

SOC – DECISIONS

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| 1. | 300-73-BZ | <p>Rothkrug Rothkrug Weinberg & Spector, LLP 101-08 97th Avenue, QUEENS 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. COMMUNITY BOARD #9Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 3/29/05</p> |
| 2. | 121-93-BZ | <p>Kenneth H. Koons, A.I.A. 202 West 236th Street, THE BRONX Reopening for an extension of term of variance for an eating and drinking establishment, without restrictions on entertainment and dancing, Use Group 12, located in a C2-3 within an R6 zoning district. COMMUNITY BOARD #8BX</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 3/29/05</p> |
| 3. | 183-97-BZ | <p>Kramer Levin Naftalis & Frankel, LLP 250 East 60th Street, MANHATTAN Reopen and extend the time and waiver of the Rules and Procedures, in which to complete construction and obtain a new certificate of occupancy pursuant to the resolution adopted by the board on September 15, 1998. COMMUNITY BOARD #8M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 3/29/05</p> |
| 4. | 158-02-BZ | <p>Eric Palatnik, P.C. 444 Beach 6th Street, QUEENS Reopening for an amendment to extend the time to obtain a certificated of occupancy which expired October 8, 2004. COMMUNITY BOARD #14Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 3/29/05</p> |
| 5. | 69-03-BZ | <p>Shelly Friedman, Esq. 32-40 Bond Street, MANHATTAN Reopening for an amendment to the resolution to modify the variance for a use conversion from manufacturing to residential that was originally granted on April 27, 2004. COMMUNITY BOARD #2M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 3/29/05</p> |

| <i>SOC – CONTINUED HEARINGS</i> | | |
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| 6. | 100-71-BZ | Rothkrug Rothkrug Weinberg & Spector 61-03 Northern Boulevard, QUEENS 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. COMMUNITY BOARD #1Q |
| | | Examiner: Henry Segovia (212) 788-8757 |
| | | Status: Continued Hearing – 5/10/05 |

| <i>SOC – NEW CASES</i> | | |
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| 7. | 200-24-BZ | Stephen Ely 3030 Jerome Avenue, a/k/a 3103 Villa Avenue, THE BRONX Reopening for an extension of time to obtain a Certificate of Occupancy, located in an R8 and C8-2 zoning district. COMMUNITY BOARD #7BX |
| | | Examiner: Henry Segovia (212) 788-8757 |
| | | Status: Closed, Decision – 4/12/05 |
| 8. | 189-96-BZ | John C. Chen 85-12 Roosevelt Avenue, QUEENS Reopening for an Extension of Term-Waiver-for an eating and drinking establishment with dancing, located in an C2-3 overlay within an R6 zoning district. COMMUNITY BOARD #4Q |
| | | Examiner: Henry Segovia (212) 788-8757 |
| | | Status: Continued Hearing – 5/10/05 |
| 9. | 28-02-BZ | Sheldon Lobel, P.C. 80 Madison Avenue, MANHATTAN Reopening for an Extension of Term and Amendment for the use of a Physical Cultural Establishment which was granted by BSA pursuant to Section 73-36 of the Zoning Resolution on February 4, 2003 for a term of two years. The application requests a change in the hours of operation contrary to the conditions set in the prior Resolution, located in a C5-2 zoning district. COMMUNITY BOARD #5M |
| | | Examiner: Carlo Costanza (212) 788-8739 |
| | | Status: Closed, Decision – 4/19/05 |

| <i>SOC – NEW CASES</i> | | |
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| 10. | 377-03-BZ | <p>Fischbein Badillo Wagner Harding, LLP 25 Bond Street, MANHATTAN Reopening for an amendment to the resolution granted on June 8, 2004 to rearrange approve floor area and units. COMMUNITY BOARD #2M</p> |
| | | Examiner: Henry Segovia (212) 788-8757 |
| | | Status: Continued Hearing – 5/10/05 |

| <i>APPEALS – DECISIONS</i> | | |
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| 11. | 271-04-A | <p>Michele A. Luzio, Esq. One Pier 63, at 23rd Street, MANHATTAN An appeal challenging the Department of Buildings jurisdiction to issue summons to subject property, on the grounds that NYC Department of Business Services has exclusive jurisdiction over The “Barge”. COMMUNITY BOARD #4M</p> |
| | | Examiner: Toni Matias (212) 788-8752 |
| | | Status: Denied – 3/29/05 |
| 12. | 2-05-A | <p>Joseph A. Sherry 37 Marion Walk, QUEENS 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. COMMUNITY BOARD #14Q</p> |
| | | Examiner: Toni Matias (212) 788-8752 |
| | | Status: Granted – 3/29/05 |
| 13. | 3-05-A | <p>Joseph A. Sherry 10 Doris Lane, QUEENS 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. COMMUNITY BOARD #14Q</p> |
| | | Examiner: Toni Matias (212) 788-8752 |
| | | Status: Granted – 3/29/05 |

