

## ***SOC – DECISIONS***

<b>1.</b>	<b>722-68-BZ</b>	Sheldon Lobel, P.C. <b>388-392 Kings Highway, BROOKLYN</b> Reopening for an amendment to legalize a change of use from wholesale storage and packaging establishment, with an accessory office and loading area (Use Group 16) to automotive repair and sales and warehouse (Use Group 16), located in an R-6 zoning district. <b>COMMUNITY BOARD #11BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 3/15/05</b>
<b>2.</b>	<b>208-78-BZ</b>	Rothkrug Rothkrug Weinberg & Spector, LLP <b>2145 Richmond Avenue, STATEN ISLAND</b> Reopening: Request for a waiver of the Rules of Practice and Procedure and for an extension of term of variance to permit a funeral establishment (Use Group 7), located in an R3-2 zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 3/15/05</b>
<b>3.</b>	<b>295-99-BZ</b>	Rampulla Associates, A.I.A. <b>370 Stanhope Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #4BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 3/15/05</b>

***SOC – CONTINUED HEARINGS***

4.	198-66-BZ	Eric Palatnik, P.C. <b>300 East 74<sup>th</sup> Street, MANHATTAN</b> Reopening: Amendment - To modify size and design of public plaza, located in a C1-9/R8B zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 4/19/05</b>
5.	133-99-BZ	Harold Weinberg, P.E., P.C. <b>1523 Oriental Boulevard, BROOKLYN</b> Reopening: Extension of time to complete construction and obtain a certificate of occupancy to permit a one story family residence and for an amendment to the resolution to modify the interior arrangement and also raise the height of the building, located in R3-1 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 3/15/05</b>
6.	286-99-BZ	Rampulla Associates, A.I.A <b>4142 Hylan Boulevard, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 4/12/05</b>

***SOC – NEW CASES***

7.	1237-66-BZ	Eric Palatnik, P.C. <b>1 East 233<sup>rd</sup> Street, THE BRONX</b> Reopening: Extension of Term to obtain a Certificate of Occupancy for a gasoline service station, with accessory uses, located in a C2-2 zoning district. <b>COMMUNITY BOARD #12BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 4/19/05</b>

## ***APPEALS – DECISIONS***

<b>8.</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: Reopened, Continued Hearing – 7/12/05</b>
<b>9.</b>	<b>384-04-A</b>	Gary Lenhart, R.A. <b>37 Jamaica Walk, QUEENS</b> Proposed reconstruction and enlargement of an existing single family residence, not fronting on a legally mapped street, also the proposed upgrading of the private disposal system in the bed of the service road, is contrary to Section 36, Article 3 of the General City Law and Department of Buildings Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 3/15/05</b>

## ***APPEALS – CONTINUED HEARINGS***

<b>10.</b>	<b>312-04-A</b>	Eric Palatnik, P.C. <b>14 Letty Court, STATEN ISLAND</b> Proposed building not fronting on a legally mapped street , is contrary to Section 36, Article 3 of the General Ciy Law . <b>COMMUNITY BOARD #1S.I.</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 4/12/05</b>

**APPEALS – NEW CASES**

11.	241-04-A	<p>Rampulla Associates Architects  <b>6515 Amboy Road, STATEN ISLAND</b>  Proposed 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 #3SI</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Continued Hearing – 4/12/05</b></p>
12.	385-04-A	<p>Gary Lenhart, R.A.  <b>2 Deauville Walk, QUEENS</b>  Proposed reconstruction and enlargement of an existing single family dwelling, also the proposed upgrading of an existing 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.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Closed, Decision – 4/5/05</b></p>
13.	2-05-A	<p>Joseph A. Sherry  <b>37 Marion Walk, QUEENS</b>  Proposed enlargement of an existing one family dwelling, not fronting on a legally mapped street, and has a private disposal system which is being upgraded in the bed of a private service road, is contrary to Section 36, Article 3 of the General City Law, and Department of Buildings Policy.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Closed, Decision – 3/29/05</b></p>
14.	3-05-A	<p>Joseph A. Sherry  <b>10 Doris Lane, QUEENS</b>  Proposed enlargement of an existing one family dwelling, not fronting on a legally mapped street, and has a private disposal system which is being upgraded in the bed of a private service road, is contrary to Section 36, Article 3 of the General City Law, and Department of Buildings Policy.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Closed, Decision – 3/29/05</b></p>

