

***SOC – DECISIONS***

<b>1.</b>	<b>283-82-A</b>	Francis R. Angelino <b>108-05 68<sup>th</sup> Road, QUEENS</b> 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. <b>COMMUNITY BOARD #6Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 1/25/05</b>
<b>2.</b>	<b>150-00-BZ</b>	Eric Palatnik, P.C. <b>802 Hicksville Road, QUEENS</b> Reopening: Amendment to the resolution for modification of an existing Yeshiva previously approved by the Board, located in an R-2 zoning district. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 1/25/05</b>

**SOC – CONTINUED HEARINGS**

3.	<b>135-46-BZ</b>	<p>Harold Weinberg, P.E.  <b>3802 Avenue U, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #18BK</b></p>
		<p><b>Examiner: Carlo Costanza (212) 788-8739</b></p>
		<p><b>Status: Closed, Decision – 2/15/05</b></p>
4.	<b>100-71-BZ</b>	<p>The Agusta Group  <b>61-03 Northern Boulevard, QUEENS</b>                      Reopening: Waiver of Rules of Practice and Procedure and for an extension of term of variance to permit the use of an open area for the sale of used car and accessory parking on a lot containing an existing automobile repair shop, located in an R5 zoning district.  <b>COMMUNITY BOARD #1Q</b></p>
		<p><b>Examiner: Henry Segovia (212) 788-8757</b></p>
		<p><b>Status: Continued Hearing – 3/8/05</b></p>
5.	<b>67-79-BZ</b>	<p>Sheldon Lobel, P.C.  <b>80 Varick Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p>
		<p><b>Examiner: Henry Segovia (212) 788-8757</b></p>
		<p><b>Status: Withdrawn – 1/25/05</b></p>
6.	<b>53-86-BZ</b>	<p>Sheldon Lobel, P.C.  <b>350 Wadsworth Avenue, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #12M</b></p>
		<p><b>Examiner: Henry Segovia (212) 788-8757</b></p>
		<p><b>Status: Closed, Decision – 2/8/05</b></p>

***SOC – CONTINUED HEARINGS***

<b>7.</b>	<b>178-03-BZ</b>	Eric Palatnik, P.C. <b>114-02 Van Wyck Expressway, QUEENS</b> 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. <b>COMMUNITY BOARD #10Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 2/15/05</b>

***SOC – NEW CASES***

<b>8.</b>	<b>803-61-BZ</b>	Eric Palatnik, P.C. <b>1416 Hylan Boulevard, STATEN ISLAND</b> Reopening: Extension of time to obtain a Certificate of Occupancy which expires on December 9, 2004. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 2/8/05</b>
<b>9.</b>	<b>785-67-BZ</b>	Eric Palatnik, P.C. <b>577/89 Marcy Avenue, BROOKLYN</b> Reopening: Extension of time to obtain a Certificate of Occupancy which expires on December 9, 2004. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 2/8/05</b>
<b>10.</b>	<b>300-73-BZ</b>	Rothkrug Rothkrug Weinberg & Spector, LLP <b>101-08 97<sup>th</sup> Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #9Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 3/1/05</b>

## *APPEALS – DECISIONS*

<b>11.</b>	<b>278-04-A</b>	Gary Lenhart, R.A. <b>21 State Road, QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/25/05</b>
<b>12.</b>	<b>279-04-A</b>	Gary Lenhart, R.A. <b>29 Suffolk Walk, QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/25/05</b>
<b>13.</b>	<b>341-04-A</b>	Gary Lenhart, R.A. <b>115 Beach 215<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/25/05</b>
<b>14.</b>	<b>342-04-A</b>	Gary Lenhart, R.A. <b>124 Reid Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/25/05</b>
<b>15.</b>	<b>343-04-A</b>	Gary Lenhart, R.A. <b>35 Beach 220<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/25/05</b>

**APPEALS – CONTINUED HEARINGS**

<b>16.</b>	<b>273-04-A</b>	Michael S. Greun, Esq. OWNER OF PREMISES: Allen Stevenson School <b>128/32 East 78<sup>th</sup> Street and 121/23 East 77<sup>th</sup> Street, MANHATTAN</b>
		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. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 3/8/05</b>

**APPEALS – NEW CASES**

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

***BZ – DECISIONS***

1.	291-03-BZ	Stuart A. Klein, Esq. <b>1380 62<sup>nd</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #10BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Deferred Decision – 2/8/05</b>
2.	391-03-BZ	Sheldon Lobel, P.C. <b>1288 East 19<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Withdrawn – 1/25/05</b>
3.	136-04-BZ	Sheldon Lobel, P.C. <b>3132 Fort Hamilton Parkway, BROOKLYN</b> 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. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 1/25/05</b>
4.	147-04-BZ	Sullivan, Chester & Gardner, P.C. <b>459 Carroll Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 1/25/05</b>

***BZ – DECISIONS***

5.	<b>238-04-BZ</b>	Agusta & Ross <b>62 Cooper Square, MANHATTAN</b> 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. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 1/25/05</b>
6.	<b>263-04-BZ</b>	The Law Office of Fredrick A. Becker <b>150 Girard Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 1/25/05</b>

***BZ – CONTINUED HEARINGS***

7.	102-03-BZ	Sheldon Lobel, P.C. <b>291 Kent Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 3/8/05</b>
8.	218-03-BZ	Gerald J. Caliendo, R.A. <b>19-73 38<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 4/5/05</b>
9.	355-03-BZ	Agusta & Ross <b>64-01/07 Grand Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #5Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 3/8/05</b>
10.	385-03-BZ	Joseph P. Morsellino <b>85-15 and 85-17 120<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #9Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 3/8/05</b>

***BZ – CONTINUED HEARINGS***

11.	22-04-BZ	Sheldon Lobel, P.C. <b>2556 Briggs Avenue, THE BRONX</b> 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. <b>COMMUNITY BOARD #7BX</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 3/1/05</b>
12.	168-04-BZ	Jay A. Segal, Esq. <b>500 Canal Street aka 471 Greenwich Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 3/1/05</b>
13.	228-04-BZ	Louis Ari Schwartz <b>1400 East 22<sup>nd</sup> Street, BROOKLYN</b> Special Permit: Under Z.R. §73-622 - To permit the proposed enlargement of an existing one family dwelling, 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. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 2/8/05</b>
14.	264-04-BZ	Eric Palatnik, P.C. <b>977 Victory Boulevard, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 2/15/05</b>

**BZ – NEW CASES**

15.	348-03-BZ	The Agusta Group <b>66-18 74<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #5Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 3/8/05</b>
16.	369-03-BZ	Sheldon Lobel, Esq. <b>99-01/23 Queens Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #6Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 2/15/05</b>
17.	6-04-BZ	Sheldon Lobel, Esq. <b>7118-7124 Third Avenue, BROOKLYN</b> Variance: under Z.R. §72-21 to legalize an existing physical cultural establishment in a three story building within an R-6BR/C1-3/R-6 zoning district. <b>COMMUNITY BOARD #10BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 3/15/05</b>
18.	20-04-BZ	Eric Palatnik, P.C. <b>5723 17<sup>th</sup> Avenue, BROOKLYN</b> Variance: under Z.R. §72-21 to permit the proposed construction of a single family dwelling, Use Group 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. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 3/1/05</b>

**BZ – NEW CASES**

19.	<b>225-04-BZ</b>	<p>Jay A. Segal, Esq.  <b>201 Berry Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #1BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 3/1/05</b></p>
20.	<b>252-04-BZ</b>	<p>Jay A. Segal, Esq.  <b>170 North 11<sup>th</sup> Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #1BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 3/8/05</b></p>
21.	<b>295-04-BZ</b>	<p>Amato &amp; Associates, P.C.  <b>3250 Richmond Avenue, STATEN ISLAND</b>  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.  <b>COMMUNITY BOARD #3SI</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Closed, Decision – 3/8/05</b></p>
22.	<b>363-04-BZ</b>	<p>Herrick Feinstein, LLP  <b>6002 Fort Hamilton Parkway, BROOKLYN</b>  Variance: under Z.R. §§72-01(b) &amp; 72-21 In an M1-1 district, approval sought to convert an existing industrial building to residential use. The proposed development will contain 115,244 SF of residential space containing 90 dwelling units, as well as 9,630 SF of retail space. There will be 90 parking spaces. The development is contrary to district use regulations per Section 42-00.  <b>COMMUNITY BOARD #12BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Continued Hearing – 3/15/05</b></p>

***SPECIAL HEARING - JANUARY 26, 2005***

<b>1.</b>	<b>233-04-BZ</b>	<p>Kevin McGrath, Esq. <b>136-20 38<sup>th</sup> Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #7Q</b> <b>Examiner: Roy Starrin (212) 788-8797</b> <b>Status: Continued Hearing – 3/1/05</b></p>
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**SOC – CONTINUED HEARINGS**

<b>234-98-BZ</b>	Walter T. Gorman, P.E. <b>2600-2614 Adam Clayton Powell Jr. Boulevard, MANHATTAN</b> Reopening for an Extension of Time to complete construction and obtain a C of O for gasoline service station and auto laundry, located in an R7-2 zoning district. <b>COMMUNITY BOARD #10M</b>
	<b>Examiner: Henry Segovia (212) 788-8757</b>
	<b>Status: Continued Hearing – 5/17/05</b>
<b>322-98-BZ</b>	The Law Office of Fredrick A. Becker <b>300 West 125<sup>th</sup> Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #10M</b>
	<b>Examiner: Henry Segovia (212) 788-8757</b>
	<b>Status: Closed, Decision – 2/15/05</b>
<b>111-01-BZ</b>	Eric Palatnik, P.C. <b>9001 Ditmas Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #17BK</b>
	<b>Examiner: Henry Segovia (212) 788-8757</b>
	<b>Status: Granted – 2/1/05</b>

***SOC – NEW CASES***

	<b>102-95-BZ</b>	<p>The Law Office of Fredrick A. Becker <b>50 West 17<sup>th</sup> Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #5M</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Closed, Decision – 2/15/05</b></p>
	<b>144-03-BZ</b>	<p>H. Irving Sigman <b>188-16 Northern Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #11Q</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Closed, Decision – 3/1/05</b></p>

***APPEALS – DECISIONS***

	<b>226-04-A</b>	Joseph Sherry <b>106 West Market Street, QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 2/1/05</b>

***APPEALS – NEW CASES***

	<b>277-04-A</b>	Joseph A. Sherry <b>155 Reid Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 2/15/05</b>

***BZ – CONTINUED HEARINGS***

	<b>126-04-BZ</b>	Eric Palatnik, Esq. <b>66 87<sup>th</sup> Street, BROOKLYN</b> Special Permit: Under Z.R. §73-622 - To permit the proposed enlargement of a single family residence, Use Group 1, located in an R3-1(BR) zoning district, which does not comply with the zoning requirements for open space, floor area, and side yards, is contrary to Z.R. §23-141 and §23-461(a). <b>COMMUNITY BOARD #10BK</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Continued Hearing – 3/1/05</b>
	<b>135-04-BZ</b>	Joseph P. Morsellino <b>91-22 188<sup>th</sup> Street, QUEENS</b> Variance: Under Z.R. §72-21 - To permit the proposed erection and maintenance of an automobile showroom with offices, Use Group 6, located in an R2 and C2-2(R5) zoning district. <b>COMMUNITY BOARD #12Q</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Continued Hearing – 4/5/05</b>
	<b>190-04-BZ</b>	Agusta & Ross, Esqs. <b>2184 Mill Avenue, a/k/a 6001 Strickland Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #18BK</b> <b>Examiner: Roy Starrin (212) 788-8797</b> <b>Status: Continued Hearing – 3/1/05</b>