APPEALS – CONTINUED HEARINGS

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| 14. | 45-04-A thru 49-04-A | Willy C. Yuin, R.A. 4, 8, 12, 16, 20 Tompkins Place, STATEN ISLAND Proposed one family dwellings, not fronting on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law. COMMUNITY BOARD #1SI |
| | | Examiner: Toni Matias (212) 788-8752 |
| | | Status: Granted – 3/29/05 |

APPEALS – NEW CASES

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| 15. | 329-04-A | Jeffrey Geary 10-03 Channel Road (a/k/a 100th Place), QUEENS Proposed construction of a two story single family residence, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #14Q |
| | | Examiner: Toni Matias (212) 788-8752 |
| | | Status: Closed, Decision – 4/5/05 |
| 16. | 397-04-A | Petraro & Jones, LLP 151 West 76th Street, MANHATTAN An appeal to request the Board to determine that the apartment house at subject premises, is not a “single room occupancy multiple dwelling” and (2) nullify the Department of Buildings’ plan review “objection” that resulted in this appeal application. COMMUNITY BOARD #7M |
| | | Examiner: Toni Matias (212) 788-8752 |
| | | Status: Continued Hearing – 5/10/05 |

BZ – DECISIONS

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| 1. | 369-03-BZ | <p>Sheldon Lobel, Esq. 99-01/23 Queens Boulevard, QUEENS 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. COMMUNITY BOARD #6Q Examiner: Toni Matias (212) 788-8752 Status: Defer Decision – 4/19/05</p> |
| 2. | 72-04-BZ | <p>Sheldon Lobel, P.C. 141-54 Northern Boulevard, QUEENS Special Permit: Under Z.R. §11-411 – To request an extension of term of the previously granted variance, which permitted the erection and maintenance of a gasoline service station with accessory uses, and Section 11-412 to authorize the alteration of the signage and the accessory use of a convenience store located in an a R6/C1-2 and R6 zoning district. COMMUNITY BOARD #7Q Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 3/29/05</p> |
| 3. | 150-04-BZ | <p>The Agusta Group 129 Elizabeth Street, MANHATTAN Variance: Under Z.R. §72-21 – To permit the proposed five-story plus cellar mixed-use building, on an undersized lot, located in a C6-2G zoning district, which does not comply with the zoning requirements for floor area, lot coverage, and minimum lot size, and is contrary to Z.R. §§109-121, 109-122, and 23-32. COMMUNITY BOARD #2M Examiner: Rory Levy (212) 788-8749 Status: Granted – 3/29/05</p> |
| 4. | 233-04-BZ | <p>Kevin McGrath, Esq. 136-20 38th Avenue, QUEENS Variance: under Z.R. §72-21 – To permit the proposed development of a twelve story building, which will contain a mix of retail uses, office space, community facility space and two levels of underground parking, located in a C4-3 zoning district, which does not comply with the zoning requirements for floor area ratio, accessory off-street parking, off-street loading berths and building height, is contrary to Z.R. §32-423, §33-122, §35-31, §36-20, §36-62, §61-00 and §61-40. COMMUNITY BOARD #7Q Examiner: Roy Starrin (212) 788-8797 Status: Granted – 3/29/05</p> |

