

SOC – DECISIONS

1.	283-82-A	Francis R. Angelino 108-05 68th Road, QUEENS Reopening: Waiver of Rules of Practice and Procedure and for an extension of term of variance to permit use of the first and second floor as a Day Care Center, located in an R1-2 zoning district. COMMUNITY BOARD #6Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/25/05
2.	150-00-BZ	Eric Palatnik, P.C. 802 Hicksville Road, QUEENS Reopening: Amendment to the resolution for modification of an existing Yeshiva previously approved by the Board, located in an R-2 zoning district. COMMUNITY BOARD #14Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/25/05

SOC – CONTINUED HEARINGS

3.	135-46-BZ	<p>Harold Weinberg, P.E. 3802 Avenue U, BROOKLYN Request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of variance to an automotive service station located in an R-4 zoning district, which expired January 29, 2002. COMMUNITY BOARD #18BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 2/15/05</p>
4.	100-71-BZ	<p>The Agusta Group 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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/8/05</p>
5.	67-79-BZ	<p>Sheldon Lobel, P.C. 80 Varick Street, MANHATTAN Reopening for an amendment to the resolution to permit residential use on the second and third floors of the premises, located in an M1-6 zoning district. COMMUNITY BOARD #2M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Withdrawn – 1/25/05</p>
6.	53-86-BZ	<p>Sheldon Lobel, P.C. 350 Wadsworth Avenue, MANHATTAN Request for a waiver of the Rules of Practice and Procedure, reopening for an extension of time to obtain a Certificate of Occupancy for a parking lot with storage of more than 5 vehicles located in an R7-2 zoning district, which expired January 9, 2000. COMMUNITY BOARD #12M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 2/8/05</p>

<i>SOC – CONTINUED HEARINGS</i>		
7.	178-03-BZ	Eric Palatnik, P.C. 114-02 Van Wyck Expressway, QUEENS Reopening: Extension of term for an automobile service station which was granted pursuant to §73-211 of the zoning resolution, located in a C2-2 zoning district. COMMUNITY BOARD #10Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 2/15/05

<i>SOC – NEW CASES</i>		
8.	803-61-BZ	Eric Palatnik, P.C. 1416 Hylan Boulevard, STATEN ISLAND Reopening: Extension of time to obtain a Certificate of Occupancy which expires on December 9, 2004. COMMUNITY BOARD #2SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 2/8/05
9.	785-67-BZ	Eric Palatnik, P.C. 577/89 Marcy Avenue, BROOKLYN Reopening: Extension of time to obtain a Certificate of Occupancy which expires on December 9, 2004. COMMUNITY BOARD #3BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 2/8/05
10.	300-73-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/1/05

APPEALS – DECISIONS

11.	278-04-A	<p>Gary Lenhart, R.A. 21 State Road, QUEENS Proposed reconstruction and enlargement of an existing one family dwelling, located within the bed of a mapped street, is contrary to Section 35 of the General City Law. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 1/25/05</p>
12.	279-04-A	<p>Gary Lenhart, R.A. 29 Suffolk Walk, QUEENS Proposed enlargement of an existing one family dwelling, located within the bed of a mapped street, and has a private disposal system situation in the bed of the service lane, is contrary to Section 35, Articles 3 of the General City Law and Department of Building's Policy. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 1/25/05</p>
13.	341-04-A	<p>Gary Lenhart, R.A. 115 Beach 215th Street, QUEENS Proposed alteration and enlargement of an existing single family dwelling, not fronting on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 1/25/05</p>
14.	342-04-A	<p>Gary Lenhart, R.A. 124 Reid Avenue, QUEENS Proposed reconstruction and enlargement of an existing single family dwelling, and has a private disposal system situated in the bed of a service lane, not fronting on a legally mapped street, is contrary to Section 36, Article 3 of General City Law. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 1/25/05</p>
15.	343-04-A	<p>Gary Lenhart, R.A. 35 Beach 220th Street, QUEENS Proposed alteration and enlargement of an existing single family dwelling, not front on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 1/25/05</p>

APPEALS – CONTINUED HEARINGS

16.	273-04-A	<p>Michael S. Greun, Esq. OWNER OF PREMISES: Allen Stevenson School 128/32 East 78th Street and 121/23 East 77th Street, MANHATTAN</p> <p>An Administrative Appeal challenging the Department of Building's final determination in which the Department refused to revoke approvals and permits which allow an enlargement of a school that violates the rear yard requirements under Z.R. §§33-26 & 33-301.</p> <p>COMMUNITY BOARD #8M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 3/8/05</p>
------------	-----------------	---

APPEALS – NEW CASES

17.	45-04-A thru 49-04-A	<p>Willy C. Yuin, R.A. 4, 8, 12, 16, 20 Tompkins Place, STATEN ISLAND</p> <p>Proposed one family dwellings, not fronting on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law.</p> <p>COMMUNITY BOARD #1SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 3/1/05</p>
------------	-------------------------------------	---

BZ – DECISIONS

1.	291-03-BZ	<p>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 39 dwelling units, Use Group 2, and 23 below-grade parking spaces located on a site in an M1-1 and R5 zoning district. COMMUNITY BOARD #10BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Deferred Decision – 2/8/05</p>
2.	391-03-BZ	<p>Sheldon Lobel, P.C. 1288 East 19th Street, BROOKLYN Variance: Under Z.R. §72-21 - To permit the proposed construction of an six-story plus basement residential building, Use Group 2, located in an R6 zoning district, which does not comply with the zoning requirements for maximum building height and floor area. COMMUNITY BOARD #14BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Withdrawn – 1/25/05</p>
3.	136-04-BZ	<p>Sheldon Lobel, P.C. 3132 Fort Hamilton Parkway, BROOKLYN Special Permit: Under Z.R. §73-211 - To permit the proposed redevelopment of gasoline service station with, an accessory convenience store, located in an C2-3 within an R-5 zoning district. COMMUNITY BOARD #12BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 1/25/05</p>
4.	147-04-BZ	<p>Sullivan, Chester & Gardner, P.C. 459 Carroll Street, BROOKLYN Variance: Under §72-21 - To permit the proposed conversion of a light manufacturing building, to residential use, Use Group 2, located in an M1-2 zoning district, is contrary to Z.R. §42-10. COMMUNITY BOARD #6BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 1/25/05</p>

BZ – DECISIONS

5.	238-04-BZ	Agusta & Ross 62 Cooper Square, MANHATTAN Special Permit: Under Z.R. §73-36 to permit the proposed physical culture establishment, to be located in the cellar, also on the first and mezzanine floors of an existing twelve story mixed-use building, located in an M1-5B zoning district. COMMUNITY BOARD #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 1/25/05
6.	263-04-BZ	The Law Office of Fredrick A. Becker 150 Girard Street, BROOKLYN Special Permit: Under Z.R. §73-622 - To permit the proposed enlargement of an existing single family residence which exceeds the allowable floor area, located in an R3-1 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 1/25/05

BZ – CONTINUED HEARINGS

7.	102-03-BZ	<p>Sheldon Lobel, P.C. 291 Kent Avenue, BROOKLYN Variance: Under Z.R. §72-21 - Proposed development of two separate four-story residential buildings with 57 condominium units and 29 parking spots in an accessory parking garage. COMMUNITY BOARD #1BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 3/8/05</p>
8.	218-03-BZ	<p>Gerald J. Caliendo, R.A. 19-73 38th Street, QUEENS Variance: Under Z.R. §72-21 - Proposed four-story mixed use building with residential, commercial and community facility uses, located in an M1-1 zoning district. COMMUNITY BOARD #1Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Closed, Decision – 4/5/05</p>
9.	355-03-BZ	<p>Agusta & Ross 64-01/07 Grand Avenue, QUEENS Variance: Under Z.R. §72-21 to permit the proposed four story and mezzanine mixed-use multiple dwelling, Use Groups 2 and 6, which does not comply with the zoning requirements for residential floor area, building height, number of dwellings units and residential front yard, located in a C2-2/R4 zoning district. COMMUNITY BOARD #5Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 3/8/05</p>
10.	385-03-BZ	<p>Joseph P. Morsellino 85-15 and 85-17 120th Street, QUEENS Variance: Under Z.R. §72-21 - To permit the proposed erection of a six-story multiple dwelling with 46 units, which does not comply with the zoning requirements for floor area ratio, lot coverage, dwelling units, height and setback, located in an R6 zoning district. COMMUNITY BOARD #9Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Continued Hearing – 3/8/05</p>

BZ – CONTINUED HEARINGS

11.	22-04-BZ	<p>Sheldon Lobel, P.C. 2556 Briggs Avenue, THE BRONX Variance: Under Z.R.§72-21 - To permit the proposed construction of a six-story garage, plus a cellar and sub-cellar, to be occupied an enclosed fully attended commercial parking facility, Use Group 8c, located in an R7-1 zoning district. COMMUNITY BOARD #7BX</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 3/1/05</p>
12.	168-04-BZ	<p>Jay A. Segal, Esq. 500 Canal Street aka 471 Greenwich Street, MANHATTAN Variance: Under Z.R.§72-21 – To permit the proposed construction of an eight story building, with residential use on its upper seven floors, located in an M1-5 zoning district, within the Special Tribeca Mixed Use District. COMMUNITY BOARD #1M</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Closed, Decision – 3/1/05</p>
13.	228-04-BZ	<p>Louis Ari Schwartz 1400 East 22nd Street, BROOKLYN Special Permit: Under Z.R. §73-622 - To permit the proposed enlargement of an existing one family dwelling, which does not comply with the zoning requirements for floor area ratio, open space ratio and rear yard, is contrary to Z.R. §23-141(a) and §23-47, located in an R-2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 2/8/05</p>
14.	264-04-BZ	<p>Eric Palatnik, P.C. 977 Victory Boulevard, STATEN ISLAND Special Permit: Under Z.R. §§11-412 and 11-413 to permit the a change in use from motor vehicle repair shop and gasoline service station, Use Group 16, to retail use, Use Group 6, also proposed alterations to the site to effectuate the desired change in use, located in an R3-2 zoning district. COMMUNITY BOARD #1SI</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 2/15/05</p>

BZ – NEW CASES

15.	348-03-BZ	<p>The Agusta Group 66-18 74th Street, QUEENS Variance: Under Z.R. §72-21 - To permit the proposed construction of a three story, one family semi-detached dwelling, which does not comply with the minimum eight foot side yard, is contrary to Z.R. §23-461(a), located in an R5 zoning district. COMMUNITY BOARD #5Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Closed, Decision – 3/8/05</p>
16.	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</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 2/15/05</p>
17.	6-04-BZ	<p>Sheldon Lobel, Esq. 7118-7124 Third Avenue, BROOKLYN 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. COMMUNITY BOARD #10BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 3/15/05</p>
18.	20-04-BZ	<p>Eric Palatnik, P.C. 5723 17th Avenue, BROOKLYN Variance: under Z.R. §72-21 to permit the proposed construction of a single family dwelling, Use Group 2, 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. COMMUNITY BOARD #12BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 3/1/05</p>

BZ – NEW CASES		
19.	225-04-BZ	Jay A. Segal, Esq. 201 Berry Street, BROOKLYN Variance: under Z.R. §72-21 to permit the construction of three four-story residential buildings in an M1-2 zoning district contrary to Z.R. §42-10. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 3/1/05
20.	252-04-BZ	Jay A. Segal, Esq. 170 North 11th Street, BROOKLYN Variance: under Z.R. §72-21 to permit the conversion and enlargement of an existing two-story, vacant industrial building in an M1-2 zoning district contrary to Z.R. §42-10. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 3/8/05
21.	295-04-BZ	Amato & Associates, P.C. 3250 Richmond Avenue, STATEN ISLAND Special Permit: under Z.R. §§73-30 approval sought to erect a 100 foot monopole in an R3-2 and Special South Richmond Development District. The proposed tower will be located on a portion of a site currently occupied by a community facility. There is also proposed an accessory 360 SF communications shelter. The proposal also requires CPC Special Permit approval pursuant to Section 107-73, which allows the placement of a structure higher than 50 feet in the Special South Richmond Development District. COMMUNITY BOARD #3SI
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 3/8/05
22.	363-04-BZ	Herrick Feinstein, LLP 6002 Fort Hamilton Parkway, BROOKLYN 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. COMMUNITY BOARD #12BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 3/15/05

SPECIAL HEARING - JANUARY 26, 2005

1.

233-04-BZ

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: Continued Hearing – 3/1/05

SOC – CONTINUED HEARINGS

	234-98-BZ	Walter T. Gorman, P.E. 2600-2614 Adam Clayton Powell Jr. Boulevard, MANHATTAN 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. COMMUNITY BOARD #10M
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/17/05
	322-98-BZ	The Law Office of Fredrick A. Becker 300 West 125th Street, MANHATTAN Reopening for an amendment to the resolution to allow the enlargement of a previously granted special permit permitting the operation of a physical culture establishment located in portions of the first floor and of the fourth floor of the subject premises. COMMUNITY BOARD #10M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 2/15/05
	111-01-BZ	Eric Palatnik, P.C. 9001 Ditmas Avenue, BROOKLYN Reopening for an amendment to the resolution to amend the hours of operation of the existing drive thru facility until 4 A.M. daily, located in a C1-2 in a R-5 zoning district. COMMUNITY BOARD #17BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/1/05

SOC – NEW CASES

102-95-BZ	The Law Office of Fredrick A. Becker 50 West 17th Street, MANHATTAN Reopening for Extension of Term for an eating and drinking establishment with dancing. Amendment for interior modifications in portions of the cellar and first floor, located M1-6M zoning district. COMMUNITY BOARD #5M
	Examiner: Henry Segovia (212) 788-8757
	Status: Closed, Decision – 2/15/05
144-03-BZ	H. Irving Sigman 188-16 Northern Boulevard, QUEENS Variance: Under Z.R. §72-01 and §72-22 – To reopen and amend a previously granted variance to allow modifications of a mixed use building (U.G. 2 and 6) with accessory storage and parking in an R3-2 district. COMMUNITY BOARD #11Q
	Examiner: Henry Segovia (212) 788-8757
	Status: Closed, Decision – 3/1/05

APPEALS – DECISIONS

	226-04-A	Joseph Sherry 106 West Market Street, QUEENS Proposed enlargement of an existing one family dwelling, not fronting on a legally mapped street, located within the bed of a mapped street and has a private disposal system in the bed of the mapped street, is contrary to Section 35 and 36 of the General City Law and Department of Building's Policy. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 2/1/05

APPEALS – NEW CASES

	277-04-A	Joseph A. Sherry 155 Reid Avenue, QUEENS Proposed enlargement of an existing one family dwelling, not fronting on a legally mapped street, located partially within the bed of a mapped street and has a private disposal system in the bed of a mapped street, is contrary to Section 35 and 36, of the General City Law and Department of Buildings Policy. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 2/15/05

BZ – CONTINUED HEARINGS

	126-04-BZ	Eric Palatnik, Esq. 66 87th Street, BROOKLYN 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). COMMUNITY BOARD #10BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/1/05
	135-04-BZ	Joseph P. Morsellino 91-22 188th Street, QUEENS 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. COMMUNITY BOARD #12Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 4/5/05
	190-04-BZ	Agusta & Ross, Esqs. 2184 Mill Avenue, a/k/a 6001 Strickland Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed conversion of a former lead factory, into a multiple dwelling (45 DUs) with doctor's office, located in an R3-1 zoning district. COMMUNITY BOARD #18BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 3/1/05

BZ – NEW CASES

	349-03-BZ & 350-03-BZ	<p>The Agusta Group 85-14 63rd Drive, QUEENS 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. COMMUNITY BOARD #6Q Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision – 3/15/05</p>
	152-04-BZ	<p>James M. Plotkin, Esq. 3213 Edson Avenue, BRONX Variance: Under §72-21 – To permit in an R5 district, on a site consisting of 11,970SF, the construction of a four one-story warehouses (UG 16). Currently, the site is improved with four buildings: one concrete block building, and three sheds. The proposed warehouse is contrary to residential district use regulations. COMMUNITY BOARD #12BX Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 4/12/05</p>
	266-04-BZ	<p>Fredrick A. Becker, Esq. 96 Boerum Place, BROOKLYN Special Permit: Under Z.R. §73-36 – To allow the operation of a physical cultural establishment on the first and second floor of a two story commercial building located within a C2-3 zoning district. COMMUNITY BOARD #2BK Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 3/1/05</p>
	270-04-BZ	<p>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: Continued Hearing – 3/1/05</p>

BZ – NEW CASES

350-04-BZ

Greenberg & Traurig by Deirdre A. Carson, Esq.

3450 Wayne Avenue, BRONX

Special Permit: Under Z.R. §73-30 – In an R7-2/C1-3 (partial) district, permission sought to erect a non-accessory radio tower on the roof of an existing 28-story residential structure. The radio tower will be operated by Fordham University (WFUV 90.7 FM), and will have total height of 161 feet, including a mechanical equipment room that will be contained inside an existing masonry enclosure originally built to house an HVAC cooling tower. The elevation of the tower will be 621 feet, including the height of the existing structure.

COMMUNITY BOARD #7BX

Examiner: Roy Starrin (212) 788-8797

Status: Closed, Decision – 3/1/05

SOC – DECISIONS

1.	803-61-BZ	Eric Palatnik, P.C. 1416 Hylan Boulevard, STATEN ISLAND Reopening: Extension of time to obtain a Certificate of Occupancy which expires on December 9, 2004. COMMUNITY BOARD #2 SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 2/8/05
2.	785-67-BZ	Eric Palatnik, P.C. 577/89 Marcy Avenue, BROOKLYN Reopening: Extension of time to obtain a Certificate of Occupancy which expires on December 9, 2004. COMMUNITY BOARD #3BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 2/8/05
3.	53-86-BZ	Sheldon Lobel, P.C. 350 Wadsworth Avenue, MANHATTAN Request for a waiver of the Rules of Practice and Procedure, reopening for an extension of time to obtain a Certificate of Occupancy for a parking lot with storage of more than 5 vehicles located in an R7-2 zoning district, which expired January 9, 2000. COMMUNITY BOARD #12M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 2/8/05

SOC – CONTINUED HEARINGS

4.	442-42-BZ	Sheldon Lobel, P.C. 2001/2011 Cropsey Avenue, BROOKLYN Reopening for an amendment to an existing gasoline service station to erect a new canopy over the existing MPD's and alter signage. COMMUNITY BOARD #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/1/05
5.	164-94-BZ	Sullivan, Chester & Gardner, P.C. 84 Hugh Grant Circle, THE BRONX Reopening for extension of term and Waiver of the Rules and Procedures for an expired variance for a physical culture establishment ("Lucille Roberts Fitness for Women"), granted pursuant to section 72-21 which expired on March 1, 2003. Located in an C1-2 zoning district. COMMUNITY BOARD #9BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 4/19/05

SOC – NEW CASES

6.	314-28-BZ	<p>Manuel B. Vidal 902/14 Westchester Avenue and 911/15 Rogers Place, THE BRONX 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. COMMUNITY BOARD #2BX Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 3/1/05</p>
7.	450-46-BZ	<p>Friedman & Gotbaum, LLP 41 East 62nd Street, MANHATTAN Reopening for an extension of term for a commercial UG6B in a residential district previously granted, which is not permitted in R8B zoning district and an amendment to include a community use facility UG4, which is as of right, and is contrary to previously approved plans. This application is an in-part legalization. COMMUNITY BOARD #8M Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 3/1/05</p>
8.	286-99-BZ	<p>Rampulla Associates, A.I.A. 4142 Hylan Boulevard, STATEN ISLAND 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. COMMUNITY BOARD #3SI Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 3/15/05</p>
9.	295-99-BZ	<p>Rampulla Associates, A.I.A. 370 Stanhope Street, BROOKLYN 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. COMMUNITY BOARD #4BK Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 3/15/05</p>

SOC – NEW CASES

10.	224-00-BZ	Sheldon Lobel, P.C., 2353 Cropsey Avenue, BROOKLYN
		Reopening for an application previously denied by the Board of Standards and Appeals to consider additional information that was not available at the time the BSA originally considered this application. The application was filed pursuant to section 72-21 of the zoning resolution to permit a proposed six story residential building located in an R-5 zoning district, which would create non-compliance with respect to Section 23-141, FAR, lot coverage and open space, Section 23-631 height and perimeter wall, Section 23-222 lot area per dwelling unit, Sections 23-45, 23-46 and 2347 yard requirements.
		COMMUNITY BOARD #11BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 4/19/05

APPEALS – CONTINUED HEARINGS

11.	271-04-A	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
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/8/05

APPEALS – NEW CASES

12.	312-04-A	Eric Palatnik, P.C. 14 Letty Court, STATEN ISLAND Proposed building not fronting on a legally mapped street , is contrary to Section 36, Article 3 of the General Ciy Law . COMMUNITY BOARD #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/15/05

BZ – DECISIONS

1.	291-03-BZ	<p>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 39 dwelling units, Use Group 2, and 23 below-grade parking spaces located on a site in an M1-1 and R5 zoning district. COMMUNITY BOARD #10BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Defer Decision – 3/1/05</p>
2.	228-04-BZ	<p>Louis Ari Schwartz 1400 East 22nd Street, BROOKLYN Special Permit: Under Z.R. §73-622 - To permit the proposed enlargement of an existing one family dwelling, which does not comply with the zoning requirements for floor area ratio, open space ratio and rear yard, is contrary to Z.R. §23-141(a) and §23-47, located in an R-2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 2/8/05</p>
3.	237-04-BZ	<p>Sheldon Lobel, P.C. 5722 Faraday Avenue, BRONX Variance: Under Z.R. §72-21 - To permit the proposed construction of a two-unit detached house, in an R3-2 zoning district, which does not comply with the zoning requirements for floor area ratio, open space ratio, lot coverage ratio, height, side and front yards, and is contrary to Z.R. §23-141, §23-48, §23-45 and §23-631. COMMUNITY BOARD #8BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 2/8/05</p>
4.	311-04-BZ	<p>Rothkrug Rothkrug Weinberg Spector 380 Lighthouse Avenue, STATEN ISLAND Variance: Under Z.R. §72-21 - To permit the proposed one-family dwelling, which does not provide the required lot area, requires tree removal, modification of topography and waiver of the front and rear yards requirements, located in an R-1-2 (NA-1) zoning district. COMMUNITY BOARD #2SI</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Granted – 2/8/05</p>

BZ – CONTINUED HEARINGS

5.	357-03-BZ	<p>Agusta & Ross 33 Berry Street, aka 144 North 12th Street, BROOKLYN Variance: Under Z.R. §72-21 to permit the proposed four-story and penthouse multiple dwelling, located in an M1-2 district. COMMUNITY BOARD #1BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 3/15/05</p>
6.	3-04-BZ	<p>Eric Palatnik, P.C. 147-08 46th Avenue, QUEENS Variance: Under Z.R. §72-21 - To permit the proposed dental office, Use Group 4, located in an R-2 zoning district, which does not comply with the zoning requirements for floor area, open space, front and side yards and use, which is contrary to Z.R. §22-14, §24-521, §24-34 and §24-35. COMMUNITY BOARD #7Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 4/5/05</p>
7.	63-04-BZ	<p>Joseph P. Morsellino, Esq. 108-24 Astoria Boulevard, QUEENS Variance: Under Z.R. §72-21 to permit the proposed accessory parking, for an adjacent car rental facility, located in an R6 zoning district. COMMUNITY BOARD #3Q Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 4/5/05</p>
8.	207-04-BZ	<p>The Law Office of Fredrick A. Becker 2721 Avenue “N”, BROOKLYN 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. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 3/15/05</p>

BZ – CONTINUED HEARINGS

9.	208-04-BZ	The Law Office of Fredrick A. Becker 2822 Avenue “L”, BROOKLYN 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. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/15/05
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. COMMUNITY BOARD #10BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/8/05

BZ – NEW CASES

11.	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: Continued Hearing – 3/8/05</p>
12.	220-04-BZ	<p>Eric Palatnik, P.C., 500 Driggs Avenue, aka 482/504 Driggs Avenue, BROOKLYN 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. COMMUNITY BOARD #1BK Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 3/15/05</p>
13.	234-04-BZ	<p>Sheldon Lobel, P.C., 255 McKibbin Street, BROOKLYN Variance: Under Z.R. §72-21 to permit in a M1-1 and M1-2 district, approval sought to legalize residential occupancy of 73 dwelling units in a four-story and basement industrial building, which was constructed in 1931. The legal use is listed artist loft space for the 73 units. There are proposed 18 parking spaces on the open portion of the lot, which consists of 25,620 SF in its entirety. The use is contrary to district use regulations. COMMUNITY BOARD #1BK Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 4/12/05</p>
14.	265-04-BZ	<p>Jay A. Segal, Esq./Greenberg & Traurig, LLP 19 East 57th Street, MANHATTAN Special Permit: Under Z.R. §73-36 to permit the legalization of the operation of a physical cultural establishment on the 3rdfloor of a twenty-two story commercial building consisting of 3,792sqft located within a C5-3 (MID) Zoning district. COMMUNITY BOARD #5M Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 3/1/05</p>

BZ – NEW CASES

15.	298-04-BZ	Moshe M. Friedman, P.E., 1746 East 21st Street, BROOKLYN 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. COMMUNITY BOARD #15BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 4/12/05

SOC – DECISIONS

1.	135-46-BZ	<p>Harold Weinberg, P.E. 3802 Avenue U, BROOKLYN Request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of variance to an automotive service station located in an R-4 zoning district, which expired January 29, 2002. COMMUNITY BOARD #18BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 2/15/05</p>
2.	102-95-BZ	<p>The Law Office of Fredrick A. Becker 50 West 17th Street, MANHATTAN Reopening for Extension of Term for an eating and drinking establishment with dancing. Amendment for interior modifications in portions of the cellar and first floor, located M1-6M zoning district. COMMUNITY BOARD #5M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 2/15/05</p>
3.	322-98-BZ	<p>The Law Office of Fredrick A. Becker 300 West 125th Street, MANHATTAN Reopening for an amendment to the resolution to allow the enlargement of a previously granted special permit permitting the operation of a physical culture establishment located in portions of the first floor and of the fourth floor of the subject premises. COMMUNITY BOARD #10M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 2/15/05</p>
4.	178-03-BZ	<p>Eric Palatnik, P.C. 114-02 Van Wyck Expressway, QUEENS Reopening: Extension of term for an automobile service station which was granted pursuant to §73-211 of the zoning resolution, located in a C2-2 zoning district. COMMUNITY BOARD #10Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 2/15/05</p>

SOC – CONTINUED HEARINGS

5.	722-68-BZ	Sheldon Lobel, P.C. 388-392 Kings Highway, BROOKLYN 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. COMMUNITY BOARD #11BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 3/15/05
6.	208-78-BZ	Rothkrug Rothkrug Weinberg & Spector, LLP 2145 Richmond Avenue, STATEN ISLAND 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. COMMUNITY BOARD #2SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 3/15/05
7.	133-99-BZ	Harold Weinberg, P.E., P.C. 1523 Oriental Boulevard, BROOKLYN 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. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 3/15/05

SOC – NEW CASES

8.	1126-48-BZ	Sheldon Lobel, P.C. 249/51 West 43rd Street, MANHATTAN Reopening for an extension of term of variance for an open garage for parking and storage of more than five (5) motor vehicles, located in C1-5 zoning district. COMMUNITY BOARD #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/8/05
9.	259-98-BZ	Davidoff Malito & Hutcher LLP 761-773 Kent Avenue, a/k/a 763 Kent Avenue, BROOKLYN Reopening for an amendment to a previously granted variance for a multiple dwelling, located in an M1-2 zoning district. COMMUNITY BOARD #3BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/8/05

APPEALS – DECISIONS

10.	277-04-A	Joseph A. Sherry 155 Reid Avenue, QUEENS Proposed enlargement of an existing one family dwelling, not fronting on a legally mapped street, located partially within the bed of a mapped street and has a private disposal system in the bed of a mapped street, is contrary to Section 35 and 36, of the General City Law and Department of Buildings Policy. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 2/15/05

APPEALS – CONTINUED HEARINGS

11.	148-04-A	Jenkins & Gilchrist Parker Chaplin, LLP and Fischbein Badillo Wagner Harding 133 Sterling Place, BROOKLYN Under Z.R. §12-10 to reverse the NYC Department of Buildings' revocation of the above referenced permits. The permits had allowed for the subdivision of Lot 52 from Lots 55, 58 and 61 and the construction of new building on Lot 52. COMMUNITY BOARD #6BK
		Examiner: Toni Matias (212) 788-8752
		Status: Withdrawn – 2/15/05

BZ – DECISIONS

1.	221-03-BZ	<p>Martyn & Don Weston 253-255 West 28th Street, MANHATTAN VARIANCE: Under Z.R. §72-21 -To permit the legalization of three residential units, on the third, fourth and fifth floors, of a five story mixed use building, located in an M1-1 zoning district. COMMUNITY BOARD #5M</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Granted – 2/15/05</p>
2.	8-04-BZ	<p>Sheldon Lobel, P.C. 78-15 Parsons Boulevard, QUEENS Variance: Under Z.R. §72-21 - To permit the proposed renovation of an existing two story community facility (school), Use Group 3, by the addition of two additional stories, located in an R3-2 zoning district, which does not comply with the zoning requirements for floor area ratio, height of front walls, and the location of front stair and handicap elevator, which is contrary to Z.R. §24-11, §24-521, §24-34 and §24-33. COMMUNITY BOARD #8Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 2/15/05</p>
3.	9-04-BZ	<p>Fischbein Badillo Wagner Harding 114 Walworth Street, BROOKLYN Variance: Under Z.R. §72-21 - Proposed multiple dwelling containing 47 dwelling units, and 24 parking spaces, located in an M1-1 zoning district. COMMUNITY BOARD #3BK</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Defer Decision – 3/8/05</p>
4.	264-04-BZ	<p>Eric Palatnik, P.C. 977 Victory Boulevard, STATEN ISLAND Special Permit: Under Z.R. §§11-412 and 11-413 to permit the a change in use from motor vehicle repair shop and gasoline service station, Use Group 16, to retail use, Use Group 6, also proposed alterations to the site to effectuate the desired change in use, located in an R3-2 zoning district. COMMUNITY BOARD #1SI</p> <p>Examiner: Carlo Costanza (212) 788-</p> <p>Status: Granted – 2/15/05</p>

<i>BZ – DECISIONS</i>		
5.	331-04-BZ	Jay A. Segal, Esq. 26 Cortlandt Street, MANHATTAN Variance: Under Z.R. §72-21 - To permit in a C5-5 (Lower Manhattan Special District) the expansion of floor area in an existing commercial structure (Century 21). The proposed enlargement exceeds the maximum floor area permitted. COMMUNITY BOARD #1M
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 2/15/05

<i>BZ – CONTINUED HEARINGS</i>		
6.	327-02-BZ	Harold Weinberg, P.E. 82 Union Street, BROOKLYN Variance: Under Z.R. §72-21 - Proposed erection of a four story, four family residence, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-00. COMMUNITY BOARD #6BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 4/19/05
7.	332-03-BZ	The Agusta Group 34-38 38th Street, QUEENS Variance: Under Z.R. §72-21 - To permit the proposed addition to an existing sports complex, which does not comply with the zoning requirements for rear yard equivalent, number of required loading berths, and minimum vertical clearance, is contrary to Z.R. §43-28(b), §44-52 and §44-581. COMMUNITY BOARD #1Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Off Calendar – No-date

BZ – CONTINUED HEARINGS

8.	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: Closed, Decision – 3/29/05</p>
9.	381-03-BZ	<p>Moshe M. Friedman, P.E. 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 61st Street, BROOKLYN 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. COMMUNITY BOARD #12BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 4/19/05</p>
10.	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: Closed, Decision – 3/29/05</p>
11.	319-04-BZ	<p>Steven Sinacori, Esq. 35 McDonald Avenue, a/k/a 25/47 McDonald Avenue, BROOKLYN Variance: Under Z.R. §72-21 - To permit, in an R5 (Infill) district, approval sought to erect a four-story, 45 foot eight inch 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 – 3/29/05</p>

BZ – NEW CASES

12.	138-04-BZ	<p>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 – 3/29/05</p>
13.	187-04-BZ	<p>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, which does not comply with the zoning requirements for lot coverage, floor area, front yards, parking, height and perimeter wall, also the number of dwelling units, is contrary to Z.R. §23-141(c), §23-631(e), §23-45(a), §25-23(a) and §23-22. COMMUNITY BOARD #3BK Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 3/29/05</p>
14.	230-04-BZ	<p>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: Continued Hearing – 3/29/05</p>
15.	293-04-BZ	<p>Eric Palatnik, P.C. 610 Lanett Avenue, QUEENS Variance: Under Z.R. §72-21 – In an R3-1 district, approval sought to enlarge an exiting Yeshiva (Torah Academy High School for Girls). It is proposed to add four classrooms, bringing the total number of classroom to 22; a new multi-purpose room, and the enlargement of an existing auditorium/multi-purpose room. The application seeks waivers from floor area, wall height, side yard, rear yard and sky exposure plane requirements. COMMUNITY BOARD #14Q Examiner: Jed Weiss (212) 788-8781 Status: Closed, Decision – 3/8/05</p>

<i>BZ – NEW CASES</i>		
16.	296-04-BZ	Sheldon Lobel, P.C. 135 Orchard Street, a/k/a 134 Allen Street, MANHATTAN 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. COMMUNITY BOARD #3M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/10/05

SOC – DECISIONS

1.	442-42-BZ	Sheldon Lobel, P.C. 2001/2011 Cropsey Avenue, BROOKLYN Reopening for an amendment to an existing gasoline service station to erect a new canopy over the existing MPD's and alter signage. COMMUNITY BOARD #11BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/1/05
2.	450-46-BZ	Friedman & Gotbaum, LLP 41 East 62nd Street, MANHATTAN Reopening for an extension of term for a commercial UG6B in a residential district previously granted, which is not permitted in R8B zoning district and an amendment to include a community use facility UG4, which is as of right, and is contrary to previously approved plans. This application is an in-part legalization. COMMUNITY BOARD #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/1/05
3.	144-03-BZ	H. Irving Sigman 188-16 Northern Boulevard, QUEENS Variance: Under Z.R. §72-01 and §72-22 – To reopen and amend a previously granted variance to allow modifications of a mixed use building (U.G. 2 and 6) with accessory storage and parking in an R3-2 district. COMMUNITY BOARD #11Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 3/1/05

SOC – CONTINUED HEARINGS

4.	314-28-BZ	Manuel B. Vidal 902/14 Westchester Avenue and 911/15 Rogers Place, THE BRONX 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. COMMUNITY BOARD #2BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 4/12/05
5.	300-73-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/29/05
6.	173-94-BZ	Board of Standards and Appeals 159-15 Rockaway Boulevard, QUEENS Compliance case with regard to the hours of operation of a freight transfer with accessory offices, parking and loading and unloading in an R3-2 district. COMMUNITY BOARD #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Dismissed – 3/1/05

SOC – NEW CASES

7.	121-93-BZ	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
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 3/29/05
8.	69-03-BZ	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
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 3/29/05

<i>APPEALS – DECISIONS</i>		
9.	25-04-A & 26-04-A	Rothkrug Rothkrug Weinberg & Spector 506/510 Bradford Avenue, STATEN ISLAND Proposed construction of a 2 - one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/14/05
10.	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: Continued Hearing – 3/29/05

<i>APPEALS – NEW CASES</i>		
11.	384-04-A	Gary Lenhart, R.A. 37 Jamaica Walk, QUEENS 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. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 3/15/05

BZ – DECISIONS

1.	291-03-BZ	<p>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 39 dwelling units, Use Group 2, and 23 below-grade parking spaces located on a site in an M1-1 and R5 zoning district. COMMUNITY BOARD #10BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 3/29/05</p>
2.	22-04-BZ	<p>Sheldon Lobel, P.C. 2556 Briggs Avenue, THE BRONX Variance: Under Z.R. §72-21 - To permit the proposed construction of a four-story garage, plus a cellar and sub-cellar, to be occupied an enclosed fully attended commercial parking facility, Use Group 8c, located in an R7-1 zoning district. COMMUNITY BOARD #7BX</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 3/1/05</p>
3.	168-04-BZ	<p>Jay A. Segal, Esq. 500 Canal Street aka 471 Greenwich Street, MANHATTAN Variance: Under Z.R. §72-21 – To permit the proposed construction of an seven story building, with residential uses on its upper six floors, located in an M1-5 zoning district, within the Special Tribeca Mixed Use District. COMMUNITY BOARD #1M</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Granted – 3/1/05</p>
4.	265-04-BZ	<p>Jay A. Segal, Esq./Greenberg & Traurig, LLP 19 East 57th Street, MANHATTAN Special Permit: Under Z.R. §73-36 to permit the legalization of the operation of a physical cultural establishment on the 3rd floor of a twenty-two story commercial building consisting of 3,792 sq. ft. located within a C5-3 (MID) Zoning district. COMMUNITY BOARD #5M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 3/1/05</p>

BZ – DECISIONS

5.	266-04-BZ	<p>Fredrick A. Becker, Esq. 96 Boerum Place, BROOKLYN Special Permit: Under Z.R. §73-36 – To allow the operation of a physical cultural establishment on the first and second floor of a two story commercial building located within a C2-3 zoning district. COMMUNITY BOARD #2BK Examiner: Toni Matias (212) 788-8752 Status: Granted – 3/1/05</p>
6.	350-04-BZ	<p>Greenberg & Traurig by Deirdre A. Carson, Esq. 3450 Wayne Avenue, BRONX Special Permit: Under Z.R. §73-30 – In an R7-2/C1-3 (partial) district, permission sought to erect a non-accessory radio tower on the roof of an existing 28-story residential structure. The radio tower will be operated by Fordham University (WFUV 90.7 FM), and will have total height of 161 feet, including a mechanical equipment room that will be contained inside an existing masonry enclosure originally built to house an HVAC cooling tower. The elevation of the tower will be 621 feet, including the height of the existing structure. COMMUNITY BOARD #7BX Examiner: Roy Starrin (212) 788-8797 Status: Granted – 3/1/05</p>

BZ – CONTINUED HEARINGS

7.	394-03-BZ	<p>Sheldon Lobel, P.C. 16-61 Weirfield Street, QUEENS Special Permit: Under Z.R. §73-36 - To permit the legalization of the operation of a physical cultural establishment on the ground and mezzanine level of a one story with mezzanine building located within a M1-4D zoning district. COMMUNITY BOARD #5Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 3/1/05</p>
8.	20-04-BZ	<p>Eric Palatnik, P.C. 5723 17th Avenue, BROOKLYN Variance: under Z.R. §72-21 to permit the proposed construction of a single family dwelling, Use Group 2, 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. COMMUNITY BOARD #12BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 5/10/05</p>
9.	126-04-BZ	<p>Eric Palatnik, Esq. 66 87th Street, BROOKLYN 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). COMMUNITY BOARD #10BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 3/15/05</p>
10.	190-04-BZ	<p>Agusta & Ross, Esqs. 2184 Mill Avenue, a/k/a 6001 Strickland Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed conversion of a former lead factory, into a multiple dwelling (45 DUs) with doctor's office, located in an R3-1 zoning district. COMMUNITY BOARD #18BK</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Continued Hearing – 4/12/05</p>