**BZ – NEW CASES**

	<p><b>349-03-BZ &amp; 350-03-BZ</b></p>	<p>The Agusta Group  <b>85-14 63<sup>rd</sup> Drive, QUEENS</b>  Variance: Under Z.R. §72-01 – To permit the legalization of the conversion in each of the two family dwellings, into a three family dwelling, is contrary to Z.R. §22-12, which only permits two family dwelling in R3-1 zoning district.  <b>COMMUNITY BOARD #6Q</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Closed, Decision – 3/15/05</b></p>
	<p><b>152-04-BZ</b></p>	<p>James M. Plotkin, Esq.  <b>3213 Edson Avenue, BRONX</b>  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.  <b>COMMUNITY BOARD #12BX</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Continued Hearing – 4/12/05</b></p>
	<p><b>266-04-BZ</b></p>	<p>Fredrick A. Becker, Esq.  <b>96 Boerum Place, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #2BK</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Closed, Decision – 3/1/05</b></p>
	<p><b>270-04-BZ</b></p>	<p>Sheldon Lobel, P.C.  <b>1239 East 22<sup>nd</sup> Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 3/1/05</b></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. <b>1416 Hylan Boulevard, STATEN ISLAND</b> Reopening: Extension of time to obtain a Certificate of Occupancy which expires on December 9, 2004. <b>COMMUNITY BOARD #2 SI</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 2/8/05</b>
2.	785-67-BZ	Eric Palatnik, P.C. <b>577/89 Marcy Avenue, BROOKLYN</b> Reopening: Extension of time to obtain a Certificate of Occupancy which expires on December 9, 2004. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 2/8/05</b>
3.	53-86-BZ	Sheldon Lobel, P.C. <b>350 Wadsworth Avenue, MANHATTAN</b> 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. <b>COMMUNITY BOARD #12M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 2/8/05</b>

**SOC – CONTINUED HEARINGS**

4.	<b>442-42-BZ</b>	Sheldon Lobel, P.C. <b>2001/2011 Cropsey Avenue, BROOKLYN</b> Reopening for an amendment to an existing gasoline service station to erect a new canopy over the existing MPD's and alter signage. <b>COMMUNITY BOARD #11BK</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Closed, Decision – 3/1/05</b>
5.	<b>164-94-BZ</b>	Sullivan, Chester & Gardner, P.C. <b>84 Hugh Grant Circle, THE BRONX</b> 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. <b>COMMUNITY BOARD #9BX</b> <b>Examiner: Carlo Costanza (212) 788-8739</b> <b>Status: Closed, Decision – 4/19/05</b>

**SOC – NEW CASES**

6.	<b>314-28-BZ</b>	<p>Manuel B. Vidal  <b>902/14 Westchester Avenue and 911/15 Rogers Place, THE BRONX</b>                      Reopening for an amendment to the prior resolution to permit the removal of the existing kiosk and to erect a new building on the property to be used as a convenience store.  <b>COMMUNITY BOARD #2BX</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 3/1/05</b>
7.	<b>450-46-BZ</b>	<p>Friedman &amp; Gotbaum, LLP  <b>41 East 62nd Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #8M</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 3/1/05</b>
8.	<b>286-99-BZ</b>	<p>Rampulla Associates, A.I.A.  <b>4142 Hylan Boulevard, STATEN ISLAND</b>                      Reopening for an extension of Time/Waiver of the Rules of Practice and Procedures to complete construction for the conversion of an existing single family detached dwelling to stores and offices, approved by the Board on May 2, 2000, located in an R3-2 SRD district.  <b>COMMUNITY BOARD #3SI</b></p>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 3/15/05</b>
9.	<b>295-99-BZ</b>	<p>Rampulla Associates, A.I.A.  <b>370 Stanhope Street, BROOKLYN</b>                      Reopening for an extension of Time/Waiver of the Rules of Practice and Procedures to complete construction the erection of a five (5) story parking facility, which will service the Wyckoff Hospital as an accessory parking facility which was granted by the Board on May 2, 2000, located in an R6 zoning district.  <b>COMMUNITY BOARD #4BK</b></p>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 3/15/05</b>

***SOC – NEW CASES***

<b>10.</b>	<b>224-00-BZ</b>	<p>Sheldon Lobel, P.C., <b>2353 Cropsey Avenue, BROOKLYN</b></p> <p>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.</p> <p><b>COMMUNITY BOARD #11BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision – 4/19/05</b></p>
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***APPEALS – CONTINUED HEARINGS***

<b>11.</b>	<b>271-04-A</b>	Michele A. Luzio, Esq. <b>One Pier 63, at 23<sup>rd</sup> Street, MANHATTAN</b> 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”. <b>COMMUNITY BOARD# 4M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 3/8/05</b>

***APPEALS – NEW CASES***

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

***BZ – DECISIONS***

1.	<b>291-03-BZ</b>	<p>Stuart A. Klein, Esq.  <b>1380 62<sup>nd</sup> Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #10BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Defer Decision – 3/1/05</b></p>
2.	<b>228-04-BZ</b>	<p>Louis Ari Schwartz  <b>1400 East 22<sup>nd</sup> Street, BROOKLYN</b>  Special Permit: Under Z.R. §73-622 - To permit the proposed enlargement of an existing one family dwelling, 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.  <b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 2/8/05</b></p>
3.	<b>237-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>5722 Faraday Avenue, BRONX</b>  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.  <b>COMMUNITY BOARD #8BX</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 2/8/05</b></p>
4.	<b>311-04-BZ</b>	<p>Rothkrug Rothkrug Weinberg Spector  <b>380 Lighthouse Avenue, STATEN ISLAND</b>  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.  <b>COMMUNITY BOARD #2SI</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Granted – 2/8/05</b></p>

***BZ – CONTINUED HEARINGS***

5.	357-03-BZ	Agusta & Ross <b>33 Berry Street, aka 144 North 12<sup>th</sup> Street, BROOKLYN</b> Variance: Under Z.R. §72-21 to permit the proposed four-story and penthouse multiple dwelling, located in an M1-2 district. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 3/15/05</b>
6.	3-04-BZ	Eric Palatnik, P.C. <b>147-08 46<sup>th</sup> Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 4/5/05</b>
7.	63-04-BZ	Joseph P. Morsellino, Esq. <b>108-24 Astoria Boulevard, QUEENS</b> Variance: Under Z.R. §72-21 to permit the proposed accessory parking, for an adjacent car rental facility, located in an R6 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 4/5/05</b>
8.	207-04-BZ	The Law Office of Fredrick A. Becker <b>2721 Avenue “N”, BROOKLYN</b> Variance: Under Z.R. §72-21 - To permit the proposed enlargement of the cellar, first and second floors, also the attic, on the northerly side of a single family dwelling, Use Group 1, located in an R2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 3/15/05</b>

***BZ – CONTINUED HEARINGS***

9.	208-04-BZ	The Law Office of Fredrick A. Becker <b>2822 Avenue “L”, BROOKLYN</b> Variance: Under Z.R. §72-21 - To permit the proposed enlargement of the cellar, first floor and second floor on the southerly side of single family dwelling, Use Group 1, located in an R2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 3/15/05</b>
10.	258-04-BZ	Eric Palatnik, Esq. <b>1837 and 1839 East 24<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #10BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 3/8/05</b>

**BZ – NEW CASES**

11.	72-04-BZ	Sheldon Lobel, P.C., <b>141-54 Northern Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 3/8/05</b>
12.	220-04-BZ	Eric Palatnik, P.C., <b>500 Driggs Avenue, aka 482/504 Driggs Avenue, BROOKLYN</b> Special Permit: Under Z.R. §73-36 to permit the proposed physical culture establishment, to occupy a portion of the second floor, of an existing six story building, located in an M1-2 zoning district, is contrary to Z.R. §42-10. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 3/15/05</b>
13.	234-04-BZ	Sheldon Lobel, P.C., <b>255 McKibbin Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 4/12/05</b>
14.	265-04-BZ	Jay A. Segal, Esq./Greenberg & Traurig, LLP <b>19 East 57th Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 3/1/05</b>

***BZ – NEW CASES***

<b>15.</b>	<b>298-04-BZ</b>	<p>Moshe M. Friedman, P.E., <b>1746 East 21st Street, BROOKLYN</b> Variance: Under Z.R. §72-21 to permit the proposed conversion of a two family residential house to a Yeshiva (Religious School), located in an R3-2 zoning district, which does not comply with the zoning requirements for floor area, floor area ratio, lot coverage, street wall, sky exposure, side and rear yards, is contrary to Z.R. §24-11, §24-521, §24-35(a) and §24-36. <b>COMMUNITY BOARD #15BK</b> <b>Examiner: Roy Starrin (212) 788-8797</b> <b>Status: Continued Hearing – 4/12/05</b></p>
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***SOC – DECISIONS***

<b>1.</b>	<b>135-46-BZ</b>	<p>Harold Weinberg, P.E.  <b>3802 Avenue U, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #18BK</b></p>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 2/15/05</b>
<b>2.</b>	<b>102-95-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>50 West 17<sup>th</sup> Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #5M</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 2/15/05</b>
<b>3.</b>	<b>322-98-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>300 West 125<sup>th</sup> Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #10M</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 2/15/05</b>
<b>4.</b>	<b>178-03-BZ</b>	<p>Eric Palatnik, P.C.  <b>114-02 Van Wyck Expressway, QUEENS</b>                      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.  <b>COMMUNITY BOARD #10Q</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 2/15/05</b>

**SOC – CONTINUED HEARINGS**

5.	722-68-BZ	Sheldon Lobel, P.C. <b>388-392 Kings Highway, BROOKLYN</b> Reopening for an amendment to legalize a change of use from wholesale storage and packaging establishment, with an accessory office and loading area (Use Group 16) to automotive repair and sales and warehouse (Use Group 16), located in an R-6 zoning district. <b>COMMUNITY BOARD #11BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 3/15/05</b>
6.	208-78-BZ	Rothkrug Rothkrug Weinberg & Spector, LLP <b>2145 Richmond Avenue, STATEN ISLAND</b> Reopening: Request for a waiver of the Rules of Practice and Procedure and for an extension of term of variance to permit a funeral establishment (Use Group 7), located in an R3-2 zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 3/15/05</b>
7.	133-99-BZ	Harold Weinberg, P.E., P.C. <b>1523 Oriental Boulevard, BROOKLYN</b> Reopening: Extension of time to complete construction and obtain a certificate of occupancy to permit a one story family residence and for an amendment to the resolution to modify the interior arrangement and also raise the height of the building, located in R3-1 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 3/15/05</b>

**SOC – NEW CASES**

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

### ***APPEALS – DECISIONS***

<b>10.</b>	<b>277-04-A</b>	Joseph A. Sherry <b>155 Reid Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 2/15/05</b>

### ***APPEALS – CONTINUED HEARINGS***

<b>11.</b>	<b>148-04-A</b>	Jenkins & Gilchrist Parker Chaplin, LLP and Fischbein Badillo Wagner Harding <b>133 Sterling Place, BROOKLYN</b> 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. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Withdrawn – 2/15/05</b>