***APPEALS – NEW CASES***

<b>15.</b>	<b>17-05-A</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. <b>COMMUNITY BOARD #8BX</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Closed, Decision – 5/10/05</b>
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***BZ – DECISIONS***

1.	<b>361-02-BZ</b>	<p>Marianne Russo  <b>214 25<sup>th</sup> Street, BROOKLYN</b>  Variance: Under §72-21 - To permit the proposed renovation and conversion of an existing factory building, to create a 15 unit loft type apartments, with five parking spaces, and the addition of floor area to the center of the front structure, located in an M1-1D zoning district, which does not meet the zoning requirements for use; and is contrary to zoning resolution §42-00.  <b>COMMUNITY BOARD #7BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Defer Decision – 4/12/05</b></p>
2.	<b>349-03-BZ &amp; 350-03-BZ</b>	<p>The Agusta Group  <b>85-14 63<sup>rd</sup> Drive, QUEENS</b>  Variance: Under Z.R. §72-01 – To permit the legalization of the conversion in each of the two family dwellings, into a three family dwelling, is contrary to Z.R. §22-12, which only permits two family dwelling in R3-1 zoning district.  <b>COMMUNITY BOARD #6Q</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Withdrawn – 3/15/05</b></p>
3.	<b>126-04-BZ</b>	<p>Eric Palatnik, Esq.  <b>66 87<sup>th</sup> Street, BROOKLYN</b>  Special Permit: Under Z.R. §73-622 - To permit the proposed enlargement of a single family residence, Use Group 1, located in an R3-1(BR) zoning district, which does not comply with the zoning requirements for open space, floor area, and side yards, is contrary to Z.R. §23-141 and §23-461(a).  <b>COMMUNITY BOARD #10BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 3/15/05</b></p>
4.	<b>134-04-BZ</b>	<p>Fischbein Badillo Wagner Harding  <b>184 Kent Avenue, BROOKLYN</b>  Variance: Under Z.R. §72-21 - To permit the proposed construction of a public esplanade between the building and bulkhead line; also the proposed construction of an additional forty-seven residential units, located in an M3-1 district, is contrary to a previous variance granted under Cal. #191-00-BZ.  <b>COMMUNITY BOARD #1BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Defer Decision – 5/24/05</b></p>

***BZ – DECISIONS***

5.	207-04-BZ	The Law Office of Fredrick A. Becker <b>2721 Avenue “N”, BROOKLYN</b> 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. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 3/15/05</b>
6.	208-04-BZ	The Law Office of Fredrick A. Becker <b>2822 Avenue “L”, BROOKLYN</b> 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. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 3/15/05</b>
7.	220-04-BZ	Eric Palatnik, P.C., <b>500 Driggs Avenue, aka 482/504 Driggs Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 3/15/05</b>

***BZ – CONTINUED HEARINGS***

8.	357-03-BZ	Agusta & Ross <b>33 Berry Street, aka 144 North 12<sup>th</sup> Street, BROOKLYN</b> Variance: Under Z.R. §72-21 to permit the proposed four-story and penthouse multiple dwelling, located in an M1-2 district. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 6/7/05</b>
9.	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 – 4/12/05</b>
10.	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 – 4/19/05</b>

**BZ – NEW CASES**

11.	212-04-BZ	<p>Rampulla Associates Architects  <b>2360 Hylan Boulevard, STATEN ISLAND</b>  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.  <b>COMMUNITY BOARD #2SI</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Continued Hearing – 5/24/05</b></p>
12.	247-04-BZ	<p>Sheldon Lobel, P.C.  <b>22-20 Merrick Boulevard, QUEENS</b>  Variance: Under Z.R. §72-21, to permit the proposed enlargement of a two-story storage facility (Use Group 16) in a C8-1 zoning district, which creates non-compliance by exceeding the permitted floor area authorized by Section 33-122 of the Zoning Resolution and creates a second floor within a rear yard equivalent, increasing the degree of non-compliance contrary to Sections 54-31 and 33-283 of the Zoning Resolution.  <b>COMMUNITY BOARD #12Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 4/19/05</b></p>
13.	297-04-BZ	<p>Sheldon Lobel, P.C.  <b>1174 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, Use Group 1, located in an R-2 zoning district, which does not comply with the zoning requirement for floor area ratio, is contrary to Z.R §23-141.  <b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 4/19/05</b></p>
14.	315-04-BZ thru 318-04-BZ	<p>Steve Sinacori/Stadtmauer Bailkin  <b>1732, 1734, 1736 &amp; 1738 81st 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: Continued Hearing – 5/10/05</b></p>