BZ – CONTINUED HEARINGS

11.	225-04-BZ	<p>Jay A. Segal, Esq. 201 Berry Street, BROOKLYN Variance: under Z.R. §72-21 to permit the construction of three four-story residential buildings in an M1-2 zoning district contrary to Z.R. §42-10. COMMUNITY BOARD #1BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 5/24/05</p>
12.	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: Rory Levy (212) 788-8749 Status: Closed, Decision – 3/29/05</p>
13.	270-04-BZ	<p>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: Closed, Decision – 3/29/05</p>
14.	345-04-BZ	<p>Fredrick A. Becker 1030-1044 Ocean Parkway, BROOKLYN 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. COMMUNITY BOARD #12BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 4/12/05</p>

BZ – NEW CASES

15.	219-04-BZ	<p>Eric Palatnik, P.C. 2162/70 University Avenue, THE BRONX 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. COMMUNITY BOARD #5BX</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Continued Hearing – 5/10/05</p>
16.	255-04-BZ	<p>Eric Palatnik, P.C. 1924 Homecrest Avenue, BROOKLYN 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. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 4/5/05</p>
17.	300-04-BZ	<p>Malcolm Kaye 66 Huron Street, BROOKLYN Special Permit: under Z.R. Section 73-36 to permit a proposed physical cultural establishment located on the first and second floor of a two story commercial building, within an M1-1 Zoning district. COMMUNITY BOARD #1BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 3/8/05</p>
18.	340-04-BZ	<p>Joseph P. Morsellino 1579 Forest Avenue, STATEN ISLAND 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. COMMUNITY BOARD #1SI</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 4/5/05</p>

<i>SOC – DECISIONS</i>		
	1126-48-BZ	Sheldon Lobel, P.C. 249/51 West 43rd Street, MANHATTAN Reopening for an extension of term of variance for an open garage for parking and storage of more than five (5) motor vehicles, located in C6-5 zoning district. COMMUNITY BOARD #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/8/05
	259-98-BZ	Davidoff Malito & Hatcher LLP 761-773 Kent Avenue, a/k/a 763 Kent Avenue, BROOKLYN Reopening for an amendment to a previously granted variance for a multiple dwelling, located in an M1-2 zoning district. COMMUNITY BOARD #3BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/8/05

<i>SOC – CONTINUED HEARINGS</i>		
	100-71-BZ	The Agusta Group 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 – 3/29/05

SOC – NEW CASES

	490-69-BZ	<p>Sheldon Lobel, P.C. 1408/18 Second Avenue, 303/09 East 73rd Street, 300/04 East 74th Street, MANHATTAN 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. COMMUNITY BOARD #8M Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 4/12/05</p>
	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 Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 3/29/05</p>
	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 Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 3/29/05</p>

APPEALS – DECISIONS

	273-04-A	<p>Michael S. Greun, Esq. OWNER OF PREMISES: Allen Stevenson School 128/32 East 78th Street and 121/23 East 77th Street, MANHATTAN An Administrative Appeal challenging the Department of Building's final determination in which the Department refused to revoke approvals and permits which allow an enlargement of a school that violates the rear yard requirements under Z.R. §§33-26 & 33-301. COMMUNITY BOARD #8M</p>
		<p>Examiner: Toni Matias (212) 788-8752</p>
		<p>Status: Denied – 3/8/05</p>

APPEALS – CONTINUED HEARINGS

	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>
		<p>Examiner: Toni Matias (212) 788-8752</p>
		<p>Status: Closed, Decision – 3/29/05</p>

BZ – DECISIONS

	102-03-BZ	<p>Sheldon Lobel, P.C. 291 Kent Avenue, BROOKLYN Variance: Under Z.R. §72-21 – Proposed development of two separate four-story residential buildings with 57 condominium units and 29 parking spots in an accessory parking garage. COMMUNITY BOARD #1BK Examiner: Rory Levy (212) 788-8749 Status: Granted – 3/8/05</p>
	348-03-BZ	<p>The Agusta Group 66-18 74th Street, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed construction of a three story, one family semi-detached dwelling, which does not comply with the minimum eight foot side yard, is contrary to Z.R. §23-461(a), located in an R5 zoning district. COMMUNITY BOARD #5Q Examiner: Jed Weiss (212) 788-8781 Status: Withdrawn – 3/8/05</p>
	9-04-BZ	<p>Fischbein Badillo Wagner Harding 114 Walworth Street, BROOKLYN Variance: Under Z.R. §72-21 – On a currently vacant site, proposed three-story multiple dwelling, located in a M1-1 zoning district. COMMUNITY BOARD #3BK Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 5/10/05</p>
	293-04-BZ	<p>Eric Palatnik, P.C. 610 Lanett Avenue, QUEENS Variance: Under Z.R. §72-21 – In an R3-1 district, approval sought to enlarge an exiting Yeshiva (Torah Academy High School for Girls). It is proposed to add four classrooms, bringing the total number of classroom to 22; a new multi-purpose room, and the enlargement of an existing auditorium/multi-purpose room. The application seeks waivers from floor area, wall height, side yard, rear yard and sky exposure plane requirements. COMMUNITY BOARD #14Q Examiner: Jed Weiss (212) 788-8781 Status: Granted – 3/8/05</p>

BZ – DECISIONS

295-04-BZ	Amato & Associates, P.C. 3250 Richmond Avenue, STATEN ISLAND Special Permit: under Z.R. §§73-30 – Approval sought to erect a 100 foot monopole in an R3-2 and Special South Richmond Development District. The proposed tower will be located on a portion of a site currently occupied by a community facility. There is also proposed an accessory 360 SF communications shelter. The proposal also requires CPC Special Permit approval pursuant to Section 107-73, which allows the placement of a structure higher than 50 feet in the Special South Richmond Development District. COMMUNITY BOARD #3SI
	Examiner: Roy Starrin (212) 788-8797
	Status: Granted – 3/8/05
300-04-BZ	Malcolm Kaye 66 Huron Street, BROOKLYN Special Permit: under Z.R. Section 73-36 to permit a proposed physical cultural establishment located on the first and second floor of a two story commercial building, within an M1-1 Zoning district. COMMUNITY BOARD #1BK
	Examiner: Toni Matias (212) 788-8752
	Status: Granted – 3/8/05

BZ – CONTINUED HEARINGS

	355-03-BZ	<p>Agusta & Ross 64-01/07 Grand Avenue, QUEENS Variance: Under Z.R.§72-21 – To permit the proposed four story and mezzanine mixed-use multiple dwelling, Use Groups 2 and 6, which does not comply with the zoning requirements for residential floor area, building height, number of dwellings units and residential front yard, located in a C2-2/R4 zoning district. COMMUNITY BOARD #5Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 4/19/05</p>
	385-03-BZ	<p>Joseph P. Morsellino 85-15 and 85-17 120th Street, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed erection of a multiple dwelling, which does not comply with the zoning requirements for floor area ratio, lot coverage, dwelling units, height and setback, located in an R6 zoning district. COMMUNITY BOARD #9Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Continued Hearing – 4/19/05</p>
	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</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 3/29/05</p>
	252-04-BZ	<p>Jay A. Segal, Esq. 170 North 11th Street, BROOKLYN Variance: under Z.R. §72-21 – To permit the conversion and enlargement of an existing two-story, vacant industrial building in an M1-2 zoning district contrary to Z.R. §42-10. COMMUNITY BOARD #1BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 4/19/05</p>

BZ – CONTINUED HEARINGS

	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: Continued Hearing – 3/29/05

BZ – NEW CASES

	144-04-BZ	Eric Palatnik, P.C. 286 Hudson Street, MANHATTAN 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. COMMUNITY BOARD #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 4/19/05
	267-04-BZ	Fischbein Badillo Wagner Harding 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: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 5/10/05
	339-04-BZ	Eric Palatnik, P.C. 157-30 Willets Point Boulevard, QUEENS 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 to a new steel framed canopy over the existing fuel dispenser islands. COMMUNITY BOARD #7Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 4/12/05

SOC – DECISIONS

1.	722-68-BZ	Sheldon Lobel, P.C. 388-392 Kings Highway, BROOKLYN 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. COMMUNITY BOARD #11BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 3/15/05
2.	208-78-BZ	Rothkrug Rothkrug Weinberg & Spector, LLP 2145 Richmond Avenue, STATEN ISLAND 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. COMMUNITY BOARD #2SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 3/15/05
3.	295-99-BZ	Rampulla Associates, A.I.A. 370 Stanhope Street, BROOKLYN 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. COMMUNITY BOARD #4BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 3/15/05

<i>SOC – CONTINUED HEARINGS</i>		
4.	198-66-BZ	Eric Palatnik, P.C. 300 East 74th Street, MANHATTAN Reopening: Amendment - To modify size and design of public plaza, located in a C1-9/R8B zoning district. COMMUNITY BOARD #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 4/19/05
5.	133-99-BZ	Harold Weinberg, P.E., P.C. 1523 Oriental Boulevard, BROOKLYN 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. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 3/15/05
6.	286-99-BZ	Rampulla Associates, A.I.A 4142 Hylan Boulevard, STATEN ISLAND 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. COMMUNITY BOARD #3SI
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 4/12/05

<i>SOC – NEW CASES</i>		
7.	1237-66-BZ	Eric Palatnik, P.C. 1 East 233rd Street, THE BRONX 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. COMMUNITY BOARD #12BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 4/19/05

APPEALS – DECISIONS

8.	53-04-A thru 62-04-A	<p>New York City Department of Buildings OWNER OF RECORD: Thomas Huang 140-26A/28/28A/30/30A/32/32A/34/34A/36 34th Avenue, QUEENS</p> <p>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. COMMUNITY BOARD #11Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Reopened, Continued Hearing – 7/12/05</p>
9.	384-04-A	<p>Gary Lenhart, R.A. 37 Jamaica Walk, QUEENS</p> <p>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. COMMUNITY BOARD #14Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 3/15/05</p>

APPEALS – CONTINUED HEARINGS

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

APPEALS – NEW CASES

11.	241-04-A	<p>Rampulla Associates Architects 6515 Amboy Road, STATEN ISLAND Proposed one family dwelling, not fronting on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law. COMMUNITY BOARD #3SI Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 4/12/05</p>
12.	385-04-A	<p>Gary Lenhart, R.A. 2 Deauville Walk, QUEENS 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. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 4/5/05</p>
13.	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 Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 3/29/05</p>
14.	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 Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 3/29/05</p>

<i>APPEALS – NEW CASES</i>		
15.	17-05-A	Sheldon Lobel, P.C. 3329/3333 Giles Place, THE BRONX 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. COMMUNITY BOARD #8BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/10/05

BZ – DECISIONS

1.	361-02-BZ	<p>Marianne Russo 214 25th Street, BROOKLYN 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. COMMUNITY BOARD #7BK Examiner: Roy Starrin (212) 788-8797 Status: Defer Decision – 4/12/05</p>
2.	349-03-BZ & 350-03-BZ	<p>The Agusta Group 85-14 63rd Drive, QUEENS 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. COMMUNITY BOARD #6Q Examiner: Jed Weiss (212) 788-8781 Status: Withdrawn – 3/15/05</p>
3.	126-04-BZ	<p>Eric Palatnik, Esq. 66 87th Street, BROOKLYN 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). COMMUNITY BOARD #10BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 3/15/05</p>
4.	134-04-BZ	<p>Fischbein Badillo Wagner Harding 184 Kent Avenue, BROOKLYN 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. COMMUNITY BOARD #1BK Examiner: Rory Levy (212) 788-8749 Status: Defer Decision – 5/24/05</p>

BZ – DECISIONS

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

BZ – CONTINUED HEARINGS

8.	357-03-BZ	Agusta & Ross 33 Berry Street, aka 144 North 12th Street, BROOKLYN Variance: Under Z.R. §72-21 to permit the proposed four-story and penthouse multiple dwelling, located in an M1-2 district. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 6/7/05
9.	6-04-BZ	Sheldon Lobel, Esq. 7118-7124 Third Avenue, BROOKLYN 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. COMMUNITY BOARD #10BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 4/12/05
10.	363-04-BZ	Herrick Feinstein, LLP 6002 Fort Hamilton Parkway, BROOKLYN 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. COMMUNITY BOARD #12BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 4/19/05

BZ – NEW CASES

11.	212-04-BZ	<p>Rampulla Associates Architects 2360 Hylan Boulevard, STATEN ISLAND 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. COMMUNITY BOARD #2SI</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Continued Hearing – 5/24/05</p>
12.	247-04-BZ	<p>Sheldon Lobel, P.C. 22-20 Merrick Boulevard, QUEENS 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. COMMUNITY BOARD #12Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 4/19/05</p>
13.	297-04-BZ	<p>Sheldon Lobel, P.C. 1174 East 22nd Street, BROOKLYN 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. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 4/19/05</p>
14.	315-04-BZ thru 318-04-BZ	<p>Steve Sinacori/Stadtmauer Bailkin 1732. 1734, 1736 & 1738 81st Street, BROOKLYN 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. COMMUNITY BOARD #11BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 5/10/05</p>

SPECIAL HEARING – NEW CASES

1.	301-04-BZY	Rothkrug Rothkrug Weinberg & Spector 102 Greaves Avenue, -STATEN ISLAND Application to complete construction for a minor development as per Z.R.§11-331.
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 4/12/05
2.	303-04-BZY thru 308-04-BZY	Edward Lauria, P.E. 81, 85, 89, 93, Lorrain Avenue and 88 & 92 Jeannette Avenue, STATEN ISLAND Application to extend time to complete construction for a major development as per Z.R.§11-331.
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 4/12/05
3.	309-04-BZY & 310-04-BZY	Rothkrug Rothkrug Weinberg & Spector 65 & 67 North Burgher Avenue, STATEN ISLAND Application to extend time to complete construction for a major development as per Z.R.§11-331.
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 4/19/05
4.	324-04-BZY	Edward Lauria, P.E. 1150 Arden Avenue, STATEN ISLAND Application to extend time to complete construction for a major development as per Z.R.§11-331.
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/12/05
5.	347-04-BZY & 348-04-BZY	Rothkrug Rothkrug Weinberg & Spector 3056 & 3058 Cross Bronx Expressway, THE BRONX Application to extend time to complete construction for a major development as per Z.R.§11-331.
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 4/19/05
6.	349-04-BZY	Rothkrug Rothkrug Weinberg & Spector 1420 Balcom Avenue, THE BRONX Application to extend time to complete construction for a minor development as per Z.R.§11-331.
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/19/05

SOC – DECISIONS

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>		
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>		
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>		
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>		
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

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

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

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>		
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

<i>BZ – CONTINUED HEARINGS</i>		
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
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
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

BZ – CONTINUED HEARINGS

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
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
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

BZ – NEW CASES

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>

SOC – NEW CASES

1.	348-82-BZ	<p>Salvati Architects 204 Avenue S, BROOKLYN Extension of Term/Waiver/Amendment, to legalize the change from three (3) storefronts (U.G.6) to two (2) storefronts (U.G. 6 & 16D), located in an R5 zoning district. Application previously approved under Z.R. §72-21 for a term of 20 years which expired on April 12, 2003. COMMUNITY BOARD #11BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Postponed Hearing – 5/24/05</p>
2.	14-92-BZ	<p>The Law Office of Fredrick A. Becker 311 Greenwich Street, MANHATTAN Extension of Term/Waiver/Amendment, for a variance which expired May 3, 2003 and to allow the operation of a physical culture establishment, located in a C6-3 TMU zoning district. COMMUNITY BOARD #1M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 4/19/05</p>
3.	68-94-BZ	<p>Fischbein Badillo Wagner & Harding 2100 Bartow Avenue, THE BRONX Extension of Term of a Special Permit for a physical culture establishment, located on a portion of the first and second floor of the Bay Plaza Shopping center which expired on November 11, 2004, located in a C4-3 zoning district. Minor interior layout change and signage change. COMMUNITY BOARD #10BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 4/12/05</p>
4.	91-02-BZ	<p>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. COMMUNITY BOARD #13BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 5/10/05</p>

<i>APPEALS – DECISIONS</i>		
5.	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: Granted – 4/5/05
6.	385-04-A	Gary Lenhart, R.A. 2 Deauville Walk, QUEENS 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. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/5/05

<i>APPEALS – NEW CASES</i>		
7.	232-04-A	Snyder & Snyder LLP 17 Feldmeyers Lane, STATEN ISLAND Proposed construction of a telecommunications structure on a property that is not fronting on a legally mapped street, is contrary to §36, Article 3 of the General City Law. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 4/19/05

<i>BZ – DECISIONS</i>		
1.	218-03-BZ	Gerald J. Caliendo, R.A. 19-73 38th Street, QUEENS Variance: Under Z.R. §72-21 – Proposed four-story mixed use building with residential, commercial and community facility uses, located in an M1-1 zoning district. COMMUNITY BOARD #1Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 7/12/05

<i>BZ – CONTINUED HEARINGS</i>		
2.	3-04-BZ	Eric Palatnik, P.C. 147-08 46th Avenue, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed dental office, Use Group 4, located in an R-2 zoning district, which does not comply with the zoning requirements for floor area, open space, front and side yards and use. COMMUNITY BOARD #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 6/7/05
3.	63-04-BZ	Joseph P. Morsellino, Esq. 108-24 Astoria Boulevard, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed accessory parking, for an adjacent car rental facility, located in an R6 zoning district. COMMUNITY BOARD #3Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 5/10/05
4.	135-04-BZ	Joseph P. Morsellino 91-22 188th Street, QUEENS 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. COMMUNITY BOARD #12Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/10/05

BZ – CONTINUED HEARINGS

5.	255-04-BZ	Eric Palatnik, P.C. 1924 Homecrest Avenue, BROOKLYN 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. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/17/05
6.	340-04-BZ	Joseph P. Morsellino 1579 Forest Avenue, STATEN ISLAND 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. COMMUNITY BOARD #1SI
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 5/10/05

BZ – NEW CASES

7.	286-04-BZ & 287-04-BZ	<p>Rothkrug Rothkrug Weinberg & Spector, LLP 85-78 & 85-82 Santiago Street, QUEENS 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. COMMUNITY BOARD #8Q Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 5/10/05</p>
8.	290-04-BZ	<p>Stuart A. Klein, Esq. 341-349 Troy Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit, in an R4 zoning district, the conversion of an existing one-story warehouse building into a six-story and penthouse mixed-use residential/commercial building, which is contrary to Z.R. §§22-00, 23-141(b), 23-631(b), 23-222, 25-23, 23-45 and 23-462(a). COMMUNITY BOARD#9BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 5/24/05</p>
9.	294-04-BZ	<p>Petraro & Jones, LLP 103-05 35th Avenue, aka 34-29 35th Avenue, QUEENS 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. COMMUNITY BOARD #3Q Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 4/19/05</p>
10.	371-04-BZ	<p>Eric Palatnik, P.C. 1271 East 28th Street, BROOKLYN 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. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 5/17/05</p>

SOC – DECISIONS

1.	200-24-BZ	<p>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</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 4/12/05</p>
2.	314-28-BZ	<p>Eric Palatnik, P.C. 902/14 Westchester Avenue and 911/15 Rogers Place, THE BRONX 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. COMMUNITY BOARD #2BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/10/05</p>
3.	68-94-BZ	<p>Cozen O'Connor Attorneys 2100 Bartow Avenue, THE BRONX Extension of Term of a Special Permit for a physical culture establishment, located on a portion of the first and second floor of the Bay Plaza Shopping center which expired on November 11, 2004, located in a C4-3 zoning district. Minor interior layout change and signage change. COMMUNITY BOARD #10BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 4/12/05</p>
4.	286-99-BZ	<p>Rampulla Associates, A.I.A 4142 Hylan Boulevard, STATEN ISLAND Reopening for an extension of Time/Waiver of the Rules of Practice and Procedures to complete construction for a variance which permit 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. The application now seeks to permit a bank to utilize the space instead of the stores and offices. COMMUNITY BOARD #3SI</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 4/12/05</p>

SOC – CONTINUED HEARINGS

5.

490-69-BZ

Sheldon Lobel, P.C.

1408/18 Second Avenue, 303/09 East 73rd Street, 300/04 East 74th Street, MANHATTAN

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.

COMMUNITY BOARD #8M

Examiner: Carlo Costanza (212) 788-8739

Status: Closed, Decision – 5/10/05

SOC – NEW CASES

6.	752-64-BZ	<p>Petraro & Jones 49 East 77th Street, MANHATTAN 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. COMMUNITY BOARD #8M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 5/10/05</p>
7.	721-67-BZ	<p>Sheldon Lobel, P.C. 7310-7322 New Utrecht Avenue, BROOKLYN 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. COMMUNITY BOARD #11BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 5/10/05</p>
8.	1038-80-BZ	<p>Davidoff & Malito, LLP 31-07/09/11 Downing Street, QUEENS Reopening for an extension of term of variance which expired on January 6, 2005 for an amusement arcade. COMMUNITY BOARD #7Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 4/19/05</p>
9.	97-97-BZ	<p>Eric Palatnik, P.C. 1730 Cross Bronx Expressway, BRONX Extension of Time to Obtain a Certificate of Occupancy. On October 7, 1997 the Board of Standards and Appeals issued a resolution permitting in an R-5 zoning district, the construction and maintenance of a gasoline service station with an accessory convenience store. COMMUNITY BOARD #9BX</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 4/19/05</p>

APPEALS – DECISIONS

10.	312-04-A	Eric Palatnik, P.C. 14 Letty Court, STATEN ISLAND Proposed building not fronting on a legally mapped street , is contrary to Section 36, Article 3 of the General Ciy Law . COMMUNITY BOARD #1S.I.
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/12/05
11.	324-04-BZY	Edward Lauria, P.E. 1150 Arden Avenue, STATEN ISLAND Application to extend time to complete construction for a major development as per Z.R. §11-331. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 4/12/05

APPEALS – CONTINUED HEARINGS

12.	241-04-A	Rampulla Associates Architects 6515 Amboy Road, STATEN ISLAND Proposed one family dwelling, not fronting on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/10/05
13.	301-04-BZY	Rothkrug Rothkrug Weinberg & Spector 102 Greaves Avenue, STATEN ISLAND Application to complete construction for a minor development as per Z.R. §11-331. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/10/05
14.	303-04-BZY thru 308-04-BZY	Edward Lauria, P.E. 81, 85, 89, 93, Lorrain Avenue and 88 & 92 Jeannette Avenue, STATEN ISLAND Application to extend time to complete construction for a major development as per Z.R. §11-331. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Withdrawn – 4/12/05

APPEALS – NEW CASES

15.	325-04-A	Rothkrug Rothkrug Weinberg Spector 91 Wakefield Road, STATEN ISLAND 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. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/17/05

<i>BZ – DECISIONS</i>		
1.	361-02-BZ	Marianne Russo/Peter Hirschman 214 25th Street, BROOKLYN Variance: Under §72-21 – To permit residential use in an existing industrial building, located in an M1-1D zoning district, which does not meet the zoning requirements for use; and is contrary to zoning resolution §42-00. COMMUNITY BOARD #7BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 4/12/05

<i>BZ – CONTINUED HEARINGS</i>		
2.	6-04-BZ	Sheldon Lobel, Esq. 7118-7124 Third Avenue, BROOKLYN 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. COMMUNITY BOARD #10BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/12/05
3.	152-04-BZ	James M. Plotkin, Esq. 3213 Edson Avenue, BRONX Variance: Under §72-21 – To permit in an R5 district, on a site consisting of 11,970SF, the construction of a four one-story warehouses (UG 16). Currently, the site is improved with four buildings: one concrete block building, and three sheds. The proposed warehouse is contrary to residential district use regulations. COMMUNITY BOARD #12BX
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 5/24/05
4.	190-04-BZ	Agusta & Ross, Esqs. 2184 Mill Avenue, a/k/a 6001 Strickland Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed conversion of a former lead factory, into a multiple dwelling (45 DUs) with doctor's office, located in an R3-1 zoning district. COMMUNITY BOARD #18BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 5/24/05

BZ – CONTINUED HEARINGS

5.	234-04-BZ	<p>Sheldon Lobel, P.C., 255 McKibbin Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit in a M1-1 and M1-2 district, approval sought to legalize residential occupancy of 73 dwelling units in a four-story and basement industrial building, which was constructed in 1931. The legal use is listed artist loft space for the 73 units. There are proposed 18 parking spaces on the open portion of the lot, which consists of 25,620 SF in its entirety. The use is contrary to district use regulations. COMMUNITY BOARD #1BK Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 5/24/05</p>
6.	298-04-BZ	<p>Moshe M. Friedman, P.E., 1746 East 21st Street, BROOKLYN 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. COMMUNITY BOARD #15BK Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision – 5/10/05</p>
7.	339-04-BZ	<p>Eric Palatnik, P.C. 157-30 Willets Point Boulevard, QUEENS 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. COMMUNITY BOARD #7Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 5/10/05</p>
8.	345-04-BZ	<p>Fredrick A. Becker 1030-1044 Ocean Parkway, BROOKLYN 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. COMMUNITY BOARD #12BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 5/17/05</p>

BZ – NEW CASES

9.	275-04-BZ	<p>Martyn & Don Weston Architects 601-603 East 9th Street, a/k/a 143 Avenue B, MANHATTAN Variance: Under Z.R. §72-21 – To permit the proposed conversion of an existing unused gymnasium (Use Group 4), located in a 15 story + PH residential building, into residential units (Use Group 2), within an R7-2 Zoning District and to vary Sections 23-142 and 23-22 of the Resolution. COMMUNITY BOARD #3M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 7/12/05</p>
10.	322-04-BZ	<p>Eric Palatnik, P.C. 1124 East 21st Street, a/k/a Kenmore Place, a/k/a 2015-2025 Avenue J, BROOKLYN 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. COMMUNITY BOARD #14BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 5/10/05</p>
11.	327-04-BZ	<p>Sheldon Lobel, P.C. 66-34 108th Street, QUEENS 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. COMMUNITY BOARD #6Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 5/17/05</p>

BZ – NEW CASES

12.	352-04-BZ	<p>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</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 6/7/05</p>
13.	16-05-BZ	<p>James McCormack, Architect 161 Westervelt Avenue, STATEN ISLAND 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). COMMUNITY BOARD #1SI</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 5/17/05</p>

SOC – DECISIONS

1.	1237-66-BZ	Eric Palatnik, P.C. 1 East 233rd Street, THE BRONX 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. COMMUNITY BOARD #12BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 4/19/05
2.	1038-80-BZ	Davidoff & Malito, LLP 31-07/09/11 Downing Street, QUEENS Reopening for an extension of term of variance which expired on January 6, 2005 for an amusement arcade. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/19/05
3.	14-92-BZ	The Law Office of Fredrick A. Becker 311 Greenwich Street, MANHATTAN Extension of Term/Waiver/Amendment, for a variance which expired May 3, 2003 and to allow the operation of a physical culture establishment, located in a C6-3 TMU zoning district. COMMUNITY BOARD #1M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/19/05
4.	164-94-BZ	Sullivan, Chester & Gardner, P.C. 84 Hugh Grant Circle, THE BRONX Reopening for extension of term and Waiver of the Rules and Procedures for an expired variance for a physical culture establishment (“Lucille Roberts Fitness for Women”), granted pursuant to section 72-21 which expired on March 1, 2003. Located in an C1-2 zoning district. COMMUNITY BOARD #9BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 4/19/05

SOC – DECISIONS

5.	97-97-BZ	<p>Eric Palatnik, P.C. 1730 Cross Bronx Expressway, BRONX Extension of Time to Obtain a Certificate of Occupancy. On October 7, 1997 the Board of Standards and Appeals issued a resolution permitting in an R-5 zoning district, the construction and maintenance of a gasoline service station with an accessory convenience store. COMMUNITY BOARD #9BX</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 4/19/05</p>
6.	224-00-BZ	<p>Sheldon Lobel, P.C., 2353 Cropsey Avenue, BROOKLYN Reopening for an application previously denied by the Board of Standards and Appeals to consider additional information that was not available at the time the BSA originally considered this application. The application was filed pursuant to section 72-21 of the zoning resolution to permit a proposed six story residential building located in an R-5 zoning district, which would create non-compliance with respect to Section 23-141, FAR, lot coverage and open space, Section 23-631 height and perimeter wall, Section 23-222 lot area per dwelling unit, Sections 23-45, 23-46 and 2347 yard requirements. COMMUNITY BOARD #11BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Denied – 4/19/05</p>
7.	28-02-BZ	<p>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</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 4/19/05</p>

SOC – CONTINUED HEARINGS

8.	198-66-BZ	Eric Palatnik, P.C. 300 East 74th Street, MANHATTAN Reopening: Amendment - To modify size and design of public plaza, located in a C1-9/R8B zoning district. COMMUNITY BOARD #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 4/19/05

<i>APPEALS – DECISIONS</i>		
9.	232-04-A	Snyder & Snyder LLP 17 Feldmeyers Lane, STATEN ISLAND Proposed construction of a telecommunications structure on a property that is not fronting on a legally mapped street, is contrary to §36, Article 3 of the General City Law. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 4/19/05
10.	349-04-BZY	Rothkrug Rothkrug Weinberg & Spector 1420 Balcom Avenue, THE BRONX Application to extend time to complete construction for a minor development as per Z.R.§11-331.
		Examiner: Toni Matias (212) 788-8752
		Status: Defer Decision – 5/10/05

<i>APPEALS – CONTINUED HEARINGS</i>		
11.	309-04-BZY & 310-04-BZY	Rothkrug Rothkrug Weinberg & Spector 65 & 67 North Burgher Avenue, STATEN ISLAND Application to extend time to complete construction for a major development as per Z.R.§11-331.
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/17/05
12.	347-04-BZY & 348-04-BZY	Rothkrug Rothkrug Weinberg & Spector 3056 & 3058 Cross Bronx Expressway, THE BRONX Application to extend time to complete construction for a major development as per Z.R.§11-331.
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 5/17/05

APPEALS – NEW CASES

13.

22-05-A

Dennis Dell’ Angelo

5728 Amboy Road and 3 Haynes Street, STATEN ISLAND

An appeal challenging the Department of Buildings decision that approved and permitted the building of two houses on a lot containing less than the required square footage as zoned for in the Special South Richmond District, also this appeal is seeking to reverse the DOB’s decision not to enforce §107-42 of the SSRD within NYC Zoning Resolution.

COMMUNITY BOARD #3SI

Examiner: Toni Matias (212) 788-8752

Status: Continued Hearing – 6/14/05

BZ – DECISIONS

1.	327-02-BZ	<p>Harold Weinberg, P.E. 82 Union Street, BROOKLYN Variance: Under Z.R. §72-21 - Proposed erection of a four story, four family residence, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-00. COMMUNITY BOARD #6 BK Examiner: Roy Starrin (212) 788-8797 Status: Defer Decision – 5/24/05</p>
2.	291-03-BZ	<p>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 13 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: Granted – 4/19/05</p>
3.	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: Granted – 4/19/05</p>
4.	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 Examiner: Toni Matias (212) 788-8752 Status: Granted – 4/19/05</p>

BZ – CONTINUED HEARINGS

5.	355-03-BZ	<p>Agusta & Ross 64-01/07 Grand Avenue, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed four-story and mezzanine mixed-use multiple dwelling, Use Groups 2 and 6, which does not comply with the zoning requirements for residential floor area, building height, number of dwellings units and residential front yard, located in a C2-2/R4 zoning district. COMMUNITY BOARD #5Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 7/12/05</p>
6.	381-03-BZ	<p>Moshe M. Friedman, P.E. 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 61st Street, BROOKLYN 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. COMMUNITY BOARD #12BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 5/17/05</p>
7.	385-03-BZ	<p>Joseph P. Morsellino 85-15 and 85-17 120th Street, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed erection of a multiple dwelling, which does not comply with the zoning requirements for floor area ratio, lot coverage, dwelling units, height and setback, located in an R6 zoning district. COMMUNITY BOARD #9Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Continued Hearing – 5/24/05</p>
8.	144-04-BZ	<p>Eric Palatnik, P.C. 286 Hudson Street, MANHATTAN 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. COMMUNITY BOARD #2M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 5/17/05</p>

BZ – CONTINUED HEARINGS

9.	247-04-BZ	<p>Sheldon Lobel, P.C. 122-20 Merrick Boulevard, QUEENS 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. COMMUNITY BOARD #12Q Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 5/17/05</p>
10.	252-04-BZ	<p>Jay A. Segal, Esq. 170 North 11th Street, BROOKLYN Variance: under Z.R. §72-21 – To permit the conversion and enlargement of an existing two-story, vacant industrial building in an M1-2 zoning district contrary to Z.R. §42-10. COMMUNITY BOARD #1BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 6/7/05</p>
11.	294-04-BZ	<p>Petraro & Jones, LLP 103-05 35th Avenue, aka 34-29 35th Avenue, QUEENS 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. COMMUNITY BOARD #3Q Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision – 5/17/05</p>
12.	297-04-BZ	<p>Sheldon Lobel, P.C. 1174 East 22nd Street, BROOKLYN 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. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 5/17/05</p>

BZ – DECISIONS

13.	319-04-BZ/ 61-05-A	<p>Steven Sinacori, Esq. 35 McDonald Avenue, a/k/a 25/47 McDonald Avenue, BROOKLYN</p> <p>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 and is located partially within the bed of a mapped street, which is contrary to Section 35, Article 3 of the General City Law.</p> <p>COMMUNITY BOARD #7BK</p> <p>Examiner: Roy Starrin 212-788-8797/Toni Matias 212-788-8752</p> <p>Status: Closed, Decision – 5/24/05</p>
14.	363-04-BZ	<p>Herrick Feinstein, LLP 6002 Fort Hamilton Parkway, BROOKLYN</p> <p>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.</p> <p>COMMUNITY BOARD #12BK</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Continued Hearing – 6/7/05</p>

BZ – NEW CASES

15.	257-04-BZ	<p>Patrick W. Jones, Esq. 252/60 Atlantic Avenue (aka 83/87 Boerum Place; 239/47 Pacific Street), BROOKLYN Variance: Under Z.R.§72-21 to permit the proposed construction of an eight-story mixed-use, retail-residential building, located in R6A, R6, C2-4 and C2-3 zoning districts which does not comply with the zoning requirements for floor area ratio, lot coverage, building height and loading berth. COMMUNITY BOARD #2BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 5/24/05</p>
16.	272-04-BZ	<p>Sullivan Chester & Gardner 14-38/40 31st Drive, QUEENS Variance: Under Z.R.§72-21 to permit the proposed five story, twenty-unit multiple dwelling, Use Group 2, located in an R-5 zoning district, which does not comply with the zoning requirements for floor area ratio, open space ratio, density, side and front yards, height and/or setback and parking. COMMUNITY BOARD#1Q Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 6/7/05</p>
17.	292-04-BZ	<p>Eric Palatnik, P.C. 1340 East 26th Street, BROOKLYN 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. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 5/17/05</p>
18.	299-04-BZ	<p>Patrick W. Jones, Esq. 111-02 Sutphin Boulevard (aka 111-04/12 Sutphin Boulevard), QUEENS Variance: Under Z.R.§72-21 to permit the proposed construction of a one-story retail building, Use Group 6, located in an R3-2 zoning district. COMMUNITY BOARD#12Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 5/24/05</p>

BZ – NEW CASES

19.	390-04-BZ	Walter T. Gorman, P.E. 2290 Boston Road, THE BRONX Variance: Under Z.R.§72-21 the reestablishment of a gasoline service station, Use Group 16, with accessory auto repairs, accessory parking and the storage of motor vehicles, located in a C1-3 within an R6 zoning district. COMMUNITY BOARD #11BX
		Examiner: Roy Starrin 212-788-8797/Toni Matias 212-788-8752
		Status: Continued Hearing – 5/24/05
20.	391-04-BZ	Moshe M. Friedman 2610 Avenue L, BROOKLYN 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. COMMUNITY BOARD#14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/17/05

DISMISSAL CALENDAR

1.	45-65-BZ	<p><i>Applicant: NYC Board of Standards</i> Jesse Masyr, Esq. 1526 Grand Concourse aka 1539 Sheridan Avenue, THE BRONX Amendment pursuant to Z.R. §§72-01 & 72-22 to enclose an open area formerly used for an accessory off-street loading berth. COMMUNITY BOARD #4BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Withdrawn – 4/20/05</p>
2.	154-04-BZ	<p><i>Applicant: NYC Board of Standards</i> Rothkrug Rothkrug Weinberg & Spector 63 Rapeleye Street, BROOKLYN Under Z.R. §72-21 to permit a 4-family dwelling in an M1-1 zoning district.. COMMUNITY BOARD #6BK</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Withdrawn – 4/20/05</p>
3.	160-04-BZ & 161-04-A	<p><i>Applicant: NYC Board of Standards</i> Agusta & Ross 73 Washington Avenue, BROOKLYN Under Z.R. §72-21 to permit residential conversion of Existing former commercial loft building into eight dwelling units and an appeal regarding light and air to dwelling units. COMMUNITY BOARD #2BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Withdrawn – 4/20/05</p>
4.	194-04-BZ thru 199-04-BZ	<p><i>Applicant: NYC Board of Standards</i> Agusta & Ross 9029 Krier Place, aka 900 E. 92nd Street, BROOKLYN Under Z.R. §72-21 to permit two-family dwelling in an M1-1 district. COMMUNITY BOARD #18BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: SOC Calendar - Continued Hearing – 5/10/05</p>

DISMISSAL CALENDAR		
5.	239-04-BZ	Applicant: NYC Board of Standards
		Agusta & Ross 225 Starr Street, BROOKLYN
		Under Z.R. §72-21 to permit residential use within an existing loft building in an M1-1 zoning district. COMMUNITY BOARD#4BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Dismissal – 5/10/05
6.	245-04-BZ	Applicant: NYC Board of Standards
		Agusta & Ross 102-104 Franklin Avenue, BROOKLYN
		Under Z.R. §72-21 to permit multiple dwelling in an M1-1 district. COMMUNITY BOARD #3BK
		Examiner: Rory Levy (212) 788-8749
		Status: Withdrawn – 4/20/05

SOC CALENDAR		
7.	146-03-BZ/ 139-02-A	Jesse Masyr, Wachtel & Masyr, LLP
		1511 Third Avenue aka 201 East 85th Street, MANHATTAN
		Application for rehearing - for a case previously denied by the Board of Standards & Appeals to permit the filing of a new special permit application under Z.R. §73-36 to legalize the operation of a physical culture establishment based on substantial new evidence and material changes in the proposed plans. Based on the new evidence, this application requests that the Board permit the filing of a modification to a condition on the previously decided Appeals case under Cal. No. 139-02-A COMMUNITY BOARD #8M
		Starrin/Matias
		Examiner: Roy Starrin 212-788-8797/Toni Matias 212-788-8752
		Status: Closed, Decision – 6/7/05

SOC – DECISIONS

1.	314-28-BZ	<p>Eric Palatnik, P.C. 902/14 Westchester Avenue and 911/15 Rogers Place, THE BRONX 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. COMMUNITY BOARD #2BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/10/05</p>
2.	752-64-BZ	<p>Petraro & Jones 49 East 77th Street, MANHATTAN 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. COMMUNITY BOARD #8M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 5/10/05</p>
3.	490-69-BZ	<p>Sheldon Lobel, P.C. 1408/18 Second Avenue, 303/09 East 73rd Street, 300/04 East 74th Street, MANHATTAN 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. COMMUNITY BOARD #8M</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 5/10/05</p>

SOC – CONTINUED HEARINGS

4.	721-67-BZ	<p>Sheldon Lobel, P.C. 7310-7322 New Utrecht Avenue, BROOKLYN 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. COMMUNITY BOARD #11BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/10/05</p>
5.	100-71-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 5/24/05</p>
6.	189-96-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 6/7/05</p>
7.	91-02-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 6/7/05</p>

SOC – CONTINUED HEARINGS

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

SOC – NEW CASES

11.	62-83-BZ	<p>Law Offices of Howard Goldman, LLC 696 Pacific Street, BROOKLYN 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. COMMUNITY BOARD #8BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/12/05</p>
12.	110-95-BZ	<p>John W. Russell, Esq. 1845 Cornage Avenue, QUEENS 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. COMMUNITY BOARD #14Q Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 6/7/05</p>
13.	126-99-BZ	<p>Sheldon Lobel, P.C. 220-16 Jamaica Avenue, QUEENS 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. COMMUNITY BOARD #13Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 5/24/05</p>
14.	215-00-BZ	<p>McDermott Will & Emery, LLP 271-11 76th Avenue, QUEENS 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. COMMUNITY BOARD #13Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 5/24/05</p>

SOC – NEW CASES

15.