***BZ – DECISIONS***

1.	<b>221-03-BZ</b>	<p>Martyn &amp; Don Weston  <b>253-255 West 28<sup>th</sup> Street, MANHATTAN</b>            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.  <b>COMMUNITY BOARD #5M</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Granted – 2/15/05</b></p>
2.	<b>8-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>78-15 Parsons Boulevard, QUEENS</b>            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.  <b>COMMUNITY BOARD #8Q</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Granted – 2/15/05</b></p>
3.	<b>9-04-BZ</b>	<p>Fischbein Badillo Wagner Harding  <b>114 Walworth Street, BROOKLYN</b>            Variance: Under Z.R. §72-21 - Proposed multiple dwelling containing 47 dwelling units, and 24 parking spaces, located in an M1-1 zoning district.  <b>COMMUNITY BOARD #3BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Defer Decision – 3/8/05</b></p>
4.	<b>264-04-BZ</b>	<p>Eric Palatnik, P.C.  <b>977 Victory Boulevard, STATEN ISLAND</b>            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.  <b>COMMUNITY BOARD #1SI</b>  <b>Examiner: Carlo Costanza (212) 788-</b>  <b>Status: Granted – 2/15/05</b></p>

<b><i>BZ – DECISIONS</i></b>		
<b>5.</b>	<b>331-04-BZ</b>	Jay A. Segal, Esq. <b>26 Cortlandt Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 2/15/05</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>327-02-BZ</b>	Harold Weinberg, P.E. <b>82 Union Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 4/19/05</b>
<b>7.</b>	<b>332-03-BZ</b>	The Agusta Group <b>34-38 38<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Off Calendar – No-date</b>

***BZ – CONTINUED HEARINGS***

8.	369-03-BZ	<p>Sheldon Lobel, Esq.  <b>99-01/23 Queens Boulevard, QUEENS</b>  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.  <b>COMMUNITY BOARD #6Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Closed, Decision – 3/29/05</b></p>
9.	381-03-BZ	<p>Moshe M. Friedman, P.E.  <b>6023 Fort Hamilton Parkway, a/k/a 6013/23 Fort Hamilton Parkway, a/k/a 6012/24 Tenth Avenue, and a/k/a 973/83 61<sup>st</sup> Street, BROOKLYN</b>  Variance: Under Z.R. §72-21 - To permit the proposed expansion of existing social security offices, and the addition of a school by adding a second floor, to an existing one-story building, located in an M1-1 zoning district, which does not comply with the zoning requirements for Use Group and floor area, and is contrary to Z.R. §42-00, §43-12 and §43-122.  <b>COMMUNITY BOARD #12BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 4/19/05</b></p>
10.	150-04-BZ	<p>The Agusta Group  <b>129 Elizabeth Street, MANHATTAN</b>  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.  <b>COMMUNITY BOARD #2M</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Closed, Decision – 3/29/05</b></p>
11.	319-04-BZ	<p>Steven Sinacori, Esq.  <b>35 McDonald Avenue, a/k/a 25/47 McDonald Avenue, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #7BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Continued Hearing – 3/29/05</b></p>

**BZ – NEW CASES**

12.	138-04-BZ	<p>Sheldon Lobel, P.C.  <b>6101-6123 16<sup>th</sup> Avenue, BROOKLYN</b>  Special Permit: Under Z.R. §73-19 – To request a special permit for a school, Use Group 3, within an M1-1 Zoning District to vary Z.R. §42-00 so as to permit the school on the Premises.  <b>COMMUNITY BOARD #11BK</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Continued Hearing – 3/29/05</b></p>
13.	187-04-BZ	<p>Eric Palatnik, P.C.  <b>182 Malcolm X Boulevard, BROOKLYN</b>  Variance: Under Z.R. §72-21 – To permit the proposed construction of a four story building, with eight dwelling units, Use Group 2, located in an R-5 zoning district, 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.  <b>COMMUNITY BOARD #3BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Continued Hearing – 3/29/05</b></p>
14.	230-04-BZ	<p>Sheldon Lobel, P.C.  <b>260 Moore Street, BROOKLYN</b>  Variance: Under Z.R. §72-21 – To permit the legalization of the residential conversion of a building located in an M1-2 zoning district.  <b>COMMUNITY BOARD #1BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 3/29/05</b></p>
15.	293-04-BZ	<p>Eric Palatnik, P.C.  <b>610 Lanett Avenue, QUEENS</b>  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.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Closed, Decision – 3/8/05</b></p>

***BZ – NEW CASES***

<b>16.</b>	<b>296-04-BZ</b>	Sheldon Lobel, P.C. <b>135 Orchard Street, a/k/a 134 Allen Street, MANHATTAN</b> Variance: Under Z.R. §72-21 – To permit the legalization of the residential uses on floors two through five of an existing five-story mixed use building located in a C6-1 zoning district. <b>COMMUNITY BOARD #3M</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Continued Hearing – 5/10/05</b>
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***SOC – DECISIONS***

<b>1.</b>	<b>442-42-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2001/2011 Cropsey Avenue, BROOKLYN</b>                      Reopening for an amendment to an existing gasoline service station to erect a new canopy over the existing MPD's and alter signage.  <b>COMMUNITY BOARD #11BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 3/1/05</b></p>
<b>2.</b>	<b>450-46-BZ</b>	<p>Friedman &amp; Gotbaum, LLP  <b>41 East 62nd Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #8M</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 3/1/05</b></p>
<b>3.</b>	<b>144-03-BZ</b>	<p>H. Irving Sigman  <b>188-16 Northern Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 3/1/05</b></p>

**SOC – CONTINUED HEARINGS**

4.	314-28-BZ	<p>Manuel B. Vidal  <b>902/14 Westchester Avenue and 911/15 Rogers Place, THE BRONX</b>                      Reopening for an amendment to the prior resolution to permit the removal of the existing kiosk and to erect a new building on the property to be used as a convenience store.  <b>COMMUNITY BOARD #2BX</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 4/12/05</b></p>
5.	300-73-BZ	<p>Rothkrug Rothkrug Weinberg &amp; Spector, LLP  <b>101-08 97<sup>th</sup> Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #9Q</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 3/29/05</b></p>
6.	173-94-BZ	<p>Board of Standards and Appeals  <b>159-15 Rockaway Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #13Q</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Dismissed – 3/1/05</b></p>

***SOC – NEW CASES***

<b>7.</b>	<b>121-93-BZ</b>	Kenneth H. Koons, A.I.A. <b>202 West 236<sup>th</sup> Street, THE BRONX</b> 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. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 3/29/05</b>
<b>8.</b>	<b>69-03-BZ</b>	Shelly Friedman, Esq. <b>32-40 Bond Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 3/29/05</b>

### ***APPEALS – DECISIONS***

<b>9.</b>	<b>25-04-A &amp; 26-04-A</b>	Rothkrug Rothkrug Weinberg & Spector <b>506/510 Bradford Avenue, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/14/05</b>
<b>10.</b>	<b>45-04-A thru 49-04-A</b>	Willy C. Yuin, R.A. <b>4, 8, 12, 16, 20 Tompkins Place, STATEN ISLAND</b> Proposed one family dwellings, not fronting on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 3/29/05</b>

### ***APPEALS – NEW CASES***

<b>11.</b>	<b>384-04-A</b>	Gary Lenhart, R.A. <b>37 Jamaica Walk, QUEENS</b> Proposed reconstruction and enlargement of an existing single family residence, not fronting on a legally mapped street, also the proposed upgrading of the private disposal system in the bed of the service road, is contrary to Section 36, Article 3 of the General City Law and Department of Buildings Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 3/15/05</b>

***BZ – DECISIONS***

1.	291-03-BZ	Stuart A. Klein, Esq. <b>1380 62<sup>nd</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #10BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 3/29/05</b>
2.	22-04-BZ	Sheldon Lobel, P.C. <b>2556 Briggs Avenue, THE BRONX</b> 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. <b>COMMUNITY BOARD #7BX</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 3/1/05</b>
3.	168-04-BZ	Jay A. Segal, Esq. <b>500 Canal Street aka 471 Greenwich Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 3/1/05</b>
4.	265-04-BZ	Jay A. Segal, Esq./Greenberg & Traurig, LLP <b>19 East 57th Street, MANHATTAN</b> Special Permit: Under Z.R. §73-36 to permit the legalization of the operation of a physical cultural establishment on the 3 <sup>rd</sup> floor of a twenty-two story commercial building consisting of 3,792 sq. ft. located within a C5-3 (MID) Zoning district. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 3/1/05</b>

***BZ – DECISIONS***

<b>5.</b>	<b>266-04-BZ</b>	Fredrick A. Becker, Esq. <b>96 Boerum Place, BROOKLYN</b> 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. <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 3/1/05</b>
<b>6.</b>	<b>350-04-BZ</b>	Greenberg & Traurig by Deirdre A. Carson, Esq. <b>3450 Wayne Avenue, BRONX</b> 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. <b>COMMUNITY BOARD #7BX</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 3/1/05</b>

**BZ – CONTINUED HEARINGS**

7.	394-03-BZ	Sheldon Lobel, P.C. <b>16-61 Weirfield Street, QUEENS</b> 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. <b>COMMUNITY BOARD #5Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 3/1/05</b>
8.	20-04-BZ	Eric Palatnik, P.C. <b>5723 17<sup>th</sup> Avenue, BROOKLYN</b> Variance: under Z.R. §72-21 to permit the proposed construction of a single family dwelling, Use Group 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. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 5/10/05</b>
9.	126-04-BZ	Eric Palatnik, Esq. <b>66 87<sup>th</sup> Street, BROOKLYN</b> Special Permit: Under Z.R. §73-622 - To permit the proposed enlargement of a single family residence, Use Group 1, located in an R3-1(BR) zoning district, which does not comply with the zoning requirements for open space, floor area, and side yards, is contrary to Z.R. §23-141 and §23-461(a). <b>COMMUNITY BOARD #10BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 3/15/05</b>
10.	190-04-BZ	Agusta & Ross, Esqs. <b>2184 Mill Avenue, a/k/a 6001 Strickland Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 4/12/05</b>

**BZ – CONTINUED HEARINGS**

<p><b>11.</b></p>	<p><b>225-04-BZ</b></p>	<p>Jay A. Segal, Esq.  <b>201 Berry Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #1BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 5/24/05</b></p>
<p><b>12.</b></p>	<p><b>233-04-BZ</b></p>	<p>Kevin McGrath, Esq.  <b>136-20 38<sup>th</sup> Avenue, QUEENS</b>  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.  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Closed, Decision – 3/29/05</b></p>
<p><b>13.</b></p>	<p><b>270-04-BZ</b></p>	<p>Sheldon Lobel, P.C.  <b>1239 East 22<sup>nd</sup> Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 3/29/05</b></p>
<p><b>14.</b></p>	<p><b>345-04-BZ</b></p>	<p>Fredrick A. Becker  <b>1030-1044 Ocean Parkway, BROOKLYN</b>  Variance: Under Z.R. §72-21 to request a bulk variance to allow the construction of a new synagogue in an R5 district contrary to Z.R. §§23-141, 23-464, 23-47, 113-12, 23-631(d), 113-30, 25-18 and 25-31.  <b>COMMUNITY BOARD #12BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 4/12/05</b></p>

