35 and 36, Article 3 of the General City Law and Department of Buildings’ Policy. COMMUNITY BOARD #14Q</p>
		<p>Examiner: Toni Matias (212) 788-8752</p>
		<p>Status: Granted – 7/26/05</p>
10.	86-05-A	<p>Gary Lenhart, R.A. 103 Oceanside Avenue, QUEENS Proposed enlargement of an existing single family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #14Q</p>
		<p>Examiner: Toni Matias (212) 788-8752</p>
		<p>Status: Granted – 7/26/05</p>

BZ – DECISIONS

1.	267-04-BZ	Cozen O'Connor Attorneys 362/64 Coney Island Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed thirty-two unit multiple dwelling, Use Group 2, located in a C8-2 zoning district, is contrary to Z.R. §32-00. COMMUNITY BOARD #7BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 7/26/05
2.	392-04-BZ	Harold Weinberg, P.E. 966 East 23rd Street, BROOKLYN 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. COMMUNITY BROAD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/26/05

BZ – CONTINUED HEARINGS

3.	156-03-BZ	Law Offices of Howard Goldman, PLLC 135-35 Northern Boulevard, QUEENS Variance: Under Z.R. §72-21 – Proposed construction of a eighteen story mixed use building, Use Groups 2, 4 and 6, containing retail, community facility, 200 dwelling units and 233 parking spaces, located in an R6 within a C2-2 overlay zoning district, is contrary to Z.R. §§35-00 and 36-00. COMMUNITY BOARD #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/27/05
4.	397-03-BZ thru 405-03-BZ	Sheldon Lobel, P.C. 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271 60th Street, BROOKLYN Variance: Under Z.R. §72-21 to permit nine three- story plus attic residential buildings, located in an M1-1 district. Each structure will contain three dwelling units. COMMUNITY BOARD #12BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 9/13/05

BZ – CONTINUED HEARINGS

5.	36-04-BZ & 37-04-BZ	Petraro & Jones, LLP 30 & 32 Carlton Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed construction of two eight family dwellings, on two currently vacant lots, located in an M1-2 zoning district. COMMUNITY BOARD #2BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 10/18/05
6.	245-04-BZ	Mitchell S. Ross, Esq. 102/04 Franklin Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed five-story, nine unit multiple dwelling, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-10. COMMUNITY BOARD #3BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/16/05
7.	352-04-BZ	Eric Palatnik, P.C. 1845 Richmond Avenue, STATEN ISLAND Variance: Under Z.R. §72-21 – To modify the previous approval by the BSA (118-01-BZ) by altering the configuration of the subject building and to permit a change in use from Use Group 6 office use to Use Group 6 retail use, within an R3-1 Zoning District and to vary Section 22-00 of the Resolution. COMMUNITY BOARD #2SI
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 8/16/05

BZ – CONTINUED HEARINGS

8.	394-04-BZ & 30-05-A	<p>Deirdre A. Carson/Greenberg Traurig, LLP 44 Mercer Street, a/k/a 471 Broadway, MANHATTAN Variance: Under Z.R. §72-12 – To permit the proposed construction of a seven-story mixed-use building, containing residential and retail uses, whereas such uses are not permitted as right, located within an M1-5B zoning district, is contrary to Z.R. §42-10 and §42-14(D)(2)(B) and seeking a modification of the Building Code Section 27-366 and MDL Art 3 Section 102 - in that the proposed new building does not provide two independent stairs for means of egress. COMMUNITY BOARD #2M</p> <p>Examiner: Jed Weiss 212-788-8781/Toni Matias 212-788-8752</p> <p>Status: Closed, Decision – 9/13/05</p>
9.	5-05-BZ	<p>Sheldon Lobel, P.C. 59-25 Fresh Meadow Lane, QUEENS Special Permit: Under Z.R. §73-53 – To permit the enlargement of an existing non-conforming manufacturing building located within a district designated for residential use (R3-2). The application seeks to enlarge the subject contractor’s establishment (Use Group 16) by 2,499.2 square feet. COMMUNITY BOARD #11Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 9/20/05</p>
10.	6-05-BZ	<p>Eric Palatnik, P.C. 3046 Bedford Avenue, BROOKLYN Special Permit: Under Z.R. §73-622 – An enlargement to a single family home to vary sections Z.R. §23-141 for open space and floor area, Z.R. §23-46 for side yards and Z.R. §23-47 for rear yard. The premises is located in an R-2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 8/16/05</p>
11.	12-05-BZ	<p>Eric Palatnik, P.C. 1662 East 28th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – For an enlargement to a single family home to vary sections Z.R. §23-141 for floor area, Z.R. §23-461 for side yards and Z.R. §23-47 for rear yard. The premises is located in an R3-2 zoning district. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 8/9/05</p>