182-02-BZ

Sheldon Lobel, P.C.

**1705 Richmond Avenue, a/k/a 2990 Victory Boulevard,
STATEN ISLAND**

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.

COMMUNITY BOARD #2SI

Examiner: Henry Segovia (212) 788-8757

Status: Continued Hearing – 6/7/05

APPEALS – DECISIONS

16.	241-04-A	<p>Rampulla Associates Architects 6515 Amboy Road, STATEN ISLAND Proposed one family dwelling, not fronting on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law. COMMUNITY BOARD #3SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 5/10/05</p>
17.	349-04-BZY	<p>Rothkrug Rothkrug Weinberg & Spector 1420 Balcom Avenue, THE BRONX Application to extend time to complete construction for a minor development as per Z.R.§11-331. Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 5/10/05</p>
18.	17-05-A	<p>Sheldon Lobel, P.C. 3329/3333 Giles Place, THE BRONX 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. COMMUNITY BOARD #8BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 7/12/05</p>
19.	346-04-BZY	<p>Sheldon Lobel, P.C. 3329-3333 Giles Place, THE BRONX Extension of time to complete construction for a minor development under Z.R. §11-331, located in an R4A zoning district. COMMUNITY BOARD #8BX</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Continued Hearing – 7/12/05</p>

<i>APPEALS – CONTINUED HEARINGS</i>		
20.	301-04-BZY	Rothkrug Rothkrug Weinberg & Spector 102 Greaves Avenue, STATEN ISLAND Application to complete construction for a minor development as per Z.R. §11-331. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/7/05
21.	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: Closed, Decision – 6/14/05

<i>APPEALS – NEW CASES</i>		
22.	211-04-A	Sheldon Lobel, P.C. 216-50/56 28th Avenue, QUEENS 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. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/7/05

BZ – DECISIONS

1.	63-04-BZ	<p>Joseph P. Morsellino, Esq. 108-24 Astoria Boulevard, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed accessory parking, for an adjacent car rental facility, located in an R6 zoning district. COMMUNITY BOARD #3Q Examiner: Jed Weiss (212) 788-8781 Status: Granted – 5/10/05</p>
2.	230-04-BZ	<p>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: Withdrawn – 5/10/05</p>
3.	286-04-BZ & 287-04-BZ	<p>Rothkrug Rothkrug Weinberg & Spector, LLP 85-78 & 85-82 Santiago Street, QUEENS 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. COMMUNITY BOARD #8Q Examiner: Henry Segovia (212) 788-8757 Status: Defer Decision – Off Calendar</p>
4.	298-04-BZ	<p>Moshe M. Friedman, P.E., 1746 East 21st Street, BROOKLYN 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. COMMUNITY BOARD #15BK Examiner: Roy Starrin (212) 788-8797 Status: Granted – 5/10/05</p>

BZ – DECISIONS

5.	322-04-BZ	<p>Eric Palatnik, P.C. 1124 East 21st Street, a/k/a Kenmore Place, a/k/a 2015-2025 Avenue J, BROOKLYN 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. COMMUNITY BOARD #14BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 5/10/05</p>
6.	339-04-BZ	<p>Eric Palatnik, P.C. 157-30 Willets Point Boulevard, QUEENS 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. COMMUNITY BOARD #7Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 5/10/05</p>
7.	340-04-BZ	<p>Joseph P. Morsellino, Esq. 1579 Forest Avenue, STATEN ISLAND 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. COMMUNITY BOARD #1SI</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 5/10/05</p>

BZ – CONTINUED HEARINGS

8.	9-04-BZ	<p>Cozin O'Connor Attorneys 114 Walworth Street, BROOKLYN Variance: Under Z.R. §72-21 – On a currently vacant site, proposed three-story multiple dwelling, located in a M1-1 zoning district. COMMUNITY BOARD #3BK Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision – 7/12/05</p>
9.	20-04-BZ	<p>Eric Palatnik, P.C. 5723 17th Avenue, BROOKLYN 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. COMMUNITY BOARD #12BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 6/7/05</p>
10.	135-04-BZ	<p>Joseph P. Morsellino, Esq. 91-22 188th Street, QUEENS 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. COMMUNITY BOARD #12Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 7/12/05</p>
11.	138-04-BZ	<p>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: Closed, Decision – 6/14/05</p>

BZ – CONTINUED HEARINGS

12.	187-04-BZ	<p>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: Closed, Decision – 6/7/05</p>
13.	219-04-BZ	<p>Eric Palatnik, P.C. 2162/70 University Avenue, THE BRONX 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. COMMUNITY BOARD #5BX Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 8/9/05</p>
14.	267-04-BZ	<p>Cozin 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: Continued Hearing – 5/24/05</p>
15.	296-04-BZ	<p>Sheldon Lobel, P.C. 135 Orchard Street, a/k/a 134 Allen Street, MANHATTAN 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. COMMUNITY BOARD #3M Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 8/9/05</p>

BZ – CONTINUED HEARINGS

16.	315-04-BZ thru 318-04-BZ	Steve Sinacori/Stadtmauer Bailkin LLP 1732, 1734, 1736 & 1738 81st Street, BROOKLYN 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. COMMUNITY BOARD #11BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 7/12/05

BZ – NEW CASES

17.	127-04-BZ	Eric Palatnik, P.C. 5313/23 Fifth Avenue, BROOKLYN 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. COMMUNITY BOARD #7BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 6/7/05
18.	175-04-BZ thru 177-04-BZ	Joseph P. Morsellino 7-05/09/13 130th Street, QUEENS 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. COMMUNITY BOARD #7Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 6/14/05
19.	178-04-BZ thru 181-04-BZ	Joseph P. Morsellino 7-04/06/12/14 130th Street, QUEENS 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. COMMUNITY BOARD #7Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 6/14/05

BZ – NEW CASES

20.	189-04-BZ	<p>D.E.C. Designs 3445 White Plains Road, THE BRONX 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. COMMUNITY BOARD #12BX Examiner: Carlo Costanza (212) 788-8739 Status: Postponed Hearing – 6/14/05</p>
21.	276-04-BZ	<p>The Law Office of Fredrick A. Becker 657 Logan Avenue, THE BRONX 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. COMMUNITY BOARD #10BX Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 5/24/05</p>
22.	354-04-BZ	<p>Friedman & Gotbaum 637 Greenwich Street, MANHATTAN 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. COMMUNITY BOARD #2M Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision – 6/7/05</p>
23.	372-04-BZ	<p>Rothkrug Rothkrug Weinberg Spector 8 Lawn Avenue, STATEN ISLAND 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. COMMUNITY BOARD #2SI Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 6/14/05</p>

SPECIAL HEARING – May 11, 2005

1.	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 200 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 – 7/26/05

<i>SOC – CONTINUED HEARINGS</i>		
1.	234-98-BZ	Walter T. Gorman, P.E. 2600-2614 Adam Clayton Powell Jr. Boulevard, MANHATTAN 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. COMMUNITY BOARD #10M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 6/7/05

<i>SOC – NEW CASES</i>		
2.	1111-62-BZ	Sheldon Lobel, P.C. 201 East 56th Street, MANHATTAN 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. COMMUNITY BOARD #6M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 6/7/05
3.	1129-64-BZ	Sheldon Lobel, P.C. 147-36 Brookville Boulevard, QUEENS 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. COMMUNITY BOARD #13Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 6/7/05
4.	138-68-BZ	Francis R. Angelino, Esq. 10-25 150th Street, QUEENS Reopening: Extension of Time/Waiver to obtain a Certificate of Occupancy for a funeral home, located in an R-2 zoning district. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/24/05
5.	739-76-BZ	Joseph p. Morsellino, Esq. 212-95 26th Avenue, QUEENS Reopening: Extension of Term of variance for an amusement arcade (Use Group 15), located in a C4-1 zoning district. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 5/24/05

APPEALS – CONTINUED HEARINGS

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

APPEALS – NEW CASES

9.	55-05-A	Joseph A. Sherry 40 Ocean Avenue, QUEENS 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. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/24/05
10.	56-05-A	Joseph A. Sherry 10 Janet Lane, QUEENS 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. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 5/24/05

APPEALS – NEW CASES

11.	57-05-A	<p>Joseph A. Sherry 667 Highland Place, QUEENS 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. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 5/24/05</p>
12.	58-05-A	<p>Joseph A. Sherry 15 Ocean Avenue, QUEENS 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. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 5/24/05</p>
13.	59-05-A	<p>Joseph A. Sherry 5 Courtenay Lane, QUEENS 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. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 5/24/05</p>
14.	54-05-A	<p>NYC Department of Buildings OWNER OF PREMISES: Yeshiva Imrei Chaim Viznitz 1824 53rd Street, BROOKLYN 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. COMMUNITY BOARD #12BK Examiner: Toni Matias (212) 788-8752 Status: Continued Hearing – 7/12/05</p>

BZ – DECISIONS

1.	381-03-BZ	<p>Moshe M. Friedman, P.E. 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 61st Street, BROOKLYN</p> <p>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.</p> <p>COMMUNITY BOARD #12BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 5/17/05</p>
2.	144-04-BZ	<p>Eric Palatnik, P.C. 286 Hudson Street, MANHATTAN</p> <p>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.</p> <p>COMMUNITY BOARD #2M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Defer Decision – 5/24/05</p>
3.	247-04-BZ	<p>Sheldon Lobel, P.C. 122-20 Merrick Boulevard, QUEENS</p> <p>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.</p> <p>COMMUNITY BOARD #12Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Granted – 5/17/05</p>

BZ – DECISIONS

4.	292-04-BZ	Eric Palatnik, P.C. 1340 East 26th Street, BROOKLYN 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. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/17/05
5.	294-04-BZ	Petraro & Jones, LLP 103-05 35th Avenue, a/k/a 34-29 35th Avenue, QUEENS 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. COMMUNITY BOARD #3Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 5/17/05
6.	391-04-BZ	Moshe M. Friedman 2610 Avenue L, BROOKLYN 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. COMMUNITY BOARD#14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 5/17/05

BZ – CONTINUED HEARINGS

7.	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: Closed, Decision – 6/14/05</p>
8.	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 – 6/14/05</p>
9.	255-04-BZ	<p>Eric Palatnik, P.C. 1924 Homecrest Avenue, BROOKLYN 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. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 6/7/05</p>
10.	297-04-BZ	<p>Sheldon Lobel, P.C. 1174 East 22nd Street, BROOKLYN 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. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 6/7/05</p>

BZ – CONTINUED HEARINGS

11.	327-04-BZ	<p>Sheldon Lobel, P.C. 66-34 108th Street, QUEENS 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. COMMUNITY BOARD #6Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 6/7/05</p>
12.	345-04-BZ	<p>Fredrick A. Becker 1030-1044 Ocean Parkway, BROOKLYN 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. COMMUNITY BOARD#12BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 6/7/05</p>
13.	371-04-BZ	<p>Eric Palatnik, P.C. 1271 East 28th Street, BROOKLYN 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. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/17/05</p>
14.	16-05-BZ	<p>James McCormack, Architect 161 Westervelt Avenue, STATEN ISLAND 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). COMMUNITY BOARD #1SI</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 5/17/05</p>

BZ – NEW CASES

15.	36-04-BZ & 37-04-BZ	<p>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 – 6/14/05</p>
16.	163-04-BZ	<p>Rothkrug Rothkrug Weinberg & Spector 677/91 Fulton Street, BROOKLYN 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. COMMUNITY BOARD #2BK Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 7/12/05</p>
17.	356-04-BZ	<p>Kramer Levin Naftalis & Frankel, LLP 60 East 55th Street, MANHATTAN 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. COMMUNITY BOARD #5M Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 6/7/05</p>
18.	15-05-BZ	<p>Friedman & Gotbaum, LLP by Irving J. Gotbaum 209 West 20th Street, MANHATTAN 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. COMMUNITY BOARD #5M Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 7/12/05</p>

BZ – NEW CASES

19.	32-05-BZ	<p>Law Office of Howard Goldman 288 7th Street, BROOKLYN 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. COMMUNITY BOARD #6BK Examiner: Jed Weiss (212) 788-8781 Status: Closed, Decision – 6/14/05</p>
20.	63-05-BZ	<p>Carole S. Slater, Esq. 2324 West 13th Street, BROOKLYN 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. COMMUNITY BOARD #6BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 6/14/05</p>
21.	82-05-BZ	<p>Adrienne W. Bernard, Esq. 1841 Park Avenue (a/k/a 101 East 126th Street), MANHATTAN 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. COMMUNITY BOARD #11M Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 6/14/05</p>

SOC – DECISIONS

1.	138-68-BZ	<p>Francis R. Angelino, Esq. 10-25 150th Street, QUEENS Reopening: Extension of Time/Waiver to obtain a Certificate of Occupancy for a funeral home, located in an R-2 zoning district. COMMUNITY BOARD #7Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 5/24/05</p>
2.	100-71-BZ	<p>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: Granted – 5/24/05</p>
3.	739-76-BZ	<p>Joseph p. Morsellino, Esq. 212-95 26th Avenue, QUEENS Reopening: Extension of Term of variance for an amusement arcade (Use Group 15), located in a C4-1 zoning district. COMMUNITY BOARD #7Q Examiner: Henry Segovia (212) 788-8757 Status: Granted – 5/24/05</p>
4.	126-99-BZ	<p>Sheldon Lobel, P.C. 220-16 Jamaica Avenue, QUEENS 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. COMMUNITY BOARD #13Q Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 5/24/05</p>
5.	215-00-BZ	<p>McDermott Will & Emery, LLP 271-11 76th Avenue, QUEENS 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. COMMUNITY BOARD #13Q Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 5/24/05</p>

SOC – NEW CASES

6.	765-50-BZ	<p>Kenneth H. Koons 1430-36 Unionport Road, BRONX Reopening: Extension of Term of a variance for an existing Funeral Establishment granted by the Board, filed pursuant to Section 11-411 of the zoning resolution, located in a C1-2/R6 zoning district. COMMUNITY BOARD #9X Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 6/14/05</p>
7.	348-82-BZ	<p>Salvati Architects 204 Avenue “S”, BROOKLYN Reopening: Extension of Term/Waiver/Amendment, application seeks to legalize the change from three (3) storefronts (U.G. 6) to two (2) storefronts (U.G. 6 & 16D) located in an R5 zoning district. The application was approved under section 72-21 of the zoning resolution to permit in an R5 zoning district, the establishment of three (U.G. 6) storefronts for a term of 20 years which expired on April 12, 2003. COMMUNITY BOARD #11BK Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 6/14/05</p>
8.	258-90-BZ	<p>Sheldon Lobel, P.C. 2337 Coney Island Avenue, BROOKLYN Reopening: Request for a waiver of the Rules of Practice and Procedure and reopening for an extension of time to obtain a certificate of occupancy for proposed restaurant and banquet hall, located in an R-5 zoning district. COMMUNITY BOARD #15BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 6/7/05</p>
9.	189-03-BZ	<p>Sheldon Lobel, P.C. 836 East 233rd Street, BRONX Reopening for an amendment to the resolution to permit the enlargement and conversion of the existing accessory service bays to an accessory convenience store, located in an R-5 zoning district. COMMUNITY BOARD #12BX Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 6/14/05</p>

APPEALS – DECISIONS

10.	55-05-A	<p>Joseph A. Sherry 40 Ocean Avenue, QUEENS 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. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 5/24/05</p>
11.	56-05-A	<p>Joseph A. Sherry 10 Janet Lane, QUEENS 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. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 5/24/05</p>
12.	57-05-A	<p>Joseph A. Sherry 667 Highland Place, QUEENS 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. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 5/24/05</p>
13.	58-05-A	<p>Joseph A. Sherry 15 Ocean Avenue, QUEENS 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. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 5/24/05</p>
14.	59-05-A	<p>Joseph A. Sherry 5 Courtenay Lane, QUEENS 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. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 5/24/05</p>

APPEALS – NEW CASES

15.	23-05-A	<p>Walter T. Gorman, P.E. 32 Bedford Avenue, QUEENS Proposed enlargement to an existing one family dwelling, 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. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Closed, Decision – 6/7/05</p>
16.	35-05-A	<p>Zygmunt Staszewski 37 Beach 221st Street, QUEENS Proposed alteration to an existing one family dwelling, not fronting on a legally mapped street, also a proposal to upgrade the existing septic system, is contrary to Section 36, Article 3 of the General City Law and Department of Buildings Policy. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 5/24/05</p>
17.	37-05-A	<p>Zygmunt Staszewski 17 Fulton Walk, QUEENS Proposed alteration to an existing one family dwelling, not fronting on a legally mapped street, also a proposal to upgrade the existing septic system, which is in the bed of the service road, is contrary to Section 36, Article 3 of the General City Law and Department of Buildings Policy. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 5/24/05</p>
18.	51-05-A	<p>Gary Lenhart, R.A. 105 Beach 219th Street, QUEENS Proposed enlargement of the first story, and the construction of a partial second story, to an existing on family dwelling, not fronting on a legally mapped street, is contrary to Section 36, Article 3 of General City Law. COMMUNITY BOARD #14Q Examiner: Toni Matias (212) 788-8752 Status: Granted – 5/24/05</p>

BZ – DECISIONS

1.	327-02-BZ	<p>Harold Weinberg, P.E. 82 Union Street, BROOKLYN Variance: Under Z.R. §72-21 – Proposed erection of a three-story residence, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-00. COMMUNITY BOARD #6 BK Examiner: Roy Starrin (212) 788-8797 Status: Defer Decision – 7/12/05</p>
2.	134-04-BZ	<p>Cozen O'Connor Attorneys 184 Kent Avenue, BROOKLYN 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. COMMUNITY BOARD #1BK Examiner: Rory Levy (212) 788-8749 Status: Withdrawn – 5/24/05</p>
3.	144-04-BZ	<p>Eric Palatnik, P.C. 286 Hudson Street, MANHATTAN 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. COMMUNITY BOARD #2M Examiner: Rory Levy (212) 788-8749 Status: Granted – 5/24/05</p>
4.	190-04-BZ	<p>Agusta & Ross, Esqs. 2184 Mill Avenue, a/k/a 6001 Strickland Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed conversion of a former lead factory, into a multiple dwelling (45 DUs) with doctor's office, located in an R3-1 zoning district. COMMUNITY BOARD #18BK Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision – 6/14/05</p>

BZ – DECISIONS

5.	276-04-BZ	<p>The Law Office of Fredrick A. Becker 657 Logan Avenue, THE BRONX</p> <p>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.</p> <p>COMMUNITY BOARD #10BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 5/24/05</p>
6.	319-04-BZ & 61-05-A	<p>Steven Sinacori, Esq. 35 McDonald Avenue, a/k/a 25/47 McDonald Avenue, BROOKLYN</p> <p>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 and is located partially within the bed of a mapped street, which is contrary to Section 35, Article 3 of the General City Law.</p> <p>COMMUNITY BOARD #7BK</p> <p>Examiner: Roy Starrin 212-788-8797/Toni Matias 212-788-8752</p> <p>Status: Granted – 5/24/05</p>

BZ – CONTINUED HEARINGS

7.	385-03-BZ	<p>Joseph P. Morsellino 85-15 and 85-17 120th Street, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed erection of a multiple dwelling, which does not comply with the zoning requirements for floor area ratio, lot coverage, dwelling units, height and setback, located in an R6 zoning district. COMMUNITY BOARD #9Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Closed, Decision – 7/12/05</p>
8.	152-04-BZ	<p>James M. Plotkin, Esq. 3213 Edson Avenue, BRONX Variance: Under Z. R. §72-21 – To permit in an R5 district, on a site consisting of 11,970SF, the construction of a four one-story warehouses (UG 16). Currently, the site is improved with four buildings: one concrete block building, and three sheds. The proposed warehouse is contrary to residential district use regulations. COMMUNITY BOARD #12BX</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Withdrawn – 5/24/05</p>
9.	212-04-BZ	<p>Rampulla Associates Architects 2360 Hylan Boulevard, STATEN ISLAND 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. COMMUNITY BOARD #2SI</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Continued Hearing – 7/19/05</p>
10.	225-04-BZ	<p>Jay A. Segal, Esq. 201 Berry Street, BROOKLYN Variance: under Z.R. §72-21 – To permit the construction of three four-story residential buildings in an M1-2 zoning district contrary to Z.R. §42-10. COMMUNITY BOARD #1BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Withdrawn – 5/24/05</p>

BZ – CONTINUED HEARINGS

11.	234-04-BZ	<p>Sheldon Lobel, P.C. 255 McKibbin Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit in a M1-1 and M1-2 district, approval sought to legalize residential occupancy of 73 dwelling units in a four-story and basement industrial building, which was constructed in 1931. The legal use is listed artist loft space for the 73 units. There are proposed 18 parking spaces on the open portion of the lot, which consists of 25,620 SF in its entirety. The use is contrary to district use regulations. COMMUNITY BOARD #1BK Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 7/12/05</p>
12.	257-04-BZ	<p>Patrick W. Jones, Esq. 252/60 Atlantic Avenue (aka - 83/87 Boerum Place, 239/47 Pacific Street), BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed construction of an eight-story mixed-use, retail-residential building, located in R6A, R6, C2-4 and C2-3 zoning districts which does not comply with the zoning requirements for floor area ratio, lot coverage, building height and loading berth. COMMUNITY BOARD #2BK Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 6/14/05</p>
13.	267-04-BZ	<p>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: Closed, Decision – 7/26/05</p>
14.	290-04-BZ	<p>Stuart A. Klein, Esq. 341-349 Troy Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit, in an R4 zoning district, the conversion of an existing one-story warehouse building into a six-story and penthouse mixed-use residential/commercial building, which is contrary to Z.R. §§22-00, 23-141(b), 23-631(b), 23-222, 25-23, 23-45 and 23-462(a). COMMUNITY BOARD #9BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 7/19/05</p>

BZ – CONTINUED HEARINGS

15.	299-04-BZ	<p>Patrick W. Jones, Esq. 111-02 Sutphin Boulevard (aka 111-04/12 Sutphin Boulevard), QUEENS Variance: Under Z.R. §72-21 – To permit the proposed construction of a one-story retail building, Use Group 6, located in an R3-2 zoning district. COMMUNITY BOARD#12Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 7/12/05</p>
16.	390-04-BZ	<p>Walter T. Gorman, P.E. 2290 Boston Road, THE BRONX Variance: Under Z.R. §72-21 – To reestablishment a gasoline service station, Use Group 16, with accessory auto repairs, accessory parking and the storage of motor vehicles, located in a C1-3 within an R6 zoning district. COMMUNITY BOARD #11BX</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Closed, Decision – 6/14/05</p>

BZ – NEW CASES

17.	378-03-BZ	<p>Harold Weinberg, P.E. 2920 Coney Island Avenue, BROOKLYN Variance: Under Z.R. §72-21 – For a variation of the Zoning Resolution in an R5 zoning district in the Ocean Parkway Special zoning district so as to permit the erection of a new two story building which seeks to waive zoning resolution sections 23-141 (Lot Coverage, 23-462 (Side Yards) 23-45 (Front Yard), and 23-631 (Perimeter Wall Height & Sky Exposure Plane and Setback) to be used as a non-profit institution, without sleeping accommodations for teaching of circus skills. COMMUNITY BOARD #15BK Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 7/12/05</p>
18.	41-04-BZ	<p>Sheldon Lobel, P.C. 338 East 109th Street, MANHATTAN Variance: Under Z.R. §72-21 – To permit the proposed legalization of the existing auto laundry, lubritorium, and accessory retail building in a C2-5 overlay within R7-2 Zoning District, and to vary Section 33-00 and 22-00 of the Resolution. COMMUNITY BOARD #11M Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 8/16/05</p>
19.	374-04-BZ	<p>Deirdre A. Carson, Esq. 246 Front Street, a/k/a 267½ Water Street, MANHATTAN Variance: Under Z.R. §72-21 – To permit the proposed development of a seven-story residential building with ground floor commercial space in a C6-2A Special Lower Manhattan District and the South Street Seaport Historic District, to vary Sections 23-145, 23-32, 23-533, 23-692, 23-711, and 24-32 of the Resolution. COMMUNITY BOARD #1M Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 7/12/05</p>
20.	401-04-BZ	<p>Eric Palatnik, P.C. 1395 Ocean Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed enlargement of an existing yeshiva, Use Group 3, located in a portion of R4 and R6 zoning district, which does not comply with the zoning requirements for floor area, lot coverage, wall height and the sky exposure, is contrary to Z.R. §24-11 and §24-522. COMMUNITY BOARD #14BK Examiner: Jed Weiss (212) 788-8781 Status: Closed, Decision – 6/14/05</p>

BZ – NEW CASES		
21.	4-05-BZ	Sheldon Lobel, P.C. 69-02 Garfield Avenue, QUEENS Special Permit: Under Z.R. §73-49 – To permit parking on the roof of an as-of-right commercial building located in an M1-1 zoning district. The application seeks to create 114 rooftop parking spaces. COMMUNITY BOARD #2Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 6/14/05
22.	43-05-BZ	Harold Weinberg, P.E. 1826 East 28th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit an enlargement to the rear of a single family home to vary Sections Z.R. 23-141 floor area and open space, Z.R. 23-461 side yards 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 – 7/12/05

SOC – DECISIONS

1.	1111-62-BZ	<p>Sheldon Lobel, P.C. 201 East 56th Street, MANHATTAN 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. COMMUNITY BOARD #6M Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 6/7/05</p>
2.	1129-64-BZ	<p>Sheldon Lobel, P.C. 147-36 Brookville Boulevard, QUEENS 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. COMMUNITY BOARD #13Q Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 6/7/05</p>
3.	258-90-BZ	<p>Sheldon Lobel, P.C. 2337 Coney Island Avenue, BROOKLYN Reopening: Request for a waiver of the Rules of Practice and Procedure and reopening for an extension of time to obtain a certificate of occupancy for proposed restaurant and banquet hall, located in an R-5 zoning district. COMMUNITY BOARD #15BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 6/7/05</p>
4.	189-96-BZ	<p>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: Granted – 6/7/05</p>
5.	234-98-BZ	<p>Walter T. Gorman, P.E. 2600-2614 Adam Clayton Powell Jr. Boulevard, MANHATTAN 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. COMMUNITY BOARD #10M Examiner: Henry Segovia (212) 788-8757 Status: Granted – 6/7/05</p>

SOC – DECISIONS

6.	146-03-BZ/ 139-02-A	Jesse Masyr, Wachtel & Masyr, LLP 1511 Third Avenue aka 201 East 85th Street, MANHATTAN Application for rehearing – for a case previously denied by the Board of Standards and Appeals to permit the filing of a new special permit application under Z.R. §73-36 to legalize the operation of a physical culture establishment based on substantial new evidence and material changes in the proposed plans. Based on the new evidence, this application requests that the Board permit the filing of a modification to a condition on the previously decided Appeals case under Cal. No. 139-02-A. COMMUNITY BOARD #8M
		Examiner: Roy Starrin 788-8797/Toni Matias 788-8752
		Status: Granted – 6/7/05

SOC – CONTINUED HEARINGS

7.	110-95-BZ	John W. Russell, Esq. 1845 Cornage Avenue, QUEENS 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. COMMUNITY BOARD #14Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 7/19/05
8.	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: Continued Hearing – 7/12/05
9.	182-02-BZ	Sheldon Lobel, P.C. 1705 Richmond Avenue, a/k/a 2990 Victory Boulevard, STATEN ISLAND 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. COMMUNITY BOARD #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/7/05

SOC – NEW CASES

10.	45-65-BZ	<p>Jesse Masyr, Esq. 1526 Grand Concourse, THE BRONX Reopening for an amendment pursuant to Z.R. §§72-01 and 72-22 to enclose an open area formerly used for an accessory off-street loading berth. COMMUNITY BOARD #4BX</p>
		<p>Examiner: Henry Segovia (212) 788-8757</p>
		<p>Status: Closed, Decision – 6/14/05</p>
11.	129-70-BZ	<p>Sheldon Lobel, P.C. 6/14 West 66th Street, MANHATTAN Reopening for an extension of term of variance for use of unused and surplus parking spaces for transient parking, limited to 75 spaces, in thirty-two story multiple dwelling located in a C4-7 and R-10 zoning district. COMMUNITY BOARD #7M</p>
		<p>Examiner: Carlo Costanza (212) 788-8739</p>
		<p>Status: Closed, Decision – 7/12/05</p>
12.	70-91-BZ	<p>Salvadeo Associates 1894/1898 Hylan Boulevard, STATEN ISLAND Reopening for an extension of term/waiver of a variance to allow commercial/retail stores Use Group 6 in an R3-2 zoning district. COMMUNITY BOARD #2SI</p>
		<p>Examiner: Henry Segovia (212) 788-8757</p>
		<p>Status: Closed, Decision – 7/12/05</p>

<i>APPEALS – DECISIONS</i>		
13.	301-04-BZY	Rothkrug Rothkrug Weinberg & Spector 102 Greaves Avenue, STATEN ISLAND Application to complete construction for a minor development as per Z.R. §11-331. COMMUNITY BOARD #3SI
		Examiner: Toni Matias 212-788-8752
		Status: Granted – 6/7/05
14.	211-04-A	Sheldon Lobel, P.C. 216-50/56 28th Avenue, QUEENS 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. COMMUNITY BOARD #11Q
		Examiner: Toni Matias 212-788-8752
		Status: Granted – 6/7/05
15.	23-05-A	Walter T. Gorman, P.E. 32 Bedford Avenue, QUEENS Proposed enlargement to an existing one family dwelling, 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. COMMUNITY BOARD #14Q
		Examiner: Toni Matias 212-788-8752
		Status: Granted – 6/7/05

<i>APPEALS – NEW CASES</i>		
16.	85-05-A	Gary Lenhart, R.A. 8 Jamaica Walk, QUEENS Proposed reconstruction and enlargement of an existing single family dwelling, not fronting on a legally mapped street, and a proposal to upgrade the private disposal system located in the bed of the service road, is contrary to Section 36, Article 3 of the General City Law, and the Department of Building policy. COMMUNITY BOARD 14Q
		Examiner: Toni Matias 212-788-8752
		Status: Granted – 6/7/05

BZ – DECISIONS

1.	357-03-BZ	<p>Agusta & Ross 33 Berry Street, aka 144 North 12th Street, BROOKLYN Variance: Under Z.R. §72-21 to permit the proposed four-story and penthouse multiple dwelling, located in an M1-2 district. COMMUNITY BOARD #1BK Examiner: Rory Levy (212) 788-8797 Status: Defer Decision – 8/23/05</p>
2.	20-04-BZ	<p>Eric Palatnik, P.C. 5723 17th Avenue, BROOKLYN 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. COMMUNITY BOARD #12BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 6/7/05</p>
3.	127-04-BZ	<p>Eric Palatnik, P.C. 5313/23 Fifth Avenue, BROOKLYN 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. COMMUNITY BOARD #7BK Examiner: Toni Matias 212-788-8752 Status: Granted – 6/7/05</p>
4.	187-04-BZ	<p>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: Granted – 6/7/05</p>

BZ – DECISIONS

5.	252-04-BZ	<p>Jay A. Segal, Esq. 170 North 11th Street, BROOKLYN Variance: under Z.R. §72-21 – To permit the conversion and enlargement of an existing two-story, vacant industrial building in an M1-2 zoning district contrary to Z.R. §42-10. COMMUNITY BOARD #1BK Examiner: Rory Levy (212) 788-8797 Status: Withdrawn – 6/7/05</p>
6.	297-04-BZ	<p>Sheldon Lobel, P.C. 1174 East 22nd Street, BROOKLYN 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. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Granted – 6/7/05</p>
7.	327-04-BZ	<p>Sheldon Lobel, P.C. 66-34 108th Street, QUEENS 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. COMMUNITY BOARD #6Q Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 6/7/05</p>
8.	345-04-BZ	<p>Fredrick A. Becker 1030-1044 Ocean Parkway, BROOKLYN 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. COMMUNITY BOARD#12BK Examiner: Rory Levy (212) 788-8797 Status: Granted – 6/7/05</p>

BZ – DECISIONS

9.	354-04-BZ	Friedman & Gotbaum 637 Greenwich Street, MANHATTAN 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. COMMUNITY BOARD #2M
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 6/7/05
10.	356-04-BZ	Kramer Levin Naftalis & Frankel, LLP 60 East 55th Street, MANHATTAN 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. COMMUNITY BOARD #5M
		Examiner: Toni Matias 212-788-8752
		Status: Granted – 6/7/05

BZ – CONTINUED HEARINGS

11.	3-04-BZ	<p>Eric Palatnik, P.C. 147-08 46th Avenue, QUEENS Variance: Under Z.R. §72-21 – To request permit of a two family dwelling, with variations of the side yard and floor area requirements of the underlying R-2 zoning district. COMMUNITY BOARD #7Q Examiner: Rory Levy (212) 788-8797 Status: Continued Hearing – 9/13/05</p>
12.	255-04-BZ	<p>Eric Palatnik, P.C. 1924 Homecrest Avenue, BROOKLYN 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. COMMUNITY BOARD #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/12/05</p>
13.	272-04-BZ	<p>Sullivan Chester & Gardner 14-38/40 31st Drive, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed five story, twenty-unit multiple dwelling, Use Group 2, located in an R-5 zoning district, which does not comply with the zoning requirements for floor area ratio, open space ratio, density, side and front yards, height and/or setback and parking. COMMUNITY BOARD #1Q Examiner: Roy Starrin (212) 788-8797 Status: Adjourned – 7/19/05</p>
14.	352-04-BZ	<p>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) 788-8797 Status: Continued Hearing – 7/26/05</p>

BZ – CONTINUED HEARINGS

15.	363-04-BZ	Herrick Feinstein, LLP 6002 Fort Hamilton Parkway, BROOKLYN 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 development is contrary to district use regulations per Section 42-00. COMMUNITY BOARD #12BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 7/19/05

BZ – NEW CASES

16.	344-03-BZ/ 345-03-A	<p>Law Offices of Howard Goldman 2777 Flatbush Avenue, BROOKLYN Special Variance: Under Z.R. §73-242 – To allow a restaurant in a C3 zoning district. The restaurant allows eating and drinking, provides outdoor seating and has a seating capacity of 190 people. There is no dancing or musical entertainment. Under BSA Cal. No. 345-03-A the application seeks an appeal pursuant to Art. III Sec. 35, of the General City law to permit construction of commercial facility on the bed of a mapped street. COMMUNITY BOARD #18BK Examiner: Toni Matias 788-8752/Carlo Costanza 788-8739 Status: Closed, Decision – 7/12/05</p>
17.	397-03-BZ thru 405-03-BZ	<p>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 and one parking space. COMMUNITY BOARD #12BK Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 7/26/05</p>
18.	154-04-BZ	<p>Rothkrug Rothkrug Weinberg & Spector 63 Rapeleye Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed construction of a four family dwelling, Use Group 2, located in M1-1 zoning district. COMMUNITY BOARD #6BK Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 7/19/05</p>
19.	402-04-BZ	<p>Steven Sinacori/Stadtmauer Bailkin, LLP 2461 Knapp Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the change of use from an enclosed amusement arcade, Use Group 15, to self-storage facility, Use Group 16, located within C3 and C7 districts and to vary Sections 32-00 (Use Regulations) and 33-122 (Floor Area Ratio). COMMUNITY BOARD #15BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 7/19/05</p>

BZ – NEW CASES

20.	404-04-BZ	Sheldon Lobel, P.C., 1348 East 24th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – Enlargement of a single family residence to vary ZR 23-141 for open space and floor area, ZR 23-461 for side yards and ZR 23-47 for rear yard, located in an R2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/12/05
21.	405-04-BZ	Sheldon Lobel, P.C. 1734 East 27th Street, BROOKLYN Special Permit: Under §73-622 – For an enlargement of a single family residence to vary Z.R. §23-141 for open space and floor area, Z.R. §23-461 for side yards and Z.R. §23-47 for rear yard, located in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/16/05