**BZ – NEW CASES**

15.	219-04-BZ	<p>Eric Palatnik, P.C.  <b>2162/70 University Avenue, THE BRONX</b>  Variance: Under Z.R. §72-21 to permit the legalization of a portion of the required open space of the premises, for use as parking spaces (30 spaces), which are to be accessory to the existing 110 unit multiple dwelling, located in an R7-1 zoning district, is contrary to Z.R. §25-64 and §23-142.  <b>COMMUNITY BOARD #5BX</b></p>
		<p><b>Examiner: Roy Starrin (212) 788-8797</b></p>
		<p><b>Status: Continued Hearing – 5/10/05</b></p>
16.	255-04-BZ	<p>Eric Palatnik, P.C.  <b>1924 Homecrest Avenue, BROOKLYN</b>  Special Permit: under Z.R. §73-622 to permit the proposed enlargement of an existing single family residence, which does not comply with the zoning requirements for floor area and side yard, is contrary to Z.R. §23-141 and §23-461(a), located in an R5 zoning district.  <b>COMMUNITY BOARD #15BK</b></p>
		<p><b>Examiner: Henry Segovia (212) 788-8757</b></p>
		<p><b>Status: Continued Hearing – 4/5/05</b></p>
17.	300-04-BZ	<p>Malcolm Kaye  <b>66 Huron Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #1BK</b></p>
		<p><b>Examiner: Toni Matias (212) 788-8752</b></p>
		<p><b>Status: Closed, Decision – 3/8/05</b></p>
18.	340-04-BZ	<p>Joseph P. Morsellino  <b>1579 Forest Avenue, STATEN ISLAND</b>  Variance: Under Z.R. §72-21 to request a bulk variance to allow the construction of a new drug store without the required parking in a C4-1 district, contrary to Z.R. §§33-23(B) and 36-21.  <b>COMMUNITY BOARD #1SI</b></p>
		<p><b>Examiner: Rory Levy (212) 788-8749</b></p>
		<p><b>Status: Continued Hearing – 4/5/05</b></p>

***SOC – DECISIONS***

<b>1126-48-BZ</b>	Sheldon Lobel, P.C. <b>249/51 West 43<sup>rd</sup> Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #5M</b>
	<b>Examiner: Henry Segovia (212) 788-8757</b>
	<b>Status: Granted – 3/8/05</b>
<b>259-98-BZ</b>	Davidoff Malito & Hutcher LLP <b>761-773 Kent Avenue, a/k/a 763 Kent Avenue, BROOKLYN</b> Reopening for an amendment to a previously granted variance for a multiple dwelling, located in an M1-2 zoning district. <b>COMMUNITY BOARD #3BK</b>
	<b>Examiner: Henry Segovia (212) 788-8757</b>
	<b>Status: Granted – 3/8/05</b>

***SOC – CONTINUED HEARINGS***

<b>100-71-BZ</b>	The Agusta Group <b>61-03 Northern Boulevard, QUEENS</b> Reopening: Waiver of Rules of Practice and Procedure and for an extension of term of variance to permit the use of an open area for the sale of used car and accessory parking on a lot containing an existing automobile repair shop, located in an R5 zoning district. <b>COMMUNITY BOARD #1Q</b>
	<b>Examiner: Henry Segovia (212) 788-8757</b>
	<b>Status: Continued Hearing – 3/29/05</b>

***SOC – NEW CASES***

<b>490-69-BZ</b>	Sheldon Lobel, P.C. <b>1408/18 Second Avenue, 303/09 East 73<sup>rd</sup> Street, 300/04 East 74<sup>th</sup> Street, MANHATTAN</b> Reopening for an extension of term of a variance for attended transient parking in a multiple dwelling presently located in ac C1-9 and R8-B zoning district. The original grant of the variance by the Board of Standards and Appeals was made pursuant to Section 60(3) of the multiple Dwelling Law. <b>COMMUNITY BOARD #8M</b>
	<b>Examiner: Carlo Costanza (212) 788-8739</b>
	<b>Status: Continued Hearing – 4/12/05</b>
<b>183-97-BZ</b>	Kramer Levin Naftalis & Frankel, LLP <b>250 East 60<sup>th</sup> Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #8M</b>
	<b>Examiner: Carlo Costanza (212) 788-8739</b>
	<b>Status: Closed, Decision – 3/29/05</b>
<b>158-02-BZ</b>	Eric Palatnik, P.C. <b>444 Beach 6<sup>th</sup> Street, QUEENS</b> Reopening for an amendment to extend the time to obtain a certificated of occupancy which expired October 8, 2004. <b>COMMUNITY BOARD #14Q</b>
	<b>Examiner: Carlo Costanza (212) 788-8739</b>
	<b>Status: Closed, Decision – 3/29/05</b>

### ***APPEALS – DECISIONS***

	<b>273-04-A</b>	Michael S. Greun, Esq. OWNER OF PREMISES: Allen Stevenson School <b>128/32 East 78<sup>th</sup> Street and 121/23 East 77<sup>th</sup> Street, MANHATTAN</b>
		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. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Denied – 3/8/05</b>

### ***APPEALS – CONTINUED HEARINGS***

	<b>271-04-A</b>	Michele A. Luzio, Esq. <b>One Pier 63, at 23<sup>rd</sup> Street, MANHATTAN</b>
		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". <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 3/29/05</b>

***BZ – DECISIONS***

<p align="center"><b>102-03-BZ</b></p>	<p>Sheldon Lobel, P.C.  <b>291 Kent Avenue, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #1BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Granted – 3/8/05</b></p>
<p align="center"><b>348-03-BZ</b></p>	<p>The Agusta Group  <b>66-18 74<sup>th</sup> Street, QUEENS</b>  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.  <b>COMMUNITY BOARD #5Q</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Withdrawn – 3/8/05</b></p>
<p align="center"><b>9-04-BZ</b></p>	<p>Fischbein Badillo Wagner Harding  <b>114 Walworth Street, BROOKLYN</b>  Variance: Under Z.R. §72-21 – On a currently vacant site, proposed three-story multiple dwelling, located in a M1-1 zoning district.  <b>COMMUNITY BOARD #3BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Continued Hearing – 5/10/05</b></p>
<p align="center"><b>293-04-BZ</b></p>	<p>Eric Palatnik, P.C.  <b>610 Lanett Avenue, QUEENS</b>  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.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Granted – 3/8/05</b></p>

***BZ – DECISIONS***

	<b>295-04-BZ</b>	Amato & Associates, P.C. <b>3250 Richmond Avenue, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 3/8/05</b>
	<b>300-04-BZ</b>	Malcolm Kaye <b>66 Huron Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 3/8/05</b>

***BZ – CONTINUED HEARINGS***

<b>355-03-BZ</b>	<p>Agusta &amp; Ross <b>64-01/07 Grand Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #5Q</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Continued Hearing – 4/19/05</b></p>
<b>385-03-BZ</b>	<p>Joseph P. Morsellino <b>85-15 and 85-17 120<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #9Q</b> <b>Examiner: Roy Starrin (212) 788-8797</b> <b>Status: Continued Hearing – 4/19/05</b></p>
<b>72-04-BZ</b>	<p>Sheldon Lobel, P.C. <b>141-54 Northern Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #7Q</b> <b>Examiner: Carlo Costanza (212) 788-8739</b> <b>Status: Closed, Decision – 3/29/05</b></p>
<b>252-04-BZ</b>	<p>Jay A. Segal, Esq. <b>170 North 11<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #1BK</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Continued Hearing – 4/19/05</b></p>

## ***BZ – CONTINUED HEARINGS***

<b>258-04-BZ</b>	Eric Palatnik, Esq. <b>1837 and 1839 East 24<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #10BK</b>
	<b>Examiner: Henry Segovia (212) 788-8757</b>
	<b>Status: Continued Hearing – 3/29/05</b>

## ***BZ – NEW CASES***

<b>144-04-BZ</b>	Eric Palatnik, P.C. <b>286 Hudson Street, MANHATTAN</b> Variance: Under Z.R. §72-21 – To permit the proposed development which will contain residential uses at the second through eighth floors (Use Group 2), within an M1-6 zoning district to vary Z.R. §43-10. <b>COMMUNITY BOARD #2M</b>
	<b>Examiner: Rory Levy (212) 788-8749</b>
	<b>Status: Continued Hearing – 4/19/05</b>
<b>267-04-BZ</b>	Fischbein Badillo Wagner Harding <b>362/64 Coney Island Avenue, BROOKLYN</b> Variance: Under Z.R. §72-21 – To permit the proposed thirty-two unit multiple dwelling, Use Group 2, located in a C8-2 zoning district, is contrary to Z.R. §32-00. <b>COMMUNITY BOARD #7BK</b>
	<b>Examiner: Roy Starrin (212) 788-8797</b>
	<b>Status: Continued Hearing – 5/10/05</b>
<b>339-04-BZ</b>	Eric Palatnik, P.C. <b>157-30 Willets Point Boulevard, QUEENS</b> Special Permit: Under Z.R. §§11-411 and 11-412 – To reinstate the previous BSA variance, under calendar number 205-29-BZ, for automotive service station located in an R3-1 zoning district. The application seeks an amendment to permit the installation to a new steel framed canopy over the existing fuel dispenser islands. <b>COMMUNITY BOARD #7Q</b>
	<b>Examiner: Carlo Costanza (212) 788-8739</b>
	<b>Status: Continued Hearing – 4/12/05</b>

***SOC – DECISIONS***

1.	722-68-BZ	Sheldon Lobel, P.C. <b>388-392 Kings Highway, BROOKLYN</b> Reopening for an amendment to legalize a change of use from wholesale storage and packaging establishment, with an accessory office and loading area (Use Group 16) to automotive repair and sales and warehouse (Use Group 16), located in an R-6 zoning district. <b>COMMUNITY BOARD #11BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 3/15/05</b>
2.	208-78-BZ	Rothkrug Rothkrug Weinberg & Spector, LLP <b>2145 Richmond Avenue, STATEN ISLAND</b> Reopening: Request for a waiver of the Rules of Practice and Procedure and for an extension of term of variance to permit a funeral establishment (Use Group 7), located in an R3-2 zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 3/15/05</b>
3.	295-99-BZ	Rampulla Associates, A.I.A. <b>370 Stanhope Street, BROOKLYN</b> Reopening for an extension of Time/Waiver of the Rules of Practice and Procedures to complete construction the erection of a five (5) story parking facility, which will service the Wyckoff Hospital as an accessory parking facility which was granted by the Board on May 2, 2000, located in an R6 zoning district. <b>COMMUNITY BOARD #4BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 3/15/05</b>

***SOC – CONTINUED HEARINGS***

4.	198-66-BZ	Eric Palatnik, P.C. <b>300 East 74<sup>th</sup> Street, MANHATTAN</b> Reopening: Amendment - To modify size and design of public plaza, located in a C1-9/R8B zoning district. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 4/19/05</b>
5.	133-99-BZ	Harold Weinberg, P.E., P.C. <b>1523 Oriental Boulevard, BROOKLYN</b> Reopening: Extension of time to complete construction and obtain a certificate of occupancy to permit a one story family residence and for an amendment to the resolution to modify the interior arrangement and also raise the height of the building, located in R3-1 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 3/15/05</b>
6.	286-99-BZ	Rampulla Associates, A.I.A <b>4142 Hylan Boulevard, STATEN ISLAND</b> Reopening for an extension of Time/Waiver of the Rules of Practice and Procedures to complete construction for the conversion of an existing single family detached dwelling to stores and offices, approved by the Board on May 2, 2000, located in an R3-2 SRD district. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 4/12/05</b>

***SOC – NEW CASES***

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

## ***APPEALS – DECISIONS***

<b>8.</b>	<b>53-04-A thru 62-04-A</b>	New York City Department of Buildings OWNER OF RECORD: Thomas Huang <b>140-26A/28/28A/30/30A/32/32A/34/34A/36 34<sup>th</sup> Avenue, QUEENS</b> Application to Revoke Certificate of Occupancies on the basis that the Certificate of Occupancies allows conditions at the referenced premises that are contrary to the Zoning Resolution and the Administrative Code. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Reopened, Continued Hearing – 7/12/05</b>
<b>9.</b>	<b>384-04-A</b>	Gary Lenhart, R.A. <b>37 Jamaica Walk, QUEENS</b> Proposed reconstruction and enlargement of an existing single family residence, not fronting on a legally mapped street, also the proposed upgrading of the private disposal system in the bed of the service road, is contrary to Section 36, Article 3 of the General City Law and Department of Buildings Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 3/15/05</b>