| <i>BZ – DECISIONS</i> | | |
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| 5. | 270-04-BZ | Sheldon Lobel, P.C. 1239 East 22nd Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the enlargement of a single family residence. Varying the requirements for floor area and open space pursuant to §23-14, side yard pursuant to §23-461 and rear yard is less than required pursuant to §23-47. Located in an R-2 zoning district. COMMUNITY BOARD #14BK |
| | | Examiner: Henry Segovia (212) 788-8757 |
| | | Status: Granted – 3/29/05 |
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| <i>BZ – CONTINUED HEARINGS</i> | | |
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| 6. | 291-03-BZ | Stuart A. Klein, Esq. 1380 62nd Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed five-story plus penthouse residential building with 26 dwelling units, Use Group 2, and 15 below-grade parking spaces located on a site in an M1-1 and R5 zoning district. COMMUNITY BOARD #10BK |
| | | Examiner: Rory Levy (212) 788-8749 |
| | | Status: Closed, Decision – 4/19/05 |
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| 7. | 138-04-BZ | Sheldon Lobel, P.C. 6101-6123 16th Avenue, BROOKLYN Special Permit: Under Z.R. §73-19 – To request a special permit for a school, Use Group 3, within an M1-1 Zoning District to vary Z.R. §42-00 so as to permit the school on the Premises. COMMUNITY BOARD #11BK |
| | | Examiner: Carlo Costanza (212) 788-8739 |
| | | Status: Continued Hearing – 5/10/05 |
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| 8. | 187-04-BZ | Eric Palatnik, P.C. 182 Malcolm X Boulevard, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed construction of a four story building, with eight dwelling units, Use Group 2, located in an R-5 zoning district. The proposal does not comply with the zoning requirements for lot coverage, floor area, front yards, parking, height, and perimeter wall and the number of dwelling units. COMMUNITY BOARD #3BK |
| | | Examiner: Roy Starrin (212) 788-8797 |
| | | Status: Continued Hearing – 5/10/05 |
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BZ – CONTINUED HEARINGS

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| 9. | 230-04-BZ | Sheldon Lobel, P.C. 260 Moore Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the legalization of the residential conversion of a building located in an M1-2 zoning district. COMMUNITY BOARD #1BK |
| | | Examiner: Rory Levy (212) 788-8749 |
| | | Status: Closed, Decision – 5/10/05 |
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| 10. | 258-04-BZ | Eric Palatnik, Esq. 1837 and 1839 East 24th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of a single family residence, which does not comply with the zoning requirements for floor area ratio, open space, lot coverage and rear yard, is contrary to Z.R. §23-141(b) and §23-47. Located in a R3-2 zoning district. COMMUNITY BOARD #10BK |
| | | Examiner: Henry Segovia (212) 788-8757 |
| | | Status: Granted – 3/29/05 |
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| 11. | 319-04-BZ | Steven Sinacori, Esq. 35 McDonald Avenue, a/k/a 25/47 McDonald Avenue, BROOKLYN Variance: Under Z.R. §72-21 – In an R5 (Infill) district, approval sought to erect a four-story, 41'8" high, residential building on a currently unimproved lot consisting of 25,413 SF. There are proposed 39 dwelling units with 28 parking spaces in the cellar. The proposed building is non-compliant to wall height and total height requirements. COMMUNITY BOARD #7BK |
| | | Examiner: Roy Starrin (212) 788-8797 |
| | | Status: Continued Hearing – 4/19/05 |
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BZ – NEW CASES

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| 12. | 174-04-BZ | <p>Law Offices of Howard Goldman, PLLC 124 West 24th Street, MANHATTAN Variance: Under Z.R. §72-21 – Proposed conversion of floors two through six, to residential use, Use Group 2, in an existing six-story commercial building, located in an M1-6 zoning district, is contrary to Z.R. §42-00. COMMUNITY BOARD #4M</p> |
| | | <p>Examiner: Roy Starrin (212) 788-8797</p> |
| | | <p>Status: Continued Hearing – 5/17/05</p> |
| 13. | 201-04-BZ | <p>Eric Palatnik, P.C. 5 West 16th Street, MANHATTAN Special Permit: Under Z.R. §73-36 – To permit the legalization of an existing physical culture establishment, located in the basement level of a four story commercial structure, situated in a C6-2M zoning district, which requires a special permit. COMMUNITY BOARD #5M</p> |
| | | <p>Examiner: Toni Matias (212) 788-8752</p> |
| | | <p>Status: Closed, Decision – 4/19/05</p> |
| 14. | 209-04-BZ & 210-04-A | <p>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</p> |
| | | <p>Examiner: Toni Matias (212) 788-8752/Jed Weiss (212) 788-8781</p> |
| | | <p>Status: Continued Hearing – 5/17/05</p> |