SOC – DECISIONS

1.	765-50-BZ	<p>Kenneth H. Koons 1430-36 Unionport Road, BRONX Reopening: Extension of Term of a variance for an existing Funeral Establishment granted by the Board, filed pursuant to Section 11-411 of the zoning resolution, located in a C1-2/R6 zoning district. COMMUNITY BOARD #9X Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 6/14/05</p>
2.	45-65-BZ	<p>Jesse Masyr, Esq. 1526 Grand Concourse, THE BRONX Reopening for an amendment pursuant to Z.R. §§72-01 and 72-22 to enclose an open area formerly used for an accessory off-street loading berth, located in an R-8 zoning district. COMMUNITY BOARD #4BX Examiner: Henry Segovia (212) 788-8757 Status: Granted – 6/14/05</p>
3.	348-82-BZ	<p>Salvati Architects 204 Avenue “S”, BROOKLYN Reopening: Extension of Term/Waiver/Amendment, application seeks to legalize the change from three (3) storefronts (U.G. 6) to two (2) storefronts (U.G. 6 & 16D) located in an R5 zoning district. The application was approved under section 72-21 of the zoning resolution to permit in an R5 zoning district, the establishment of three (U.G. 6) storefronts for a term of 20 years which expired on April 12, 2003. COMMUNITY BOARD #11BK Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 6/14/05</p>
4.	189-03-BZ	<p>Sheldon Lobel, P.C. 836 East 233rd Street, BRONX Reopening for an amendment to the resolution to permit the enlargement and conversion of the existing accessory service bays to an accessory convenience store, located in an R-5 zoning district. COMMUNITY BOARD #12BX Examiner: Henry Segovia (212) 788-8757 Status: Granted – 6/14/05</p>

SOC – NEW CASES

5.	364-87-BZ	<p>Sheldon Lobel, P.C. 1710-1720 Flatbush Avenue, BROOKLYN Reopening for Extension of Term/Waiver for an Automotive Repair Shop, located in a C2-2 within an R5 zoning district. COMMUNITY BOARD #18BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 7/19/05</p>
6.	793-88-BZ	<p>Eric Palatnik, P.C. 164/76 Willis Avenue, THE BRONX Reopening for an Amendment to a previously approved variance to a gasoline services station to construct a new convenience store located in an R6 zoning district. COMMUNITY BOARD #1BX</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 7/19/05</p>
7.	162-93-BZ	<p>Fredrick A. Becker, Esq. 270 West 17th Street, a/k/a 124-128 Eighth Avenue, MANHATTAN Reopening for Extension of Term and to legalize an Amendment to expand the floor area of previously granted special permit for a physical culture establishment, and a waiver of the rules of procedure for a late filing. The premises is located in a C1-6A, C6-2A and R8B zoning district. COMMUNITY BOARD #4M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Adjourned – 8/23/05</p>
8.	12-00-BZ	<p>Eric Palatnik, P.C. 1045 East 24th Street, BROOKLYN Reopening for Extension of Time to complete construction and obtain a C of O permitting the enlargement of a one-family dwelling which was granted on October 17, 2000. COMMUNITY BOARD #14BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Closed, Decision – 7/19/05</p>

<i>APPEALS – DECISIONS</i>		
9.	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: Closed, Decision – 8/9/05

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	25-04-A & 26-04-A	Rothkrug Rothkrug Weinberg & Spector 506/510 Bradford Avenue, STATEN ISLAND Proposed construction of a 2 - one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/27/05
11.	309-04-BZY & 310-04-BZY	Rothkrug Rothkrug Weinberg & Spector 65 & 67 North Burgher Avenue, STATEN ISLAND Application to extend time to complete construction for a major development as per Z.R. §11-331. COMMUNITY BOARD #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 6/14/05
12.	325-04-A	Rothkrug Rothkrug Weinberg Spector 91 Wakefield Road, STATEN ISLAND 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. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 7/19/05
13.	347-04-BZY & 348-04-BZY	Rothkrug Rothkrug Weinberg & Spector 3056 & 3058 Cross Bronx Expressway, THE BRONX Application to extend time to complete construction for a major development as per Z.R. §11-331. COMMUNITY BOARD #10BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 7/19/05

APPEALS – CONTINUED HEARINGS

14.	22-05-A	Dennis Dell’ Angelo
		5728 Amboy Road and 3 Haynes Street, STATEN ISLAND
		An appeal challenging the Department of Buildings decision that approved and permitted the building of two houses on a lot, located in the R-3X zoning district containing less than the required square footage in the Special South Richmond District, also this appeal is seeking to reverse the DOB’s decision not to enforce §107-42 of the SSRD within NYC Zoning Resolution.
		COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 8/9/05

BZ – DECISIONS

1.	138-04-BZ	<p>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. Examiner: Carlo Costanza (212) 788-8739 Status: Granted – 6/14/05</p>
2.	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 Examiner: Roy Starrin (212) 788-8797 Status: Granted – 6/14/05</p>
3.	178-04-BZ thru 181-04-BZ	<p>Joseph P. Morsellino 7-04/06/12/14 130th Street, QUEENS Variance: Under Z.R. §72-21 – Proposed erection of four 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. COMMUNITY BOARD #7Q Examiner: Roy Starrin (212) 788-8797 Status: Withdrawn - 6/14/04</p>
4.	190-04-BZ	<p>Agusta & Ross, Esqs. 2184 Mill Avenue, a/k/a 6001 Strickland Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed conversion of a former lead factory, into a multiple dwelling (45 DUs) with doctor's office, located in an R3-1 zoning district. COMMUNITY BOARD #18BK Examiner: Roy Starrin (212) 788-8797 Status: Granted – 6/14/05</p>

BZ – DECISIONS

5.	390-04-BZ	<p>Walter T. Gorman, P.E. 2290 Boston Road, THE BRONX Variance: Under Z.R. §72-21 – To reestablishment a gasoline service station, Use Group 16, with accessory auto repairs, accessory parking and the storage of motor vehicles, located in a C1-3 within an R6 zoning district. COMMUNITY BOARD #11BX</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Granted – 6/14/05</p>
6.	401-04-BZ	<p>Eric Palatnik, P.C. 1395 Ocean Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed enlargement of an existing yeshiva, Use Group 3, located in a portion of R4 and R6 zoning district, which does not comply with the zoning requirements for floor area, lot coverage, wall height and the sky exposure, is contrary to Z.R. §24-11 and §24-522. COMMUNITY BOARD #14BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Granted – 6/14/05</p>
7.	4-05-BZ	<p>Sheldon Lobel, P.C. 69-02 Garfield Avenue, QUEENS Special Permit: Under Z.R. §73-49 – To permit parking on the roof of an as-of-right commercial building located in an M1-1 zoning district. The application seeks to create 114 rooftop parking spaces. COMMUNITY BOARD #2Q</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted – 6/14/05</p>
8.	32-05-BZ	<p>Law Office of Howard Goldman 288 7th Street, BROOKLYN 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. COMMUNITY BOARD #6BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Granted – 6/14/05</p>

BZ – DECISIONS

9.	63-05-BZ	Carole S. Slater, Esq. 2324 West 13th Street, BROOKLYN 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. COMMUNITY BOARD #6BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 6/14/05
10.	82-05-BZ	Adrienne W. Bernard, Esq. 1841 Park Avenue (a/k/a 101 East 126th Street), MANHATTAN 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. COMMUNITY BOARD #11M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 6/14/05

BZ – CONTINUED HEARINGS

11.	36-04-BZ & 37-04-BZ	<p>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</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Continued Hearing – 7/26/05</p>
12.	175-04-BZ thru 177-04-BZ	<p>Joseph P. Morsellino 7-05/09/13 130th Street, QUEENS Variance: Under Z.R. §72-21 – Proposed erection of three two-family 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. COMMUNITY BOARD #7Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Continued Hearing – 8/23/05</p>
13.	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: Jed Weiss 212-788-8781/Toni Matias 212-788-8752</p> <p>Status: Closed, Decision – 7/19/05</p>
14.	257-04-BZ	<p>Patrick W. Jones, Esq. 252/60 Atlantic Avenue (a/k/a - 83/87 Boerum Place, 239/47 Pacific Street), BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed construction of a seven-story mixed-use, retail-residential building, located in R6A, R6, C2-4 and C2-3 zoning districts which does not comply with FAR, lot coverage and required loading berth. COMMUNITY BOARD #2BK</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Continued Hearing – 7/19/05</p>

BZ – CONTINUED HEARINGS

15.	372-04-BZ	Rothkrug Rothkrug Weinberg Spector 8 Lawn Avenue, STATEN ISLAND 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. COMMUNITY BOARD #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 7/12/05

BZ – NEW CASES

16.	160-04-BZ & 161-04-A	Mitchell S. Ross, Esq. 73 Washington Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit, in an M1-2 zoning district, the residential conversion of an existing four-story commercial loft building into eight dwelling units, contrary to Z.R. §42-10 and modification of the Building Code Section 27 MDL regarding light and air. COMMUNITY BOARD #2BK
		Examiner: Rory Levy 212-788-8749/Toni Matias 212-788-8752
		Status: Continued Hearing – 8/9/05
17.	189-04-BZ	D.E.C. Designs, for City of Faith Church of God, owner. 3445 White Plains Road, THE BRONX Special Permit: Under Z.R. §73-19 – To allow a school (UG 3), in a C8-1 zoning district which is not permitted as per section 32-00 of the Zoning Resolution. COMMUNITY BOARD #12BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 7/19/05
18.	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 – 7/26/05

BZ – NEW CASES

19.	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 Examiner: Jed Weiss 212-788-8781/Toni Matias 212-788-8752 Status: Continued Hearing – 7/26/05</p>
20.	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 Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 7/26/05</p>
21.	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 Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/26/05</p>
22.	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 Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/26/05</p>

<i>SOC – DECISIONS</i>		
1.	129-70-BZ	Sheldon Lobel, P.C. 6/14 West 66th Street, MANHATTAN Reopening for an extension of term of variance for use of unused and surplus parking spaces for transient parking, limited to 75 spaces, in thirty-two story multiple dwelling located in a C4-7 and R-10 zoning district. COMMUNITY BOARD #7M
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 7/12/05
2.	70-91-BZ	Salvadeo Associates 1894/1898 Hylan Boulevard, STATEN ISLAND Reopening for an extension of term/waiver of a variance to allow commercial/retail stores Use Group 6 in an R3-2 zoning district. COMMUNITY BOARD #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/12/05

<i>SOC – CONTINUED HEARINGS</i>		
3.	62-83-BZ	Law Offices of Howard Goldman, LLC 696 Pacific Street, BROOKLYN 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. COMMUNITY BOARD #8BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/13/05
4.	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: Closed, Decision – 7/26/05

SOC – NEW CASES

5.	614-74-BZ	<p>Ross F. Moskowitz / Stroock & Stroock & Lavan, LLP 60 East End Avenue, MANHATTAN Request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of variance which expired March 11, 2000. COMMUNITY BOARD #8M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 8/9/05</p>
6.	234-84-BZ	<p>Vito J. Fossella, P.E. 1976/82 Forest Avenue, STATEN ISLAND Reopening – Extension of Term for commercial UG6 establishment partially located in a R3-2 residential zoning district. COMMUNITY BOARD #1SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 8/23/05</p>
7.	164-99-BZ	<p>Guy M. Harding 79-03 Roosevelt Avenue, QUEENS Reopening – Extension of Term/Waiver of a Special Permit for and entertainment and dancing establishment (UG 12) located in a C2-3/R6 zoning district. COMMUNITY BOARD #4Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 8/9/05</p>
8.	11-01-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 7/26/05</p>

<i>APPEALS – DECISIONS</i>		
9.	53-04-A thru 62-04-A	New York City Department of Buildings OWNER OF RECORD: Thomas Huang 140-26A/28/28A/30/30A/32/32A/34/34A/36 34th Avenue, QUEENS 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. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 8/23/05
10.	17-05-A & 346-04-BZY	Sheldon Lobel, P.C. 3329/3333 Giles Place, THE BRONX 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, and extension of time to complete construction for a minor development under Z.R. §11-331, located in an R4A zoning district. COMMUNITY BOARD #8BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 8/9/05
11.	54-05-A	NYC Department of Buildings OWNER OF PREMISES: Yeshiva Imrei Chaim Viznitz 1824 53rd Street, BROOKLYN Application to revoke Certificate of Occupancy No. 300131122, on the basis that the C of O allows conditions at the subject premises that are contrary to the Z.R. and the Administrative Code. COMMUNITY BOARD #12BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 8/23/05

<i>APPEALS – NEW CASES</i>		
12.	90-05-A	Zygmunt Staszewski 15 Roosevelt Walk, QUEENS Proposed alteration of an existing one family dwelling, not fronting on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/12/05

BZ – DECISIONS

1.	327-02-BZ	<p>Harold Weinberg, P.E. 82 Union Street, BROOKLYN Variance: Under Z.R. §72-21 – Proposed erection of a three-story residence, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-00. COMMUNITY BOARD #6 BK</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Granted – 7/12/05</p>
2.	218-03-BZ	<p>Gerald J. Caliendo, R.A. 19-73 38th Street, QUEENS Variance: Under Z.R. §72-21 - Proposed four-story mixed use building with residential, commercial and community facility uses, located in an M1-1 zoning district. COMMUNITY BOARD #1Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Granted – 7/12/05</p>
3.	344-03-BZ & 345-03-A	<p>Law Offices of Howard Goldman 2777 Flatbush Avenue, BROOKLYN Special Variance: Under Z.R. §73-242, to allow a restaurant in a C3 zoning district. The restaurant allows eating and drinking, provides outdoor seating and has a seating capacity of 190 people. There is no dancing or musical entertainment. Under BSA Cal. No. 345-03-A the application seeks an appeal pursuant to Art. III Sec. 35, of the General City law to permit construction of commercial facility on the bed of a mapped street. COMMUNITY BOARD #18BK</p> <p>Examiner: C. Costanza 212-788-8739 / T. Matias 212-788-8752</p> <p>Status: Granted – 7/12/05</p>
4.	355-03-BZ	<p>Joseph P. Morsellino 85-15 and 85-17 120th Street, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed erection of a multiple dwelling, which does not comply with the zoning requirements for floor area ratio, lot coverage, dwelling units, height and setback, located in an R6 zoning district. COMMUNITY BOARD #9Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Withdrawn – 7/12/05</p>

BZ – DECISIONS

5.	385-03-BZ	<p>Joseph P. Morsellino 85-15 and 85-17 120th Street, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed erection of a multiple dwelling, which does not comply with the zoning requirements for floor area ratio, lot coverage, dwelling units, height and setback, located in an R6 zoning district. COMMUNITY BOARD #9Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Withdrawn – 7/12/05</p>
6.	9-04-BZ	<p>Cozin O’Connor Attorneys 114 Walworth Street, BROOKLYN Variance: Under Z.R. §72-21 – On a currently vacant site, proposed three-story multiple dwelling, located in a M1-1 zoning district. COMMUNITY BOARD #3BK</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Granted – 7/12/05</p>
7.	163-04-BZ	<p>Rothkrug Rothkrug Weinberg & Spector 677/91 Fulton Street, BROOKLYN 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 C2-4 zoning district. COMMUNITY BOARD #2BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 7/12/05</p>
8.	275-04-BZ	<p>Martyn & Don Weston Architects 601-603 East 9th Street, a/k/a 143 Avenue “B”, MANHATTAN Variance: Under Z.R. §72-21 – To permit the proposed conversion of an existing unused gymnasium (Use Group 4), located in a 15 story + PH residential building, into residential units (Use Group 2), within an R7-2 Zoning District and to vary Sections 23-142 and 23-22 of the Resolution. COMMUNITY BOARD #3M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Withdrawn – 7/12/05</p>
9.	372-04-BZ	<p>Rothkrug Rothkrug Weinberg Spector 8 Lawn Avenue, STATEN ISLAND 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. COMMUNITY BOARD #2SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 7/12/05</p>

BZ – CONTINUED HEARINGS

10.	378-03-BZ	<p>Harold Weinberg, P.E. 2920 Coney Island Avenue, BROOKLYN Variance: Under Z.R. §72-21 – For a variation of the Zoning Resolution in an R5 zoning district in the Ocean Parkway Special zoning district so as to permit the erection of a new two story building which seeks to waive zoning resolution sections 23-141 (Lot Coverage), 23-462 (Side Yards) 23-45 (Front Yard), and 23-631 (Perimeter Wall Height & Sky Exposure Plane and Setback) to be used as a non-profit institution, without sleeping accommodations for teaching of circus skills. COMMUNITY BOARD #15BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 8/9/05</p>
11.	135-04-BZ	<p>Joseph P. Morsellino, Esq. 91-22 188th Street, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed change in use from used cars lot to two 3-family homes, located in R2, C2-2(R5) and R5 zoning districts. COMMUNITY BOARD #12Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Withdrawn – 7/12/05</p>
12.	234-04-BZ	<p>Sheldon Lobel, P.C. 255 McKibbin Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit in a M1-1 and M1-2 district, approval sought to legalize residential occupancy of 73 dwelling units in a four-story and basement industrial building, which was constructed in 1931. The legal use is listed artist loft space for the 73 units. There are proposed 18 parking spaces on the open portion of the lot, which consists of 25,620 SF in its entirety. The use is contrary to district use regulations. COMMUNITY BOARD #1BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 8/23/05</p>
13.	255-04-BZ	<p>Eric Palatnik, P.C. 1924 Homecrest Avenue, BROOKLYN 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. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 7/12/05</p>

BZ – CONTINUED HEARINGS

14.	299-04-BZ	<p>Patrick W. Jones, Esq. 111-02 Sutphin Boulevard (a/k/a 111-04/12 Sutphin Boulevard), QUEENS Variance: Under Z.R. §72-21 to permit the proposed construction of a one-story retail building, Use Group 6, located in an R3-2 zoning district. COMMUNITY BOARD #12Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 8/23/05</p>
15.	315-04-BZ thru 318-04-BZ	<p>Steve Sinacori, Esq./Stadtmauer Bailkin LLP 1732, 1734, 1736 & 1738 81st Street, BROOKLYN 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. COMMUNITY BOARD #11BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 9/13/05</p>
16.	374-04-BZ	<p>Deirdre A. Carson, Esq. 246 Front Street, a/k/a 267½ Water Street, MANHATTAN Variance: Under Z.R. §72-21 – To permit the proposed development of a seven-story residential building with ground floor commercial space in a C6-2A Special Lower Manhattan District and the South Street Seaport Historic District, to vary Sections 23-145, 23-32, 23-533, 23-692, 23-711, and 24-32 of the Resolution. COMMUNITY BOARD #1M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 8/23/05</p>
17.	404-04-BZ	<p>Sheldon Lobel, P.C., 1348 East 24th Street, BROOKLYN Special Permit: Under Z.R. §73-622, enlargement of a single family residence to vary ZR §23-141 for open space and floor area, ZR §23-461 for side yards and ZR §23-47 for rear yard, located in an R2 zoning district. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 7/12/05</p>

BZ – CONTINUED HEARINGS

18.	15-05-BZ	<p>Friedman & Gotbaum, LLP by Irving J. Gotbaum 209 West 20th Street, MANHATTAN 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. COMMUNITY BOARD #5M</p>
		<p>Examiner: Jed Weiss (212) 788-8781</p>
		<p>Status: Closed, Decision – 8/9/05</p>
19.	43-05-BZ	<p>Harold Weinberg, P.E. 1826 East 28th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit an enlargement to the rear of a single family home to vary Sections Z.R. §23-141 floor area and open space, Z.R. §23-461 side yards and Z.R. §23-47 for rear yard. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #15BK</p>
		<p>Examiner: Henry Segovia (212) 788-8757</p>
		<p>Status: Continued Hearing – 8/9/05</p>

BZ – NEW CASES

20.	332-04-BZ	<p>Eric Palatnik, P.C. 1410/14 East 24th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the proposed to combine two lots and enlarge one residence which is contrary to Z.R. §23-141(a) floor area, Z.R. §23-131(a) open space and Z.R. §23-47 rear yard, located in an R-2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 8/9/05</p>
21.	382-04-BZ	<p>Eric Palatnik, P.C. 2026 Avenue “T”, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing single family dwelling, located in an R4 zoning district, which does not comply with the zoning requirements for floor area, lot coverage, open space and side yards, is contrary to Z.R. §23-141(b) and §23-461(a). COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 8/9/05</p>
22.	388-04-BZ	<p>H. Irving Sigman 133-16 Springfield Boulevard, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed construction of a one story and cellar commercial building, comprising of four stores, and accessory parking, Use Group 6, located in an R2 and C8-1 zoning district, is contrary to Z.R. §22-00. COMMUNITY BOARD #12Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Continued Hearing – 8/23/05</p>
23.	392-04-BZ	<p>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 BOARD #14BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 7/26/05</p>

BZ – NEW CASES

24.	29-05-BZ	<p>Stephen J. Rizzo, Esq. (CR&A) 350 West Broadway, MANHATTAN Variance: Under Z.R. §72-21 – To permit the construction of a thirteen story residential building with retail uses located on the cellar and ground floor levels, located in an M1-5A zoning district, is contrary to Z.R. §42-14, §42-00 and §42-10. COMMUNITY BOARD #2M</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 8/23/05</p>
25.	67-05-BZ	<p>Sheldon Lobel, P.C. 1710 Broadway, MANHATTAN Special Permit: Under Z.R. §73-36 – To permit the proposed physical culture establishment, within the cellar level, with entry on the ground level, of an existing six-story building, located in a C6-6/C6-7 zoning district, which requires a special permit. COMMUNITY BOARD #5M</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 8/9/05</p>
26.	79-05-BZ	<p>Herrick, Feinstein LLP 101/21 Central Park North, MANHATTAN Variance: Under §72-21 – To permit the proposed 20-story mixed use building, with below grade parking spaces, located in R8/C1-4 and R7-2 zoning districts, which does not comply with the zoning requirements for floor area, height and setback, is contrary to Z.R. §23-011, §23-145, §35-22, §35-31, §23-633 and §35-24. COMMUNITY BOARD #10M</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 9/20/05</p>
27.	101-05-BZ	<p>Irving J. Gotbaum, Esq. / Friedman & Gotbaum LLP 377 Greenwich Street, MANHATTAN Variance: Under Z.R. §72-21 – To permit the proposed development of a seven-story, plus penthouse, transient hotel, located in a C6-2A/TMU(A-1) zoning district, which does not comply with the zoning requirements for floor area ratio, maximum base height and setback requirements, is contrary to Z.R. §111-104 and §35-24. COMMUNITY BOARD #1M</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision – 8/16/05</p>

<i>SOC – DECISIONS</i>		
1.	364-87-BZ	Sheldon Lobel, P.C. 1710-1720 Flatbush Avenue, BROOKLYN Reopening for Extension of Term/Waiver for an Automotive Repair Shop, located in a C2-2 within an R5 zoning district. COMMUNITY BOARD #18BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/19/05
2.	793-88-BZ	Eric Palatnik, P.C. 164/76 Willis Avenue, THE BRONX Reopening for an Amendment to a previously approved variance to a gasoline services station to construct a new convenience store located in an R6 zoning district. COMMUNITY BOARD #1BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/19/05
3.	12-00-BZ	Eric Palatnik, P.C. 1045 East 24th Street, BROOKLYN Reopening for Extension of Time to complete construction and obtain a C of O permitting the enlargement of a one-family dwelling which was granted on October 17, 2000. COMMUNITY BOARD #14BK
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 7/19/05

<i>SOC – CONTINUED HEARINGS</i>		
4.	110-95-BZ	John W. Russell, Esq. 1845 Cornage Avenue, QUEENS 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. COMMUNITY BOARD #14Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 9/13/05

SOC – NEW CASES

5.	130-59-BZ	<p>Joseph P. Morsellino, Esq. 45-17 Little Neck Parkway, QUEENS Reopening for Extension of Term/Waiver of an existing parking area accessory to a funeral home. The premise is located in C1-2 in a R3-2 zoning district. COMMUNITY BOARD #11Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 8/16/05</p>
6.	364-89-BZ	<p>Carl A. Sulfaro, Esq. 30-75 21st Street, QUEENS Reopening for Extension of Term of a variance for an automotive service station (UG 16). The premise is located in an R-6 zoning district. COMMUNITY BOARD #1Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 9/13/05</p>
7.	169-91-BZ	<p>Wachel & Masyr, LLP 404 Lafayette Street, a/k/a 708 Broadway, MANHATTAN Reopening for Extension of Term for the continued operation of a PCE/Waiver and Amendment to legalize additional floor area. The premise is located in a M1-5B zoning district. COMMUNITY BOARD #2M</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 8/9/05</p>
8.	132-97-BZ	<p>Alan R. Gaines, Esq. 227 Mansion Avenue, STATEN ISLAND Reopening for Extension of Term/Amendment/Waiver for an eating and drinking establishment with no entertainment or dancing and occupancy of less than 200 patrons, UG 6 located in a C-3 (SRD) zoning district. COMMUNITY BOARD #3SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 9/13/05</p>

<i>APPEALS – DECISIONS</i>		
9.	347-04-BZY & 348-04-BZY	Rothkrug Rothkrug Weinberg & Spector 3056 & 3058 Cross Bronx Expressway, THE BRONX Application to extend time to complete construction for a major development as per Z.R. §11-331. COMMUNITY BOARD #10BX
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/19/05

<i>APPEALS – CONTINUED HEARINGS</i>		
10.	325-04-A	Rothkrug Rothkrug Weinberg Spector 91 Wakefield Road, STATEN ISLAND 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. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 7/19/05

<i>APPEALS – NEW CASES</i>		
11.	291-04-A	Eric Palatnik, P.C. 90-19 Metropolitan Avenue, QUEENS Proposed enlargement of an existing eating and drinking establishment, located within the bed of a mapped street, is contrary of Section 35, Article 3 of the General City Law. COMMUNITY BOARD #6Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/13/05
12.	21-05-A	Rampulla Associates Architects 2380 Hylan Boulevard, STATEN ISLAND Proposed addition to an existing banquet hall, which will be located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 8/9/05

BZ – DECISIONS

1.	209-04-BZ & 210-04-A	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
		Examiner: Jed Weiss 212-788-8781 / Toni Matias 212-788-8752
		Status: Granted – 7/19/05
2.	363-04-BZ	Herrick Feinstein, LLP 6002 Fort Hamilton Parkway, BROOKLYN 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 development is contrary to district use regulations per Section 42-00. COMMUNITY BOARD #12BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 7/19/05

BZ – CONTINUED HEARINGS

3.	154-04-BZ	<p>Rothkrug Rothkrug Weinberg & Spector 63 Rapeleye Street, BROOKLYN Variance: Under Z.R. §72-21 to permit the proposed construction of a four family dwelling, Use Group 2, located in M1-1 zoning district. COMMUNITY BOARD #6BK Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 8/23/05</p>
4.	189-04-BZ	<p>D.E.C. Designs, for City of Faith Church of God, owner. 3445 White Plains Road, THE BRONX Special Permit: Under Z.R. §73-19 – To allow a school (UG 3), in a C8-1 zoning district which is not permitted as per section 32-00 of the Zoning Resolution. COMMUNITY BOARD #12BX Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 8/23/05</p>
5.	212-04-BZ	<p>Rampulla Associates Architects 2360 Hylan Boulevard, STATEN ISLAND 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. COMMUNITY BOARD #2SI Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision – 8/9/05</p>
6.	257-04-BZ	<p>Patrick W. Jones, Esq. 252/60 Atlantic Avenue (a/k/a - 83/87 Boerum Place, 239/47 Pacific Street), BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed construction of an eight-story mixed-use, retail-residential building, located in R6A, R6, C2-4 and C2-3 zoning districts which does not comply with the zoning requirements for floor area ratio, lot coverage, building height and loading berth. COMMUNITY BOARD #2BK Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision – 8/23/05</p>

BZ – CONTINUED HEARINGS

7.	272-04-BZ	Sullivan Chester & Gardner 14-38/40 31st Drive, QUEENS Variance: Under Z.R. §72-21 to permit the proposed five story, twenty-unit multiple dwelling, Use Group 2, located in an R-5 zoning district, which does not comply with the zoning requirements for floor area ratio, open space ratio, density, side and front yards, height and/or setback and parking. COMMUNITY BOARD #1Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 8/23/05
8.	290-04-BZ	Stuart A. Klein, Esq. 341-349 Troy Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit, in an R4 zoning district, the conversion of an existing one-story warehouse building into a six-story and penthouse mixed-use residential/commercial building, which is contrary to Z.R. §§22-00, 23-141(b), 23-631(b), 23-222, 25-23, 23-45 and 23-462(a). COMMUNITY BOARD #9BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 9/13/05
9.	402-04-BZ	Steven Sinacori/Stadtmauer Bailkin, LLP 2461 Knapp Street, BROOKLYN Variance: Under Z.R. §72-21, to permit the change of use from an enclosed amusement arcade, Use Group 15, to self-storage facility, Use Group 16, located within C3 and C7 districts and to vary Sections 32-00 (Use Regulations) and 33-122 (Floor Area Ratio). COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 8/16/05

BZ – NEW CASES		
10.	302-04-BZ	<p>Martyn & Don Weston 40 Woodhull Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed construction of a residential building on a vacant lot, located in an M1-1 zoning district, is contrary to Z.R. §42-00. COMMUNITY BOARD #6BK</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 8/16/05
11.	387-04-BZ	<p>Eric Palatnik, P.C. 908 Clove Road, STATEN ISLAND Variance: Under Z. R. §72-21 – To permit the proposed construction of a one story and cellar building (retail and office), Use Group 6, located in an RS-2(HS) zoning district, is contrary to Z.R. §22-00. COMMUNITY BOARD #1SI</p>
		Examiner: Roy Starrin (212) 788-8797
		Status: Withdrawn – 7/19/05
12.	31-05-BZ	<p>The Law Office of Fredrick A. Becker 1897 East Second Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the enlargement to a single family home to vary sections Z.R. §23-141 floor area, Z.R. §23-461 for side yards and Z.R. §23-631 for perimeter wall height. The premise is located in an R2X (OP) zoning district. COMMUNITY BOARD #15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/9/05
13.	34-05-BZ	<p>Sheldon Lobel, P.C. 1975 East 24th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing one family dwelling, Use Group 1, located in an R3-2 zoning district, which does not comply with the zoning requirements for floor area, open space ratio, also side and rear yards, is contrary to Z.R. §23-141, §23-461(a) and §23-47. COMMUNITY BOARD #15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 8/9/05

BZ – NEW CASES

14.	39-05-BZ	<p>Eric Palatnik, P.C. 6 Lee Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit the enlargement of the existing Use Group 3 Yeshiva, in an R6 Zoning District and to vary Sections 24-11 (Lot coverage), 24-35(b) (Side yard), and 24-522 (Perimeter wall height, setback, and sky exposure plane) of the Resolution. COMMUNITY BOARD #1BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 8/16/05</p>
15.	64-05-BZ	<p>Paul F. Bonfilio, RA 40 Conyngham Avenue, STATEN ISLAND Variance: Under Z.R. §72-21 – To construction a single family detached residence with less than the required lot area Z.R. §23-32 and less than the required side yard width Z.R. §23-461. The vacant lot/site is located in a R1-2 zoning district. COMMUNITY BOARD #1SI Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 8/9/05</p>
16.	71-05-BZ	<p>Sheldon Lobel, P.C. 1226 East 29th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the enlargement of a single family residence which exceeds the allowable floor area and less than the minimum required open space per Z.R. §23-241, less than the minimum side yard per Z.R. §23-46 and less than the minimum rear yard per Z.R. 23-47. The premises is location in an R-2 zoning district. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 8/9/05</p>

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	<p>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</p>
4.	328-82-BZ	<p>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</p>
5.	199-97-BZ	<p>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</p>
6.	186-00-BZ	<p>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</p>

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>

<i>BZ – DECISIONS</i>		
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 BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 7/26/05

<i>BZ – CONTINUED HEARINGS</i>		
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 Examiner: Jed Weiss 212-788-8781/Toni Matias 212-788-8752 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 Examiner: Carlo Costanza (212) 788-8739 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 Examiner: Henry Segovia (212) 788-8757 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 Examiner: Henry Segovia (212) 788-8757 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</p>
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 8/16/05
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</p>
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 9/13/05
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</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 8/23/05
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></p>
		Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752
		Status: Continued Hearing – 9/13/05

BZ – NEW CASES

16.	13-05-BZ	<p>Stuart Klein 614-626 Sheephead 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</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 8/16/05</p>
17.	44-05-BZ	<p>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</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Continued Hearing – 9/13/05</p>
18.	69-05-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing – 8/16/05</p>

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY, AUGUST 9, 2005

<i>SOC – DECISIONS</i>		
1.	614-74-BZ	Ross F. Moskowitz / Stroock & Stroock & Lavan, LLP 60 East End Avenue, MANHATTAN Request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of variance for transient parking which expired March 11, 2000. The premise is located in an R10 and R8B zoning district. COMMUNITY BOARD #8M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/9/05
2.	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: Granted – 8/9/05
3.	169-91-BZ	Wachel & Masyr, LLP 404 Lafayette Street, a/k/a 708 Broadway, MANHATTAN Reopening for Extension of Term for the continued operation of a PCE/Waiver and Amendment to legalize additional floor area. The premise is located in a M1-5B zoning district. COMMUNITY BOARD #2M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/9/05
4.	164-99-BZ	Guy M. Harding 79-03 Roosevelt Avenue, QUEENS Reopening – Extension of Term/Waiver of a Special Permit for and entertainment and dancing establishment (UG 12) located in a C2-3/R6 zoning district. COMMUNITY BOARD #4Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/9/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY, AUGUST 9, 2005

<i>SOC – DECISIONS</i>		
5.	186-00-BZ	Law Office of Fredrick A. Becker 2301 Avenue “L”, BROOKLYN Reopening for an extension of time to obtain a Certificate of Occupancy for a single family home. The premise is located in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/9/05

<i>SOC – NEW CASES</i>		
6.	558-51-BZ	Eric Palatnik, P.C. 68-22 Northern Boulevard, QUEENS Reopening for Extension of Time to obtain a Certificate of Occupancy for a gasoline service station which expires on August 5, 2005. The premise is located in an C2-2/R-5 zoning district. COMMUNITY BOARD #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/23/05
7.	886-87-BZ	Stuart Allen Klein 11 East 36th Street, a/k/a 10 East 37th Street, MANHATTAN Request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of the special permit for a PCE which expired 6/7/2004. The premise is located in C5-2 zoning district. COMMUNITY BOARD #5M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/13/05
8.	203-92-BZ	Sullivan, Chester & Gardner, P.C. 70-20 Austin Street, QUEENS Reopening for Extension of Term/Amendment/Waiver for a physical culture establishment. The premise is located in an R8-2 zoning district. COMMUNITY BOARD #6Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/27/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY, AUGUST 9, 2005

<i>SOC – NEW CASES</i>		
9.	44-99-BZ	Vito Fossella, P.E. 194 Brighton Avenue, STATEN ISLAND Reopening for Extension of Term of a variance for an automotive repair shop, located in an R3A zoning district. COMMUNITY BOARD #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 9/13/05
10.	227-00-BZ	Sheldon Lobel, P.C. 1869 East 23rd Street, BROOKLYN Reopening for Extension of Time to obtain a Certificate of Occupancy for a single family residence. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/23/05

<i>APPEALS – DECISIONS</i>		
11.	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: Granted in part/Denied in part – 8/9/05
12.	17-05-A & 346-04-BZY	Sheldon Lobel, P.C. 3329/3333 Giles Place, THE BRONX 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, and extension of time to complete construction for a minor development under Z.R. §11-331, located in an R4A zoning district. COMMUNITY BOARD #8BX
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 8/9/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY, AUGUST 9, 2005

<i>APPEALS – DECISIONS</i>		
13.	21-05-A	Rampulla Associates Architects 2380 Hylan Boulevard, STATEN ISLAND Proposed addition to an existing banquet hall, which will be located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted 8/9/05
14.	22-05-A	Dennis Dell'Angelo 5728 Amboy Road and 3 Haynes Street, STATEN ISLAND An appeal challenging the Department of Buildings decision that approved and permitted the building of two houses on a lot containing less than the required square footage as zoned for in the Special South Richmond District, also this appeal is seeking to reverse the DOB's decision not to enforce §107-42 of the SSRD within NYC Zoning Resolution. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 8/9/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY, AUGUST 9, 2005

<i>APPEALS – NEW CASES</i>		
15.	231-04-A	Joseph P. Morsellino, Esq. 240-79 Depew Avenue, QUEENS Proposed one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 9/27/05
16.	313-04-A	Sheldon Lobel, P.C. 132-02 Hook Creek Boulevard, QUEENS Proposed enlargement of an existing two story, single family residence, located within the bed of mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #13Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 8/23/05
17.	365-04-A thru 369-04-A	Petraro & Jones, LLP 85-04/85-02 56th Avenue and 85-01/85-03/85-03A 57th Avenue, QUEENS Proposed construction, 3 and 4 story multiple dwellings, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #4Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/13/05
18.	140-05-A	Gary Lenhart, R.A. 29 Queens Walk, QUEENS Proposed enlargement of an existing one family dwelling, not fronting on a legally mapped street, and has an upgrade existing private disposal system situated partially in the bed of the service road, is contrary to Section 36, Article 3 of the General City Law and Department of Buildings Policy. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 8/9/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY, AUGUST 9, 2005

<i>BZ – DECISIONS</i>		
1.	212-04-BZ	<p>Rampulla Associates Architects 2360 Hylan Boulevard, STATEN ISLAND 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. COMMUNITY BOARD #2SI</p>
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted 8/9/05
2.	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>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted 8/9/05
3.	15-05-BZ	<p>Friedman & Gotbaum, LLP by Irving J. Gotbaum 209 West 20th Street, MANHATTAN 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. COMMUNITY BOARD #5M</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted 8/9/05
4.	31-05-BZ	<p>The Law Office of Fredrick A. Becker 1897 East Second Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the enlargement to a single family home to vary sections Z.R. §23-141 floor area, Z.R. §23-461 for side yards and Z.R. §23-631 for perimeter wall height. The premise is located in an R2X (OP) zoning district. COMMUNITY BOARD #15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted 8/9/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY, AUGUST 9, 2005

<i>BZ – DECISIONS</i>		
5.	64-05-BZ	Paul F. Bonfilio, RA 40 Conyningham Avenue, STATEN ISLAND Variance: Under Z.R. §72-21 – To construction a single family detached residence with less than the required lot area Z.R. §23-32 and less than the required side yard width Z.R. §23-461. The vacant lot/site is located in a R1-2 zoning district. COMMUNITY BOARD #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted 8/9/05
6.	67-05-BZ	Sheldon Lobel, P.C. 1710 Broadway, MANHATTAN Special Permit: Under Z.R. §73-36 – To permit the proposed physical culture establishment, within the cellar level, with entry on the ground level, of an existing six-story building, located in a C6-6/C6-7 zoning district, which requires a special permit. COMMUNITY BOARD #5M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted 8/9/05
7.	71-05-BZ	Sheldon Lobel, P.C. 1226 East 29th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the enlargement of a single family residence which exceeds the allowable floor area and less than the minimum required open space per Z.R. §23-241, less than the minimum side yard per Z.R. §23-46 and less than the minimum rear yard per Z.R. 23-47. The premises is location in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted 8/9/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY, AUGUST 9, 2005