## ***APPEALS – CONTINUED HEARINGS***

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

**APPEALS – NEW CASES**

11.	241-04-A	Rampulla Associates Architects <b>6515 Amboy Road, STATEN ISLAND</b> Proposed one family dwelling, not fronting on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 4/12/05</b>
12.	385-04-A	Gary Lenhart, R.A. <b>2 Deauville Walk, QUEENS</b> Proposed reconstruction and enlargement of an existing single family dwelling, also the proposed upgrading of an existing private disposal system, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law and Department of Buildings Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 4/5/05</b>
13.	2-05-A	Joseph A. Sherry <b>37 Marion Walk, QUEENS</b> Proposed enlargement of an existing one family dwelling, not fronting on a legally mapped street, and has a private disposal system which is being upgraded in the bed of a private service road, is contrary to Section 36, Article 3 of the General City Law, and Department of Buildings Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 3/29/05</b>
14.	3-05-A	Joseph A. Sherry <b>10 Doris Lane, QUEENS</b> Proposed enlargement of an existing one family dwelling, not fronting on a legally mapped street, and has a private disposal system which is being upgraded in the bed of a private service road, is contrary to Section 36, Article 3 of the General City Law, and Department of Buildings Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 3/29/05</b>

***APPEALS – NEW CASES***

<b>15.</b>	<b>17-05-A</b>	<p>Sheldon Lobel, P.C. <b>3329/3333 Giles Place, THE BRONX</b> An appeal seeking a determination that the owner of said premises has acquired a common-law vested right to continue a development commenced under R6 Zoning. <b>COMMUNITY BOARD #8BX</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Closed, Decision – 5/10/05</b></p>
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***BZ – DECISIONS***

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

***BZ – DECISIONS***

5.	207-04-BZ	The Law Office of Fredrick A. Becker <b>2721 Avenue “N”, BROOKLYN</b> Variance: Under Z.R. §72-21 - To permit the proposed enlargement of the cellar, first and second floors, also the attic, on the northerly side of a single family dwelling, Use Group 1, located in an R2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 3/15/05</b>
6.	208-04-BZ	The Law Office of Fredrick A. Becker <b>2822 Avenue “L”, BROOKLYN</b> Variance: Under Z.R. §72-21 - To permit the proposed enlargement of the cellar, first floor and second floor on the southerly side of single family dwelling, Use Group 1, located in an R2 zoning district. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 3/15/05</b>
7.	220-04-BZ	Eric Palatnik, P.C., <b>500 Driggs Avenue, aka 482/504 Driggs Avenue, BROOKLYN</b> Special Permit: Under Z.R. §73-36 to permit the proposed physical culture establishment, to occupy a portion of the second floor, of an existing six story building, located in an M1-2 zoning district, is contrary to Z.R. §42-10. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 3/15/05</b>

***BZ – CONTINUED HEARINGS***

8.	357-03-BZ	Agusta & Ross <b>33 Berry Street, aka 144 North 12<sup>th</sup> Street, BROOKLYN</b> Variance: Under Z.R. §72-21 to permit the proposed four-story and penthouse multiple dwelling, located in an M1-2 district. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 6/7/05</b>
9.	6-04-BZ	Sheldon Lobel, Esq. <b>7118-7124 Third Avenue, BROOKLYN</b> Variance: under Z.R. §72-21 to legalize an existing physical cultural establishment in a three story building within an R-6BR/C1-3/R-6 zoning district. <b>COMMUNITY BOARD #10BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 4/12/05</b>
10.	363-04-BZ	Herrick Feinstein, LLP <b>6002 Fort Hamilton Parkway, BROOKLYN</b> Variance: under Z.R. §§72-01(b) & 72-21 In an M1-1 district, approval sought to convert an existing industrial building to residential use. The proposed development will contain 115,244 SF of residential space containing 90 dwelling units, as well as 9,630 SF of retail space. There will be 90 parking spaces. The development is contrary to district use regulations per Section 42-00. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 4/19/05</b>

**BZ – NEW CASES**

11.	212-04-BZ	<p>Rampulla Associates Architects  <b>2360 Hylan Boulevard, STATEN ISLAND</b>            Variance: Under Z.R.§72-21 to permit the proposed erection and maintenance of a cellar and two (2) story photography and video studio, Use Group 6, located in an R3-2 zoning district, which is contrary to Z.R. §22-10.  <b>COMMUNITY BOARD #2SI</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Continued Hearing – 5/24/05</b></p>
12.	247-04-BZ	<p>Sheldon Lobel, P.C.  <b>22-20 Merrick Boulevard, QUEENS</b>            Variance: Under Z.R. §72-21, to permit the proposed enlargement of a two-story storage facility (Use Group 16) in a C8-1 zoning district, which creates non-compliance by exceeding the permitted floor area authorized by Section 33-122 of the Zoning Resolution and creates a second floor within a rear yard equivalent, increasing the degree of non-compliance contrary to Sections 54-31 and 33-283 of the Zoning Resolution.  <b>COMMUNITY BOARD #12Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 4/19/05</b></p>
13.	297-04-BZ	<p>Sheldon Lobel, P.C.  <b>1174 East 22<sup>nd</sup> Street, BROOKLYN</b>            Special Permit: Under Z.R.§73-622 to permit the proposed enlargement of an existing one family dwelling, Use Group 1, located in an R-2 zoning district, which does not comply with the zoning requirement for floor area ratio, is contrary to Z.R §23-141.  <b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 4/19/05</b></p>
14.	315-04-BZ thru 318-04-BZ	<p>Steve Sinacori/Stadtmauer Bailkin  <b>1732, 1734, 1736 &amp; 1738 81st Street, BROOKLYN</b>            Variance: Under Z.R. §72-21 to permit the proposed development which will contain four three-family homes (Use Group 2), within an M1-1 Zoning District which is contrary to Section 42-00 of the Resolution.  <b>COMMUNITY BOARD #11BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 5/10/05</b></p>

## ***SPECIAL HEARING – NEW CASES***

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

***SOC – DECISIONS***

<b>1.</b>	<b>300-73-BZ</b>	<p>Rothkrug Rothkrug Weinberg &amp; Spector, LLP  <b>101-08 97<sup>th</sup> Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #9Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 3/29/05</b></p>
<b>2.</b>	<b>121-93-BZ</b>	<p>Kenneth H. Koons, A.I.A.  <b>202 West 236<sup>th</sup> Street, THE BRONX</b>                      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.  <b>COMMUNITY BOARD #8BX</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 3/29/05</b></p>
<b>3.</b>	<b>183-97-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel, LLP  <b>250 East 60<sup>th</sup> Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #8M</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 3/29/05</b></p>
<b>4.</b>	<b>158-02-BZ</b>	<p>Eric Palatnik, P.C.  <b>444 Beach 6<sup>th</sup> Street, QUEENS</b>                      Reopening for an amendment to extend the time to obtain a certificated of occupancy which expired October 8, 2004.  <b>COMMUNITY BOARD #14Q</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 3/29/05</b></p>
<b>5.</b>	<b>69-03-BZ</b>	<p>Shelly Friedman, Esq.  <b>32-40 Bond Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 3/29/05</b></p>

***SOC – CONTINUED HEARINGS***

6.	100-71-BZ	Rothkrug Rothkrug Weinberg & Spector <b>61-03 Northern Boulevard, QUEENS</b> Reopening: Waiver of Rules of Practice and Procedure and for an extension of term of variance to permit the use of an open area for the sale of used car and accessory parking on a lot containing an existing automobile repair shop, located in an R5 zoning district. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 5/10/05</b>

***SOC – NEW CASES***

7.	200-24-BZ	Stephen Ely <b>3030 Jerome Avenue, a/k/a 3103 Villa Avenue, THE BRONX</b> Reopening for an extension of time to obtain a Certificate of Occupancy, located in an R8 and C8-2 zoning district. <b>COMMUNITY BOARD #7BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 4/12/05</b>
8.	189-96-BZ	John C. Chen <b>85-12 Roosevelt Avenue, QUEENS</b> Reopening for an Extension of Term-Waiver-for an eating and drinking establishment with dancing, located in an C2-3 overlay within an R6 zoning district. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 5/10/05</b>
9.	28-02-BZ	Sheldon Lobel, P.C. <b>80 Madison Avenue, MANHATTAN</b> 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. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 4/19/05</b>

***SOC – NEW CASES***

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

***APPEALS – DECISIONS***

<b>11.</b>	<b>271-04-A</b>	Michele A. Luzio, Esq. <b>One Pier 63, at 23<sup>rd</sup> Street, MANHATTAN</b> 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”. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Denied – 3/29/05</b>
<b>12.</b>	<b>2-05-A</b>	Joseph A. Sherry <b>37 Marion Walk, QUEENS</b> Proposed enlargement of an existing one family dwelling, not fronting on a legally mapped street, and has a private disposal system which is being upgraded in the bed of a private service road, is contrary to Section 36, Article 3 of the General City Law, and Department of Buildings Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 3/29/05</b>
<b>13.</b>	<b>3-05-A</b>	Joseph A. Sherry <b>10 Doris Lane, QUEENS</b> Proposed enlargement of an existing one family dwelling, not fronting on a legally mapped street, and has a private disposal system which is being upgraded in the bed of a private service road, is contrary to Section 36, Article 3 of the General City Law, and Department of Buildings Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 3/29/05</b>

***APPEALS – CONTINUED HEARINGS***

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

***APPEALS – NEW CASES***

<b>15.</b>	<b>329-04-A</b>	Jeffrey Geary <b>10-03 Channel Road (a/k/a 100<sup>th</sup> Place), QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 4/5/05</b>
<b>16.</b>	<b>397-04-A</b>	Petraro & Jones, LLP <b>151 West 76<sup>th</sup> Street, MANHATTAN</b> An appeal to request the Board to determine that the apartment house at subject premises, is not a “single room occupancy multiple dwelling” and (2) nullify the Department of Buildings’ plan review “objection” that resulted in this appeal application. <b>COMMUNITY BOARD #7M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 5/10/05</b>

***BZ – DECISIONS***

1.	<b>369-03-BZ</b>	<p>Sheldon Lobel, Esq.  <b>99-01/23 Queens Boulevard, QUEENS</b>  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.  <b>COMMUNITY BOARD #6Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Defer Decision – 4/19/05</b></p>
2.	<b>72-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>141-54 Northern Boulevard, QUEENS</b>  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.  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Granted – 3/29/05</b></p>
3.	<b>150-04-BZ</b>	<p>The Agusta Group  <b>129 Elizabeth Street, MANHATTAN</b>  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.  <b>COMMUNITY BOARD #2M</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Granted – 3/29/05</b></p>
4.	<b>233-04-BZ</b>	<p>Kevin McGrath, Esq.  <b>136-20 38<sup>th</sup> Avenue, QUEENS</b>  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.  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Granted – 3/29/05</b></p>

## ***BZ – DECISIONS***

<b>5.</b>	<b>270-04-BZ</b>	Sheldon Lobel, P.C. <b>1239 East 22<sup>nd</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 3/29/05</b>

## ***BZ – CONTINUED HEARINGS***

<b>6.</b>	<b>291-03-BZ</b>	Stuart A. Klein, Esq. <b>1380 62<sup>nd</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #10BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 4/19/05</b>
<b>7.</b>	<b>138-04-BZ</b>	Sheldon Lobel, P.C. <b>6101-6123 16<sup>th</sup> Avenue, BROOKLYN</b> Special Permit: Under Z.R. §73-19 – To request a special permit for a school, Use Group 3, within an M1-1 Zoning District to vary Z.R. §42-00 so as to permit the school on the Premises. <b>COMMUNITY BOARD #11BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 5/10/05</b>
<b>8.</b>	<b>187-04-BZ</b>	Eric Palatnik, P.C. <b>182 Malcolm X Boulevard, BROOKLYN</b> Variance: Under Z.R. §72-21 – To permit the proposed construction of a four story building, with eight dwelling units, Use Group 2, located in an R-5 zoning district. The proposal does not comply with the zoning requirements for lot coverage, floor area, front yards, parking, height, and perimeter wall and the number of dwelling units. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 5/10/05</b>

