

## ***SOC – CONTINUED HEARINGS***

<b>1.</b>	<b>234-98-BZ</b>	Walter T. Gorman, P.E. <b>2600-2614 Adam Clayton Powell Jr. Boulevard, MANHATTAN</b> Reopening for an Extension of Time to complete construction and obtain a C of O for gasoline service station and auto laundry, located in an R7-2 zoning district. <b>COMMUNITY BOARD #10M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 6/7/05</b>

## ***SOC – NEW CASES***

<b>2.</b>	<b>1111-62-BZ</b>	Sheldon Lobel, P.C. <b>201 East 56<sup>th</sup> Street, MANHATTAN</b> Reopening: Extension of Term of variance to permit transient parking beyond the ten-year term expiring on March 26, 2003 in the C5-2 portion of the lot. <b>COMMUNITY BOARD #6M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 6/7/05</b>
<b>3.</b>	<b>1129-64-BZ</b>	Sheldon Lobel, P.C. <b>147-36 Brookville Boulevard, QUEENS</b> Reopening: Extension of Term to permit the erection of a one story enlargement to an existing building used for the sale of auto supplies, located in an R3-2 zoning district. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 6/7/05</b>
<b>4.</b>	<b>138-68-BZ</b>	Francis R. Angelino, Esq. <b>10-25 150<sup>th</sup> Street, QUEENS</b> Reopening: Extension of Time/Waiver to obtain a Certificate of Occupancy for a funeral home, located in an R-2 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/24/05</b>
<b>5.</b>	<b>739-76-BZ</b>	Joseph p. Morsellino, Esq. <b>212-95 26<sup>th</sup> Avenue, QUEENS</b> Reopening: Extension of Term of variance for an amusement arcade (Use Group 15), located in a C4-1 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/24/05</b>

## ***APPEALS – CONTINUED HEARINGS***

<b>6.</b>	<b>325-04-A</b>	Rothkrug Rothkrug Weinberg Spector <b>91 Wakefield Road, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/14/05</b>
<b>7.</b>	<b>309-04-BZY &amp; 310-04-BZY</b>	Rothkrug Rothkrug Weinberg & Spector <b>65 &amp; 67 North Burgher Avenue, STATEN ISLAND</b> Application to extend time to complete construction for a major development as per Z.R.§11-331.
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/14/05</b>
<b>8.</b>	<b>347-04-BZY &amp; 348-04-BZY</b>	Rothkrug Rothkrug Weinberg & Spector <b>3056 &amp; 3058 Cross Bronx Expressway, THE BRONX</b> Application to extend time to complete construction for a major development as per Z.R.§11-331.
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/14/05</b>

## ***APPEALS – NEW CASES***

<b>9.</b>	<b>55-05-A</b>	Joseph A. Sherry <b>40 Ocean Avenue, QUEENS</b> Proposed enlargement to an existing one family dwelling not fronting on a legally mapped street, which is contrary to Section 36 of the General City Law. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 5/24/05</b>
<b>10.</b>	<b>56-05-A</b>	Joseph A. Sherry <b>10 Janet Lane, QUEENS</b> Proposed enlargement to an existing 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 #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 5/24/05</b>

**APPEALS – NEW CASES**

11.	57-05-A	Joseph A. Sherry <b>667 Highland Place, QUEENS</b> Proposed enlargement to an existing 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 #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 5/24/05</b>
12.	58-05-A	Joseph A. Sherry <b>15 Ocean Avenue, QUEENS</b> Proposed enlargement to an existing 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 #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 5/24/05</b>
13.	59-05-A	Joseph A. Sherry <b>5 Courtenay Lane, QUEENS</b> Proposed enlargement to an existing one family dwelling not fronting on a legally mapped street, also a proposal to upgrade the private disposal in the bed of an existing service road, is contrary to Section 36, Article 3 of the General City Law and the Department of Buildings' policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 5/24/05</b>
14.	54-05-A	NYC Department of Buildings OWNER OF PREMISES: Yeshiva Imrei Chaim Viznitz <b>1824 53<sup>rd</sup> Street, BROOKLYN</b> Application to revoke Certificate of Occupancy No. 300131122, on the basis that the CofO allows conditions at the subject premises that are contrary to the Z.R. and the Administrative Code. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 7/12/05</b>