<i>BZ – CONTINUED HEARINGS</i>		
8.	378-03-BZ	<p>Harold Weinberg, P.E. 2920 Coney Island Avenue, BROOKLYN Variance: Under Z.R. §72-21 – For a variation of the Zoning Resolution in an R5 zoning district in the Ocean Parkway Special zoning district so as to permit the erection of a new two story building which seeks to waive zoning resolution sections 23-141 (Lot Coverage, 23-462 (Side Yards) 23-45 (Front Yard), and 23-631 (Perimeter Wall Height & Sky Exposure Plane and Setback) to be used as a non-profit institution, without sleeping accommodations for teaching of circus skills. COMMUNITY BOARD #15BK</p>
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 8/23/05
9.	160-04-BZ & 161-04-A	<p>Mitchell S. Ross, Esq. 73 Washington Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit, in an M1-2 zoning district, the residential conversion of an existing four-story commercial loft building into eight dwelling units, contrary to Z.R. §42-10 and modification of the Building Code Section 27 MDL regarding light and air. COMMUNITY BOARD #2BK</p>
		Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752
		Status: Continued Hearing – 11/2/05
10.	219-04-BZ	<p>Eric Palatnik, P.C. 2162/70 University Avenue, THE BRONX 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. COMMUNITY BOARD #5BX</p>
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 11/15/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY, AUGUST 9, 2005

<i>BZ – CONTINUED HEARINGS</i>		
11.	296-04-BZ	<p>Sheldon Lobel, P.C. 135 Orchard Street, a/k/a 134 Allen Street, MANHATTAN Variance: Under Z.R. §72-21 – To permit bulk variance for the existing building at the premises, located within a C6-1 Zoning District, as altered, in regard to floor area ratio “(F.A.R.)” and lot coverage for a Quality Housing residential/mixed building, with a pre-existing retail use on the first floor; and, for a waiver of requirements for one of the two streets tree required. COMMUNITY BOARD #3M</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 12/6/05
12.	332-04-BZ	<p>Eric Palatnik, P.C. 1410 and 1414 East 24th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the proposed to combine two lots and enlarge one residence which is contrary to Z.R. §23-141(a) floor area, Z.R. §23-131(a) open space and Z.R. §23-47 rear yard, located in an R-2 zoning district. COMMUNITY BOARD #14BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/13/05
13.	382-04-BZ	<p>Eric Palatnik, P.C. 2026 Avenue “T”, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing single family dwelling, located in an R4 zoning district, which does not comply with the zoning requirements for floor area, lot coverage, open space and side yards, is contrary to Z.R. §23-141(b) and §23-461(a). COMMUNITY BOARD #15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned – 9/13/05
14.	34-05-BZ	<p>Sheldon Lobel, P.C. 1975 East 24th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing one family dwelling, Use Group 1, located in an R3-2 zoning district, which does not comply with the zoning requirements for floor area, open space ratio, also side and rear yards, is contrary to Z.R. §23-141, §23-461(a) and §23-47. COMMUNITY BOARD #15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted 8/9/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY, AUGUST 9, 2005

BZ – CONTINUED HEARINGS

15.	43-05-BZ	Harold Weinberg, P.E. 1826 East 28th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit an enlargement to the rear of a single family home to vary Sections Z.R. §23-141 floor area and open space, Z.R. §23-461 side yards 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: Closed, Decision – 8/23/05

BZ – NEW CASES

16.	260-04-BZ & 262-04-BZ	The Law Office of Fredrick A. Becker 222/218 Wallabout Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the construction of two four story, plus penthouse, three-family dwelling, located in an M1-2 zoning district, is contrary to Z.R. §42-00. COMMUNITY BOARD #1BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 10/18/05
17.	269-04-BZ	Law Offices of Howard Goldman, LLC 37 Bridge Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the conversion of a partially vacant, seven-story industrial building located in M1-2 and M3-1 zoning districts into a 60 unit loft style residential dwelling in the Vinegar Hill/DUMBO section of Brooklyn. COMMUNITY BOARD #2BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 10/18/05
18.	355-04-BZ	Slater & Beckerman, LLP 302/10 North Seventh Street, a/k/a 289 North Sixth Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed residential conversion of a portion of an existing three-story manufacturing building, and the construction of a four story residential enlargement atop said building, located in an M1-2(R6) zoning district within the special mixed-use MX-8 district, is contrary to Z.R. §23-633, 23-942 and §123-64. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing - 9/27/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS
REGULAR MEETING
TUESDAY, AUGUST 9, 2005

BZ – NEW CASES		
19.	380-04-BZ	Sheldon Lobel, P.C. 32-12 23rd Street, QUEENS Variance: Under Z.R. §72-21 – To permit the legalization of the conversion of one dwelling unit, in a new building, approved exclusively for residential use, to a community facility use, in an R5 zoning district, without two side yards, is contrary to Z.R. §24-35. COMMUNITY BOARD #1Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing - 9/20/05
20.	389-04-BZ	Francis Angelino, Esq. 150 East 34th Street, MANHATTAN Special Permit: Under Z.R. §73-36 – To permit the proposed legalization of an existing Physical Cultural Establishment, located on the second floor of the thirty seven story, Affina Hotel. The premise is located in a C1-9 zoning district. COMMUNITY BOARD #6M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/13/05
21.	78-05-BZ	Sheldon Lobel, P.C. 264-15 77th Avenue, QUEENS Variance: Under Z.R. §72-21 – Proposed expansion of an existing one story synagogue building, located in an R2 zoning district, which does not comply with the zoning requirements for lot coverage, also front and side yards, is contrary to Z.R. §24-11, §24-24 and §24-35. COMMUNITY BOARD #13Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 9/20/05
22.	107-05-BZ	Eric Palatnik, P.C. 1823 East 24th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the enlargement of a single family home to waive Z.R. §23-141(b) for floor area, lot coverage, open space, Z.R. §23-461 for side yards 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: Granted – 8/9/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 16, 2005
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	130-59-BZ	Joseph P. Morsellino, Esq. 45-17 Little Neck Parkway, QUEENS Reopening for Extension of Term/Waiver of an existing parking area accessory to a funeral home. The premise is located in C1-2 in a R3-2 zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/16/05
2.	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: Granted – 8/16/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 16, 2005
10:00 A.M.

<i>SOC – NEW CASES</i>		
3.	294-00-BZ	Law Office of Fredrick A. Becker 501 Broadway and 72 Mercer Street, MANHATTAN Reopening for Extension of Time to complete substantial construction on a mixed use, commercial/residential building. The premise is located in an M1-5B zoning district. COMMUNITY BOARD #2M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/23/05
4.	359-02-BZ	Law Office of Fredrick A. Becker 53-55 Beach Street, MANHATTAN Reopening for Amendment to a previous variance Z.R. §72-21 that allowed the operation of a school on the first floor and cellar in a six story building; the amendment is to relocate the operation of the school from the cellar floor to the second floor and to maintain the use on the first floor. The premises is located an M1-5(TMU) zoning district. COMMUNITY BOARD #1M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 8/23/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, August 16, 2005
10:00 A.M.

APPEALS – DECISIONS		
5.	95-05-A	Anderson Kill & Olick, P.C. 605 East Ninth Street, MANHATTAN An appeal challenging the Department of Buildings’ decision dated March 21, 2005, as to whether they have sufficient documentation to determine the proposed use of said premises as a college student dormitory. COMMUNITY BOARD #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 10/18/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, August 16, 2005
1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	321-04-BZ	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: Granted – 8/16/05
2.	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: Granted – 8/16/05
3.	6-05-BZ	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
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/16/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 16, 2005

1:30 P.M.

BZ – DECISIONS

4.	13-05-BZ	<p>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</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 8/16/05</p>
5.	39-05-BZ	<p>Eric Palatnik, P.C. 6 Lee Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit the enlargement of the existing Use Group 3 Yeshiva, in an R6 Zoning District and to vary Sections 24-11 (Lot coverage), 24-35(b) (Side yard), and 24-522 (Perimeter wall height, setback, and sky exposure plane) of the Resolution. COMMUNITY BOARD #1BK</p> <p>Examiner: Rory Levy 212-788-8749</p> <p>Status: Granted – 8/16/05</p>
6.	101-05-BZ	<p>Irving J. Gotbaum, Esq./Friedman & Gotbaum LLP 377 Greenwich Street, MANHATTAN Variance: Under Z.R. §72-21 – To permit the proposed development of a seven-story, plus penthouse, transient hotel, located in a C6-2A/TMU(A-1) zoning district, which does not comply with the zoning requirements for floor area ratio, maximum base height and setback requirements, is contrary to Z.R. §111-104 and §35-24. COMMUNITY BOARD #1M</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Granted – 8/16/05</p>

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, August 16, 2005
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	41-04-BZ	<p>Sheldon Lobel, P.C. 338 East 109th Street, MANHATTAN Variance: Under Z.R. §72-21 – To permit the proposed legalization of the existing auto laundry, lubratorium, and accessory retail building in a C2-5 overlay within R7-2 Zoning District, and to vary Section 33-00 and 22-00 of the Resolution. COMMUNITY BOARD #11M</p> <p>Examiner: Rory Levy 212-788-8749</p> <p>Status: Continued Hearing – 10/18/05</p>
8.	245-04-BZ	<p>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</p> <p>Examiner: Rory Levy 212-788-8749</p> <p>Status: Continued Hearing 9/27/05</p>
9.	302-04-BZ	<p>Martyn & Don Weston 40 Woodhull Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed construction of a residential building on a vacant lot, located in an M1-1 zoning district, is contrary to Z.R. §42-00. COMMUNITY BOARD #6BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision - 9/13/05</p>
10.	402-04-BZ	<p>Steven Sinacori/Stadtmauer Bailkin, LLP 2461 Knapp Street, BROOKLYN Variance: Under Z.R. §72-21, to permit the change of use from an enclosed amusement arcade, Use Group 15, to self-storage facility, Use Group 16, located within C3 and C7 districts and to vary Sections 32-00 (Use Regulations) and 33-122 (Floor Area Ratio). COMMUNITY BOARD #15BK</p> <p>Examiner: Rory Levy 212-788-8749</p> <p>Status: Closed, Decision - 9/13/05</p>

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, August 16, 2005
1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	405-04-BZ	<p>Sheldon Lobel, P.C. 1734 East 27th Street, BROOKLYN Special Permit: Under §73-622 for an enlargement of a single family residence to vary Z.R. §23-141 for open space and floor area, Z.R. §23-461 for side yards and Z.R. §23-47 for rear yard, located in an R3-2 zoning district. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Closed, Decision – 9/13/05</p>
12.	69-05-BZ	<p>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</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Granted – 8/16/05</p>

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, August 16, 2005
1:30 P.M.

BZ – NEW CASES		
13.	361-04-BZ	<p>Eric Palatnik, P.C. 75-48 Parsons Boulevard, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed erection of a partial two/partial three story residential development, located in an R4 district which does not comply with the zoning requirements for floor area, wall height, sky exposure plane, open space, lot coverage and the number of dwelling units, is contrary to Z.R. §23-141c, §23-631 and §23-22. COMMUNITY BOARD #8Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 10/18/05</p>
14.	362-04-BZ	<p>The Agusta Group 25-84 31st Street, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed conversion of a vacant three story building, into commercial use, is contrary to Z.R. §32-421, which limits commercial development to only two stories in R6/C2-4 zoning district. COMMUNITY BOARD #1Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 9/20/05</p>
15.	395-04-BZ	<p>Moshe M. Friedman, P.E. 1232 54th Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed synagogue and rectory, Use Group 4, located in an R5 zoning district, which does not comply with the zoning requirements for front wall, sky exposure, side and front yards, also parking, is contrary to Z.R. §24-521, §24-35(a), §24-34 and §25-31. COMMUNITY BOARD #12BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision – 9/27/05</p>
16.	46-05-BZ	<p>Boris Saks Esq. 1797 Coney Island Avenue, BROOKLYN Special Permit: Under Z.R. §73-36 – To permit the proposed physical culture establishment, located in a C8-2 zoning district. COMMUNITY BOARD #14BK</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Closed, Decision – 9/20/05</p>

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 16, 2005

1:30 P.M.

<i>BZ – NEW CASES</i>		
17.	88-05-BZ	Sheldon Lobel, P.C. 2015 East 22nd Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the enlargement of a single family residence which exceeds allowable floor area ratio, lot coverage and open space ratio pursuant to Z.R. §23-141 and less than the minimum side yards pursuant to Z.R. §23-461. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/13/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY, AUGUST 23, 2005

*****DRAFT*****

<i>SOC – DECISIONS</i>		
1.	558-51-BZ	Eric Palatnik, P.C. 68-22 Northern Boulevard, QUEENS Reopening for Extension of Time to obtain a Certificate of Occupancy for a gasoline service station which expires on August 5, 2005. The premise is located in an C2-2/R-5 zoning district. COMMUNITY BOARD #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/23/05
2.	227-00-BZ	Sheldon Lobel, P.C. 1869 East 23rd Street, BROOKLYN Reopening for Extension of Time to obtain a Certificate of Occupancy for a single family residence. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/23/05
3.	294-00-BZ	Law Office of Fredrick A. Becker 501 Broadway and 72 Mercer Street, MANHATTAN Reopening for Extension of Time to complete substantial construction on a mixed use, commercial/residential building. The premise is located in an M1-5B zoning district. COMMUNITY BOARD #2M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/23/05
4.	359-02-BZ	Law Office of Fredrick A. Becker 53-55 Beach Street, MANHATTAN Reopening for Amendment to a previous variance Z.R. §72-21 that allowed the operation of a school on the first floor and cellar in a six story building; the amendment is to relocate the operation of the school from the cellar floor to the second floor and to maintain the use on the first floor. The premises is located an M1-5(TMU) zoning district. COMMUNITY BOARD #1M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 8/23/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY, AUGUST 23, 2005

DRAFT

<i>SOC – CONTINUED HEARINGS</i>		
5.	234-84-BZ	Vito J. Fossella, P.E. 1976/82 Forest Avenue, STATEN ISLAND Reopening for Extension of Term for commercial UG6 establishment partially located in a R3-2 residential zoning district. COMMUNITY BOARD #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/13/05
6.	162-93-BZ	Fredrick A. Becker, Esq. 270 West 17th Street, a/k/a 124-128 Eighth Avenue, MANHATTAN Reopening for Extension of Term and to legalize an Amendment to expand the floor area of previously granted special permit for a physical culture establishment, and a waiver of the rules of procedure for a late filing. The premises is located in a C2-5, R8 and C6-2M zoning district. COMMUNITY BOARD #4M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/13/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY, AUGUST 23, 2005

*****DRAFT*****

<i>SOC – NEW CASES</i>		
7.	990-77-BZ	<p>Greenberg Traurig, LLP 260 Broadway, MANHATTAN Reopening for an Amendment to an existing variance within the Special Tribeca Mixed Use District that allowed in an M1-5 district, floors 3 through 11 of the Building to be converted to residential use. The amendment seeks to allow a portion of the first floor to be converted to residential use and to legalize the conversion of the entire second floor to residential use. COMMUNITY BOARD #1M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 9/20/05</p>
8.	364-82-BZ	<p>Cozen O'Connor 245-02/34 Horace Harding Expressway, QUEENS Reopening for a Waiver of Rules and an extension of term for a physical culture establishment located in a C1-2(R3-2) zoning district. COMMUNITY BOARD #11Q</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Continued Hearing - 9/13/05</p>
9.	37-93-BZ	<p>Cozen O'Connor 2040 Forest Avenue, STATEN ISLAND Reopening for a Special Permit for a Physical Culture Establishment which is not permitted as of right, located in a C8-1 zoning district. COMMUNITY BOARD #1SI</p> <p>Examiner: Henry Segovia (212) 788-8757</p> <p>Status: Postponed – 9/27/05</p>

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY, AUGUST 23, 2005

*****DRAFT*****

APPEALS – DECISIONS

10.	313-04-A	Sheldon Lobel, P.C. 132-02 Hook Creek Boulevard, QUEENS Proposed enlargement of an existing two story, single family residence, located within the bed of mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #13Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 8/23/05

APPEALS – CONTINUED HEARINGS

11.	53-04-A & 62-04-A	New York City Department of Buildings OWNER OF RECORD: Thomas Huang 140-26A/28/28A/30/30A/32/32A/34/34A/36 34th Avenue, QUEENS 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. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/13/05
12.	54-05-A	New York City Department of Buildings OWNER OF RECORD: Thomas Huang 140-26A/28/28A/30/30A/32/32A/34/34A/36 34th Avenue, QUEENS 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. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Removed from Calendar – 8/23/05

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY, AUGUST 23, 2005

*****DRAFT*****

BZ – DECISIONS		
1.	357-03-BZ	<p>Agusta & Ross 33 Berry Street, aka 144 North 12th Street, BROOKLYN Variance: Under Z.R. §72-21 to permit the proposed four-story and penthouse multiple dwelling, located in an M1-2 district. COMMUNITY BOARD #1BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Withdraw by Applicant</p>
2.	378-03-BZ	<p>Harold Weinberg, P.E. 2920 Coney Island Avenue, BROOKLYN Variance: Under Z.R. §72-21 – For a variation of the Zoning Resolution in an R5 zoning district in the Ocean Parkway Special zoning district so as to permit the erection of a new two story building which seeks to waive zoning resolution sections 23-141 (Lot Coverage, 23-462 (Side Yards) 23-45 (Front Yard), and 23-631 (Perimeter Wall Height & Sky Exposure Plane and Setback) to be used as a non-profit institution, without sleeping accommodations for teaching of circus skills. COMMUNITY BOARD #15BK</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted</p>
3.	189-04-BZ	<p>D.E.C. Designs, for City of Faith Church of God, owner. 3445 White Plains Road, THE BRONX Special Permit: Under Z.R. §73-19 – To allow a school (UG 3), in a C8-1 zoning district which is not permitted as per section 32-00 of the Zoning Resolution. COMMUNITY BOARD #12BX</p> <p>Examiner: Carlo Costanza (212) 788-8739</p> <p>Status: Granted</p>
4.	257-04-BZ	<p>Patrick W. Jones, Esq. 252/60 Atlantic Avenue (a/k/a - 83/87 Boerum Place, 239/47 Pacific Street), BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed construction of an eight-story mixed-use, retail-residential building, located in R6A, R6, C2-4 and C2-3 zoning districts which does not comply with the zoning requirements for floor area ratio, lot coverage, building height and loading berth. COMMUNITY BOARD #2BK</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Granted</p>

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY, AUGUST 23, 2005

DRAFT

<i>BZ – DECISIONS</i>		
5.	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</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Granted</p>
6.	43-05-BZ	<p>Harold Weinberg, P.E. 1826 East 28th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit an enlargement to the rear of a single family home to vary Sections Z.R. §23-141 floor area and open space, Z.R. §23-461 side yards and Z.R. §23-47 for rear yard. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #15BK</p> <p>Examiner: Henry Segovia</p> <p>Status: Granted</p>

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY, AUGUST 23, 2005

*****DRAFT*****

<i>BZ – CONTINUED HEARINGS</i>		
7.	154-04-BZ	<p>Rothkrug Rothkrug Weinberg & Spector 63 Rapeleye Street, BROOKLYN Variance: Under Z.R. §72-21 to permit the proposed construction of a four family dwelling, Use Group 2, located in M1-1 zoning district. COMMUNITY BOARD #6BK</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Continued Hearing – 10/18/05</p>
8.	175-04-BZ thru 177-04-BZ Heard 6/14	<p>Joseph P. Morsellino 7-05/09/13 130th Street, QUEENS Variance: Under Z.R. §72-21 – Proposed construction of two, three-story, three family dwellings, which do not comply with FAR, perimeter wall height, and minimum distance between buildings in a single zoning lot. COMMUNITY BOARD #7Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Continued Hearing – 9/27/05</p>
9.	234-04-BZ	<p>Sheldon Lobel, P.C. 255 McKibbin Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit in a M1-1 and M1-2 district, approval sought to legalize residential occupancy of 73 dwelling units in a four-story and basement industrial building, which was constructed in 1931. The legal use is listed artist loft space for the 73 units. There are proposed 18 parking spaces on the open portion of the lot, which consists of 25,620 SF in its entirety. The use is contrary to district use regulations. COMMUNITY BOARD #1BK</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 9/27/05</p>
10.	272-04-BZ	<p>Sullivan Chester & Gardner 14-38/40 31st Drive, QUEENS Variance: Under Z.R. §72-21 to permit the construction of a four-story multiple dwelling with 16 dwelling units. There are proposed 14 parking spaces. The proposed development is non-compliant to FAR, open space, density and yard requirements. COMMUNITY BOARD #1Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Closed, Decision – 9/20/05</p>

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY, AUGUST 23, 2005

*****DRAFT*****

<i>BZ – CONTINUED HEARINGS</i>		
11.	299-04-BZ	<p>Patrick W. Jones, Esq. 111-02 Sutphin Boulevard (aka 111-04/12 Sutphin Boulevard), QUEENS Variance: Under Z.R. §72-21 – To permit the proposed construction of a one-story retail building, Use Group 6, located in an R3-2 zoning district. COMMUNITY BOARD#12Q</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 10/18/05</p>
12.	374-04-BZ	<p>Deirdre A. Carson, Esq. 246 Front Street, a/k/a 267½ Water Street, MANHATTAN Variance: Under Z.R. §72-21 – To permit the proposed development of a seven-story residential building with ground floor commercial space in a C6-2A Special Lower Manhattan District and the South Street Seaport Historic District, to vary Sections 23-145, 23-32, 23-533, 23-692, 23-711, and 24-32 of the Resolution. COMMUNITY BOARD #1M</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Closed, Decision – 10/18/05</p>
13.	388-04-BZ	<p>H. Irving Sigman 133-16 Springfield Boulevard, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed construction of a one story and cellar commercial building, comprising of four stores, and accessory parking, Use Group 6, located in an R2 and C8-1 zoning district, is contrary to Z.R. §22-00. COMMUNITY BOARD #12Q</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Closed, Decision – 9/20/05</p>
14.	29-05-BZ	<p>Stephen J. Rizzo, Esq. (CR&A) 350 West Broadway, MANHATTAN Variance: Under Z.R. §72-21 – To permit the construction of a thirteen story residential building with retail uses located on the cellar and ground floor levels, located in an M1-5A zoning district, is contrary to Z.R. §42-14, §42-00 and §42-10. COMMUNITY BOARD #2M</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 9/20/05</p>

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY, AUGUST 23, 2005

*****DRAFT*****

<i>BZ – NEW CASES</i>		
15.	289-04-BZ	<p>Sheldon Lobel, P.C. 341 Canal Street, MANHATTAN Variance: Under Z.R. §72-21 – to permit the proposed construction of a six-story mixed-use building, with retail use on the ground floor, and residential (UG2) use (34 units) on the upper floors. The proposed development is contrary to M1-5B district use regulations.</p> <p>COMMUNITY BOARD #2M</p> <p>Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 9/27/05</p>
16.	375-04-BZ	<p>Greenberg Traurig, LLP 1527, 1529 and 1533 60th Street, BROOKLYN Variance: Under Z.R. §72-21 – to permit the proposed expansion of an existing jewelry manufacturer and wholesaler establishment, located in an M1-1 zoning district, which does not comply with zoning requirements for floor area ratio, rear yard, street wall height and adequate parking.</p> <p>COMMUNITY BOARD #12BK</p> <p>Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 9/27/05</p>
17.	68-05-BZ	<p>Sheldon Lobel, P.C. 4911 17th Avenue, BROOKLYN Variance: Under Z.R. §72-21 – to permit the proposed enlargement of a three story plus attic building, currently housing a synagogue, with accessory residential on the second, third, and attic floors, which does comply with the zoning requirements for floor area ratio, side and front yards, is contrary to Z.R. §24-11, §24-162, §24-35, §24-34 and §23-141.</p> <p>COMMUNITY BOARD #12BK</p> <p>Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 9/20/05</p>

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY, AUGUST 23, 2005

DRAFT

BZ – NEW CASES		
18.	77-05-BZ	<p>Greenberg Traurig, LLP 132 West 26th Street, MANHATTAN Variance: Under Z.R. §72-21 – to permit the proposed construction of a twelve-story mixed building, containing residential and retail uses, located within an M1-6 zoning district, in which residential use is not permitted as of right, is contrary to Z.R. §42-00. COMMUNITY BOARD #4M</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 10/25/05</p>
19.	74-05-BZ	<p>Snyder & Snyder, LLP 1089 Rockland Avenue, STATEN ISLAND Special Permit: Under Z.R. §§73-30 and 22-21 – to permit the proposed construction of a non-accessory radio tower for public utility wireless communications (disguised as a 50-foot tall flagpole), located in an R3-2 zoning district. COMMUNITY BOARD #2SI</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Postponed until – 11/15/05</p>
20.	75-05-BZ	<p>Snyder & Snyder, LLP 2018 Richmond Avenue, STATEN ISLAND Special Permit: Under Z.R. §§73-30 and 22-21 – to permit the proposed construction of a non-accessory radio tower for public utility wireless communications (disguised as a 90-foot tall flagpole), located in an R3-2 zoning district. COMMUNITY BOARD #2SI</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Postponed until – 11/15/05</p>

DISCLAIMER

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 13, 2005

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	234-84-BZ	Vito J. Fossella, P.E. 1976/82 Forest Avenue, STATEN ISLAND Reopening for Extension of Term for commercial UG6 establishment partially located in a R3-2 residential zoning district. COMMUNITY BOARD #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/13/05
2.	162-93-BZ	Fredrick A. Becker, Esq. 270 West 17th Street, a/k/a 124-128 Eighth Avenue, MANHATTAN Reopening for Extension of Term and to legalize an Amendment to expand the floor area of previously granted special permit for a physical culture establishment, and a waiver of the rules of procedure for a late filing. The premises is located in a C2-5, R8 and C6-2M zoning district. COMMUNITY BOARD #4M
		Examiner: Henry Segovia (212) 788-8757
		Status: Withdrawn – 9/13/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 13, 2005

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
3.	364-82-BZ	Cozen O'Connor 245-02/34 Horace Harding Expressway, QUEENS Reopening for a Waiver of Rules and an extension of term for a physical culture establishment located in a C1-2(R3-2) zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/27/05
4.	62-83-BZ	Law Offices of Howard Goldman, LLC 696 Pacific Street, BROOKLYN 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. COMMUNITY BOARD #8BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/18/05
5.	886-87-BZ	Stuart Allen Klein 11 East 36th Street, a/k/a 10 East 37th Street, MANHATTAN Request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of the special permit for a PCE which expired 6/7/2004 and an amendment to allow the hours of operation to extend to 12:00 A.M. The premise is located in C5-2 zoning district. COMMUNITY BOARD #5M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/27/05
6.	364-89-BZ	Carl A. Sulfaro, Esq. 30-75 21st Street, QUEENS Reopening for Extension of Term of a variance for an automotive service station (UG 16). The premise is located in an R-6 zoning district. COMMUNITY BOARD #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/27/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 13, 2005

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
7.	110-95-BZ	John W. Russell, Esq. 1845 Cornage Avenue, QUEENS 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. COMMUNITY BOARD #14Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 9/27/05
8.	132-97-BZ	Alan R. Gaines, Esq. 227 Mansion Avenue, STATEN ISLAND Reopening for Extension of Term/Amendment/Waiver for an eating and drinking establishment with no entertainment or dancing and occupancy of less than 200 patrons, UG 6 located in a C-3 (SRD) zoning district. COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned Hearing – 10/18/05
9.	44-99-BZ	Vito Fossella, P.E. 194 Brighton Avenue, STATEN ISLAND Reopening for Extension of Term of a variance for an automotive repair shop, located in an R3A zoning district. COMMUNITY BOARD #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/27/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 13, 2005

10:00 A.M.

<i>SOC – NEW CASES</i>		
10.	130-39-A	Greenberg & Traurig 2 Ploughman's Bush, The BRONX Reopening for an amendment to permit an existing building constructed in the bed of a mapped street, pursuant to Board resolution in 1939, and subsequently expanded pursuant to approval from the Department of Buildings in 1997, to be further enlarged pursuant to Z.R. §72-01(g) and that such enlargement include second and third stories that continue a noncomplying side yard condition, located in R1-2 zoning district. COMMUNITY BOARD #8BX
		Examiner: Toni Matias
		Status: Closed, Decision – 10/18/05
11.	878-80-BZ	Kim Lee Vauss 141 West 24th Street, MANHATTAN Reopening for an amendment to previous granted variance to convert the existing commercial UG6 on the second and fourth floors to residential/studio UG 2 & 9. The premise is located in an M1-6 zoning district. COMMUNITY BOARD #4M
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/18/05
12.	983-83-BZ	Sullivan, Chester & Gardner, P.C. 134-42/60 Guy R. Brewer Boulevard, QUEENS Reopening for an amendment to a variance to enlarge a portion of the existing building by 700 sq. ft. and eliminate the single use on site to house four(4) commercial tenants. The subject premise is located in an R3-2 zoning district. COMMUNITY BOARD #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/18/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 13, 2005

10:00 A.M.

APPEALS – DECISIONS

13.	365-04-A thru 369-04-A	Petraro & Jones, LLP
		85-04/85-02 56th Avenue and 85-01/85-03/85-03A 57th Avenue, QUEENS
		Proposed construction, 3 and 4 story multiple dwellings, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. The premise is located in a C2-2/R6B zoning district.
		COMMUNITY BOARD #4Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/13/05

APPEALS – CONTINUED HEARINGS

14.	291-04-A	Eric Palatnik, P.C.
		90-19 Metropolitan Avenue, QUEENS
		Proposed enlargement of an existing eating and drinking establishment, located within the bed of a mapped street, is contrary of Section 35, Article 3 of the General City Law. The premise is located in a C2-2 zoning district.
		COMMUNITY BOARD #6Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/27/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 13, 2005

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
15.	235-04-A and 236-04-A	Rothkrug, Rothkrug, Weinberg & Spector, LLP 3096 & 3094 Dare Place, THE BRONX Proposed construction a two story dwelling in the bed of a privately-owned, final mapped street, is contrary to Article 3, Section 35 of the General City Law. Premises is located in R3-1 zoning district. COMMUNITY BOARD #10BX
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/27/05
16.	91-05-A	The Agusta Group 60-04 172nd Street, QUEENS Proposed construction of a two family dwelling, which lies partially within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. Premises is located within a R3-2 zoning district. COMMUNITY BOARD #7Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 9/27/05
17.	157-05-A	Walter T. Gorman, P.E. 39 Kildare Walk, QUEENS Proposal to allow construction of a two story frame dwelling on a site lying within an R4 district is contrary to Article 3, Section 36 of the General City Law, in that the site does not front on a mapped Street (Kildare Walk) and contrary to Sec. 27-291 of the Building Code. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/13/05
18.	158-05-A	Gary Lenhart, R.A. 15 Atlantic Walk, QUEENS Proposal to reconstruct and enlarge an existing single family frame dwelling not fronting on a mapped street contrary to General City Law Article 3, Section 36 and upgrading an existing private disposal system located in the bed of the service lane contrary to Building Department Policy. Premises is located within an R4 zoning district. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/13/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 13, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	302-04-BZ	<p>Martyn & Don Weston 40 Woodhull Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed construction of a residential building on a vacant lot, located in an M1-1 zoning district, is contrary to Z.R. §42-00. COMMUNITY BOARD #6BK</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 9/13/05
2.	315-04-BZ thru 318-04-BZ	<p>Steve Sinacori, Esq./Stadtmauer Bailkin LLP 1732, 1734, 1736 and 1738 81st Street, BROOKLYN 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. COMMUNITY BOARD #11BK</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 10/18/05
3.	332-04-BZ	<p>Eric Palatnik, P.C. 1410 and 1414 East 24th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the proposed to combine two lots and enlarge one residence which is contrary to Z.R. §23-141(a) floor area, Z.R. §23-131(a) open space and Z.R. §23-47 rear yard, located in an R-2 zoning district. COMMUNITY BOARD #14BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/13/05
4.	389-04-BZ	<p>Francis Angelino, Esq. 150 East 34th Street, MANHATTAN Special Permit: Under Z.R. §73-36 – To permit the proposed legalization of an existing Physical Cultural Establishment, located on the second floor of the thirty seven story, Affina Hotel. The premise is located in a C1-9 zoning district. COMMUNITY BOARD #6M</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/13/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 13, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	394-04-BZ	Deirdre A. Carson/Greenberg Taurig, 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). COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 9/13/05
6.	402-04-BZ	Steven Sinacori/Stadtmauer Bailkin, LLP 2461 Knapp Street, BROOKLYN Variance: Under Z.R. §72-21, to permit the change of use from an enclosed amusement arcade, Use Group 15, to self-storage facility, Use Group 16, located within C3 and C7 districts and to vary Sections 32-00 (Use Regulations) and 33-122 (Floor Area Ratio). COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/13/05
7.	405-04-BZ	Sheldon Lobel, P.C. 1734 East 27th Street, BROOKLYN Special Permit: Under §73-622 for an enlargement of a single family residence to vary Z.R. §23-141 for open space and floor area, Z.R. §23-461 for side yards and Z.R. §23-47 for rear yard, located in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/13/05
8.	88-05-BZ	Sheldon Lobel, P.C. 2015 East 22nd Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the enlargement of a single family residence which exceeds allowable floor area ratio, lot coverage and open space ratio pursuant to Z.R. §23-141 and less than the minimum side yards pursuant to Z.R. §23-461. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/13/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 13, 2005

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	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: Adjourned Hearing – 10/18/05
10.	3-04-BZ	Eric Palatnik, P.C. 147-08 46th Avenue, QUEENS Variance: Under Z.R. §72-21 - To request permit of a two family dwelling, with variations of the side yard and floor area requirements of the underlying R-2 zoning district. COMMUNITY BOARD #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 11/22/05
11.	290-04-BZ	Stuart A. Klein, Esq. 341-349 Troy Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit, in an R4 zoning district, the conversion of an existing one-story warehouse building into a six-story and penthouse mixed-use residential/commercial building, which is contrary to Z.R. §§22-00, 23-141(b), 23-631(b), 23-222, 25-23, 23-45 and 23-462(a). COMMUNITY BOARD #9BK
		Examiner: Rory Levy (212) 788-8749
		Status: Adjourned Hearing – 11/15/05
12.	326-04-BZ	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: Closed, Decision – 10/18/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 13, 2005

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
11.	382-04-BZ	Eric Palatnik, P.C. 2026 Avenue “T”, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing single family dwelling, located in an R4 zoning district, which does not comply with the zoning requirements for floor area, lot coverage, open space and side yards, is contrary to Z.R. §23-141(b) and §23-461(a). COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/22/05
12.	399-04-BZ	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
		Examiner: Rory Levy 212-788-8749/Toni Matias 212-788-8752
		Status: Continued Hearing – 10/18/05
13.	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: Closed, Decision – 10/18/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 13, 2005

1:30 P.M.

<i>BZ – NEW CASES</i>		
14.	338-04-BZ	<p>Martyn & Don Weston 806/14 Coney Island Avenue, BROOKLYN Variance: Under Z.R. §72-21 – to permit the proposed construction of a one story and cellar extension to an as-of-right six story hotel, and to permit on grade accessory parking and below grade showroom/retail use, in an R5 zoning district, is contrary to Z.R. §22-00. COMMUNITY BOARD #12BK</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 11/15/05
15.	357-04-BZ & 358-05-BZ	<p>Alfonse Duarte 707 and 728 Cross Bay Boulevard, QUEENS Variance/Special Permit: Under Z.R. §72-21 – to permit the proposed erection of a two story medical facility, located in an R3-2 zoning district, which does not comply with the zoning requirements for second floor occupancy, lot coverage, front yards, side yard, off-street parking spaces and penetration of the exposure plane, is contrary to Z.R. §22-14, §24-11, §24-33, §24-34, §24-35, §25-31 and §24-521; and the proposed use of the site, for off-site accessory parking, for a proposed medical facility across the street, is contrary to §25-51. COMMUNITY BOARD #14Q</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 10/25/05
16.	19-05-BZ	<p>Slater & Beckerman, LLP 151 West 28th Street, MANHATTAN Variance: Under Z.R. §72-21 - to permit, in an M1-6 zoning district, the change of use of portions of a nine-story, mixed-use building to Use Group 2 residential use which is contrary to ZR Section 42-00. COMMUNITY BOARD #5M</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 10/18/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 13, 2005

1:30 P.M.

<i>BZ – NEW CASES</i>		
17.	60-05-BZ	<p>The Law Office of Fredrick A. Becker 1024 Lancaster Avenue, BROOKLYN Special Permit: Under Z.R.§73-622 - the enlargement of a semi detached single family home. The proposed enlargement to vary ZR sections 23-141(b) for FAR, open space and lot coverage, 23-47 for less than the required rear yard. The premise is located in an R4 zoning district. COMMUNITY BOARD #15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/27/05
18.	97-05-BZ	<p>Dennis D. Dell' Angelo 1107 East 21st Street, BROOKLYN Special Permit: Under Z.R.§ZR73-622 the enlargement of a single family residence to vary zoning section ZR 23-141 for open space and floor area, ZR 23-46 for less than the minimum required side yard and ZR 23-47 for less than the required rear yard. The premise is located in an R-2 zoning district. COMMUNITY BOARD #14BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/18/05
19.	126-05-BZ	<p>Eric Palatnik, P.C. 1282 East 27th Street, BROOKLYN Special Permit: Under Z.R.§ZR73-622- the enlargement of a single family residence to vary ZR sections 23-141 (open space and floor area), 23-46 (side yard) and 23-47 (rear yard). The premise is located in an R-2 zoning district. COMMUNITY BOARD #14BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/18/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 20, 2005

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	990-77-BZ	Greenberg Traurig, LLP 260 Broadway, MANHATTAN Reopening for an Amendment to an existing variance within the Special Tribeca Mixed Use District that allowed in an M1-5 district, floors 3 through 11 of the Building to be converted to residential use. The amendment seeks to allow a portion of the first floor to be converted to residential use and to legalize the conversion of the entire second floor to residential use. COMMUNITY BOARD #1M
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 9/20/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 20, 2005

10:00 A.M.