***BZ – CONTINUED HEARINGS***

9.	230-04-BZ	Sheldon Lobel, P.C. <b>260 Moore Street, BROOKLYN</b> Variance: Under Z.R. §72-21 – To permit the legalization of the residential conversion of a building located in an M1-2 zoning district. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 5/10/05</b>
10.	258-04-BZ	Eric Palatnik, Esq. <b>1837 and 1839 East 24<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #10BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 3/29/05</b>
11.	319-04-BZ	Steven Sinacori, Esq. <b>35 McDonald Avenue, a/k/a 25/47 McDonald Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 4/19/05</b>

**BZ – NEW CASES**

12.	174-04-BZ	<p>Law Offices of Howard Goldman, PLLC  <b>124 West 24<sup>th</sup> Street, MANHATTAN</b>            Variance: Under Z.R. §72-21 – Proposed conversion of floors two through six, to residential use, Use Group 2, in an existing six-story commercial building, located in an M1-6 zoning district, is contrary to Z.R. §42-00.  <b>COMMUNITY BOARD #4M</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Continued Hearing – 5/17/05</b></p>
13.	201-04-BZ	<p>Eric Palatnik, P.C.  <b>5 West 16<sup>th</sup> Street, MANHATTAN</b>            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.  <b>COMMUNITY BOARD #5M</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Closed, Decision – 4/19/05</b></p>
14.	209-04-BZ & 210-04-A	<p>Joseph P. Morsellino, Esq.  <b>109-09 15<sup>th</sup> Avenue, QUEENS</b>            Variance: Under Z.R. §72-21 – To permit the proposed six story residential building, with 134 dwelling units, Use Group 2, located in an M2-1 zoning district, which is contrary to Z.R. §42-00 and is also located within the bed of mapped street, contrary to Section 35, Article 3 of the General City Law.  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Toni Matias (212)788-8752/Jed Weiss (212) 788-8781</b>  <b>Status: Continued Hearing – 5/17/05</b></p>

***SOC – NEW CASES***

<b>1.</b>	<b>348-82-BZ</b>	<p>Salvati Architects  <b>204 Avenue S, BROOKLYN</b>                      Extension of Term/Waiver/Amendment, to legalize the change from three (3) storefronts (U.G.6) to two (2) storefronts (U.G. 6 &amp; 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.  <b>COMMUNITY BOARD #11BK</b></p>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Postponed Hearing – 5/24/05</b>
<b>2.</b>	<b>14-92-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>311 Greenwich Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #1M</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 4/19/05</b>
<b>3.</b>	<b>68-94-BZ</b>	<p>Fischbein Badillo Wagner &amp; Harding  <b>2100 Bartow Avenue, THE BRONX</b>                      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.  <b>COMMUNITY BOARD #10BX</b></p>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 4/12/05</b>
<b>4.</b>	<b>91-02-BZ</b>	<p>Sheldon Lobel, P.C.  <b>3032-3042 West 22<sup>nd</sup> Street, BROOKLYN</b>                      Amendment to a previously granted variance under Z.R. §72-21 to allow minor modification of the approved plans.  <b>COMMUNITY BOARD #13BK</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 5/10/05</b>

***APPEALS – DECISIONS***

<b>5.</b>	<b>329-04-A</b>	Jeffrey Geary <b>10-03 Channel Road (a/k/a 100<sup>th</sup> Place), QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 4/5/05</b>
<b>6.</b>	<b>385-04-A</b>	Gary Lenhart, R.A. <b>2 Deauville Walk, QUEENS</b> Proposed reconstruction and enlargement of an existing single family dwelling, also the proposed upgrading of an existing private disposal system, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law and Department of Buildings Policy. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 4/5/05</b>

***APPEALS – NEW CASES***

<b>7.</b>	<b>232-04-A</b>	Snyder & Snyder LLP <b>17 Feldmeyers Lane, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 4/19/05</b>

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>218-03-BZ</b>	Gerald J. Caliendo, R.A. <b>19-73 38<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 7/12/05</b>

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>2.</b>	<b>3-04-BZ</b>	Eric Palatnik, P.C. <b>147-08 46<sup>th</sup> Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 6/7/05</b>
<b>3.</b>	<b>63-04-BZ</b>	Joseph P. Morsellino, Esq. <b>108-24 Astoria Boulevard, QUEENS</b> Variance: Under Z.R. §72-21 – To permit the proposed accessory parking, for an adjacent car rental facility, located in an R6 zoning district. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 5/10/05</b>
<b>4.</b>	<b>135-04-BZ</b>	Joseph P. Morsellino <b>91-22 188<sup>th</sup> Street, QUEENS</b> Variance: Under Z.R. §72-21 – To permit the proposed erection and maintenance of an automobile showroom with offices, Use Group 6, located in an R2 and C2-2(R5) zoning district. <b>COMMUNITY BOARD #12Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 5/10/05</b>

***BZ – CONTINUED HEARINGS***

5.	<b>255-04-BZ</b>	<p>Eric Palatnik, P.C. <b>1924 Homecrest Avenue, BROOKLYN</b> Special Permit: under Z.R. §73-622 – To permit the proposed enlargement of an existing single family residence, which does not comply with the zoning requirements for floor area and side yard, is contrary to Z.R. §23-141 and §23-461(a), located in an R5 zoning district. <b>COMMUNITY BOARD #15BK</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 5/17/05</b>
6.	<b>340-04-BZ</b>	<p>Joseph P. Morsellino <b>1579 Forest Avenue, STATEN ISLAND</b> Variance: Under Z.R. §72-21 – To request a bulk variance to allow the construction of a new drug store without the required parking in a C4-1 district, contrary to Z.R. §§33-23(B) and 36-21. <b>COMMUNITY BOARD #1SI</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 5/10/05</b>

***BZ – NEW CASES***

7.	286-04-BZ & 287-04-BZ	<p>Rothkrug Rothkrug Weinberg &amp; Spector, LLP  <b>85-78 &amp; 85-82 Santiago Street, QUEENS</b>  Variance: Under Z.R. §72-21 – To permit the proposed one family dwelling, without the required lot width and lot area is contrary to Z.R. §23-32.  <b>COMMUNITY BOARD #8Q</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 5/10/05</b></p>
8.	290-04-BZ	<p>Stuart A. Klein, Esq.  <b>341-349 Troy Avenue, BROOKLYN</b>  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).  <b>COMMUNITY BOARD#9BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 5/24/05</b></p>
9.	294-04-BZ	<p>Petraro &amp; Jones, LLP  <b>103-05 35<sup>th</sup> Avenue, aka 34-29 35<sup>th</sup> Avenue, QUEENS</b>  Variance: Under Z.R. §72-21 – Proposed construction of a three family dwelling, Use Group 2, located in an R5 zoning district, which does not comply with the zoning requirements for front and side yards, is contrary to Z.R. §§23-45 and 23-49.  <b>COMMUNITY BOARD #3Q</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Continued Hearing – 4/19/05</b></p>
10.	371-04-BZ	<p>Eric Palatnik, P.C.  <b>1271 East 28<sup>th</sup> Street, BROOKLYN</b>  Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing single family residence, located in an R-2 zoning district, which does not comply with the zoning requirements for floor area, open space ratio, side and rear yards, is contrary to Z.R. §§23-141(a), 23-46 and 23-47.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 5/17/05</b></p>

***SOC – DECISIONS***

<b>1.</b>	<b>200-24-BZ</b>	<p>Stephen Ely  <b>3030 Jerome Avenue, a/k/a 3103 Villa Avenue, THE BRONX</b>                      Reopening for an extension of time to obtain a Certificate of Occupancy, located in an R8 and C8-2 zoning district.  <b>COMMUNITY BOARD #7BX</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 4/12/05</b></p>
<b>2.</b>	<b>314-28-BZ</b>	<p>Eric Palatnik, P.C.  <b>902/14 Westchester Avenue and 911/15 Rogers Place, THE BRONX</b>                      Reopening for an amendment to the prior resolution to permit the removal of the existing kiosk and to erect a new building on the property to be used as a convenience store.  <b>COMMUNITY BOARD #2BX</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 5/10/05</b></p>
<b>3.</b>	<b>68-94-BZ</b>	<p>Cozen O’Connor Attorneys  <b>2100 Bartow Avenue, THE BRONX</b>                      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.  <b>COMMUNITY BOARD #10BX</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 4/12/05</b></p>
<b>4.</b>	<b>286-99-BZ</b>	<p>Rampulla Associates, A.I.A  <b>4142 Hylan Boulevard, STATEN ISLAND</b>                      Reopening for an extension of Time/Waiver of the Rules of Practice and Procedures to complete construction for 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.  <b>COMMUNITY BOARD #3SI</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 4/12/05</b></p>

**SOC – CONTINUED HEARINGS**

5.	490-69-BZ	<p>Sheldon Lobel, P.C. <b>1408/18 Second Avenue, 303/09 East 73<sup>rd</sup> Street, 300/04 East 74<sup>th</sup> Street, MANHATTAN</b></p> <p>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.</p> <p><b>COMMUNITY BOARD #8M</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Closed, Decision – 5/10/05</b></p>
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***SOC – NEW CASES***

<b>6.</b>	<b>752-64-BZ</b>	<p>Petraro &amp; Jones  <b>49 East 77<sup>th</sup> Street, MANHATTAN</b>                      Reopening for an extension of term of a variance for attended transient parking, limited to a maximum of twenty-three (23) vehicles, in a multiple dwelling presently located in C5-1 (MP) zoning district. The original grant of the variance by the Board of Standards and Appeals was made pursuant to Section 60(3) of the Multiple Dwelling Law.  <b>COMMUNITY BOARD #8M</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Closed, Decision – 5/10/05</b></p>
<b>7.</b>	<b>721-67-BZ</b>	<p>Sheldon Lobel, P.C.  <b>7310-7322 New Utrecht Avenue, BROOKLYN</b>                      Reopening for an amendment to the resolution to permit the addition of a canopy and the conversion of the existing accessory service bays to an accessory convenience store.  <b>COMMUNITY BOARD #11BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 5/10/05</b></p>
<b>8.</b>	<b>1038-80-BZ</b>	<p>Davidoff &amp; Malito, LLP  <b>31-07/09/11 Downing Street, QUEENS</b>                      Reopening for an extension of term of variance which expired on January 6, 2005 for an amusement arcade.  <b>COMMUNITY BOARD #7Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 4/19/05</b></p>
<b>9.</b>	<b>97-97-BZ</b>	<p>Eric Palatnik, P.C.  <b>1730 Cross Bronx Expressway, BRONX</b>                      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.  <b>COMMUNITY BOARD #9BX</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Closed, Decision – 4/19/05</b></p>

***APPEALS – DECISIONS***

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

***APPEALS – CONTINUED HEARINGS***

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

***APPEALS – NEW CASES***

15.	325-04-A	Rothkrug Rothkrug Weinberg Spector <b>91 Wakefield Road, STATEN ISLAND</b> Proposed construction of a one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 5/17/05</b>