***BZ – DECISIONS***

1.	<b>381-03-BZ</b>	<p>Moshe M. Friedman, P.E.  <b>6023 Fort Hamilton Parkway, a/k/a 6013/23 Fort Hamilton Parkway, a/k/a 6012/24 Tenth Avenue, and a/k/a 973/83 61<sup>st</sup> Street, BROOKLYN</b>  Variance: Under Z.R. §72-21 – To permit the proposed expansion of existing social security offices, and the addition of a school by adding a second floor, to an existing one-story building, located in an M1-1 zoning district, which does not comply with the zoning requirements for Use Group and floor area, and is contrary to Z.R. §42-00, §43-12 and §43-122.  <b>COMMUNITY BOARD #12BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Granted – 5/17/05</b></p>
2.	<b>144-04-BZ</b>	<p>Eric Palatnik, P.C.  <b>286 Hudson Street, MANHATTAN</b>  Variance: Under Z.R. §72-21 – To permit the proposed development which will contain residential uses at the second through eighth floors (Use Group 2), within an M1-6 zoning district to vary Z.R. §43-10.  <b>COMMUNITY BOARD #2M</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Defer Decision – 5/24/05</b></p>
3.	<b>247-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>122-20 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>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Granted – 5/17/05</b></p>

***BZ – DECISIONS***

4.	292-04-BZ	Eric Palatnik, P.C. <b>1340 East 26<sup>th</sup> Street, BROOKLYN</b> Special Permit: Under Z.R.§73-622 – To permit the proposed enlargement of an existing single family residence, Use Group 1, located in an R2 zoning district, which does not comply with the zoning requirements for floor area ratio, open space ratio, rear and side yards. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/17/05</b>
5.	294-04-BZ	Petraro & Jones, LLP <b>103-05 35<sup>th</sup> Avenue, a/k/a 34-29 35<sup>th</sup> Avenue, QUEENS</b> Variance: Under Z.R.§72-21 – Proposed construction of a three family dwelling, Use Group 2, located in an R5 zoning district, which does not comply with the zoning requirements for front and side yards, is contrary to Z.R.§§23-45 and 23-49. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 5/17/05</b>
6.	391-04-BZ	Moshe M. Friedman <b>2610 Avenue L, BROOKLYN</b> Variance: Under Z.R.§73-622 – To permit the proposed enlargement to an existing one 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 – 5/17/05</b>

***BZ – CONTINUED HEARINGS***

7.	174-04-BZ	<p>Law Offices of Howard Goldman, PLLC  <b>124 West 24<sup>th</sup> Street, MANHATTAN</b>  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.  <b>COMMUNITY BOARD #4M</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Closed, Decision – 6/14/05</b></p>
8.	209-04-BZ & 210-04-A	<p>Joseph P. Morsellino, Esq.  <b>109-09 15<sup>th</sup> Avenue, QUEENS</b>  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.  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Toni Matias 212-788-8752 /Jed Weiss 212-788-8781</b>  <b>Status: Continued Hearing – 6/14/05</b></p>
9.	255-04-BZ	<p>Eric Palatnik, P.C.  <b>1924 Homecrest Avenue, BROOKLYN</b>  Special Permit: under Z.R. §73-622 – To permit the proposed enlargement of an existing single family residence, which does not comply with the zoning requirements for floor area and side yard, is contrary to Z.R. §23-141 and §23-461(a), located in an R5 zoning district.  <b>COMMUNITY BOARD #15BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 6/7/05</b></p>
10.	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>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 6/7/05</b></p>

***BZ – CONTINUED HEARINGS***

11.	327-04-BZ	<p>Sheldon Lobel, P.C.  <b>66-34 108<sup>th</sup> Street, QUEENS</b>  Variance: Under Z.R. §72-21 – To request a variance from the following sections of the Zoning Resolution: 24-11(floor area ratio); 24-34(front yard requirements); and 24-521(height and setback regulations). The proposal calls for the enlargement of an existing Community Facility.  <b>COMMUNITY BOARD #6Q</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Closed, Decision – 6/7/05</b></p>
12.	345-04-BZ	<p>Fredrick A. Becker  <b>1030-1044 Ocean Parkway, BROOKLYN</b>  Variance: Under Z.R. §72-21 – To request a bulk variance to allow the construction of a new synagogue in an R5 district contrary to Z.R. §§23-141, 23-464, 23-47, 113-12, 23-631(d), 113-30, 25-18 and 25-31.  <b>COMMUNITY BOARD#12BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Closed, Decision – 6/7/05</b></p>
13.	371-04-BZ	<p>Eric Palatnik, P.C.  <b>1271 East 28<sup>th</sup> Street, BROOKLYN</b>  Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing single family residence, located in an R-2 zoning district, which does not comply with the zoning requirements for floor area, open space ratio, side and rear yards, is contrary to Z.R. §§23-141(a), 23-46 and 23-47.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 5/17/05</b></p>
14.	16-05-BZ	<p>James McCormack, Architect  <b>161 Westervelt Avenue, STATEN ISLAND</b>  Variance: Under Z.R. §72-21 – To permit the proposed one family residence which does not meet the requirements of Section 23-45 (Front Yard) and Section 23-461 (Side Yards), located in R3A.HS (Hillside Preservation District).  <b>COMMUNITY BOARD #1SI</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Granted – 5/17/05</b></p>