<i>SOC – NEW CASES</i>		
2.	163-63-BZ	<p>Steve Sinacori @ Stadtmauer Bailkin 125/131 West 58th Street, MANHATTAN Extension of Term/Waiver of a variance for the continued use of transient parking of unused spaces located in the garage of a multiple dwelling. The premise is located in a R-10/C5-1 zoning district. COMMUNITY BOARD #5M</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/20/05
3.	272-03-BZ	<p>Rampulla Associates Architects 4106 Hylan Boulevard, STATEN ISLAND Reopening for an amendment to a variance to modify the design of the building and to add a bank teller drive through window. The premise is located in an R3-1 SRD zoning district. COMMUNITY BOARD #3SI</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/18/05
4.	391-04-BZ	<p>Moshe M. Friedman 2610 Avenue L, BROOKLYN Reopening for an amendment to a Special Permit, ZR 73-622, the proposed plans are contrary to the previously approved BSA plans in that the proposed alteration for the first floor extends further into the rear yard exceeding the previous 20'-0" grant, the second floor and attic will remain as existing. The premise is located 100' from a corner, as per ZR 23-541 no rear yard is required. The premise is located in an R-2 zoning district. COMMUNITY BOARD #14BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 9/27/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 20, 2005

10:00 A.M.

B Z Y - N E W C A S E S		
5.	166-05-BZY	Greenberg & Traurig , LLP 1669-1671 West 10th Street, BROOKLYN Application July 25, 2005 – Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 5 story building with commercial, community facility and 12 residential units under the prior Zoning R6/C1-3. New Zoning District is R5B/C2-3 as June 23, 2005. COMMUNITY BOARD #11BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing -10/18/05
6.	167-05-BZY	Greenberg & Traurig, LLP 103 Quentin Road, BROOKLYN Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 7 story building containing commercial community facility and 20 residential units use with 10 parking spaces at cellar level under the prior Zoning R6/C1-3. New Zoning District is R7A/C2-3 as of June 23, 2005. COMMUNITY BOARD #11BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing -10/18/05
7.	168-05-BZY	Sheldon Lobel, P.C. 6422 Bay Parkway, BROOKLYN Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 6-story and building with commercial, community facility and 8 residential units uses under the prior Zoning R6/C1-1. New Zoning District is R6A/C2-3 as June 23, 2005. COMMUNITY BOARD #11BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 10/18/05
8.	169-05-BZY	Sheldon Lobel, P.C. 6210-6218 24th Avenue, BROOKLYN Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 5 story building with 20 units and 23 cellar parking under the prior Zoning R6. New Zoning District is R4-1 as of June 23, 2005.
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing -10/18/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 20, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	272-04-BZ	<p>Sullivan Chester & Gardner 14-38/40 31st Drive, QUEENS Variance: Under Z.R.§72-21 to permit the construction of a four-story multiple dwelling with 16 dwelling units. There are proposed 14 parking spaces. The proposed development is non-compliant to FAR, open space, density and yard requirements. COMMUNITY BOARD#1Q</p>
		Examiner: Roy Starrin (212) 788-8797
		Status: Denied – 9/20/05
2.	362-04-BZ	<p>The Agusta Group 25-84 31st Street, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed conversion of a vacant three story building, into commercial use, is contrary to Z.R. §32-421, which limits commercial development to only two stories in R6/C2-4 zoning district. COMMUNITY BOARD #1Q</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 9/20/05
3.	388-04-BZ	<p>H. Irving Sigman 133-16 Springfield Boulevard, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed construction of a one story and cellar commercial building, comprising of four stores, and accessory parking, Use Group 6, located in an R2 and C8-1 zoning district, is contrary to Z.R. §22-00. COMMUNITY BOARD #12Q</p>
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 9/20/05
4.	46-05-BZ	<p>Boris Saks Esq. 1797 Coney Island Avenue, BROOKLYN Special Permit: Under Z.R. §73-36 – To permit the proposed physical culture establishment, located in a C8-2 zoning district. COMMUNITY BOARD #14BK</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/20/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 20, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	78-05-BZ	Sheldon Lobel, P.C. 264-15 77th Avenue, QUEENS Variance: Under Z.R. §72-21 – Proposed expansion of an existing one story synagogue building, located in an R2 zoning district, which does not comply with the zoning requirements for lot coverage, also front and side yards, is contrary to Z.R. §24-11, §24-24 and §24-35. COMMUNITY BOARD #13Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 9/20/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 20, 2005

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
6.	380-04-BZ	Sheldon Lobel, P.C. 32-12 23rd Street, QUEENS Variance: Under Z.R. §72-21 – To permit the legalization of the conversion of one dwelling unit, in a new building, approved exclusively for residential use, to a community facility use, in an R5 zoning district, without two side yards, is contrary to Z.R. §24-35. COMMUNITY BOARD #1Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 11/12/05
7.	5-05-BZ	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
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 11/22/05
8.	29-05-BZ	Stephen J. Rizzo, Esq. (CR&A) 350 West Broadway, MANHATTAN Variance: Under Z.R. §72-21 – To permit the construction of a thirteen story residential building with retail uses located on the cellar and ground floor levels, located in an M1-5A zoning district, is contrary to Z.R. §42-14, §42-00 and §42-10. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 10/18/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 20, 2005

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	68-05-BZ	Sheldon Lobel, P.C. 4911 17th Avenue, BROOKLYN Variance: Under Z.R. §72-21 – to permit the proposed enlargement of a three story plus attic building, currently housing a synagogue, with accessory residential on the second, third, and attic floors, which does comply with the zoning requirements for floor area ratio, side and front yards, is contrary to Z.R. §24-11, §24-162, §24-35, §24-34 and §23-141. COMMUNITY BOARD #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 11/1/05
10.	79-05-BZ	Herrick, Feinstein LLP 101/21 Central Park North, MANHATTAN Variance: Under §72-21 – To permit the proposed 20-story mixed use building, with below grade parking spaces, located in R8/C1-4 and R7-2 zoning districts, which does not comply with the zoning requirements for floor area, height and setback, is contrary to Z.R. §23-011, §23-145, §35-22, §35-31, §23-633 and §35-24. COMMUNITY BOARD #10M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 10/25/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 20, 2005

1:30 P.M.

<i>BZ – NEW CASES</i>		
11.	18-05-BZ	<p>The Agusta Group. 87-25 Clover Place, QUEENS Variance: Under Z.R.§72-21 to permit a proposed one-family home in an R1-2 zoning district that does not meet requirements for minimum lot width and side yard footage, contrary to ZR.§ 23-32 and ZR .§23-461. The proposed accessory garage, located less than five feet from side lot lines, is contrary to ZR.§ 23-44. COMMUNITY BOARD #8Q</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 10/25/05
12.	70-05-BZ	<p>Lewis E. Garfinkel, R.A.,. 2905 Avenue M, BROOKLYN Special Permit: under Z.R.§73-622 to permit an enlargement of a single family home to vary sections ZR 23-141(a) for open space ratio & floor area, ZR 23-461 for minimum side yard requirement. The premise is located in a R-2 zoning district. COMMUNITY BOARD #14BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Postponed Hearing – 10/25/05
13.	102-05-BZ	<p>Rothkrug Rothkrug Weinberg Spector, 259 Vermont Street aka 438 Glenmore Avenue, BROOKLYN Variance: Under Z.R.§72-21 to permit the proposed construction of a two family dwelling on a corner lot that does not provide one of the required front yards, to vary section ZR 23-45. The vacant lot is located in an R-5 zoning district. COMMUNITY BOARD #13BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/25/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 27, 2005

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	364-82-BZ	Cozen O'Connor 245-02/34 Horace Harding Expressway, QUEENS Reopening for a Waiver of Rules and an extension of term for a physical culture establishment located in a C1-2(R3-2) zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/27/05
2.	886-87-BZ	Stuart Allen Klein 11 East 36th Street, a/k/a 10 East 37th Street, MANHATTAN Request for a waiver of the Rules of Practice and Procedure and reopening for an extension of term of the special permit for a PCE which expired 6/7/2004 and an amendment to allow the hours of operation to extend to 12:00 A.M. The premise is located in C5-2 zoning district. COMMUNITY BOARD #5M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/27/05
3.	364-89-BZ	Carl A. Sulfaro, Esq. 30-75 21st Street, QUEENS Reopening for Extension of Term of a variance for an automotive service station (UG 16). The premise is located in an R-6 zoning district. COMMUNITY BOARD #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/27/05
4.	110-95-BZ	John W. Russell, Esq. 1845 Cornage Avenue, QUEENS 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. COMMUNITY BOARD #14Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 9/27/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 27, 2005

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	44-99-BZ	Vito Fossella, P.E. 194 Brighton Avenue, STATEN ISLAND Reopening for Extension of Term of a variance for an automotive repair shop, located in an R3A zoning district. COMMUNITY BOARD #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/27/05
6.	391-04-BZ	Moshe M. Friedman 2610 Avenue L, BROOKLYN Reopening for an amendment to a Special Permit, ZR 73-622, the proposed plans are contrary to the previously approved BSA plans in that the proposed alteration for the first floor extends further into the rear yard exceeding the previous 20'-0" grant, the second floor and attic will remain as existing. The premise is located 100' from a corner, as per ZR 23-541 no rear yard is required. The premise is located in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/27/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 27, 2005

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
7.	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: Postponed Hearing – 11/15/05
8.	203-92-BZ	Sullivan, Chester & Gardner, P.C. 70-20 Austin Street, QUEENS Reopening for Extension of Term/Amendment/Waiver for a physical culture establishment. The premise is located in an R8-2 zoning district. COMMUNITY BOARD #6Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Adjourned Hearing – 11/15/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 27, 2005

10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	60-82-BZ	Eric Palatnik, P.C. 60-11 Queens Boulevard, QUEENS Reopening for an amendment to the resolution to extend the time to obtain an Certificate of Occupancy for an automotive service station with accessory uses which expired on July 15, 2005. The premise is located in a C2-3/R7X zoning district. COMMUNITY BOARD #2Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/27/05
10.	822-87-BZ	Kramer Levin Naftalis & Frankel, LLP, for Hudson Tower Housing Company, Inc., owner; The Fitness Company, lessee. 375 South End Avenue, MANHATTAN Reopening for Extension of Term of a Special Permit to allow the use of a Physical Culture Establishment in the Special Battery Park City zoning district. COMMUNITY BOARD #1M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/25/05
11.	212-92-BZ	Felipe Ventegeat 871 East 175th Street, THE BRONX Reopening for Extension of Term/Waiver of a Variance to continue the commercial use (UG6) located in the basement of a residential building. The premise is located in an R7-1 zoning district. COMMUNITY BOARD #6BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/25/05
12.	37-93-BZ	Cozen O'Connor 2040 Forest Avenue, STATEN ISLAND Reopening for the Extension of Term of a Special Permit-Physical Culture Establishment which is not permitted as of right. The premise is located in a C8-1 zoning district. COMMUNITY BOARD #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 10/25/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 27, 2005

10:00 A.M.

<i>SOC – NEW CASES</i>		
13.	126-93-BZ	Vassalotti Associates Architects, LLP 1225 East 233rd Street, THE BRONX Reopening for an Extension of Term for ten years for a variance of a gasoline service station, located in an R4 zoning district. COMMUNITY BOARD #12BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 10/25/05
14.	323-98-BZ	Kramer Levin Naftalis & Frankel LLP 795 Eleventh Avenue, MANHATTAN Reopening for an amendment to the resolution to extend the time to complete construction of an enlargement of an existing two-story non-residential building located in an M3-2/Special Clinton zoning district. COMMUNITY BOARD #4M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/27/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 27, 2005

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
15.	235-04-A & 236-04-A	Rothkrug, Rothkrug, Weinberg & Spector, LLP 3093 Casler Place & 3094 Dare Place, THE BRONX Proposed construction a two story dwelling in the bed of a privately-owned, final mapped street, is contrary to Article 3, Section 35 of the General City Law. Premises is located in R3-1 zoning district. COMMUNITY BOARD #10BX
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/27/05
16.	291-04-A	Eric Palatnik, P.C. 90-19 Metropolitan Avenue, QUEENS Proposed enlargement of an existing eating and drinking establishment, located within the bed of a mapped street, is contrary of Section 35, Article 3 of the General City Law. The premise is located in a C2-2 zoning district. COMMUNITY BOARD #6Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/27/05
17.	91-05-A	The Agusta Group 60-04 172nd Street, QUEENS Proposed construction of a two family dwelling, which lies partially within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. Premises is located within a R3-2 zoning district. COMMUNITY BOARD #7Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/27/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 27, 2005

10:00 A.M.

APPEALS – CONTINUED HEARINGS

18.	25-04-A and 26-04-A	Rothkrug Rothkrug Weinberg & Spector 506/510 Bradford Avenue, STATEN ISLAND Proposed construction of a 2 - one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned Hearing – 12/6/05
19.	231-04-A	Joseph P. Morsellino, Esq. 240-79 Depew Avenue, QUEENS Proposed one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned Hearing – 10/25/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 27, 2005

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
19.	176-05-A	Joseph Sherry, P.E. 27 Fulton Walk, QUEENS Appeal to Department of Buildings to reconstruct and enlarge an existing single family frame dwelling not fronting on a mapped street contrary to General City Law Article 3, Section 36 and upgrading an existing private disposal system located in the bed of the service road which is contrary to Department of Buildings policy. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/27/05
20.	178-05-A	Joseph Sherry, P.E. 952 Bayside Walk, QUEENS Appeal to Department of Buildings to reconstruct and enlarge an existing single family frame dwelling not fronting on a mapped street contrary to General City Law Article 3, Section 36. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 9/27/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 27, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	395-04-BZ	Moshe M. Friedman, P.E. 1232 54th Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed synagogue and rectory, Use Group 4, located in an R5 zoning district, which does not comply with the zoning requirements for front wall, sky exposure, side and front yards, also parking, is contrary to Z.R. §24-521, §24-35(a), §24-34 and §25-31. COMMUNITY BOARD #12BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 11/1/05
2.	60-05-BZ	The Law Office of Fredrick A. Becker 1024 Lancaster Avenue, BROOKLYN Special Permit: Under Z.R. §73-622 - the enlargement of a semi detached single family home. The proposed enlargement to vary ZR sections 23-141(b) for FAR, open space and lot coverage, 23-47 for less than the required rear yard. The premise is located in an R4 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 9/27/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 27, 2005

1:30 P.M.

BZ – CONTINUED HEARINGS

3.	156-03-BZ	<p>Law Offices of Howard Goldman, PLLC 135-35 Northern Boulevard, QUEENS Pursuant to Z.R. §72-21 a variance application to permit the construction of a fifteen-story mixed-use building (Use Group 2, 4 and 6) with a ground level retail use, a second floor community facility, and 200 residential units. There are proposed 200 parking spaces. The site is located in an R6 within a C2-2 overlay zoning district. The proposal is contrary to Z.R. §§23-145, 35-31, 35-25, 36-331, and 36-21. COMMUNITY BOARD #7Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 11/2/05 (Special Hearing)</p>
4.	175-04-BZ thru 177-04-BZ	<p>Joseph P. Morsellino 7-05/09/13 130th Street, QUEENS Variance: Under Z.R. §72-21 – Proposed construction of two, three-story, three family dwellings, which do not comply with FAR, perimeter wall height, and minimum distance between buildings in a single zoning lot. The site is located in an R3-2 district. COMMUNITY BOARD #7Q Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision – 11/1/05</p>
5.	234-04-BZ	<p>Sheldon Lobel, P.C. 255 McKibbin Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit in a M1-1 and M1-2 district, approval sought to legalize residential occupancy of 73 dwelling units in a four-story and basement industrial building, which was constructed in 1931. The legal use is listed artist loft space for the 73 units. There are proposed 18 parking spaces on the open portion of the lot, which consists of 25,620 SF in its entirety. The use is contrary to district use regulations. COMMUNITY BOARD #1BK Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 11/1/05</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 27, 2005

1:30 P.M.

BZ – CONTINUED HEARINGS

6.	245-04-BZ	<p>Mitchell S. Ross, Esq. 102/04 Franklin Avenue, BROOKLYN Pursuant to Z.R. §72-21 a variance application to permit the proposed five-story, seven unit multiple dwelling (Use Group 2). One parking space is proposed. The site is located in an M1-1 zoning district. The proposal is contrary to Z.R. §§42-10 and 23-145. COMMUNITY BOARD #3BK Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 11/15/05</p>
7.	289-04-BZ	<p>Sheldon Lobel, P.C. 341 Canal Street, MANHATTAN Variance: Under Z.R. §72-21 – to permit the proposed construction of a six-story mixed-use building, with retail use on the ground floor, and residential (UG2) use (34 units) on the upper floors. The proposed development is contrary to M1-5B district use regulations. COMMUNITY BOARD #2M Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 11/15/05</p>
8.	355-04-BZ	<p>Slater & Beckerman, LLP 302/10 North Seventh Street, a/k/a 289 North Sixth Street, BROOKLYN Pursuant to Z.R. §72-21 a variance application to approve the proposed residential conversion of a portion of an existing three-story manufacturing building, and the construction of a four story residential enlargement atop said building, There are 71 residential units and 42 parking spaces. The site is located in an M1-2(R6) zoning district within the special mixed-use MX-8 district. The proposal is contrary to Z.R. §23-633, 23-942 and §123-64. COMMUNITY BOARD #1BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 11/1/05</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 27, 2005

1:30 P.M.

BZ – CONTINUED HEARINGS

9.	375-04-BZ	Greenberg Traurig, LLP 1527, 1529 and 1533 60 th Street, BROOKLYN
		Pursuant to Z.R. §72-21 a variance application to approve the proposed expansion of an existing jewelry manufacturer and wholesaler establishment. The site is located in an M1-1 zoning district. The proposal is contrary to Z.R. §§ 43-12, 43-302, and 43-43.
		COMMUNITY BOARD #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 11/1/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 27, 2005

1:30 P.M.

BZ – NEW CASES		
10.	344-04-BZ	Alfonso Duarte, P.E. 202-01 Northern Boulevard, QUEENS Pursuant to Z.R. §72-21 a variance application to approve the proposed use of an open lot for the sale of new and used automobiles. The site is located in C2-2 within a R3-2 zoning district. The proposal is contrary to Z.R. §32-25. COMMUNITY BOARD #11Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 11/15/05
11.	83-05-BZ	Bryan Cave, LLP 214-218 West Houston Street/50-56 Downing Street, MANHATTAN Variance: Under Z.R. §72-21 – to allow construction of a 6-story, Use Group 3 residential health care facility in an R6 district; contrary to Z.R. §24-11, 24-382 and 24-522. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 11/1/05
12.	98-05-BZ	Friedman & Gotbaum LLP 46-48 Bond Street, MANHATTAN Variance: Under Z.R. §72-21 – to construct a 12-story residential building with ground floor retail in an M1-5B district, contrary to Z.R. §42-00 and Z.R. §42-14(D)(2)(b) and Z.R. §43-43. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 11/1/05
13.	104-05-BZ	Agusta & Ross 255-275 Park Avenue, BROOKLYN Special Permit: Under Z.R. §73-36 – approval sought for a proposed physical cultural establishment located on a portion of the first floor of a mixed-use building. The PCE use will contain 9,700 square feet. The site is located in a M1-2 zoning district. COMMUNITY BOARD #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 10/25/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 27, 2005

1:30 P.M.

BZ – NEW CASES		
14.	118-05-BZ	Sheldon Lobel, P.C. 2072 Ocean Parkway, BROOKLYN Special Permit: Under Z.R. §73-622 – the enlargement of a single residence to vary Z.R. §23-141 (open space and floor area), §23-46 (side yard) and §23-47 (rear yard). The premise is located in an R-5 (OP) zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/1/05
15.	123-05-BZ	Bryan Cave LLP 161 Ashland Place, BROOKLYN Special Permit: Under Z.R. §73-641 (Integration of new buildings or enlargements with existing buildings) – to facilitate the construction of a tennis bubble and open colonnaded parapet on the roof of a proposed 5-story athletic center located within an R6 district. COMMUNITY BOARD #2BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 10/25/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL HEARING

WEDNESDAY MORNING, September 28, 2005

10:00 A.M.

<i>SPECIAL HEARINGS</i>		
1.	38-05-BZ	Eric Palatnik, P.C. 80-01 Eliot Avenue, QUEENS Variance: Under Z.R. §72-21 – to reduce the number of required accessory parking spaces pursuant to Z.R. §36-21 (38 required, 25 proposed) and to eliminate the required loading berth pursuant to Z.R. §36-62 for a new Use Group 6 drug store (Walgreen's) located within an R4/C1-2 district. COMMUNITY BOARD #5Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 11/15/05
2.	48-05-BZ	Wachtel & Masyr, LLP 469 West Street, MANHATTAN Variance: Under Z.R. §72-21 – to construct a 16- and 3-story mixed use development with 60 accessory parking spaces in an M1-5 district, contrary to Z.R. §42-00 and Z.R. §13-12. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 11/2/05 (Special Hearing)

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 18, 2005
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	130-39-A	Greenberg & Traurig 2 Ploughman’s Bush, The BRONX Reopening for an amendment to permit an existing building constructed in the bed of a mapped street, pursuant to Board resolution in 1939, and subsequently expanded pursuant to approval from the Department of Buildings in 1997, to be further enlarged pursuant to Z.R. §72-01(g) and that such enlargement include second and third stories that continue a noncomplying side yard condition, located in R1-2 zoning district. COMMUNITY BOARD #8BX
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 10/18/05
2.	62-83-BZ	Law Offices of Howard Goldman, LLC 696 Pacific Street, BROOKLYN 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. COMMUNITY BOARD #8BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/18/05
3.	983-83-BZ	Sullivan, Chester & Gardner, P.C. 134-42/60 Guy R. Brewer Boulevard, QUEENS Reopening for an amendment to a variance to enlarge a portion of the existing building by 700 sq. ft. and eliminate the single use on site to house four(4) commercial tenants. The subject premise is located in an R3-2 zoning district. COMMUNITY BOARD #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/15/05
4.	272-03-BZ	Rampulla Associates Architects 4106 Hylan Boulevard, STATEN ISLAND Reopening for an amendment to a variance to modify the design of the building and to add a bank teller drive through window. The premise is located in an R3-1 SRD zoning district. COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/18/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 18, 2005

10:00 A.M.

SOC – CONTINUED HEARINGS

5.	878-80-BZ	Kim Lee Vauss 141 West 24th Street, MANHATTAN Reopening for an amendment to previous granted variance to convert the existing commercial UG6 on the second and fourth floors to residential/studio UG 2 and 9. The premise is located in an M1-6 zoning district. COMMUNITY BOARD #4M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/15/05
6.	132-97-BZ	Alan R. Gaines, Esq. 227 Mansion Avenue, STATEN ISLAND Reopening for Extension of Term/Amendment/Waiver for an eating and drinking establishment with no entertainment or dancing and occupancy of less than 200 patrons, UG 6 located in a C-3 (SRD) zoning district. COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 12/6/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, October 18, 2005
10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	436-53-BZ	Vassalotti Associates 141-50 Union Turnpike, QUEENS Reopening for Extension of Term/Waiver for the operation of a gasoline service station which expired in February 24, 2004. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/22/05
8.	952-66-BZ	Gerald J. Caliendo, RA 88-14 101st Street, QUEENS Amendment/Extension of Time/Waiver to a gasoline service station with minor auto repair. The amendment is the addition of a convenience store accessory to the existing gasoline service station with auto repair. And extension of time to obtain a certificate of occupancy. The premise is located in a C2-2 in R-5 zoning district. COMMUNITY BOARD #9Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/1/05
9.	248-78-BZ	Eric Palatnik, P.C. 60-50 Woodhaven Boulevard, QUEENS Extension of Time to obtain a C of O/Amendment to install a new retaining wall, replace underground tanks, pump islands and fuel dispensers. The premise is located in C2-2 in an R-6 zoning district. COMMUNITY BOARD #6Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/1/05
10.	289-79-BZ	David L. Businelli 547 Midland Avenue, STATEN ISLAND Extension of Term/Waiver for the continued use of a commercial vehicle and storage establishment (UG 16). The premise is located in an R3-2 zoning district. COMMUNITY BOARD #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Posponed Hearing – 11/15/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 18, 2005

10:00 A.M.

<i>SOC – NEW CASES</i>		
11.	165-02-BZ 167-02-BZ 169-02-BZ 171-02-BZ 173-02-BZ 175-02-BZ 186-02-BZ 188-02-BZ 190-02-BZ	Steve Sinacori, Esq. 143-147 Classon Avenue, a/k/a 380-388 Park Avenue and 149-159 Classon Avenue, BROOKLYN Application to reopen and amend the BSA resolution granted under calendar numbers 165-02-BZ, 167-02-BZ, 169-02-BZ, 171-02-BZ, 173-02-BZ, 175-02-BZ, 186-02-BZ, 188-02-BZ and 190-02-BZ. The application seeks to add 5 residential units to the overall development (encompassing lots 21 and 28) for a total of 37 units, increase the maximum wall height by 2’-0” and increase the number of underground parking spaces from 11 to 20, while remaining compliant with the FAR granted under the original variance. The site premise is located in an M1-1 zoning district. COMMUNITY BOARD #2BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 12/6/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 18, 2005

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
12.	95-05-A	Anderson Kill & Olick, P.C. 605 East Ninth Street, MANHATTAN An appeal challenging the Department of Buildings' decision dated March 21, 2005, as to whether they have sufficient documentation to determine the proposed use of said premises as a college student dormitory. COMMUNITY BOARD #3M
		Examiner: Toni Matias (212) 788-8752
		Status: Denied – 10/18/05
13.	168-05-BZY	Sheldon Lobel, Esq. 6422 Bay Parkway, BROOKLYN Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 6 story+mezzanine building with commercial, community facility and 8 residential units uses under the prior Zoning R6/C1-1. New Zoning District is R6A/C2-3 as of June 23, 2005. COMMUNITY BOARD #11BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 10/18/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 18, 2005

10:00 A.M.

APPEALS – CONTINUED HEARINGS

14.	166-05-BZY	Greenberg & Traurig , LLP 1669-1671 West 10th Street, BROOKLYN Application July 25, 2005 - Proposed extension of time to complete construction of a minor development pursuant to Z.R.§11-331 for a 5 story building with commercial, community facility and 12 residential units uses under the prior Zoning R6/C1-3. New Zoning District is R5B/C2-3 as June 23, 2005. COMMUNITY BOARD #11BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 10/18/05
15.	167-05-BZY	Greenberg & Traurig, LLP 103 Quentin Road, BROOKLYN Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 7 story building containing commercial community facility and 20 residential units use with 10 parking spaces at cellar level under the prior Zoning R6/C1-3. New Zoning District is R7A/C2-3 as of June 23, 2005. COMMUNITY BOARD #11BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 10/18/05
16.	169-05-BZY	Sheldon Lobel , Esq. 6210-6218 24th Avenue, BROOKLYN Proposed extension of time to complete construction of a minor development pursuant to Z.R. §11-331 for a 5 Story building with 20 units and 23 cellar parking under the prior Zoning R6. New Zoning District is R4-1 as of June 23, 2005. COMMUNITY BOARD #11BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 10/18/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 18, 2005

10:00 A.M.

APPEALS – NEW CASES		
17.	1-05-A	Kathleen R. Bradshaw, Esq. 1426 & 1428 Shore Drive, THE BRONX Proposed construction of two one family homes in the bed of a mapped street (Shore Drive) which is contrary Section 35, Article 3 of the General City Law. Premises is located in a C3 within a R4 Zoning District. COMMUNITY BOARD #10BX
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/6/05
18.	103-05-A	Rothkrug Rothkrug Weinberg & Spector, LLP 366 Nugent Street, STATEN ISLAND Application for an Appeal of the Department of Buildings decision dated April 22, 2005 refusing to lift the “Hold” on Application #500584799, and renew a building permit on approved plans for alteration to an existing one-family dwelling, based on a determination by the Department of City Planning dated February 2, 2005 that CPC approval of a restoration plan is required pursuant to Section 105-45 of the Zoning Resolution. Premises is located in an R1-2(NA-1) zoning district COMMUNITY BOARD #2SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/13/05
19.	116-05-BZY	Fredrick A. Becker, Esq. 22-08 43rd Avenue, QUEENS Proposed extension of time to complete construction for a two family home for a period of six months pursuant to Z.R. §11-331 under prior R3-2 zoning district. As of April 12, 2005 the new Zoning District is R3-X. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/15/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 18, 2005

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
20.	117-05-BZY	Fredrick A. Becker, Esq. 43-05 222nd Street, QUEENS Proposed extension of time to complete construction for a two family home for a period of six months pursuant to Z.R. §11-331 under prior R3-2 zoning district. As of April 12, 2005 the new Zoning District is R3-X. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/15/05
21.	186-05-A	Zygmunt Staszewski 13 Beach 221st Street, QUEENS Application for an Appeal to Department of Buildings to reconstruct and enlarge an existing single family frame dwelling not fronting on a mapped street contrary to General City Law Article 3, Section 36 and upgrading an existing private disposal system which is contrary to Department of Buildings policy. Premises is located within an R4 zoning district. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 10/18/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 18, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	299-04-BZ	Patrick W. Jones, Esq. 111-02 Sutphin Boulevard (a/k/a 111-04/12 Sutphin Boulevard), QUEENS Variance: Under Z.R. §72-21 – To permit the proposed construction of a one-story retail building, Use Group 6, located in an R3-2 zoning district. COMMUNITY BOARD#12Q
		Examiner: Rory Levy (212) 788-8749
		Status: Denied – 10/18/05
2.	315-04-BZ thru 318-04-BZ	Steve Sinacori, Esq./Stadtmauer Bailkin LLP 1732, 1734, 1736 and 1738 81st Street, BROOKLYN 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. COMMUNITY BOARD #11BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 12/6/05
3.	326-04-BZ	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: Granted – 10/18/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 18, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
4.	374-04-BZ	Deirdre A. Carson, Esq. 246 Front Street, a/k/a 267½ Water Street, MANHATTAN Variance: Under Z.R. §72-21 – To permit the proposed development of a seven-story residential building with ground floor commercial space in a C6-2A Special Lower Manhattan District and the South Street Seaport Historic District, to vary Sections 23-145, 23-32, 23-533, 23-692, 23-711, and 24-32 of the Resolution. COMMUNITY BOARD #1M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/18/05
5.	19-05-BZ	Slater & Beckerman, LLP 151 West 28th Street, MANHATTAN Variance: Under Z.R. §72-21 - to permit the proposed change of use of portions of a nine-story, mixed-use building to Use Group 2 residential use (16 residential units). No parking is proposed. The proposal is contrary to Z.R. §42-00. COMMUNITY BOARD #5M
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 10/18/05
6.	29-05-BZ	Stephen J. Rizzo, Esq. (CR&A) 350 West Broadway, MANHATTAN Variance: Under Z.R. §72-21 – To permit the construction of a thirteen story residential building with retail uses located on the cellar and ground floor levels, located in an M1-5A zoning district, is contrary to Z.R. §42-14, §42-00 and §42-10. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 10/18/05
7.	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: Granted – 10/18/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 18, 2005

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	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 – 12/6/05
9.	36-04-BZ & 37-04-BZ	Petraro & Jones, LLP 30 and 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: Closed, Decision – 11/1/05
10.	41-04-BZ	Sheldon Lobel, P.C. 338 East 109th Street, MANHATTAN Variance: Under Z.R. §72-21 – to permit the proposed legalization of the existing auto laundry, lubritorium, and accessory retail building. The site is located in a C2-5 overlay within R7-2 Zoning District. The proposal is contrary to Z.R. §§33-00 and 22-00 and to vary Section 33-00 and 22-00. COMMUNITY BOARD #11M
		Examiner: Rory Levy (212) 788-8749
		Status: Withdrawn – 10/18/05
11.	154-04-BZ	Rothkrug Rothkrug Weinberg & Spector 63 Rapeleye Street, BROOKLYN Variance: Under Z.R. §72-21 - to permit the proposed construction of a four family dwelling, Use Group 2, located in M1-1 zoning district. COMMUNITY BOARD #6BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 11/22/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 18, 2005

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
12.	260-04-BZ & 262-04-BZ	<p>The Law Office of Fredrick A. Becker 222/218 Wallabout Street, BROOKLYN Variance: Under Z.R. §72-21 – to permit the construction of two four story, plus penthouse, three-family dwelling, located in an M1-2 zoning district, is contrary to Z.R. §42-00. COMMUNITY BOARD #1BK</p> <p>Examiner: Roy Starrin (212) 788-8797</p> <p>Status: Continued Hearing – 11/15/05</p>
13.	269-04-BZ	<p>Law Offices of Howard Goldman, LLC 37 Bridge Street, BROOKLYN Variance: Under Z.R. §72-21 – to permit the proposed conversion of a partially vacant, seven-story industrial building into a 60 unit loft style residential dwelling in the Vinegar Hill/DUMBO section of Brooklyn. The site is located in M1-2 and M3-1 zoning districts. The proposal is contrary to Z.R. §§23-145 and 23-633. COMMUNITY BOARD #2BK</p> <p>Examiner: Rory Levy (212) 788-8749</p> <p>Status: Continued Hearing – 11/22/05</p>
14.	361-04-BZ	<p>Eric Palatnik, P.C. 75-48 Parsons Boulevard, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed erection of a partial two/partial three story residential development, located in an R4 district which does not comply with the zoning requirements for floor area, wall height, sky exposure plane, open space, lot coverage and the number of dwelling units, is contrary to Z.R. §23-141c, §23-631 and §23-22. COMMUNITY BOARD #8Q</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Continued Hearing – 11/15/05</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 18, 2005

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
15.	399-04-BZ	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
		Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752
		Status: Continued Hearing – 11/22/05
16.	97-05-BZ	Dennis D. Dell'Angelo 1107 East 21st Street, BROOKLYN Special Permit: Under Z.R. §73-622 the enlargement of a single family residence to vary zoning section Z.R. §23-141 for open space and floor area, Z.R. §23-46 for less than the minimum required side yard and Z.R. §23-47 for less than the required rear yard. The premise is located in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/18/05
17.	126-05-BZ	Eric Palatnik, P.C. 1282 East 27th Street, BROOKLYN Special Permit: Under Z.R. §73-622 - the enlargement of a single family residence to vary Z.R. §23-141 (open space and floor area), §23-46 (side yard) and §23-47 (rear yard). The premise is located in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/1/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 18, 2005

1:30 P.M.

BZ – NEW CASES		
18.	360-04-BZ	Marcus Marino Architects. 38 Zephyr Avenue, STATEN ISLAND Variance: Under Z.R. §72-21 to permit the proposed enlargement of an existing one family dwelling, located in an R3X zoning district, which does not comply with the zoning requirements for side yards and lot width, is contrary to Z.R. §107-42 and §107-462. COMMUNITY BOARD #3S.I.
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/15/05
19.	396-04-BZ	Stroock & Stroock & Lavan, LLP, by Ross Moskowitz, Esq., for S. Squared, LLC, owner. 180 West Broadway, MANHATTAN Variance: Under Z.R. §72-21- to permit the proposed construction of a thirteen story, mixed use building. There will be 39 residential units. No parking is proposed. The site is located in a C6-2A, TMU zoning district, which does not comply with the zoning requirements for floor area. The proposal is contrary to Z.R. §111-104, §23-145, §35-24(c)(d) and §28-12. COMMUNITY BOARD #1M
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 11/22/05
20.	26-05-BZ	Cozen O'Connor, for Tikvah Realty, LLC, owner. 1702/28 East 9th Street, a/k/a 815 Kings Highway, BROOKLYN Variance: Under Z.R. §72-21 to permit the proposed bulk variance, to facilitate the new construction of an 89 room hotel on floors 4-6, catering facility on floors 1-3, ground floor retail and three levels of underground parking, which creates non-compliance with regards to floor area, rear yard, interior lot, permitted obstructions in the rear yard, setback, sky exposure plane, loading berths and accessory off-street parking spaces, is contrary to Z.R. §33-122, §33-26, §33-432, §36-21, §33-23 and §36-62. COMMUNITY BOARD #15BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 12/6/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 18, 2005

1:30 P.M.

BZ – NEW CASES		
21.	47-05-BZ	Cozen O'Connor, for AMF Machine, owner. 90-15 Corona Avenue, QUEENS Variance: Under Z.R. §72-21 - to permit the proposed construction of a partial five-story and partial nine-story, mixed-use building. There will be five commercial spaces located on the ground floor of the five-story portion and 174 residential units on the second through fifth floors of the five-story portion and on the ground through ninth floors of the nine-story portion. There are proposed 160 accessory self-parking spaces in the cellar and partial sub-cellar. The site is located in an R6B zoning district, with a C2-3 overlay. The proposal is contrary to Z.R. §§23-145, 23-633 and 35-24. COMMUNITY BOARD #4Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 12/13/05
22.	80-05-BZ	Fredrick A. Becker, Esq. 49 West 33rd Street, MANHATTAN Special Permit: Under Z.R. §73-36 - Approval sought for a proposed physical cultural establishment to be located on a portion of the cellar, first floor, and second floor of a 4-story commercial building. The proposed PCE use will contain 12, 955 gross square feet. The site is located in a C6-6 Special Midtown District. COMMUNITY BOARD #5M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 11/15/05
23.	99-05-BZ	Sheldon Lobel, P.C., for 500 Turtles, LLC, owner. 39 Downing Street, a/k/a 31 Bedford Street, MANHATTAN Variance: Under Z.R. §72-21 to permit the proposed enlargement of an existing restaurant, which is a legal non-conforming use, located on the first floor of a six-story mixed-use building, situated in an R6 zoning district, is contrary to Z.R. §22-10. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 11/22/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 25, 2005

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	822-87-BZ	Kramer Levin Naftalis & Frankel, LLP, for Hudson Tower Housing Company, Inc., owner; The Fitness Company, lessee. 375 South End Avenue, MANHATTAN Reopening for Extension of Term of a Special Permit to allow the use of a Physical Culture Establishment in the Special Battery Park City zoning district. COMMUNITY BOARD #1M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/25/05
2.	212-92-BZ	Felipe Ventegat 871 East 175th Street, THE BRONX Reopening for Extension of Term/Waiver of a Variance to continue the commercial use (UG6) located in the basement of a residential building. The premise is located in an R7-1 zoning district. COMMUNITY BOARD #6BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/25/05
3.	37-93-BZ	Cozen O'Connor 2040 Forest Avenue, STATEN ISLAND Reopening for the Extension of Term of a Special Permit-Physical Culture Establishment which is not permitted as of right. The premise is located in a C8-1 zoning district. COMMUNITY BOARD #1SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/25/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 25, 2005

10:00 A.M.