## ***BZ – DECISIONS***

<b>1.</b>	<b>361-02-BZ</b>	Marianne Russo/Peter Hirschman <b>214 25<sup>th</sup> Street, BROOKLYN</b>
		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.
		<b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status:    Granted – 4/12/05</b>

## ***BZ – CONTINUED HEARINGS***

<b>2.</b>	<b>6-04-BZ</b>	Sheldon Lobel, Esq. <b>7118-7124 Third Avenue, BROOKLYN</b>
		Variance: under Z.R. §72-21 to legalize an existing physical cultural establishment in a three story building within an R-6BR/C1-3/R-6 zoning district.
		<b>COMMUNITY BOARD #10BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status:    Granted – 4/12/05</b>
<b>3.</b>	<b>152-04-BZ</b>	James M. Plotkin, Esq. <b>3213 Edson Avenue, BRONX</b>
		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.
		<b>COMMUNITY BOARD #12BX</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status:    Continued Hearing – 5/24/05</b>
<b>4.</b>	<b>190-04-BZ</b>	Agusta & Ross, Esqs. <b>2184 Mill Avenue, a/k/a 6001 Strickland Avenue, BROOKLYN</b>
		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.
		<b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status:    Closed, Decision – 5/24/05</b>

***BZ – CONTINUED HEARINGS***

5.	234-04-BZ	<p>Sheldon Lobel, P.C.,  <b>255 McKibbin Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #1BK</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Continued Hearing – 5/24/05</b></p>
6.	298-04-BZ	<p>Moshe M. Friedman, P.E.,  <b>1746 East 21st Street, BROOKLYN</b>  Variance: Under Z.R. §72-21 – To permit the proposed conversion of a two family residential house to a Yeshiva (Religious School), located in an R3-2 zoning district, which does not comply with the zoning requirements for floor area, floor area ratio, lot coverage, street wall, sky exposure, side and rear yards, is contrary to Z.R. §24-11, §24-521, §24-35(a) and §24-36.  <b>COMMUNITY BOARD #15BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Closed, Decision – 5/10/05</b></p>
7.	339-04-BZ	<p>Eric Palatnik, P.C.  <b>157-30 Willets Point Boulevard, QUEENS</b>  Special Permit: Under Z.R. §§11-411 and 11-412 – To reinstate the previous BSA variance, under calendar number 205-29-BZ, for automotive service station located in an R3-1 zoning district. The application seeks an amendment to permit the installation of a new steel framed canopy over the existing fuel dispenser islands.  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Closed, Decision – 5/10/05</b></p>
8.	345-04-BZ	<p>Fredrick A. Becker  <b>1030-1044 Ocean Parkway, BROOKLYN</b>  Variance: Under Z.R. §72-21 – To request a bulk variance to allow the construction of a new synagogue in an R5 district contrary to Z.R. §§23-141, 23-464, 23-47, 113-12, 23-631(d), 113-30, 25-18 and 25-31.  <b>COMMUNITY BOARD#12BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 5/17/05</b></p>

**BZ – NEW CASES**

<p><b>9.</b></p>	<p><b>275-04-BZ</b></p>	<p>Martyn &amp; Don Weston Architects  <b>601-603 East 9<sup>th</sup> Street, a/k/a 143 Avenue B, MANHATTAN</b>  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.  <b>COMMUNITY BOARD #3M</b></p>
		<p><b>Examiner: Rory Levy (212) 788-8749</b></p>
		<p><b>Status: Closed, Decision – 7/12/05</b></p>
<p><b>10.</b></p>	<p><b>322-04-BZ</b></p>	<p>Eric Palatnik, P.C.  <b>1124 East 21<sup>st</sup> Street, a/k/a Kenmore Place, a/k/a 2015-2025 Avenue J, BROOKLYN</b>  Variance: Under Z.R. §72-21 – To permit the proposed extension of an existing synagogue and Rabbi’s apartment (Rectory), within an R2 Zoning District and to vary Sections 24-111(a), 23-141(a), 24-35, 24-34, and 25-31 of the Resolution.  <b>COMMUNITY BOARD #14BK</b></p>
		<p><b>Examiner: Rory Levy (212) 788-8749</b></p>
		<p><b>Status: Closed, Decision – 5/10/05</b></p>
<p><b>11.</b></p>	<p><b>327-04-BZ</b></p>	<p>Sheldon Lobel, P.C.  <b>66-34 108<sup>th</sup> Street, QUEENS</b>  Variance: Under Z.R. §72-21 – To request a variance from the following sections of the Zoning Resolution: 24-11(floor area ratio); 24-34(front yard requirements); and 24-521(height and setback regulations). The proposal calls for the enlargement of an existing Community Facility.  <b>COMMUNITY BOARD #6Q</b></p>
		<p><b>Examiner: Carlo Costanza (212) 788-8739</b></p>
		<p><b>Status: Continued Hearing – 5/17/05</b></p>

**BZ – NEW CASES**

<b>12.</b>	<b>352-04-BZ</b>	Eric Palatnik, P.C. <b>1845 Richmond Avenue, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #2SI</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Continued Hearing – 6/7/05</b>
<b>13.</b>	<b>16-05-BZ</b>	James McCormack, Architect <b>161 Westervelt Avenue, STATEN ISLAND</b> Variance: Under Z.R. §72-21 – To permit the proposed one family residence which does not meet the requirements of Section 23-45 (Front Yard) and Section 23-461 (Side Yards), located in R3A.HS (Hillside Preservation District). <b>COMMUNITY BOARD #1SI</b> <b>Examiner: Carlo Costanza (212) 788-8739</b> <b>Status: Continued Hearing – 5/17/05</b>

***SOC – DECISIONS***

<b>1.</b>	<b>1237-66-BZ</b>	<p>Eric Palatnik, P.C.  <b>1 East 233<sup>rd</sup> Street, THE BRONX</b>                      Reopening: Extension of Term to obtain a Certificate of Occupancy for a gasoline service station, with accessory uses, located in a C2-2 zoning district.  <b>COMMUNITY BOARD #12BX</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Granted – 4/19/05</b></p>
<b>2.</b>	<b>1038-80-BZ</b>	<p>Davidoff &amp; Malito, LLP  <b>31-07/09/11 Downing Street, QUEENS</b>                      Reopening for an extension of term of variance which expired on January 6, 2005 for an amusement arcade.  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 4/19/05</b></p>
<b>3.</b>	<b>14-92-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>311 Greenwich Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #1M</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 4/19/05</b></p>
<b>4.</b>	<b>164-94-BZ</b>	<p>Sullivan, Chester &amp; Gardner, P.C.  <b>84 Hugh Grant Circle, THE BRONX</b>                      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.  <b>COMMUNITY BOARD #9BX</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Granted – 4/19/05</b></p>

***SOC – DECISIONS***

<b>5.</b>	<b>97-97-BZ</b>	Eric Palatnik, P.C. <b>1730 Cross Bronx Expressway, BRONX</b> 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. <b>COMMUNITY BOARD #9BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 4/19/05</b>
<b>6.</b>	<b>224-00-BZ</b>	Sheldon Lobel, P.C., <b>2353 Cropsey Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #11BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Denied – 4/19/05</b>
<b>7.</b>	<b>28-02-BZ</b>	Sheldon Lobel, P.C. <b>80 Madison Avenue, MANHATTAN</b> 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. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 4/19/05</b>

***SOC – CONTINUED HEARINGS***

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

<b>9.</b>	<b>232-04-A</b>	Snyder & Snyder LLP <b>17 Feldmeyers Lane, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 4/19/05</b>
<b>10.</b>	<b>349-04-BZY</b>	Rothkrug Rothkrug Weinberg & Spector <b>1420 Balcom Avenue, THE BRONX</b> Application to extend time to complete construction for a minor development as per Z.R.§11-331.
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Defer Decision – 5/10/05</b>

### ***APPEALS – CONTINUED HEARINGS***

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

**APPEALS – NEW CASES**

<b>13.</b>	<b>22-05-A</b>	<p>Dennis Dell' Angelo <b>5728 Amboy Road and 3 Haynes Street, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #3SI</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Continued Hearing – 6/14/05</b></p>
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***BZ – DECISIONS***

1.	327-02-BZ	Harold Weinberg, P.E. <b>82 Union Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #6 BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Defer Decision – 5/24/05</b>
2.	291-03-BZ	Stuart A. Klein, Esq. <b>1380 62<sup>nd</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #10BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 4/19/05</b>
3.	369-03-BZ	Sheldon Lobel, Esq. <b>99-01/23 Queens Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #6Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 4/19/05</b>
4.	201-04-BZ	Eric Palatnik, P.C. <b>5 West 16<sup>th</sup> Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 4/19/05</b>

***BZ – CONTINUED HEARINGS***

5.	355-03-BZ	<p>Agusta &amp; Ross  <b>64-01/07 Grand Avenue, QUEENS</b>  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.  <b>COMMUNITY BOARD #5Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision – 7/12/05</b></p>
6.	381-03-BZ	<p>Moshe M. Friedman, P.E.  <b>6023 Fort Hamilton Parkway, a/k/a 6013/23 Fort Hamilton Parkway, a/k/a 6012/24 Tenth Avenue, and a/k/a 973/83 61<sup>st</sup> Street, BROOKLYN</b>  Variance: Under Z.R. §72-21 - To permit the proposed expansion of existing social security offices, and the addition of a school by adding a second floor, to an existing one-story building, located in an M1-1 zoning district, which does not comply with the zoning requirements for Use Group and floor area, and is contrary to Z.R. §42-00, §43-12 and §43-122.  <b>COMMUNITY BOARD #12BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision – 5/17/05</b></p>
7.	385-03-BZ	<p>Joseph P. Morsellino  <b>85-15 and 85-17 120<sup>th</sup> Street, QUEENS</b>  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.  <b>COMMUNITY BOARD #9Q</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Continued Hearing – 5/24/05</b></p>
8.	144-04-BZ	<p>Eric Palatnik, P.C.  <b>286 Hudson Street, MANHATTAN</b>  Variance: Under Z.R. §72-21 – To permit the proposed development which will contain residential uses at the second through eighth floors (Use Group 2), within an M1-6 zoning district to vary Z.R. §43-10.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision – 5/17/05</b></p>

***BZ – CONTINUED HEARINGS***

9.	247-04-BZ	Sheldon Lobel, P.C. <b>122-20 Merrick Boulevard, QUEENS</b> Variance: Under Z.R. §72-21, to permit the proposed enlargement of a two-story storage facility (Use Group 16) in a C8-1 zoning district, which creates non-compliance by exceeding the permitted floor area authorized by Section 33-122 of the Zoning Resolution and creates a second floor within a rear yard equivalent, increasing the degree of non-compliance contrary to Sections 54-31 and 33-283 of the Zoning Resolution. <b>COMMUNITY BOARD #12Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 5/17/05</b>
10.	252-04-BZ	Jay A. Segal, Esq. <b>170 North 11<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 6/7/05</b>
11.	294-04-BZ	Petraro & Jones, LLP <b>103-05 35<sup>th</sup> Avenue, aka 34-29 35<sup>th</sup> Avenue, QUEENS</b> Variance: Under Z.R. §72-21 – proposed construction of a three family dwelling, Use Group 2, located in an R5 zoning district, which does not comply with the zoning requirements for front and side yards, is contrary to Z.R. §§23-45 and 23-49. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 5/17/05</b>
12.	297-04-BZ	Sheldon Lobel, P.C. <b>1174 East 22<sup>nd</sup> Street, BROOKLYN</b> Special Permit: Under Z.R. §73-622 to permit the proposed enlargement of an existing one family dwelling, Use Group 1, located in an R-2 zoning district, which does not comply with the zoning requirement for floor area ratio, is contrary to Z.R. §23-141. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 5/17/05</b>