## **BZ – NEW CASES**

<b>15.</b>	<b>36-04-BZ &amp; 37-04-BZ</b>	<p>Petraro &amp; Jones, LLP  <b>30 &amp; 32 Carlton Avenue, BROOKLYN</b>            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.  <b>COMMUNITY BOARD #2BK</b></p>
		<p><b>Examiner: Roy Starrin (212) 788-8797</b></p>
		<p><b>Status: Continued Hearing – 6/14/05</b></p>
<b>16.</b>	<b>163-04-BZ</b>	<p>Rothkrug Rothkrug Weinberg &amp; Spector  <b>677/91 Fulton Street, BROOKLYN</b>            Special Permit: Under Z.R. §73-36 – To permit the proposed physical culture establishment, which will occupy portions of the cellar and first floor of an existing two story building located in C1-3(R6) zoning district.  <b>COMMUNITY BOARD #2BK</b></p>
		<p><b>Examiner: Toni Matias (212) 788-8752</b></p>
		<p><b>Status: Closed, Decision – 7/12/05</b></p>
<b>17.</b>	<b>356-04-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel, LLP  <b>60 East 55<sup>th</sup> Street, MANHATTAN</b>            Special Permit: Under Z.R. §73-36 – Approval sought for a proposed physical cultural establishment to be located on a portion of the cellar and first floor, entire third, fourth and sixth floor levels of a 41 story mixed use building. The proposed PCE use will contain 19, 249 gross square feet. The site is located in a C5-2.5 Special Midtown District.  <b>COMMUNITY BOARD #5M</b></p>
		<p><b>Examiner: Toni Matias (212) 788-8752</b></p>
		<p><b>Status: Closed, Decision – 6/7/05</b></p>
<b>18.</b>	<b>15-05-BZ</b>	<p>Friedman &amp; Gotbaum, LLP by Irving J. Gotbaum  <b>209 West 20<sup>th</sup> Street, MANHATTAN</b>            Variance: under Z.R. 72-21 – To permit the proposed construction of a seven-story 64.5' residential building, located in an R8B zoning district, which exceeds the permitted height of 60', which is contrary to Z.R.§23-692.  <b>COMMUNITY BOARD #5M</b></p>
		<p><b>Examiner: Jed Weiss (212) 788-8781</b></p>
		<p><b>Status: Continued Hearing – 7/12/05</b></p>

**BZ – NEW CASES**

19.	32-05-BZ	<p>Law Office of Howard Goldman  <b>288 7<sup>th</sup> Street, BROOKLYN</b>  Variance: under Z.R.§72-21 – To permit the proposed relocation and expansion of an existing not-for-profit school, located in an R6B zoning district, which does not comply with the zoning requirements for lot coverage, is contrary to Z.R. §24-11 and §52-31.  <b>COMMUNITY BOARD #6BK</b></p>
		<p><b>Examiner: Jed Weiss (212) 788-8781</b></p>
		<p><b>Status: Closed, Decision – 6/14/05</b></p>
20.	63-05-BZ	<p>Carole S. Slater, Esq.  <b>2324 West 13<sup>th</sup> Street, BROOKLYN</b>  Variance: Under Z.R. §72-21 – To permit the proposed two-story addition to a not for profit educational institution for developmentally disabled children, within R5 and R5/C1-2 Zoning Districts to vary Z.R. §§24-11, 24-34 and 77-28.  <b>COMMUNITY BOARD #6BK</b></p>
		<p><b>Examiner: Rory Levy (212) 788-8749</b></p>
		<p><b>Status: Closed, Decision – 6/14/05</b></p>
21.	82-05-BZ	<p>Adrienne W. Bernard, Esq.  <b>1841 Park Avenue (a/k/a 101 East 126<sup>th</sup> Street), MANHATTAN</b>  Special Permit: Under Z.R. §73-19 – To allow an existing child care facility accessory to a not-for-profit community service organization to operate as a Use Group 3A school, within an M1-2 and R7-2 Zoning District and to vary Z.R. §42-12.  <b>COMMUNITY BOARD #11M</b></p>
		<p><b>Examiner: Rory Levy (212) 788-8749</b></p>
		<p><b>Status: Closed, Decision – 6/14/05</b></p>