SOC – CONTINUED HEARINGS

4.	126-93-BZ	Vassalotti Associates Architects, LLP 1225 East 233rd Street, THE BRONX
		Reopening for an Extension of Term for ten years for a variance of a gasoline service station, located in an R4 zoning district. COMMUNITY BOARD #12BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 10/25/05

SOC – NEW CASES

5.	1058-46-BZ	Petraro & Jones, LLP 254-07 74th Avenue, QUEENS
		Reopening for Amendment to construct a third floor to multiple existing two family dwellings which is contrary to the Z.R. §23-631 for minimum perimeter wall height and setback. The premises are located in an R3-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/15/05
6.	929-47-BZ	Petraro & Jones, LLP 255-09 and 260-66 73rd Avenue, QUEENS
		Reopening for Amendment to construct a third floor to multiple existing two family dwellings which is contrary to Z.R. §23-631 for minimum perimeter wall height and setback. The premises are located in an R3-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/15/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 25, 2005

10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	185-48-BZ	Petraro & Jones, LLP 255-17 73rd Avenue, 254-07 74th Avenue, 254-18, 255-14 and 260-28 75th Avenue, 260-46, 264-27 & 264-52 Langston Avenue, QUEENS Reopening for Amendment to construct a third floor to multiple existing two family dwellings which is contrary to the Z.R. §23-631 for minimum perimeter wall height and setback. The premises are located in an R3-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/15/05
8.	16-49-BZ	Petraro & Jones, LLP 260-43 and 261-15 Langston Avenue, QUEENS Reopening for Amendment to construct a third floor to multiple existing two family dwellings which is contrary to the Z.R. §23-631 for minimum perimeter wall height and setback. The premises are located in an R3-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/15/05
9.	109-93-BZ	H. Irving Sigman 189-11 Northern Boulevard, QUEENS Reopening for Extension of Term/Amendment/Waiver for the continued UG 6 use on the first floor of residential building. Amend to change the use on the first floor from UG6 (Offices) to UG6 eating and drinking establishment with accessory food preparation and storage in the basement. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 12/6/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 25, 2005

10:00 A.M.

APPEALS – CONTINUED HEARINGS

10.	231-04-A	Joseph P. Morsellino, Esq. 240-79 Depew Avenue, QUEENS Proposed one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/6/05

APPEALS – NEW CASES

11.	120-05-A	Bickram Singh/Dronmati Singh 104-41 103rd Street, QUEENS Proposed reconstruction and enlargement of an existing one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #10Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 10/25/05
12.	143-05-A	Eric Palatnik, P.C. 47-05 Bell Boulevard, QUEENS An appeal seeking a determination that the owner of said premises has acquired a common-law vested right to continue development commenced under the prior R3-2 zoning district. Current Zoning District is R2A. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/22/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 25, 2005

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
13.	149-05-A	Eric Palatnik, P.C. 32-29 211th Street, QUEENS An appeal seeking a determination that the owner of said premises has acquired a common-law vested right to continue development commenced under the prior R2 zoning district. Current Zoning District is R2A. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/1/05
14.	110-05-BZY	Shing Kong Lam 56-31 Bell Boulevard, QUEENS Proposed extension of time of complete construction for a minor development (erect extension at first floor rear with minor partition works, one family home for a period of three months pursuant to Z.R. §11-332). COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Withdrawn – 10/25/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 25, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	18-05-BZ	<p>The Agusta Group. 87-25 Clover Place, QUEENS Variance: Under Z.R. §72-21 to permit a proposed one-family home in an R1-2 zoning district that does not meet requirements for minimum lot width and side yard footage, contrary to Z.R. §23-32 and Z.R. §23-461. The proposed accessory garage, located less than five feet from side lot lines, is contrary to Z.R. §23-44. COMMUNITY BOARD #8Q</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 10/25/05
2.	104-05-BZ	<p>Agusta & Ross 255-275 Park Avenue, BROOKLYN Special Permit: Under Z.R. §73-36 – approval sought for a proposed physical cultural establishment located on a portion of the first floor of a mixed-use building. The PCE use will contain 9,700 square feet. The site is located in a M1-2 zoning district. COMMUNITY BOARD #2BK</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 10/25/05
3.	123-05-BZ	<p>Bryan Cave LLP 161 Ashland Place, BROOKLYN Special Permit: Under Z.R. §73-641 (Integration of new buildings or enlargements with existing buildings) – to facilitate the construction of a tennis bubble and open colonnaded parapet on the roof of a proposed 5-story athletic center located within an R6 district. COMMUNITY BOARD #2BK</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 10/25/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 25, 2005

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
4.	357-04-BZ & 358-04-BZ	Alfonse Duarte 707 & 728 Cross Bay Boulevard, QUEENS Variance/Special Permit: Under Z.R. §72-21 – to permit the proposed erection of a two story medical facility, located in an R3-2 zoning district, which does not comply with the zoning requirements for second floor occupancy, lot coverage, front yards, side yard, off-street parking spaces and penetration of the exposure plane, is contrary to Z.R. §22-14, §24-11, §24-33, §24-34, §24-35, §25-31 and §24-521; and the proposed use of the site, for off-site accessory parking, for a proposed medical facility across the street, is contrary to §25-51. COMMUNITY BOARD #14Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 11/22/05
5.	77-05-BZ	Greenberg Traurig, LLP 132 West 26th Street, MANHATTAN Variance: Under Z.R. §72-21 – to permit the proposed construction of a twelve-story mixed building, containing residential and retail uses, located within an M1-6 zoning district, in which residential use is not permitted as of right, is contrary to Z.R. §42-00. COMMUNITY BOARD #4M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 11/22/05
6.	79-05-BZ	Herrick, Feinstein LLP 101/21 Central Park North, MANHATTAN Variance: Under §72-21 – To permit the proposed 20-story mixed use building, with below grade parking spaces, located in R8/C1-4 and R7-2 zoning districts, which does not comply with the zoning requirements for floor area, height and setback, is contrary to Z.R. §23-011, §23-145, §35-22, §35-31, §23-633 and §35-24. COMMUNITY BOARD #10M
		Examiner: Jed Weiss (212) 788-8781
		Status: Withdrawn – 10/25/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 25, 2005

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
7.	102-05-BZ	Rothkrug Rothkrug Weinberg Spector 259 Vermont Street a/k/a 438 Glenmore Avenue, BROOKLYN Variance: Under Z.R. §72-21 to permit the proposed construction of a two family dwelling on a corner lot that does not provide one of the required front yards, to vary section Z.R. §23-45. The vacant lot is located in an R-5 zoning district. COMMUNITY BOARD #13BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/22/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 25, 2005

1:30 P.M.

<i>BZ – NEW CASES</i>		
8.	202-04-BZ	Einbinder & Dunn, LLP 100 Jewel Street, BROOKLYN Variance: under Z.R. §72-21 to permit the proposed conversion of a vacant industrial building, into a 17 unit multiple dwelling, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-10. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 12/6/05
9.	27-05-BZ	Vassalotti Associates Architects, LLP 91-11 Roosevelt Avenue, QUEENS Special Permit: under Z.R. §11-411 for the re-establishment and extension of term for an existing gasoline service station, located in an C1-2/R6 zoning district, which was granted under BSA Calendar 361-37-BZ and the term lapsed on December 1, 2001. COMMUNITY BOARD #3Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 11/22/05
10.	70-05-BZ	Lewis E. Garfinkel, R.A. 2905 Avenue M, BROOKLYN Special Permit: under Z.R. §73-622 to permit an enlargement of a single family home to vary sections ZR 23-141(a) for open space ratio & floor area, ZR 23-461 for minimum side yard requirement. The premise is located in a R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Postponed Hearing – 11/1/05
11.	180-05-BZ	Wachtel & Masyr 1511 Third Avenue, a/k/a 201 East 85th Street, MANHATTAN Special Permit: under Z.R. §§73-03 and 73-36 approval sought for the legalization of a physical cultural establishment located on the entire second floor, portion of the third floor and the entire fourth floor with a total of 34,125 sq. ft. of floor area. The site is located in a C2-8 zoning district. COMMUNITY BOARD #8M
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned Hearing – 1/10/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 1, 2005

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	952-66-BZ	Gerald J. Caliendo, RA 88-14 101st Street, QUEENS Amendment/Extension of Time/Waiver to a gasoline service station with minor auto repair. The amendment is to convert the auto repair building to a convenience store accessory to the gasoline service station. And extension of time to obtain a certificate of occupancy. The premise is located in a C2-2 in R-5 zoning district. COMMUNITY BOARD #9Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/1/05
2.	248-78-BZ	Eric Palatnik, P.C. 60-50 Woodhaven Boulevard, QUEENS Extension of Time to obtain a C of O/Amendment to install a new retaining wall, replace underground tanks, pump islands and fuel dispensers. The premise is located in C2-2 in an R-6 zoning district. COMMUNITY BOARD #6Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/1/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 1, 2005

10:00 A.M.

<i>SOC – NEW CASES</i>		
3.	723-84-BZ	Sheldon Lobel, P.C. 241-02 Northern Boulevard, QUEENS Amendment of a variance Z.R. §72-21 of the use restriction conditioned in a prior grant to permit a gastroenterologist's office in a portion of the ground floor of the existing building. The premise is located in a R1-2 zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/22/05
4.	926-86-BZ	Sheldon Lobel, P.C. 217-07 Northern Boulevard, QUEENS Extension of Term of Variance for the continued use of the existing automotive dealership for the sale and service of automobiles with repairs. The premise is located in R6B/C2-2 and R3X zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 11/22/05
5.	19-94-BZ	Andrew Schwarwsin, Esq. 37-18 75th Street, QUEENS Extension of Term/Waiver for a Use Group 8 public parking lot of which a portion of the lot lies in a residential zoning district. The premise is located in a C4-3/R-5 zoning district. COMMUNITY BOARD #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/15/05
6.	62-96-BZ	Law Office of Fredrick A. Becker 200 Madison Avenue, MANHATTAN Amendment to legalize on the first floor the enlargement of a physical culture establishment and to allow the change in ownership. The premise is located in C5-2 zoning district. COMMUNITY BOARD #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Postponed Hearing – 12/6/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 1, 2005

10:00 A.M.

<i>SOC – NEW CASES</i>		
7.	213-96-BZ III	Slater & Beckerman, LLP 51-53 Christopher Street, a/k/a 113 Seventh Avenue South, MANHATTAN Extension of Term/Waiver for an eating and drinking establishment with entertainment and dancing. The application also seeks to reopen and amend the resolution in regard to the operating plan for the (UG 12) use. The premise is located in an C4-5 zoning district. COMMUNITY BOARD #2M
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 12/6/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 1, 2005

10:00 A.M.

APPEALS – CONTINUED HEARINGS

8.	149-05-A	Eric Palatnik, P.C. 32-29 211th Street, QUEENS An appeal seeking a determination that the owner of said premises has acquired a common-law vested right to continue development commenced under the prior R2 zoning district. Current Zoning District is R2A. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/1/05

APPEALS – NEW CASES

9.	43-04-A	New York City Board of Standards and Appeals 39-04 Stuart Lane, Douglaston, QUEENS To dismiss the application for lack of prosecution. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Dismissed – 11/1/05
10.	283-05-A	Zygmunt Staszewski 22 Pelham Walk, QUEENS Proposal to reconstruct and enlarge a single family dwelling not fronting on a mapped street contrary to General City Law ,Article 3, Section 36 and the upgrade of a private disposal system located in the bed of a service lane contrary to Building Department Policy . .Premises is located within an R-4 Zoning District. COMMUNITY BOARD #14BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/1/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 1, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	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: Withdrawn – 11/1/05
2.	175-04-BZ thru 177-04-BZ	Joseph P. Morsellino 7-05/09/13 130th Street, QUEENS Variance: Under Z.R. §72-21 – proposed construction of two, three-story, three family dwellings, which do not comply with FAR, perimeter wall height, and minimum distance between buildings in a single zoning lot. The site is located in an R3-2 district. COMMUNITY BOARD #7Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Withdrawn – 11/1/05
3.	375-04-BZ	Greenberg Traurig, LLP 1527, 1529 and 1533 60th Street, BROOKLYN Pursuant to Z.R. §72-21 – a variance application to approve the proposed expansion of an existing jewelry manufacturer and wholesaler establishment. The site is located in an M1-1 zoning district. The proposal is contrary to Z.R. §43-12, §43-302, and §43-43. COMMUNITY BOARD #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 11/22/05
4.	395-04-BZ	Moshe M. Friedman, P.E. 1232 54th Street, BROOKLYN Variance: Under Z.R. §72-21 – to permit the proposed synagogue and rectory, Use Group 4, located in an R5 zoning district, which does not comply with the zoning requirements for front wall, sky exposure, side and front yards, also parking, is contrary to Z.R. §24-521, §24-35(a), §24-34 and §25-31. COMMUNITY BOARD #12BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 11/1/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 1, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
5.	68-05-BZ	Sheldon Lobel, P.C. 4911 17th Avenue, BROOKLYN Variance: Under Z.R. §72-21 – to permit the proposed enlargement of a three story plus attic building, currently housing a synagogue, with accessory residential on the second, third, and attic floors, which does comply with the zoning requirements for floor area ratio, side and front yards, is contrary to Z.R. §24-11, §24-162, §24-35, §24-34 and §23-141. COMMUNITY BOARD #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 11/1/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 1, 2005

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
6.	160-04-BZ & 161-04-A	<p>Mitchell S. Ross, Esq. 73 Washington Avenue, BROOKLYN Variance: Under Z.R. §72-21 – to permit, in an M1-2 zoning district, the residential conversion of an existing four-story commercial loft building into eight dwelling units, contrary to Z.R. §42-10 and modification of the Building Code Section 27 MDL regarding light and air. COMMUNITY BOARD #2BK</p>
		Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752
		Status: Closed, Decision – 12/13/05
7.	234-04-BZ	<p>Sheldon Lobel, P.C. 255 McKibbin Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit in a M1-1 and M1-2 district, approval sought to legalize residential occupancy of 73 dwelling units in a four-story and basement industrial building, which was constructed in 1931. The legal use is listed artist loft space for the 73 units. There are proposed 18 parking spaces on the open portion of the lot, which consists of 25,620 SF in its entirety. The use is contrary to district use regulations. COMMUNITY BOARD #1BK</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 11/22/05
8.	355-04-BZ	<p>Slater & Beckerman, LLP 302/10 North Seventh Street, a/k/a 289 North Sixth Street, BROOKLYN Pursuant to Z.R. §72-21 – a variance application to approve the proposed residential conversion of a portion of an existing three-story manufacturing building, and the construction of a four-story residential enlargement atop said building. There are 71 residential units and 42 parking spaces. The site is located in an M1-2(R6) zoning district within the special mixed-use MX-8 district. The proposal is contrary to Z.R. §23-633, §23-942 and §123-64. COMMUNITY BOARD #1BK</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 11/15/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 1, 2005

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	83-05-BZ	<p>Bryan Cave, LLP 214-218 West Houston Street/50-56 Downing Street, MANHATTAN Variance: Under Z.R. §72-21 – to allow construction of a 6-story, Use Group 3 residential health care facility in an R6 district; contrary to Z.R. §24-11, §24-382 and §24-522. COMMUNITY BOARD #2M</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 11/15/05
10.	98-05-BZ	<p>Friedman & Gotbaum LLP 46-48 Bond Street, MANHATTAN Variance: Under Z.R. §72-21 – to construct a 12-story residential building with ground floor retail in an M1-5B district, contrary to Z.R. §42-00 and Z.R. §42-14(D)(2)(b) and Z.R. §43-43. COMMUNITY BOARD #2M</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 11/15/05
11.	118-05-BZ	<p>Sheldon Lobel, P.C. 2072 Ocean Parkway, BROOKLYN Special Permit: Under Z.R. §73-622 – the enlargement of a single residence to vary Z.R. §23-141 (open space and floor area), §23-46 (side yard) and §23-47 (rear yard). The premise is located in an R-5 (OP) zoning district. COMMUNITY BOARD #15BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/22/05
12.	126-05-BZ	<p>Eric Palatnik, P.C. 1282 East 27th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – the enlargement of a single family residence to vary Z.R. §23-141 (open space and floor area), §23-46 (side yard) and §23-47 (rear yard). The premise is located in an R-2 zoning district. COMMUNITY BOARD #14BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/1/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 1, 2005

1:30 P.M.

<i>BZ – NEW CASES</i>		
13.	373-04-BZ	The Law Office of Fredrick A. Becker 57-69 69th Street, QUEENS Variance: under Z.R. §72-21 – in an R4 district, permission sought to allow the construction of a two-story one-family dwelling on a 25' x 53.55' lot consisting of 1,338 SF. The structure does not comply with floor area allowed, open space, lot area, front yard. COMMUNITY BOARD #5Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 12/6/05
14.	70-05-BZ	Lewis E. Garfinkel, R.A. 2905 Avenue M, BROOKLYN Special Permit: under Z.R. §73-622 – to permit an enlargement of a single family home to vary sections Z.R. §23-141(a) for open space ratio and floor area, Z.R. §23-461 for minimum side yard requirement. The premise is located in a R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/6/05
15.	72-05-BZ	Harold Weinberg, P.E. 245 Hooper Street, BROOKLYN Variance: under Z.R. §72-21 – to permit the proposed erection of a synagogue and yeshiva, with accessory residences, Use Groups 2 and 4, located in an R6 zoning district, which does not comply with the zoning requirements for floor area ratio, lot coverage, rear yard and open space ratio and is contrary to Z.R. §§24-11, 23-142, 24-36 and 24-12. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 12/13/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 1, 2005

1:30 P.M.

BZ – NEW CASES		
16.	81-05-BZ	Bryan Cave, LLP (Margery Perlmutter, Esq.) 1061/71 52nd Street, BROOKLYN Variance: under Z.R. §72-21 – to construct a 7-story plus mezzanine residential building containing 39 dwelling units and 10 accessory parking spaces in an R6 district, contrary to Z.R. §§23-145, 23-632, 23-633, 25-23. COMMUNITY BOARD #12BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 1/10/06
17.	127-05-BZ	Sheldon Lobel, P.C. 9216 Church Avenue, BROOKLYN Special Permit: under Z.R. §73-243 – to permit approval for a special permit to legalize an existing accessory drive through window for an eating and drinking establishment. The site is located in a C1-3/R5 zoning district. COMMUNITY BOARD #17BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 12/6/05
18.	185-05-BZ	Manatt, Phelps & Philips, LLP (Carol E. Rosenthal, Esq.) 62-02 Roosevelt Avenue, QUEENS Variance: under Z.R. §72-21 to allow a dance floor (Use Group 12) to be constructed in an existing eating and drinking establishment located in an R6/C1-2 zoning district, which is contrary to Z.R. §32-15. COMMUNITY BOARD #2Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 12/6/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 1, 2005

1:30 P.M.

BZ – NEW CASES		
19.	207-05-BZ	Eric Palatnik, P.C. 407 Allen Avenue, BROOKLYN Variance: under Z.R. §73-622 to legalize the existing enlargement to a single family, semi-detached home which seeks to vary Z.R. §23-141 for floor area and lot coverage and Z.R. §23-461 for side yard and Z.R. §23-47 for less than the minimum rear yard. The premise is located in an R4 zoning district. COMMUNITY BOARD #5BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision - 11/15/05
20.	130-05-BZ	Elise Wagner, Esq. c/o Kramer Levin 74-88 Avenue of the Americas, a/k/a 11-15 Thompson Street and 27-31 Grand Street, MANHATTAN Variance: under Z.R. §72-21 to permit the development of a mixed-use, nine-story building with ground level retail, and a small amount of community facility space, and approximately 25 residential units on the upper floors within an M1-5B zoning district. COMMUNITY BOARD #2M
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 12/6/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL HEARING

WEDNESDAY MORNING, November 2, 2005

10:00 A.M.

<i>BZ – CONTINUED HEARINGS</i>		
1.	156-03-BZ	Law Offices of Howard Goldman, PLLC 135-35 Northern Boulevard, QUEENS Pursuant to Z.R. §72-21 a variance application to permit the construction of a seventeen-story (7.5 FAR) mixed-use building (Use Groups 2, 4 and 6) with a ground level retail use, a second floor community facility, and 200 residential units. There are proposed 229 parking spaces. The site is located in an R6 within a C2-2 overlay zoning district. The proposal is contrary to Z.R. §§23-145, 35-31, 35-25, 36-331, and 36-21. COMMUNITY BOARD #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 12/13/05
2.	48-05-BZ	Wachtel & Masyr, LLP 469 West Street, MANHATTAN Variance: Under Z.R. §72-21 – to construct a 16- and 3-story mixed use development with 60 accessory parking spaces in an M1-5 district, contrary to Z.R. §42-00 and Z.R. §13-12. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 11/22/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 15, 2005

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	1058-46-BZ	Petraro & Jones, LLP 254-07 74th Avenue, QUEENS Reopening for Amendment to construct a third floor to multiple existing two family dwellings which is contrary to the Z.R. §23-631 for minimum perimeter wall height and setback. The premises are located in an R3-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/15/05
2.	929-47-BZ	Petraro & Jones, LLP 255-09 and 260-66 73rd Avenue, QUEENS Reopening for Amendment to construct a third floor to multiple existing two family dwellings which is contrary to Z.R. §23-631 for minimum perimeter wall height and setback. The premises are located in an R3-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/15/05
3.	185-48-BZ	Petraro & Jones, LLP 255-17 73rd Avenue, 254-07 74th Avenue, 254-18, 255-14 and 260-28 75th Avenue, 260-46, 264-27 and 264-52 Langston Avenue, QUEENS Reopening for Amendment to construct a third floor to multiple existing two family dwellings which is contrary to the Z.R. §23-631 for minimum perimeter wall height and setback. The premises are located in an R3-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/15/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 15, 2005

10:00 A.M.

<i>SOC – DECISIONS</i>		
4.	16-49-BZ	Petraro & Jones, LLP 260-43 and 261-15 Langston Avenue, QUEENS Reopening for Amendment to construct a third floor to multiple existing two family dwellings which is contrary to the Z.R. §23-631 for minimum perimeter wall height and setback. The premises are located in an R3-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/15/05
5.	878-80-BZ	Kim Lee Vauss 141 West 24th Street, MANHATTAN Reopening for an amendment to previous granted variance to convert the existing commercial UG6 on the second and fourth floors to residential/studio UG 2 and 9. The premise is located in an M1-6 zoning district. COMMUNITY BOARD #4M
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/15/05
6.	983-83-BZ	Sullivan, Chester & Gardner, P.C. 134-42/60 Guy R. Brewer Boulevard, QUEENS Reopening for an amendment to a variance to enlarge a portion of the existing building by 700 sq. ft. and eliminate the single use on site to house four(4) commercial tenants. The subject premise is located in an R3-2 zoning district. COMMUNITY BOARD #12Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/15/05
7.	19-94-BZ	Andrew Schwarwsin, Esq. 37-18 75th Street, QUEENS Extension of Term/Waiver for a Use Group 8 public parking lot of which a portion of the lot lies in a residential zoning district. The premise is located in a C4-3/R-5 zoning district. COMMUNITY BOARD #3Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/15/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 15, 2005

10:00 A.M.

SOC – CONTINUED HEARINGS

8.	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: Closed, Decision – 11/29/05
9.	203-92-BZ	Sullivan, Chester & Gardner, P.C. 70-20 Austin Street, QUEENS Reopening for Extension of Term/Amendment/Waiver for a physical culture establishment. The premise is located in an C8-2 zoning district. COMMUNITY BOARD #6Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/24/06

SOC – NEW CASES

10.	595-44-BZ	Joanne Seminara, Esq. 30 Central Park South, MANHATTAN Reopening for Extension of Term of a variance which expired on July 12, 2005, to permit in a residence use district the change in occupancy of an existing 15 story building from apartment hotel and accessory restaurant, to non-resident doctors' offices and restaurant (cabaret with no dancing). The premise is located in an R-10H zoning district. COMMUNITY BOARD #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/6/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 15, 2005

10:00 A.M.

<i>SOC – NEW CASES</i>		
11.	212-50-BZ	Vassalotti Associates Architects, LLP 29-16/44 Francis Lewis Boulevard, QUEENS To reopen and to extend the term of the variance for an additional ten years for an existing gasoline service station. The premise is located in an R-2 zoning district. COMMUNITY BOARD #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 11/29/05
12.	289-79-BZ	David L. Businelli 547 Midland Avenue, STATEN ISLAND Extension of Term/Waiver for the continued use of a commercial vehicle and storage establishment (UG 16). The premise is located in an R3-2 zoning district. COMMUNITY BOARD #2SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/6/05
13.	886-82-BZ	Blaise Parascondala, Esq. 1356 Nostrand Avenue, BROOKLYN Reopening fro an amendment to a variance Z.R. §72-21 to increase the floor area for a community use facility which increases the degree of non-compliance into the required rear yard. The premise is located in a C1-3 (R7-1) zoning district. COMMUNITY BOARD #8BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/6/05
14.	146-02-BZ	Anthony DiProperzio, R.A., R.A.J. 138-27 247th Street, QUEENS Reopening for extension of time to obtain a Certificate of Occupancy so as to permit within a C1-2/R3-2 zoning district for a two-story addition to an existing retail establishment. COMMUNITY BOARD #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/6/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 15, 2005

10:00 A.M.

APPEALS – CONTINUED HEARINGS

15.	116-05-BZY	Fredrick A. Becker, Esq. 22-08 43rd Avenue, QUEENS Proposed extension of time to complete construction for a two family home for a period of six months pursuant to Z.R. §11-331 under prior R3-2 zoning district. As of April 12, 2005 the new Zoning District is R3-X. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/29/05
16.	117-05-BZY	Fredrick A. Becker, Esq. 43-05 222nd Street, QUEENS Proposed extension of time to complete construction for a two family home for a period of six months pursuant to Z.R. §11-331 under prior R3-2 zoning district. As of April 12, 2005 the new Zoning District is R3-X. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 11/29/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 15, 2005

10:00 A.M.

APPEALS – NEW CASES		
1.	106-05-A	Department of Buildings 220-222 Sullivan Street, MANHATTAN Modification of Certificate of Occupancy No. 17004 issued on November 11, 1930 on the basis that a non-conforming restaurant use on the first story of the premises was not in operation for a period of more than two years and the first story was being used illegally as residences. Pursuant to Z.R. §52-61 the non-conforming use was discontinued and the use of the premises must now conform to those permitted in an R7-2 district, therefore the current Certificate of Occupancy improperly authorizes an impermissible use of the premises. COMMUNITY BOARD #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/6/05
2.	208-05-A thru 282-05-A	Stadtmauer Bailkin LLP 17 thru 67 Riverside Lane, 18 thru 30 Edgeview Lane, 16 thru 34 Openview Lane and 15 thru 33 Bayonne Court, STATEN ISLAND Proposal to construct 75 homes that does not front on the legally mapped street pursuant to Section 36, Article 3, of the General City Law. COMMUNITY BOARD #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/6/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 15, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
3.	219-04-BZ	Eric Palatnik, P.C. 2162/70 University Avenue, THE BRONX 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. COMMUNITY BOARD #5BX
		Examiner: Roy Starrin (212) 788-8797
		Status: Withdrawn – 11/15/05
4.	245-04-BZ	Mitchell S. Ross, Esq. 102/04 Franklin Avenue, BROOKLYN Pursuant to Z.R. §72-21 a variance application to permit the proposed five-story, seven unit multiple dwelling (Use Group 2). One parking space is proposed. The site is located in an M1-1 zoning district. The proposal is contrary to Z.R. §§42-10 and 23-145. COMMUNITY BOARD #3BK
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 1/24/06
5.	355-04-BZ	Slater & Beckerman, LLP 302/10 North Seventh Street, a/k/a 289 North Sixth Street, BROOKLYN Pursuant to Z.R. §72-21 a variance application to approve the proposed residential conversion of a portion of an existing three-story manufacturing building, and the construction of a four-story residential enlargement atop said building. There are 71 residential units and 42 parking spaces. The site is located in an M1-2(R6) zoning district within the special mixed-use MX-8 district. The proposal is contrary to Z.R. §23-633, §23-942 and §123-64. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 11/15/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 15, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
6.	80-05-BZ	<p>Fredrick A. Becker, Esq. 49 West 33rd Street, MANHATTAN Special Permit: Under Z.R. §73-36 - Approval sought for a proposed physical cultural establishment to be located on a portion of the cellar, first floor, and second floor of a 4-story commercial building. The proposed PCE use will contain 11,600 gross square feet. The site is located in a C6-6 Special Midtown District. COMMUNITY BOARD #5M</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/15/05
7.	83-05-BZ	<p>Bryan Cave, LLP 214-218 West Houston Street/50-56 Downing Street, MANHATTAN Variance: Under Z.R. §72-21 – to allow construction of a 6-story, Use Group 3 residential health care facility in an R6 district; contrary to Z.R. §24-11, 24-382 and 24-522. COMMUNITY BOARD #2M</p>
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 11/15/05
8.	98-05-BZ	<p>Friedman & Gotbaum LLP 46-48 Bond Street, MANHATTAN Variance: Under Z.R. §72-21 – to construct a 12-story residential building with ground floor retail in an M1-5B district, contrary to Z.R. §42-00 and Z.R. §42-14(D)(2)(b) and Z.R. §43-43. COMMUNITY BOARD #2M</p>
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 11/15/05
9.	207-05-BZ	<p>Eric Palatnik, P.C. 407 Allen Avenue, BROOKLYN Variance: under Z.R. §73-622 to legalize the existing enlargement to a single family, semi-detached home which seeks to vary Z.R. §23-141 for floor area and lot coverage and Z.R. §23-461 for side yard and Z.R. §23-47 for less than the minimum rear yard. The premise is located in an R4 zoning district. COMMUNITY BOARD #5BK</p>
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 11/15/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY AFTERNOON, November 15, 2005
1:30 P.M.

BZ – CONTINUED HEARINGS		
10.	260-04-BZ & 262-04-BZ	The Law Office of Fredrick A. Becker 222/218 Wallabout Street, BROOKLYN Variance: Under Z.R. §72-21 – to permit the construction of two four story, plus penthouse, three-family dwelling, located in an M1-2 zoning district, is contrary to Z.R. §42-00. COMMUNITY BOARD #1BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 12/13/05
11.	289-04-BZ	Sheldon Lobel, P.C. 341 Canal Street, MANHATTAN Variance: Under Z.R. §72-21 – to permit the proposed construction of a six-story mixed-use building, with retail use on the ground floor, and residential (UG2) use (34 units) on the upper floors. The proposed development is contrary to M1-5B district use regulations. COMMUNITY BOARD #2M
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 1/24/06
12.	290-04-BZ	Stuart A. Klein, Esq. 341-349 Troy Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit, in an R4 zoning district, the conversion of an existing one-story warehouse building into a six-story and penthouse mixed-use residential/commercial building, which is contrary to Z.R. §§22-00, 23-141(b), 23-631(b), 23-222, 25-23, 23-45 and 23-462(a). COMMUNITY BOARD #9BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 5/16/06
13.	338-04-BZ	Martyn & Don Weston 806/14 Coney Island Avenue, BROOKLYN Variance: Under Z.R. §72-21 – to permit the proposed construction of a one story and cellar extension to an as-of-right six story hotel, and to permit on grade accessory parking and below grade showroom/retail use, in an R5 zoning district, is contrary to Z.R. §22-00. COMMUNITY BOARD #12BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 1/10/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 15, 2005

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
14.	344-04-BZ	Alfonso Duarte, P.E. 202-01 Northern Boulevard, QUEENS Pursuant to Z.R. §72-21 a variance application to approve the proposed use of an open lot for the sale of new and used automobiles. The site is located in C2-2 within a R3-2 zoning district. The proposal is contrary to Z.R. §32-25. COMMUNITY BOARD #11Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 12/13/05
15.	360-04-BZ	Marcus Marino Architects. 38 Zephyr Avenue, STATEN ISLAND Variance: Under Z.R. §72-21 to permit the proposed enlargement of an existing one family dwelling, located in an R3X zoning district, which does not comply with the zoning requirements for side yards and lot width, is contrary to Z.R. §107-42 and 107-462. COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/13/05
16.	361-04-BZ	Eric Palatnik, P.C. 75-48 Parsons Boulevard, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed erection of a partial two/partial three story residential development, located in an R4 district which does not comply with the zoning requirements for floor area, wall height, sky exposure plane, open space, lot coverage and the number of dwelling units, is contrary to Z.R. §23-141c, §23-631 and §23-22. COMMUNITY BOARD #8Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 1/10/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 15, 2005

1:30 P.M.

BZ – CONTINUED HEARINGS

17.	38-05-BZ	<p>Eric Palatnik, P.C. 80-01 Eliot Avenue, QUEENS Variance: Under Z.R. §72-21 – to reduce the number of required accessory parking spaces pursuant to Z.R. §36-21 (38 required, 25 proposed) and to eliminate the required loading berth pursuant to Z.R. §36-62 for a new Use Group 6 drug store (Walgreen's) located within an R4/C1-2 district. COMMUNITY BOARD #5Q Examiner: Jed Weiss (212) 788-8781 Status: Continued Hearing – 1/24/06</p>
------------	-----------------	---

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 15, 2005

1:30 P.M.

BZ – NEW CASES		
18.	386-04-BZ	Rothkrug Rothkrug Weinberg & Spector 22-44 119th Street, QUEENS Special Permit: under Z.R. §73-44 to permit the proposed enlargement and development of an existing community facility, located in M1-1 zoning district, which does not comply with the zoning requirements for accessory off-street parking and is contrary to Z.R. §44-21. COMMUNITY BOARD #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 1/10/06
19.	42-05-BZ	Sheldon Lobel, P.C. 1982 Bronxdale Avenue, BRONX Special Permit: under Z.R. §11-411 of the zoning resolution, to request an extension of term of the previously granted variance, which permitted the maintenance of a gasoline service station with accessory uses located in a R3-2 zoning district. The grant expired on April 26, 2004. COMMUNITY BOARD #11BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 12/13/05
20.	52-05-BZ	Sheldon Lobel, P.C. 6209 11th Avenue, BROOKLYN Variance: under Z. R. §72-21 – to permit the proposed development of a six-story and cellar building, with community use on floors one through three, residential use on floors three through six, and with parking in the cellar, located in a C1-2 within an R5 zoning district, which is contrary to Z.R. §35-31, §35-33, §35-40, §35-62, §33-472, §35-53 and §35-61. COMMUNITY BOARD #10K
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 1/24/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 15, 2005

1:30 P.M.

BZ – NEW CASES		
21.	84-05-BZ	Sheldon Lobel, P.C. 165-15 Hillside Avenue, QUEENS Special Permit: under Z.R. §73-211 to authorize the redevelopment of an existing gasoline service station with an accessory convenience store located in an R5/C2-2 zoning district. COMMUNITY BOARD #8Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Withdrawn – 11/15/05
22.	122-05-BZ	Bryan Cave, LLP (Margery Perlmutter, Esq.) 525 Clinton Avenue, BROOKLYN Special Permit: under Z.R. §73-52 (Modification for Zoning Lots Divided by District Boundaries) to facilitate the development of a 13-story residential building containing 30 dwelling units, community facility space, and 41 accessory parking spaces; zoning lot located in an R6 and M1-1 district. COMMUNITY BOARD #2BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 12/6/05
23.	156-05-BZ	Charles Rizzo and Associates (CR&A) 1 Seventh Avenue South, MANHATTAN Variance: under Z.R. §72-21 to allow a proposed six-story residential building with ground floor retail containing four (4) dwelling units in a C2-6 Zoning District; contrary to Z.R. §23-145, §23-22, §35-24 and §35-31. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 12/13/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 29, 2005

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	212-50-BZ	Vassalotti Associates Architects, LLP 29-16/44 Francis Lewis Boulevard, QUEENS To reopen and to extend the term of the variance for an additional ten years for an existing gasoline service station. The premise is located in an R-2 zoning district. COMMUNITY BOARD #7Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/29/05
2.	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: Granted – 11/29/05
3.	723-84-BZ	Sheldon Lobel, P.C. 241-02 Northern Boulevard, QUEENS Amendment of a variance Z.R. §72-21 of the use restriction conditioned in a prior grant to permit a gastroenterologist's office in a portion of the ground floor of the existing building. The premise is located in a R1-2 zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/29/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 29, 2005

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
4.	436-53-BZ	Vassalotti Associates 141-50 Union Turnpike, QUEENS Reopening for Extension of Term/Waiver for the operation of a gasoline service station which expired in February 24, 2004. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/13/05
5.	926-86-BZ	Sheldon Lobel, P.C. 217-07 Northern Boulevard, QUEENS Extension of Term of Variance for the continued use of the existing automotive dealership for the sale and service of automobiles with repairs. The premise is located in R6B/C2-2 and R3X zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/13/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 29, 2005

10:00 A.M.

APPEALS – CONTINUED HEARINGS

6.	143-05-A	Eric Palatnik, P.C. 47-05 Bell Boulevard, QUEENS An appeal seeking a determination that the owner of said premises has acquired a common-law vested right to continue development commenced under the prior R3-2 zoning district. Current Zoning District is R2A. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 11/29/05
7.	116-05-BZY	Fredrick A. Becker, Esq. 22-08 43rd Avenue, QUEENS Proposed extension of time to complete construction for a two family home for a period of six months pursuant to Z.R. §11-331 under prior R3-2 zoning district. As of April 12, 2005 the new Zoning District is R3-X. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/13/05
8.	117-05-BZY	Fredrick A. Becker, Esq. 43-05 222nd Street, QUEENS Proposed extension of time to complete construction for a two family home for a period of six months pursuant to Z.R. §11-331 under prior R3-2 zoning district. As of April 12, 2005 the new Zoning District is R3-X. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 12/13/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 29, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	3-04-BZ	Eric Palatnik, P.C. 46-05 Parson Boulevard, QUEENS Variance: Under Z.R. §72-21 – to permit in a R-2 zoning district, a two-family dwelling which is contrary to Z.R. §22-12 (use Group); 23-141 (open Space); 23-46 (side yard) and 23-631 (setback). COMMUNITY BOARD #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 11/29/05
2.	154-04-BZ	Rothkrug Rothkrug Weinberg & Spector 63 Rapeleye Street, BROOKLYN Variance: Under Z.R. §72-21 – to permit the proposed construction of a four family dwelling, Use Group 2, located in M1-1 zoning district. COMMUNITY BOARD #6BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 12/13/05
3.	234-04-BZ	Sheldon Lobel, P.C. 255 McKibbin Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit in a M1-1 and M1-2 district, approval sought to legalize residential occupancy of 73 dwelling units in a four-story and basement industrial building, which was constructed in 1931. The legal use is listed artist loft space for the 73 units. There are proposed 18 parking spaces on the open portion of the lot, which consists of 25,620 SF in its entirety. The use is contrary to district use regulations. COMMUNITY BOARD #1BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 11/29/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 29, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
4.	357-04-BZ & 358-04-BZ	<p>Alfonse Duarte 707 and 728 Cross Bay Boulevard, QUEENS Variance/Special Permit: Under Z.R. §72-21 – to permit the proposed erection of a two story medical facility, located in an R3-2 zoning district, which does not comply with the zoning requirements for second floor occupancy, lot coverage, front yards, side yard, off-street parking spaces and penetration of the exposure plane, is contrary to Z.R. §22-14, §24-11, §24-33, §24-34, §24-35, §25-31 and §24-521; and the proposed use of the site, for off-site accessory parking, for a proposed medical facility across the street, is contrary to §25-51. COMMUNITY BOARD #14Q</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 11/29/05
5.	375-04-BZ	<p>Greenberg Traurig, LLP 1527, 1529 and 1533 60th Street, BROOKLYN Pursuant to Z.R. §72-21 a variance application to approve the proposed expansion of an existing jewelry manufacturer and wholesaler establishment. The site is located in an M1-1 zoning district. The proposal is contrary to Z.R. §§ 43-12, 43-302, and 43-43. COMMUNITY BOARD #12BK</p>
		Examiner: Rory Levy (212) 788-8749
		Status: Deferred Decision – 12/13/05
6.	380-04-BZ	<p>Sheldon Lobel, P.C. 32-12 23rd Street, QUEENS Variance: Under Z.R. §72-21 – To permit the legalization of the conversion of one dwelling unit, in a new building, approved exclusively for residential use, to a community facility use, in an R5 zoning district, without two side yards, is contrary to Z.R. §24-35. COMMUNITY BOARD #1Q</p>
		Examiner: Jed Weiss (212) 788-8781
		Status: Deferred Decision – 1/10/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 29, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
7.	27-05-BZ	Vassalotti Associates Architects, LLP 91-11 Roosevelt Avenue, QUEENS Special Permit: under Z.R. §11-411 for the re-establishment and extension of term for an existing gasoline service station, located in an C1-2/R6 zoning district, which was granted under BSA Calendar 361-37-BZ and the term lapsed on December 1, 2001. COMMUNITY BOARD #3Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 11/29/05
8.	118-05-BZ	Sheldon Lobel, P.C. 2072 Ocean Parkway, BROOKLYN Special Permit: Under Z.R. §73-622 – the enlargement of a single residence to vary Z.R. §23-141 (open space and floor area), §23-46 (side yard) and §23-47 (rear yard). The premise is located in an R-5 (OP) zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 11/29/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 29, 2005

1:30 P.M.

