

***SOC – DECISIONS***

<b>1.</b>	<b>314-28-BZ</b>	Eric Palatnik, P.C. <b>902/14 Westchester Avenue and 911/15 Rogers Place, THE BRONX</b> Reopening for an amendment to the prior resolution to permit the removal of the existing kiosk and to erect a new building on the property to be used as a convenience store. <b>COMMUNITY BOARD #2BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/10/05</b>
<b>2.</b>	<b>752-64-BZ</b>	Petraro & Jones <b>49 East 77<sup>th</sup> Street, MANHATTAN</b> Reopening for an extension of term of a variance for attended transient parking, limited to a maximum of twenty-three (23) vehicles, in a multiple dwelling presently located in C5-1 (MP) zoning district. The original grant of the variance by the Board of Standards and Appeals was made pursuant to Section 60(3) of the Multiple Dwelling Law. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 5/10/05</b>
<b>3.</b>	<b>490-69-BZ</b>	Sheldon Lobel, P.C. <b>1408/18 Second Avenue, 303/09 East 73<sup>rd</sup> Street, 300/04 East 74<sup>th</sup> Street, MANHATTAN</b> Reopening for an extension of term of a variance for attended transient parking in a multiple dwelling presently located in ac C1-9 and R8-B zoning district. The original grant of the variance by the Board of Standards and Appeals was made pursuant to Section 60(3) of the multiple Dwelling Law. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 5/10/05</b>

**SOC – CONTINUED HEARINGS**

4.	721-67-BZ	Sheldon Lobel, P.C. <b>7310-7322 New Utrecht Avenue, BROOKLYN</b> Reopening for an amendment to the resolution to permit the addition of a canopy and the conversion of the existing accessory service bays to an accessory convenience store, located in a R5/C2-2 zoning district. <b>COMMUNITY BOARD #11BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/10/05</b>
5.	100-71-BZ	Rothkrug Rothkrug Weinberg & Spector <b>61-03 Northern Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/24/05</b>
6.	189-96-BZ	John C. Chen <b>85-12 Roosevelt Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 6/7/05</b>
7.	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 – 6/7/05</b>

**SOC – CONTINUED HEARINGS**

8.	377-03-BZ	<p>Cozin O’Connor Attorneys  <b>25 Bond Street, MANHATTAN</b>                      Reopening for an amendment to the resolution granted on June 8, 2004 to rearrange approve floor area and units, located in a M1-5B zoning district.  <b>COMMUNITY BOARD #2M</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 5/10/05</b></p>
9.	194-04-BZ thru 199-04-BZ	<p>APPLICANT: NYC Board of Standards and Appeals                      Agusta &amp; Ross  <b>9029 Krier Place, aka 900 E. 92<sup>nd</sup> Street, BROOKLYN</b>                      Under Z.R. §72-21 to permit two-family dwelling in an M1-1 zoning district. (<i>Cont. Dismissal</i>)  <b>COMMUNITY BOARD#18BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Withdrawn – 5/10/05</b></p>
10.	239-04-BZ	<p>APPLICANT: NYC Board of Standards and Appeals                      Agusta &amp; Ross  <b>225 Starr Street, BROOKLYN</b>                      Under Z.R. §72-21 to permit residential use within an existing loft building in an M1-1 zoning district. (<i>Cont. Dismissal</i>)  <b>COMMUNITY BOARD#4BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Withdrawn – 5/10/05</b></p>

***SOC – NEW CASES***

<b>11.</b>	<b>62-83-BZ</b>	<p>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 – 7/12/05</b></p>
<b>12.</b>	<b>110-95-BZ</b>	<p>John W. Russell, Esq.  <b>1845 Cornage Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Continued Hearing – 6/7/05</b></p>
<b>13.</b>	<b>126-99-BZ</b>	<p>Sheldon Lobel, P.C.  <b>220-16 Jamaica Avenue, QUEENS</b>                      Reopening for Extension of Time to complete construction of a hotel which was granted on March 28, 2000 under section 72-21 of the zoning resolution for the subject site to be used as a transient hotel located in C1-2 zoning district.  <b>COMMUNITY BOARD #13Q</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Closed, Decision – 5/24/05</b></p>
<b>14.</b>	<b>215-00-BZ</b>	<p>McDermott Will &amp; Emery, LLP  <b>271-11 76<sup>th</sup> Avenue, QUEENS</b>                      Reopening for Extension of Time to complete construction of the Parker Jewish Institute for Health Care and Rehabilitation, authorized by a variance issued by the Board of Standards and Appeals on January 16, 2001, located R3-2 Zoning District.  <b>COMMUNITY BOARD #13Q</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Closed, Decision – 5/24/05</b></p>

**SOC – NEW CASES**

<b>15.</b>	<b>182-02-BZ</b>	<p>Sheldon Lobel, P.C. <b>1705 Richmond Avenue, a/k/a 2990 Victory Boulevard, STATEN ISLAND</b></p> <p>Reopening to request an amendment to redesign a gasoline service station previously approved in 2003. Relocation and reduction of floor area of the convenience store relocate the fuel dispenser islands and canopy, increase the curb cuts from three to five and to modify the landscaping. The premise is located in R3-2/C1-2 and R3-2 zoning district.</p> <p><b>COMMUNITY BOARD #2SI</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 6/7/05</b></p>
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## *APPEALS – DECISIONS*