BZ – NEW CASES

12.	321-04-BZ	<p>Moshe M. Friedman, P.E. 842 Lefferts Avenue, BROOKLYN Special Permit: Under Z.R. §73-19 – To allow the conversion of an existing commercial building (Use Group 6) to School (Use Group 3) which is contrary to §32-00, located in a C8-2 zoning district. COMMUNITY BOARD #9BK Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 8/16/05</p>
13.	326-04-BZ	<p>The Law Office of Fredrick A. Becker 6208/16 Strickland Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To request a bulk variance to allow the construction of a new synagogue in place of an existing synagogue. The application seeks waivers regarding Floor Area Ratio (§§24-111 and 24-141), perimeter wall height (§24-521), sky exposure plane (§24-521) and parking (§§25-18 and 25-31), located in a R2 zoning district. COMMUNITY BOARD #18BK Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 9/13/05</p>
14.	353-04-BZ	<p>Rothkrug Rothkrug Weinberg & Spector 18-15 Francis Lewis Boulevard, QUEENS Special Permit: Under Z.R. §§11-411 and 11-412 – To permit the reestablishment of an expired approval, previously granted under Cal. No. 612-59-BZ for a professional office building in an R3-2 zoning district, the legalization of minor changes in the interior layout of the building, and the proposed installation of a circular staircase within the existing structure, is contrary to Z.R. §22-10. COMMUNITY BOARD #7Q Examiner: Jed Weiss (212) 788-8781 Status: Closed, Decision – 8/23/05</p>
15.	399-04-BZ	<p>Greenberg Traurig, LLP 425/27 Broome Street, MANHATTAN Variance: Under Z.R. §§72-21 and Special Permit: Under Z.R. §§73-36 – Proposed use of the subcellar for accessory parking, first floor and cellar for retail, and the construction of partial sixth and seventh stories for residential use, also a special permit to allow a physical culture establishment on the cellar level, of the subject premises, located in an M1-5B zoning district, is contrary to Z.R. §42-14(D), §13-12(a) and §73-36. COMMUNITY BOARD #2M <i>Levy/Matias</i> Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752 Status: Continued Hearing – 9/13/05</p>

BZ – NEW CASES

16.	13-05-BZ	Stuart Klein 614-626 Sheepshead Bay Road, BROOKLYN Special Permit: Under Z.R. §73-03 and §73-36 – Approval sought for proposed physical cultural establishments to be located on the first and second floor of a three story commercial building. The proposed PCEs use will contain 39,505 gross square feet. The site is located in a C8-2 (OP) Special District. COMMUNITY BOARD #6BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 8/16/05
17.	44-05-BZ	Rothkrug Rothkrug Weinberg & Spector 49-01 Beach Channel Drive, QUEENS Special Permit: Under Z.R. §73-243 – To permit an Accessory Drive Through Facility, contrary to §32-15, accessory to a proposed as-of-right Eating and Drinking Establishment (Use Group 6) located in a C1-2/R5 zoning district. COMMUNITY BOARD #14Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 9/13/05
18.	69-05-BZ	Moshe M. Friedman, P.E. 1557 East 27th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the enlargement to a single family home to vary sections Z.R. §23-14(b) for FAR, lot coverage, open space and Z.R. §23-47 for rear yard. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/16/05