BZ – CONTINUED HEARINGS

9.	269-04-BZ	<p>Law Offices of Howard Goldman, LLC 37 Bridge Street, BROOKLYN Variance: Under Z.R. §72-21 – to permit the proposed conversion of a partially vacant, seven-story industrial building into a 60 unit loft style residential dwelling in the Vinegar Hill/DUMBO section of Brooklyn. The site is located in M1-2 and M3-1 zoning districts. The proposal is contrary to Z.R. §§23-145 and 23-633. COMMUNITY BOARD #2BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 1/10/06</p>
10.	382-04-BZ	<p>Eric Palatnik, P.C. 2026 Avenue “T”, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing single family dwelling, located in an R4 zoning district, which does not comply with the zoning requirements for floor area, lot coverage, open space and side yards, is contrary to Z.R. §23-141(b) and §23-461(a). COMMUNITY BOARD #15BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 1/31/06</p>
11.	396-04-BZ	<p>Stroock & Stroock & Lavan, LLP, by Ross Moskowitz, Esq., for R. Squared, LLC, owner. 180 West Broadway, MANHATTAN Variance: Under Z.R. §72-21- to permit the proposed construction of a thirteen-story, mixed use building. There will be 39 residential units. No parking is proposed. The site is located in a C6-2A, TMU zoning district, which does not comply with the zoning requirements for floor area. The proposal is contrary to Z.R. §111-104, §23-145, §35-24(c)(d) and §28-12. COMMUNITY BOARD #1M Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 1/10/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 29, 2005

1:30 P.M.

BZ – CONTINUED HEARINGS		
12.	399-04-BZ	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
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/10/06
13.	5-05-BZ	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
		Examiner: Carlo Costanza (212) 788-8739
		Status: Continued Hearing – 1/10/06
14.	77-05-BZ	Greenberg Traurig, LLP 132 West 26th Street, MANHATTAN Variance: Under Z.R. §72-21 – to permit the proposed construction of a twelve-story mixed building, containing residential and retail uses, located within an M1-6 zoning district, in which residential use is not permitted as of right, is contrary to Z.R. §42-00. COMMUNITY BOARD #4M
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 1/24/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 29, 2005

1:30 P.M.

BZ – CONTINUED HEARINGS		
15.	99-05-BZ	Sheldon Lobel, P.C., for 500 Turtles, LLC, owner. 39 Downing Street, aka 31 Bedford Street, MANHATTAN Variance: Under Z.R.§72-21 to permit the proposed enlargement of an existing restaurant, which is a legal non-conforming use, located on the first floor of a six-story mixed-use building, situated in an R6 zoning district, is contrary to Z.R. §22-10. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 12/13/05
16.	102-05-BZ	Rothkrug Rothkrug Weinberg Spector 259 Vermont Street a/k/a 438 Glenmore Avenue, BROOKLYN Variance: Under Z.R.§72-21 to permit the proposed construction of a two family dwelling on a corner lot that does not provide one of the required front yards, to vary section ZR §23-45. The vacant lot is located in an R-5 zoning district. COMMUNITY BOARD #13BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/13/05
17.	48-05-BZ	Wachtel & Masyr, LLP 469 West Street, MANHATTAN Variance: Under Z.R. §72-21 – to construct a 16- and 3-story mixed use development with 60 accessory parking spaces in an M1-5 district, contrary to Z.R. §42-00 and Z.R. §13-12. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 1/10/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, December 6, 2005
10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	595-44-BZ	<p>Joanne Seminara, Esq. 30 Central Park South, MANHATTAN Reopening for Extension of Term of a variance which expired on July 12, 2005, to permit in a residence use district the change in occupancy of an existing 15 story building from apartment hotel and accessory restaurant, to non-resident doctors' offices and restaurant (cabaret with no dancing). The premise is located in an R-10H zoning district. COMMUNITY BOARD #5M</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/6/05
2.	289-79-BZ	<p>David L. Businelli 547 Midland Avenue, STATEN ISLAND Extension of Term/Waiver for the continued use of a commercial vehicle and storage establishment (UG 16). The premise is located in an R3-2 zoning district. COMMUNITY BOARD #2SI</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/6/05
3.	886-82-BZ	<p>Blaise Parascondala, Esq. 1356 Nostrand Avenue, BROOKLYN Reopening fro an amendment to a variance Z.R. §72-21 to increase the floor area for a community use facility which increases the degree of non-compliance into the required rear yard. The premise is located in a C1-3 (R7-1) zoning district. COMMUNITY BOARD #8BK</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/6/05
4.	146-02-BZ	<p>Anthony DiProperzio, R.A., R.A.J. 138-27 247th Street, QUEENS Reopening for extension of time to obtain a Certificate of Occupancy so as to permit within a C1-2/R3-2 zoning district for a two-story addition to an existing retail establishment. COMMUNITY BOARD #8Q</p>
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/6/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 6, 2005

10:00 A.M.

<i>SOC – CONTINUED HEARINGS</i>		
5.	109-93-BZ	H. Irving Sigman 189-11 Northern Boulevard, QUEENS Reopening for Extension of Term/Amendment/Waiver for the continued UG 6 use on the first floor of residential building. Amend to change the use on the first floor from UG6 (Offices) to UG6 eating and drinking establishment with accessory food preparation and storage in the basement. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/13/05
6.	213-96-BZ III	Slater & Beckerman, LLP 51-53 Christopher Street, a/k/a 113 Seventh Avenue South, MANHATTAN Extension of Term/Waiver for an eating and drinking establishment with entertainment and dancing. The application also seeks to reopen and amend the resolution in regard to the operating plan for the (UG 12) use. The premise is located in an C4-5 zoning district. COMMUNITY BOARD #2M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/10/06
7.	132-97-BZ	Alan R. Gaines, Esq. 227 Mansion Avenue, STATEN ISLAND Reopening for Extension of Term/Amendment/Waiver for an eating and drinking establishment with no entertainment or dancing and occupancy of less than 200 patrons, UG 6 located in a C-3 (SRD) zoning district. COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 2/14/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 6, 2005

10:00 A.M.

<i>SOC – NEW CASES</i>		
8.	165-02-BZ 167-02-BZ 169-02-BZ 171-02-BZ 173-02-BZ 175-02-BZ 186-02-BZ 188-02-BZ 190-02-BZ	Steve Sinacori, Esq. 143-147 Classon Avenue, a/k/a 380-388 Park Avenue and 149-159 Classon Avenue, BROOKLYN
		Application to reopen and amend the BSA resolution granted under calendar numbers 165-02-BZ, 167-02-BZ, 169-02-BZ, 171-02-BZ, 173-02-BZ, 175-02-BZ, 186-02-BZ, 188-02-BZ and 190-02-BZ.
		The application seeks to add 5 residential units to the overall development (encompassing lots 21 and 28) for a total of 37 units, increase the maximum wall height by 2'-0" and increase the number of underground parking spaces from 11 to 20, while remaining complaint with the FAR granted under the original variance. The site premise is located in an M1-1 zoning district.
		COMMUNITY BOARD #2BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 1/31/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, December 6, 2005
10:00 A.M.

<i>SOC – NEW CASES</i>		
9.	364-36-BZ	Joseph P. Morsellino 31-70 31st Street, QUEENS Extension of Term/Waiver of a variance which expired on February 11, 2005 for an additional 15 year term of an automotive service station. The premise is located in a C1-4 and R6B zoning district. COMMUNITY BOARD #1Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/24/06
10.	871-46-BZ	Joseph P. Morsellino, Esq. 97-45 Queens Boulevard, QUEENS Extension of Time/Waiver to obtain a Certificate of Occupancy which expired December 11, 2002. The premise is located in a C4-2 zoning district. COMMUNITY BOARD #6Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/13/05
11.	7-51-BZ	Eric Palatnik, P.C. 6717/35 Fourth Avenue, BROOKLYN Extension of Term/Waiver permitting in a business use district, Use Group 6, using more than the permitted area and to permit the parking of patron's motor vehicles in a residence use portion of the lot. The subject premises is located in an R-6/R7-1 (C1-3) zoning districts. COMMUNITY BOARD #8BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/10/06
12.	643-60-BZ	Kenneth H. Koons 2443 Poplar Street, THE BRONX Extension of Term of variance for an existing public parking lot. The premise is located in an R4 zoning district. COMMUNITY BOARD #11BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 12/13/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 6, 2005

10:00 A.M.

<i>SOC – NEW CASES</i>		
13.	384-74-BZ	Sheldon Lobel, P.C. 3120 Heath Avenue, The BRONX Extension of Term of a public parking lot and an Amendment of a Variance Z.R. §72-21 to increase the number of parking spaces and to change the parking layout on site. The premise is located in an R4A zoning district. COMMUNITY BOARD #8BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/10/06
14.	386-74-BZ	Stadtmauer Bailkin/Steve Sinacori 4184/4186 Park Avenue, THE BRONX Reopening for an amendment to Z.R. §72-21 to permit the erection of a one story building for use an automobile repair shop which is not a permitted use. The proposed amendment pursuant to Z.R. §52-35 for the change of use from one non-conforming use (Automotive Repair Shop) to another non-conforming use (Auto Laundry). The premise is located in C4-4 zoning district. COMMUNITY BOARD #6BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/10/06
15.	122-93-BZ	Adam Rothkrug 895/99 Broadway, MANHATTAN Waiver of Rules/Extension of term and amendment for a legalization of an enlargement to a physical cultural establishment that added 7,605 sq. ft. on the second floor and an addition of 743 sq. ft. on the first floor mezzanine. The premises is located in an M1-5(M) zoning district. COMMUNITY BOARD #5M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/10/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 6, 2005

10:00 A.M.

<i>SOC – NEW CASES</i>		
16.	62-96-BZ	Law Office of Fredrick A. Becker 200 Madison Avenue, MANHATTAN Amendment to legalize on the first floor the enlargement of a physical culture establishment and to allow the change in ownership. The premise is located in C5-2 zoning district. COMMUNITY BOARD #5M
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/10/06
17.	77-99-BZ	The Agusta Group 255-39 Jamaica Avenue, QUEENS Extension of Term of the Special Permit for the operation of an existing auto laundry which expired on February 8, 2005 and an extension of time to obtain a Certificate of Occupancy which expired on July 22, 2005. The premise is located in C8-1 and R-2 zoning district. COMMUNITY BOARD #13Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/24/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 6, 2005

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
18.	231-04-A	Joseph P. Morsellino, Esq. 240-79 Depew Avenue, QUEENS Proposed one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/24/06
19.	106-05-A	Department of Buildings 220-222 Sullivan Street, MANHATTAN Modification of Certificate of Occupancy No. 17004 issued on November 11, 1930 on the basis that a non-conforming restaurant use on the first story of the premises was not in operation for a period of more than two years and the first story was being used illegally as residences. Pursuant to Z.R. §52-61 the non-conforming use was discontinued and the use of the premises must now conform to those permitted in an R7-2 district, therefore the current Certificate of Occupancy improperly authorizes an impermissible use of the premises. COMMUNITY BOARD #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/6/05
20.	208-05-A thru 282-05-A	Stadtmauer Bailkin LLP 17 thru 67 Riverside Lane, 18 thru 30 Edgeview Lane, 16 thru 34 Openview Lane and 15 thru 33 Bayonne Court, STATEN ISLAND Proposal to construct 75 homes that does not front on the legally mapped street pursuant to Section 36, Article 3, of the General City Law. COMMUNITY BOARD #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/6/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 6, 2005

10:00 A.M.

<i>APPEALS – CONTINUED HEARINGS</i>		
21.	25-04-A & 26-04-A	Rothkrug Rothkrug Weinberg & Spector 506/510 Bradford Avenue, STATEN ISLAND Proposed construction of a 2 - one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 2/14/06
22.	1-05-A	Kathleen R. Bradshaw, Esq. 1426 and 1428 Shore Drive, THE BRONX Proposed construction of two one family homes in the bed of a mapped street (Shore Drive) which is contrary Section 35, Article 3 of the General City Law. Premises is located in a C3 within a R4 Zoning District. COMMUNITY BOARD #10BX
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/6/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 6, 2005

10:00 A.M.

APPEALS – NEW CASES		
23.	155-05-A	Richard Kusack 81 East 3rd Street, MANHATTAN Appeal of the Department of Buildings decision dated May 27, 2005 rescinding its Notice of Intent to revoke the approvals and permit for Application No. 102579354 for a Community Facility (New York Law School) in that it allows violations of the Zoning Resolution and Building Code regarding bulk, light, air, and permitted obstructions in rear yards. COMMUNITY BOARD #8M
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned Hearing – 1/24/06
24.	162-05-A	Jay Segal 19-21 Beekman Place, MANHATTAN An appeal of a final determination from the Department of Buildings dated June 15, 2005 in which they contend that the a privacy wall must be demolished because it exceeds the height limitation set by the Building Code and that the project engineer has failed to show that the Wall has been engineered and built according to code. COMMUNITY BOARD #6M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 2/7/06
25.	191-05-A 192-05-A	Eric Palatnik, P.C. 12-09 & 12-11 116th Street, QUEENS Proposed construction of a two-two story, two family dwellings which lies partially within the bed of a mapped street, is contrary to GCL §35, Article 3, located in a R4-1 zoning district. COMMUNITY BOARD #7Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/10/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 6, 2005

10:00 A.M.

<i>APPEALS – NEW CASES</i>		
26.	200-05-A 201-05-A	Joseph P. Morsellino, Esq. 20-17 and 20-21 Clintonville Street, QUEENS Proposed construction of two –two family dwellings in the bed of mapped 157 th Street is contrary to GCL §35, Article 3, located in an R3-1 zoning district. COMMUNITY BOARD #7Q
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/24/06
27.	203-05-A	Joseph A. Sherry 39 Ocean Avenue, QUEENS Appeal of the Department of Buildings to enlarge an existing single family frame dwelling not fronting on a mapped street contrary to GCL §36, Article 3, located in an R4 zoning district. COMMUNITY BOARD #14Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/6/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 6, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	296-04-BZ	Sheldon Lobel, P.C. 135 Orchard Street, a/k/a 134 Allen Street, MANHATTAN Variance: Under Z.R. §72-21 – To permit bulk variance for the existing building at the premises, located within a C6-1 Zoning District, as altered, in regard to floor area ratio “(F.A.R.)” and lot coverage for a Quality Housing residential/mixed building, with a pre-existing retail use on the first floor; and, for a waiver of requirements for one of the two streets tree required. COMMUNITY BOARD #3M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/10/06
2.	315-04-BZ thru 318-04-BZ	Steve Sinacori, Esq./Stadtmauer Bailkin LLP 1732, 1734, 1736 and 1738 81st Street, BROOKLYN 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. COMMUNITY BOARD #11BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 12/6/05
3.	70-05-BZ	Lewis E. Garfinkel, R.A. 2905 Avenue M, BROOKLYN Special Permit: under Z.R. §73-622 to permit an enlargement of a single family home to vary sections Z.R. §23-141(a) for open space ratio and floor area, Z.R. §23-461 for minimum side yard requirement. The premise is located in a R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/6/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 6, 2005

1:30 P.M.

BZ – CONTINUED HEARINGS		
4.	122-05-BZ	Bryan Cave, LLP (Margery Perlmutter, Esq.) 525 Clinton Avenue, BROOKLYN Special Permit: under Z.R. §73-52 (Modification for Zoning Lots Divided by District Boundaries) to facilitate the development of a 13-story residential building containing 30 dwelling units, community facility space, and 41 accessory parking spaces; zoning lot located in an R6 and M1-1 district. COMMUNITY BOARD #2BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 12/6/05
5.	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: Withdrawn – 12/6/05
6.	202-04-BZ	Einbinder & Dunn, LLP 100 Jewel Street, BROOKLYN Variance: under Z.R. §72-21 to permit the proposed conversion of a vacant industrial building, into a 17 unit multiple dwelling, Use Group 2, located in an M1-1 zoning district, is contrary to Z.R. §42-10. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/24/06
7.	373-04-BZ	The Law Office of Fredrick A. Becker 57-69 69th Street, QUEENS Variance: under Z.R. §72-21 in an R4 district, permission sought to allow the construction of a two-story one-family dwelling on a 25' x 53.55' lot consisting of 1,338 SF. The structure does not comply with floor area allowed, open space, lot area, front yard. COMMUNITY BOARD #5Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Adjourned Hearing – 1/10/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 6, 2005

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
8.	26-05-BZ	Cozen O'Connor 1702/28 East 9th Street, a/k/a 815 Kings Highway, BROOKLYN Variance: Under Z.R. §72-21 to permit the proposed bulk variance, to facilitate the new construction of an 89 room hotel on floors 4-6, catering facility on floors 1-3, ground floor retail and three levels of underground parking, which creates non-compliance with regards to floor area, rear yard, interior lot, permitted obstructions in the rear yard, setback, sky exposure plane, loading berths and accessory off-street parking spaces, is contrary to Z.R. §33-122, §33-26, §33-432, §36-21, §33-23 and §36-62. COMMUNITY BOARD #15BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 1/31/06
9.	127-05-BZ	Sheldon Lobel, P.C. 9216 Church Avenue, BROOKLYN Special Permit: under Z.R. §73-243 to permit approval for a special permit to legalize an existing accessory drive through window for an eating and drinking establishment. The site is located in a C1-3/R5 zoning district. COMMUNITY BOARD #17BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/24/06
10.	130-05-BZ	Elise Wagner, Esq. c/o Kramer Levin 74-88 Avenue of the Americas, a/k/a 11-15 Thompson Street and 27-31 Grand Street, MANHATTAN Variance: under Z.R. §72-21 to permit the development of a mixed-use, nine-story building with ground level retail, and a small amount of community facility space, and approximately 25 residential units on the upper floors within an M1-5B zoning district. COMMUNITY BOARD #2M
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 1/24/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 6, 2005

1:30 P.M.

BZ – CONTINUED HEARINGS

11.	185-05-BZ	Manatt, Phelps & Philips, LLP (Carol E. Rosenthal, Esq.)
		62-02 Roosevelt Avenue, QUEENS
		Variance: under Z.R. §72-21 to allow a dance floor (Use Group 12) to be constructed in an existing eating and drinking establishment located in an R6/C1-2 zoning district, which is contrary to Z.R. §32-15.
		COMMUNITY BOARD #2Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 1/10/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 6, 2005

1:30 P.M.

BZ – NEW CASES		
12.	40-05-BZ	Petraro & Jones 1095 Second Avenue, MANHATTAN Special Permit: Under Z.R. §73-36 to permit a legalization of a physical cultural establishment to be located on the second floor of four story mixed use building. The PCE use will contain 285 sq. ft. to be used in conjunction with an existing physical cultural establishment on the second floor (988 sq. ft.) located at 1097 Second Avenue, the premises is located in an C2-8 (TA) zoning district. COMMUNITY BOARD #6M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/24/06
13.	94-05-BZ	Eric Palatnik, P.C. 1283 East 29th Street, BROOKLYN Special Permit: Under Z.R. §73-622 to permit the enlargement of a single family residence to vary ZR Sections 23-141 for the increase in floor area and open space, 23-461 for less than the required side yards and 23-47 for less than the required rear yard. The premise is located in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 1/24/06
14.	96-05-BZ	Petraro & Jones 205 West 14th Street, MANHATTAN Special Permit: Under Z.R. §73-36 to permit a legalization of physical cultural establishment located on the second floor of a five story mixed-use building. The PCE use will contain 1,465 sq. ft. The site is located in an C6-3-A zoning district. COMMUNITY BOARD #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/10/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 6, 2005

1:30 P.M.

BZ – NEW CASES		
15.	119-05-BZ	Sheldon Lobel, P.C. 834 Sterling Place, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed enlargement to an existing one and two-story warehouse building, with an accessory office, Use Group 16, located in a C4-3 and R6 zoning district, which does not comply with the zoning requirements for floor area, floor area ratio, perimeter wall height, parking and loading berths, is contrary to Z.R. §§52-41, 33-432, 36-21 and 36-62. COMMUNITY BOARD #8BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 2/7/06
16.	138-05-BZ	Lewis Garfinkel 1227 East 27th Street, BROOKLYN Special Permit: Under Z.R. §73-22 to allow the enlargement of a single family residence which exceeds the allowable floor area and open space per Z.R. §23-141(a), the side yard Z.R. §23-461(a) and the rear yard Z.R. §23-47 is less than the minimum required. The premise is located in an R-2 zoning district. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/24/06
17.	150-05-BZ	Henry & Dooley Architects, P.C. 1426 Fulton Street, BROOKLYN Special Permit: Proposed physical culture establishment located on the second and third floor in a mixed-use building. The PCE use will contain 2,006 square feet. The site is located in a C2-3/R6 zoning district. COMMUNITY BOARD #3BK
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/31/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 6, 2005

1:30 P.M.

<i>BZ – NEW CASES</i>		
18.	187-05-BZ	Law Office of Fredrick A. Becker 78-20 67th Road, QUEENS Variance: Under Z.R. §72-21 – Propose to build a two family dwelling that will comply with all zoning requirements with the exception of two non-complying side yards and undersized lot area due to a pre-existing condition. COMMUNITY BOARD #5Q
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 1/24/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 13, 2005

10:00 A.M.

<i>SOC – DECISIONS</i>		
1.	871-46-BZ	Joseph P. Morsellino, Esq. 97-45 Queens Boulevard, QUEENS Extension of Time/Waiver to obtain a Certificate of Occupancy which expired December 11, 2002. The premise is located in a C4-2 zoning district. COMMUNITY BOARD #6Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/13/05
2.	436-53-BZ	Vassalotti Associates 141-50 Union Turnpike, QUEENS Reopening for Extension of Term/Waiver for the operation of a gasoline service station which expired in February 24, 2004. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #8Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/13/05
3.	643-60-BZ	Kenneth H. Koons 2443 Poplar Street, THE BRONX Extension of Term of variance for an existing public parking lot. The premise is located in an R4 zoning district. COMMUNITY BOARD #11BX
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/13/05
4.	926-86-BZ	Sheldon Lobel, P.C. 217-07 Northern Boulevard, QUEENS Extension of Term of Variance for the continued use of the existing automotive dealership for the sale and service of automobiles with repairs. The premise is located in R6B/C2-2 and R3X zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/13/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 13, 2005

10:00 A.M.

<i>SOC – DECISIONS</i>		
5.	109-93-BZ	H. Irving Sigman 189-11 Northern Boulevard, QUEENS Reopening for Extension of Term/Amendment/Waiver for the continued UG 6 use on the first floor of residential building. Amend to change the use on the first floor from UG6 (Offices) to UG6 eating and drinking establishment with accessory food preparation and storage in the basement. The premise is located in an R3-2 zoning district. COMMUNITY BOARD #11Q
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/13/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 13, 2005

10:00 A.M.

<i>SOC – NEW CASES</i>		
6.	1016-84-BZ	Martyn & Don Weston 790-798 Coney Island Avenue, BROOKLYN Reopening for Extension of Term of a previously approved variance for the operation of an auto repair shop (UG 12) with accessory uses and an Amendment to reestablish and legalize auto body and fender work on site. The premise is located in a C8-2 and R-5 OP zoning district. COMMUNITY BOARD #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 1/10/06
7.	4-95-BZ	Harry Meltzer, R.A. 21/23 Hillside Avenue, MANHATTAN Reopening for the Extension of Term of a Use Group 8 public parking lot for 48 cars. The premise is located in an R7-2 zoning district. COMMUNITY BOARD #12M
		Examiner: Henry Segovia (212) 788-8757
		Status: Postponed Hearing – 1/24/06
8.	337-03-BZ	Kramer Levin Naftalis & Frankel, LLP 340 Madison Avenue, a/k/a 16 East 44th Street, MANHATTAN Reopening for an amendment to a previously approved variance which permitted the enlargement of the 21-story office, retail and church building. The applicant is requesting a proposed modification of plans. The site is located in a C5-3 zoning district. COMMUNITY BOARD #5M
		Examiner: Roy Starrin (212) 788-8797
		Status: Closed, Decision – 1/24/06
9.	206-04-BZ	Steven M. Sinacori/Stadtmauer Bailkin, LLP 1901 Ocean Parkway, BROOKLYN Reopening for an amendment to reflect the installation of additional security measures, the relocation of an outdoor play area, waiver of required parking and loading berths, changes to landscaping and a building projection. The premise is located in an R5 within Ocean Parkway Special District. COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/10/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 13, 2005

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
10.	53-04-A thru 62-04-A	<p>New York City Department of Buildings OWNER OF RECORD: Thomas Huang 140-26A/28/28A/30/30A/32/32A/34/34A/36 34th Avenue, QUEENS</p> <p>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. COMMUNITY BOARD #11Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 12/13/05</p>
11.	103-05-A	<p>Rothkrug Rothkrug Weinberg & Spector, LLP 366 Nugent Street, STATEN ISLAND</p> <p>Application for an Appeal of the Department of Buildings decision dated April 22, 2005 refusing to lift the “Hold” on Application #500584799, and renew a building permit on approved plans for alteration to an existing one-family dwelling, based on a determination by the Department of City Planning dated February 2, 2005 that CPC approval of a restoration plan is required pursuant to Section 105-45 of the Zoning Resolution. Premises is located in an R1-2(NA-1) zoning district COMMUNITY BOARD #2SI</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Denied – 12/13/05</p>
12.	116-05-BZY	<p>Fredrick A. Becker, Esq. 22-08 43rd Avenue, QUEENS</p> <p>Proposed extension of time to complete construction for a two family home for a period of six months pursuant to Z.R. §11-331 under prior R3-2 zoning district. As of April 12, 2005 the new Zoning District is R3-X. COMMUNITY BOARD #11Q</p> <p>Examiner: Toni Matias (212) 788-8752</p> <p>Status: Granted – 12/13/05</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 13, 2005

10:00 A.M.

<i>APPEALS – DECISIONS</i>		
13.	117-05-BZY	Fredrick A. Becker, Esq. 43-05 222nd Street, QUEENS Proposed extension of time to complete construction for a two family home for a period of six months pursuant to Z.R. §11-331 under prior R3-2 zoning district. As of April 12, 2005 the new Zoning District is R3-X. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/13/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING
TUESDAY MORNING, December 13, 2005
10:00 A.M.

APPEALS – NEW CASES		
14.	53-05-A	<p>The Agusta Group 62-41 Forest Avenue, QUEENS Proposed construction of a three story residential and a four story mixed use building fronting Forest Avenue, which lies partially in the bed of a mapped street (Greene Avenue) which is contrary to Section 35 of the General City Law. COMMUNITY BOARD #5Q</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 1/10/06
15.	160-05-A	<p>Gary Lenhart, R.A. 458½ Hillcrest Walk, QUEENS Appeal to Department of Buildings to reconstruct and enlarge an existing single family frame dwelling situated in the bed of a mapped street contrary to General City Law Article 3, Section 35 and upgrading an existing non-conforming private disposal system which is contrary to Department of Buildings policy premise is located within an R4 zoning district. COMMUNITY B BOARD #14Q</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 12/13/05
16.	144-05-BZY	<p>Alfonso Duarte 143-53/55 Poplar Avenue, QUEENS Proposed extension of time to complete construction pursuant to Z.R. §11-331 for two two-family attached dwellings. COMMUNITY BOARD #7Q</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Adjourned Hearing – 1/31/06
17.	145-05-BZY	<p>Krzysztof Rostek 135 North 9th Street, BROOKLYN Proposed extension of time to complete construction pursuant to Z.R. §11-331 for a six family house. COMMUNITY BOARD #3BK</p>
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/24/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 13, 2005

10:00 A.M.

APPEALS – NEW CASES		
18.	324-05-BZY/ 348-05-A	Kramer Levin Naftalis & Frankel, LLP 164-172 Perry Street, MANHATTAN Proposed extension of time to complete construction pursuant to Z.R. §11-332 for 2-story residential addition to an existing 6-story commercial building. Appeal case is seeking a determination that the owner of said premises has acquired a common-law vested right to continue development commenced under the prior C6-2 zoning district. Current Zoning District is R6A (C1-5) and (C1-7). COMMUNITY BOARD #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/10/06
	326-05-BZY/ 328-05-A	Greenberg Traurig, LLP 163 Charles Street, MANHATTAN Proposed extension of time to complete construction pursuant to Z.R. §11-331 for the alteration and enlargement of the building. Appeal case is seeking a determination that the owner of said premises has acquired a common-law vested right to continue development commenced under the prior C6-2 zoning district. Current Zoning District is R6A (C1-5). COMMUNITY BOARD #2M
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 1/10/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 13, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
1.	156-03-BZ	Law Offices of Howard Goldman, PLLC 135-35 Northern Boulevard, QUEENS Pursuant to Z.R. §72-21 a variance application to permit the construction of a seventeen-story (7.5 FAR) mixed-use building (Use Groups 2, 4 and 6) with a ground level retail use, a second floor community facility, and 200 residential units. There are proposed 229 parking spaces. The site is located in an R6 within a C2-2 overlay zoning district. The proposal is contrary to Z.R. §23-145, §35-31, §35-25, §36-331 and §36-21. COMMUNITY BOARD #7Q
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 12/13/05
2.	154-04-BZ	Rothkrug Rothkrug Weinberg & Spector 63 Rapeleye Street, BROOKLYN Variance: Under Z.R. §72-21 - to permit the proposed construction of a four family dwelling, Use Group 2, located in M1-1 zoning district. COMMUNITY BOARD #6BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 12/13/05
3.	160-04-BZ & 161-04-A	Mitchell S. Ross, Esq. 73 Washington Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit, in an M1-2 zoning district, the residential conversion of an existing four-story commercial loft building into eight dwelling units, contrary to Z.R. §42-10 and modification of the Building Code Section 27 MDL regarding light and air. COMMUNITY BOARD #2BK
		Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752
		Status: Continued Hearing – 3/14/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 13, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
4.	360-04-BZ	Marcus Marino Architects. 38 Zephyr Avenue, STATEN ISLAND Variance: Under Z.R. §72-21 to permit the proposed enlargement of an existing one family dwelling, located in an R3X zoning district, which does not comply with the zoning requirements for side yards and lot width, is contrary to Z.R. §107-42 and §107-462. COMMUNITY BOARD #3SI
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/13/05
5.	375-04-BZ	Greenberg Traurig, LLP 1527, 1529 and 1533 60th Street, BROOKLYN Pursuant to Z.R. §72-21 a variance application to approve the proposed expansion of an existing jewelry manufacturer and wholesaler establishment. The site is located in an M1-1 zoning district. The proposal is contrary to Z.R. §§ 43-12, 43-302, and 43-43. COMMUNITY BOARD #12BK
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 12/13/05
6.	42-05-BZ	Sheldon Lobel, P.C. 1982 Bronxdale Avenue, BRONX Special Permit: under Z.R. §11-411 of the zoning resolution, to request an extension of term of the previously granted variance, which permitted the maintenance of a gasoline service station with accessory uses located in a R3-2 zoning district. The grant expired on April 26, 2004. COMMUNITY BOARD #11BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 12/13/05

*******DISCLAIMER*******

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 13, 2005

1:30 P.M.

<i>BZ – DECISIONS</i>		
7.	99-05-BZ	Sheldon Lobel, P.C., for 500 Turtles, LLC, owner. 39 Downing Street, a/k/a 31 Bedford Street, MANHATTAN Variance: Under Z.R. §72-21 to permit the proposed enlargement of an existing restaurant, which is a legal non-conforming use, located on the first floor of a six-story mixed-use building, situated in an R6 zoning district, is contrary to Z.R. §22-10. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Granted – 12/13/05
8.	102-05-BZ	Rothkrug Rothkrug Weinberg Spector 259 Vermont Street a/k/a 438 Glenmore Avenue, BROOKLYN Variance: Under Z.R. §72-21 to permit the proposed construction of a two family dwelling on a corner lot that does not provide one of the required front yards, to vary section ZR §23-45. The vacant lot is located in an R-5 zoning district. COMMUNITY BOARD #13BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 12/13/05

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 13, 2005

1:30 P.M.

<i>BZ – CONTINUED HEARINGS</i>		
9.	260-04-BZ thru 262-04-BZ	The Law Office of Fredrick A. Becker 222/218 Wallabout Street, BROOKLYN Variance: Under Z.R. §72-21 – to permit the construction of two four story, plus penthouse, three-family dwelling, located in an M1-2 zoning district, is contrary to Z.R. §42-00. COMMUNITY BOARD #1BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 2/28/06
10.	344-04-BZ	Alfonso Duarte, P.E. 202-01 Northern Boulevard, QUEENS Pursuant to Z.R. §72-21 a variance application to approve the proposed use of an open lot for the sale of new and used automobiles. The site is located in C2-2 within a R3-2 zoning district. The proposal is contrary to Z.R. §32-25. COMMUNITY BOARD #11Q
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/10/06
11.	47-05-BZ	Cozen O'Connor 90-15 Corona Avenue, QUEENS Variance: Under Z.R. §72-21 - to permit the proposed construction of a partial five-story and partial nine-story, mixed-use building. There will be five commercial spaces located on the ground floor of the five-story portion and 174 residential units on the second through fifth floors of the five-story portion and on the ground through ninth floors of the nine-story portion. There are proposed 160 accessory self-parking spaces in the cellar and partial sub-cellar. The site is located in an R6B zoning district, with a C2-3 overlay. The proposal is contrary to Z.R. §23-145, §23-633 and §35-24. COMMUNITY BOARD #4Q
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 1/31/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 13, 2005

1:30 P.M.

BZ – CONTINUED HEARINGS

12.	72-05-BZ	Harold Weinberg, P.E. 245 Hooper Street, BROOKLYN Variance: under Z.R. §72-21 to permit the proposed erection of a synagogue and yeshiva, with accessory residences, Use Groups 2 and 4, located in an R6 zoning district, which does not comply with the zoning requirements for floor area ratio, lot coverage, rear yard and open space ratio and is contrary to Z.R. §24-11, §23-142, §24-36 and §24-12. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 1/31/06
13.	156-05-BZ	Charles Rizzo and Associates (CR&A) 1 Seventh Avenue South, MANHATTAN Variance: under Z.R. §72-21 to allow a proposed six-story residential building with ground floor retail containing four (4) dwelling units in a C2-6 Zoning District; contrary to Z.R. §23-145, §23-22, §35-24 and §35-31. COMMUNITY BOARD #2M
		Examiner: Jed Weiss (212) 788-8781
		Status: Closed, Decision – 1/10/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 13, 2005

1:30 P.M.

<i>BZ – NEW CASES</i>		
14.	280-04-BZ & 281-04-A 282-04-BZ & 283-04-A	Gerald Caliendo, R.A. 34-28 214th Place, QUEENS Variance: under Z.R. §72-21 – to permit the proposed two temporary air supported structures to cover 10 tennis courts accessory to non-commercial club contrary to Section 52-22 Z.R. & Section 52-30 Z.R. and also located in the bed of a mapped street contrary to General City Law Section 35 in an R-2A zoning district. COMMUNITY BOARD #11Q
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 2/7/06
15.	89-05-BZ	Stadtmauer Bailkin, LLP/ Steven M. Sinacori, Esq. 18 Heyward Street, BROOKLYN Variance: under Z.R. §72-21 – to allow an enlargement of the rear portion of an existing five-story community facility/commercial building; site is located in an R6 district; contrary to Z.R. §24-11, §24-37 and §24-33. COMMUNITY BOARD #1BK
		Examiner: Jed Weiss (212) 788-8781
		Status: Continued Hearing – 2/14/06
16.	147-05-BZ	Sheldon Lobel, P.C. 2402 Avenue “P”, BROOKLYN Variance: under Z.R. §72-21 – the proposed enlargement, of a two-story building, housing a synagogue and Rabbi’s apartment, located in an R3-2 zoning district, which does not comply with the zoning requirements for floor area ratio, lot coverage, side and front yards and front setback, is contrary to Z.R. §23-141, §24-11, §24-34, §24-35, and §24-521. COMMUNITY BOARD #15BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 1/10/06

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.

NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 13, 2005

1:30 P.M.

<i>BZ – NEW CASES</i>		
17.	135-05-BZ	<p>Bryan Cave, LLP/Judith M. Gallent, Esq. 217 West 147th Street, MANHATTAN Variance: under Z.R. §72-21 – to allow the residential conversion of an existing non-comply building previously used as a school (former PS 90) located in an R7-2 district. The proposed conversion is contrary to Z.R. §23-142, §23-533 and §23-633. COMMUNITY BOARD #10M</p> <p>Examiner: Jed Weiss (212) 788-8781</p> <p>Status: Closed, Decision – 1/24/06</p>

*****DISCLAIMER*****

This information is provided in draft form and is a public service courtesy only. Although the BSA endeavors to ensure that the information is as current and accurate as possible, errors do occasionally occur, and the schedule may change due to withdrawals and adjournments. Therefore, the BSA cannot guarantee the accuracy of the information. Readers should, where possible, verify the information before acting on it.