<b>16.</b>	<b>241-04-A</b>	<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></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 5/10/05</b></p>
<b>17.</b>	<b>349-04-BZY</b>	<p>Rothkrug Rothkrug Weinberg &amp; Spector  <b>1420 Balcom Avenue, THE BRONX</b>  Application to extend time to complete construction for a minor development as per Z.R.§11-331.</p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 5/10/05</b></p>
<b>18.</b>	<b>17-05-A</b>	<p>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></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Continued Hearing – 7/12/05</b></p>
<b>19.</b>	<b>346-04-BZY</b>	<p>Sheldon Lobel, P.C.  <b>3329-3333 Giles Place, THE BRONX</b>  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></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Continued Hearing – 7/12/05</b></p>

***APPEALS – CONTINUED HEARINGS***

<b>20.</b>	<b>301-04-BZY</b>	Rothkrug Rothkrug Weinberg & Spector <b>102 Greaves Avenue, STATEN ISLAND</b> Application to complete construction for a minor development as per Z.R. §11-331. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 6/7/05</b>
<b>21.</b>	<b>397-04-A</b>	Petraro & Jones, LLP <b>151 West 76<sup>th</sup> Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #7M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 6/14/05</b>

***APPEALS – NEW CASES***

<b>22.</b>	<b>211-04-A</b>	Sheldon Lobel, P.C. <b>216-50/56 28<sup>th</sup> Avenue, QUEENS</b> Proposed expansion and renovation of an existing church building, (Grace Presbyterian Church), located within the bed of a mapped street, is contrary to Section 35, Article 3 of General City Law. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 6/7/05</b>

***BZ – DECISIONS***

1.	63-04-BZ	<p>Joseph P. Morsellino, Esq.  <b>108-24 Astoria Boulevard, QUEENS</b>  Variance: Under Z.R. §72-21 – To permit the proposed accessory parking, for an adjacent car rental facility, located in an R6 zoning district.  <b>COMMUNITY BOARD #3Q</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Granted – 5/10/05</b></p>
2.	230-04-BZ	<p>Sheldon Lobel, P.C.  <b>260 Moore Street, BROOKLYN</b>  Variance: Under Z.R. §72-21 – To permit the legalization of the residential conversion of a building located in an M1-2 zoning district.  <b>COMMUNITY BOARD #1BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Withdrawn – 5/10/05</b></p>
3.	286-04-BZ & 287-04-BZ	<p>Rothkrug Rothkrug Weinberg &amp; Spector, LLP  <b>85-78 &amp; 85-82 Santiago Street, QUEENS</b>  Variance: Under Z.R. §72-21 – To permit the proposed one family dwelling, without the required lot width and lot area is contrary to Z.R. §23-32, located in a R1-2 zoning district.  <b>COMMUNITY BOARD #8Q</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Defer Decision – Off Calendar</b></p>
4.	298-04-BZ	<p>Moshe M. Friedman, P.E.,  <b>1746 East 21st Street, BROOKLYN</b>  Variance: Under Z.R. §72-21 – To permit the proposed conversion of a two family residential house to a Yeshiva (Religious School), located in an R3-2 zoning district, which does not comply with the zoning requirements for floor area, floor area ratio, lot coverage, street wall, sky exposure, side and rear yards, is contrary to Z.R. §24-11, §24-521, §24-35(a) and §24-36.  <b>COMMUNITY BOARD #15BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Granted – 5/10/05</b></p>

***BZ – DECISIONS***

5.	322-04-BZ	<p>Eric Palatnik, P.C. <b>1124 East 21<sup>st</sup> Street, a/k/a Kenmore Place, a/k/a 2015-2025 Avenue J, BROOKLYN</b> Variance: Under Z.R. §72-21 – To permit the proposed extension of an existing synagogue and Rabbi’s apartment (Rectory), within an R2 Zoning District and to vary Sections 24-111(a), 23-141(a), 24-35, 24-34, and 25-31 of the Resolution. <b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Granted – 5/10/05</b></p>
6.	339-04-BZ	<p>Eric Palatnik, P.C. <b>157-30 Willets Point Boulevard, QUEENS</b> Special Permit: Under Z.R. §§11-411 and 11-412 – To reinstate the previous BSA variance, under calendar number 205-29-BZ, for automotive service station located in an R3-1 zoning district. The application seeks an amendment to permit the installation of a new steel framed canopy over the existing fuel dispenser islands. <b>COMMUNITY BOARD #7Q</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 5/10/05</b></p>
7.	340-04-BZ	<p>Joseph P. Morsellino, Esq. <b>1579 Forest Avenue, STATEN ISLAND</b> Variance: Under Z.R. §72-21 to request a bulk variance to allow the construction of a new drug store without the required parking in a C4-1 district, contrary to Z.R. §§33-23(B) and 36-21. <b>COMMUNITY BOARD #1SI</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Granted – 5/10/05</b></p>

***BZ – CONTINUED HEARINGS***

8.	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: Closed, Decision – 7/12/05</b>
9.	20-04-BZ	Eric Palatnik, P.C. <b>5723 17<sup>th</sup> Avenue, BROOKLYN</b> Variance: under Z.R. §72-21 to permit the proposed construction of a single family dwelling, Use Group 1, located in an R5 zoning district, which does not comply with the zoning requirements for side yards, floor area ratio, open space ratio and open space, is contrary to Z.R. §23-141(a), §23-45 and §23-461. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 6/7/05</b>
10.	135-04-BZ	Joseph P. Morsellino, Esq. <b>91-22 188<sup>th</sup> Street, QUEENS</b> Variance: Under Z.R. §72-21 – To permit the proposed erection and maintenance of an automobile showroom with offices, Use Group 6, located in an R2 and C2-2(R5) zoning district. <b>COMMUNITY BOARD #12Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 7/12/05</b>
11.	138-04-BZ	Sheldon Lobel, P.C. <b>6101-6123 16<sup>th</sup> Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #11BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 6/14/05</b>

**BZ – CONTINUED HEARINGS**

12.	187-04-BZ	Eric Palatnik, P.C. <b>182 Malcolm X Boulevard, BROOKLYN</b> 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. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 6/7/05</b>
13.	219-04-BZ	Eric Palatnik, P.C. <b>2162/70 University Avenue, THE BRONX</b> Variance: Under Z.R. §72-21 – To permit the legalization of a portion of the required open space of the premises, for use as parking spaces (30 spaces), which are to be accessory to the existing 110 unit multiple dwelling, located in an R7-1 zoning district, is contrary to Z.R. §25-64 and §23-142. <b>COMMUNITY BOARD #5BX</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 8/9/05</b>
14.	267-04-BZ	Cozin O’Connor Attorneys <b>362/64 Coney Island Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 5/24/05</b>
15.	296-04-BZ	Sheldon Lobel, P.C. <b>135 Orchard Street, a/k/a 134 Allen Street, MANHATTAN</b> Variance: Under Z.R. §72-21 – To permit the legalization of the residential uses on floors two through five of an existing five-story mixed use building located in a C6-1 zoning district. <b>COMMUNITY BOARD #3M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 8/9/05</b>

***BZ – CONTINUED HEARINGS***

16.	315-04-BZ thru 318-04-BZ	Steve Sinacori/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>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 7/12/05</b>

***BZ – NEW CASES***

17.	127-04-BZ	Eric Palatnik, P.C. <b>5313/23 Fifth Avenue, BROOKLYN</b> Special Permit: Under Z.R. §73-36 – The legalization of an existing physical culture establishment, located on the fourth floor of a four story building, situated in a C4-3 zoning district. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 6/7/05</b>
18.	175-04-BZ thru 177-04-BZ	Joseph P. Morsellino <b>7-05/09/13 130<sup>th</sup> Street, QUEENS</b> Variance: Under Z.R. §72-21 – Proposed erection and maintenance of a two dwelling, Use Group 2, which does not comply with the zoning requirements for floor area, floor area ratio, lot coverage, open space, perimeter wall height and rear yard, is contrary to Z.R. §23-141, §23-631 and §23-47. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 6/14/05</b>
19.	178-04-BZ thru 181-04-BZ	Joseph P. Morsellino <b>7-04/06/12/14 130<sup>th</sup> Street, QUEENS</b> Variance: Under Z.R. §72-21 – Proposed erection and maintenance of a two family dwelling, Use Group 2, which does not comply with the zoning requirements for floor area, floor area ratio, lot coverage and minimum required open space is contrary to Z.R. §23-141. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 6/14/05</b>

**BZ – NEW CASES**

20.	189-04-BZ	<p>D.E.C. Designs  <b>3445 White Plains Road, THE BRONX</b>  Special Permit: Under Z.R. §73-19 – To allow a school (UG3) in a C8-1 zoning district which is not permitted as per section 32-00 of the Zoning Resolution.  <b>COMMUNITY BOARD #12BX</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Postponed Hearing – 6/14/05</b></p>
21.	276-04-BZ	<p>The Law Office of Fredrick A. Becker  <b>657 Logan Avenue, THE BRONX</b>  Variance: Under Z.R. §72-21 – To permit the proposed addition of a second floor plus attic, to an existing one family dwelling, Use Group 1, located in an R4 zoning district, which does not comply with the zoning requirements for rear and side yards, is contrary to Z.R. §23-461 and §23-47.  <b>COMMUNITY BOARD #10BX</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 5/24/05</b></p>
22.	354-04-BZ	<p>Friedman &amp; Gotbaum  <b>637 Greenwich Street, MANHATTAN</b>  Variance: Under Z.R. §72-21 – To permit the proposed conversion of an existing two-story building, from artist’s studio to a single family residence, located in an M1-5 zoning district, is contrary to Z.R. §42-10.  <b>COMMUNITY BOARD #2M</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Closed, Decision – 6/7/05</b></p>
23.	372-04-BZ	<p>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: Continued Hearing – 6/14/05</b></p>