***BZ – DECISIONS***

<b>13.</b>	<b>319-04-BZ/ 61-05-A</b>	<p>Steven Sinacori, Esq. <b>35 McDonald Avenue, a/k/a 25/47 McDonald Avenue, BROOKLYN</b></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><b>COMMUNITY BOARD #7BK</b></p> <p><b>Examiner: Roy Starrin 212-788-8797/Toni Matias 212-788-8752</b></p> <p><b>Status: Closed, Decision – 5/24/05</b></p>
<b>14.</b>	<b>363-04-BZ</b>	<p>Herrick Feinstein, LLP <b>6002 Fort Hamilton Parkway, BROOKLYN</b></p> <p>Variance: under Z.R. §§72-01(b) &amp; 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><b>COMMUNITY BOARD #12BK</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Continued Hearing – 6/7/05</b></p>

**BZ – NEW CASES**

15.	257-04-BZ	<p>Patrick W. Jones, Esq.  <b>252/60 Atlantic Avenue (aka 83/87 Boerum Place; 239/47 Pacific Street), BROOKLYN</b>  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.  <b>COMMUNITY BOARD #2BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 5/24/05</b></p>
16.	272-04-BZ	<p>Sullivan Chester &amp; Gardner  <b>14-38/40 31<sup>st</sup> Drive, QUEENS</b>  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.  <b>COMMUNITY BOARD#1Q</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Continued Hearing – 6/7/05</b></p>
17.	292-04-BZ	<p>Eric Palatnik, P.C.  <b>1340 East 26<sup>th</sup> Street, BROOKLYN</b>  Special Permit: Under Z.R.§73-622 to permit the proposed enlargement of an existing single family residence, Use Group 1, located in an R2 zoning district, which does not comply with the zoning requirements for floor area ratio, open space ratio, rear and side yards.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 5/17/05</b></p>
18.	299-04-BZ	<p>Patrick W. Jones, Esq.  <b>111-02 Sutphin Boulevard (aka 111-04/12 Sutphin Boulevard), QUEENS</b>  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.  <b>COMMUNITY BOARD#12Q</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 5/24/05</b></p>

**BZ – NEW CASES**

<b>19.</b>	<b>390-04-BZ</b>	Walter T. Gorman, P.E. <b>2290 Boston Road, THE BRONX</b> 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. <b>COMMUNITY BOARD #11BX</b> <b>Examiner: Roy Starrin 212-788-8797/Toni Matias 212-788-8752</b> <b>Status: Continued Hearing – 5/24/05</b>
<b>20.</b>	<b>391-04-BZ</b>	Moshe M. Friedman <b>2610 Avenue L, BROOKLYN</b> Variance: Under Z.R. §73-622 to permit the proposed enlargement to an existing one family dwelling, Use Group 1, located in an R2 zoning district. <b>COMMUNITY BOARD#14BK</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Closed, Decision – 5/17/05</b>

## **DISMISSAL CALENDAR**

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

## ***DISMISSAL CALENDAR***

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

## ***SOC CALENDAR***

<b>7.</b>	<b>146-03-BZ/ 139-02-A</b>	<p>Jesse Masyr, Wachtel &amp; Masyr, LLP  <b>1511 Third Avenue aka 201 East 85<sup>th</sup> Street, MANHATTAN</b>            Application for rehearing - for a case previously denied by the Board of Standards &amp; 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  <b>COMMUNITY BOARD #8M</b>  <i>Starrin/Matias</i></p>
		<p><b>Examiner: Roy Starrin 212-788-8797/Toni Matias 212-788-8752</b></p>
		<p><b>Status: Closed, Decision – 6/7/05</b></p>

***SOC – DECISIONS***

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

**SOC – CONTINUED HEARINGS**

4.	721-67-BZ	Sheldon Lobel, P.C. <b>7310-7322 New Utrecht Avenue, BROOKLYN</b> Reopening for an amendment to the resolution to permit the addition of a canopy and the conversion of the existing accessory service bays to an accessory convenience store, located in a R5/C2-2 zoning district. <b>COMMUNITY BOARD #11BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/10/05</b>
5.	100-71-BZ	Rothkrug Rothkrug Weinberg & Spector <b>61-03 Northern Boulevard, QUEENS</b> Reopening: Waiver of Rules of Practice and Procedure and for an extension of term of variance to permit the use of an open area for the sale of used car and accessory parking on a lot containing an existing automobile repair shop, located in an R5 zoning district. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 5/24/05</b>
6.	189-96-BZ	John C. Chen <b>85-12 Roosevelt Avenue, QUEENS</b> Reopening for an Extension of Term-Waiver-for an eating and drinking establishment with dancing, located in an C2-3 overlay within an R6 zoning district. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 6/7/05</b>
7.	91-02-BZ	Sheldon Lobel, P.C. <b>3032-3042 West 22<sup>nd</sup> Street, BROOKLYN</b> Amendment to a previously granted variance under Z.R. §72-21 to allow minor modification of the approved plans, located in a R-5 zoning district. <b>COMMUNITY BOARD #13BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 6/7/05</b>

**SOC – CONTINUED HEARINGS**

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

***SOC – NEW CASES***

<b>11.</b>	<b>62-83-BZ</b>	<p>Law Offices of Howard Goldman, LLC  <b>696 Pacific Street, BROOKLYN</b>                      Reopening for an amendment to the resolution to allow the design of landscaped areas and the elimination of loading docks, located in a R6B zoning district.  <b>COMMUNITY BOARD #8BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 7/12/05</b></p>
<b>12.</b>	<b>110-95-BZ</b>	<p>John W. Russell, Esq.  <b>1845 Cornage Avenue, QUEENS</b>                      Reopening for Extension of Term of a variance, which permitted, within a C2/R5 zoning district, the operation of a auto repair facility (UG16), with accessory uses, including parking and minor repairs using handtools.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Continued Hearing – 6/7/05</b></p>
<b>13.</b>	<b>126-99-BZ</b>	<p>Sheldon Lobel, P.C.  <b>220-16 Jamaica Avenue, QUEENS</b>                      Reopening for Extension of Time to complete construction of a hotel which was granted on March 28, 2000 under section 72-21 of the zoning resolution for the subject site to be used as a transient hotel located in C1-2 zoning district.  <b>COMMUNITY BOARD #13Q</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Closed, Decision – 5/24/05</b></p>
<b>14.</b>	<b>215-00-BZ</b>	<p>McDermott Will &amp; Emery, LLP  <b>271-11 76<sup>th</sup> Avenue, QUEENS</b>                      Reopening for Extension of Time to complete construction of the Parker Jewish Institute for Health Care and Rehabilitation, authorized by a variance issued by the Board of Standards and Appeals on January 16, 2001, located R3-2 Zoning District.  <b>COMMUNITY BOARD #13Q</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Closed, Decision – 5/24/05</b></p>

**SOC – NEW CASES**

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

<b>16.</b>	<b>241-04-A</b>	Rampulla Associates Architects <b>6515 Amboy Road, STATEN ISLAND</b> Proposed one family dwelling, not fronting on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 5/10/05</b>
<b>17.</b>	<b>349-04-BZY</b>	Rothkrug Rothkrug Weinberg & Spector <b>1420 Balcom Avenue, THE BRONX</b> Application to extend time to complete construction for a minor development as per Z.R.§11-331.
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 5/10/05</b>
<b>18.</b>	<b>17-05-A</b>	Sheldon Lobel, P.C. <b>3329/3333 Giles Place, THE BRONX</b> An appeal seeking a determination that the owner of said premises has acquired a common-law vested right to continue a development commenced under R6 Zoning. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 7/12/05</b>
<b>19.</b>	<b>346-04-BZY</b>	Sheldon Lobel, P.C. <b>3329-3333 Giles Place, THE BRONX</b> Extension of time to complete construction for a minor development under Z.R. §11-331, located in an R4A zoning district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 7/12/05</b>

***APPEALS – CONTINUED HEARINGS***

<b>20.</b>	<b>301-04-BZY</b>	Rothkrug Rothkrug Weinberg & Spector <b>102 Greaves Avenue, STATEN ISLAND</b> Application to complete construction for a minor development as per Z.R. §11-331. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 6/7/05</b>
<b>21.</b>	<b>397-04-A</b>	Petraro & Jones, LLP <b>151 West 76<sup>th</sup> Street, MANHATTAN</b> An appeal to request the Board to determine that the apartment house at subject premises, is not a “single room occupancy multiple dwelling” and (2) nullify the Department of Buildings’ plan review “objection” that resulted in this appeal application. <b>COMMUNITY BOARD #7M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 6/14/05</b>

***APPEALS – NEW CASES***

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

***BZ – DECISIONS***

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

***BZ – DECISIONS***

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

***BZ – CONTINUED HEARINGS***

8.	9-04-BZ	<p>Cozin O’Connor Attorneys  <b>114 Walworth Street, BROOKLYN</b>                      Variance: Under Z.R. §72-21 – On a currently vacant site, proposed three-story multiple dwelling, located in a M1-1 zoning district.  <b>COMMUNITY BOARD #3BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Closed, Decision – 7/12/05</b></p>
9.	20-04-BZ	<p>Eric Palatnik, P.C.  <b>5723 17<sup>th</sup> Avenue, BROOKLYN</b>                      Variance: under Z.R. §72-21 to permit the proposed construction of a single family dwelling, Use Group 1, located in an R5 zoning district, which does not comply with the zoning requirements for side yards, floor area ratio, open space ratio and open space, is contrary to Z.R. §23-141(a), §23-45 and §23-461.  <b>COMMUNITY BOARD #12BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 6/7/05</b></p>
10.	135-04-BZ	<p>Joseph P. Morsellino, Esq.  <b>91-22 188<sup>th</sup> Street, QUEENS</b>                      Variance: Under Z.R. §72-21 – To permit the proposed erection and maintenance of an automobile showroom with offices, Use Group 6, located in an R2 and C2-2(R5) zoning district.  <b>COMMUNITY BOARD #12Q</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 7/12/05</b></p>
11.	138-04-BZ	<p>Sheldon Lobel, P.C.  <b>6101-6123 16<sup>th</sup> Avenue, BROOKLYN</b>                      Special Permit: Under Z.R. §73-19 – To request a special permit for a school, Use Group 3, within an M1-1 Zoning District to vary Z.R. §42-00 so as to permit the school on the Premises.  <b>COMMUNITY BOARD #11BK</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Closed, Decision – 6/14/05</b></p>

**BZ – CONTINUED HEARINGS**

12.	187-04-BZ	Eric Palatnik, P.C. <b>182 Malcolm X Boulevard, BROOKLYN</b> Variance: Under Z.R. §72-21 – To permit the proposed construction of a four story building, with eight dwelling units, Use Group 2, located in an R-5 zoning district. The proposal does not comply with the zoning requirements for lot coverage, floor area, front yards, parking, height, and perimeter wall and the number of dwelling units. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 6/7/05</b>
13.	219-04-BZ	Eric Palatnik, P.C. <b>2162/70 University Avenue, THE BRONX</b> Variance: Under Z.R. §72-21 – To permit the legalization of a portion of the required open space of the premises, for use as parking spaces (30 spaces), which are to be accessory to the existing 110 unit multiple dwelling, located in an R7-1 zoning district, is contrary to Z.R. §25-64 and §23-142. <b>COMMUNITY BOARD #5BX</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 8/9/05</b>
14.	267-04-BZ	Cozin O’Connor Attorneys <b>362/64 Coney Island Avenue, BROOKLYN</b> Variance: Under Z.R. §72-21 – To permit the proposed thirty-two unit multiple dwelling, Use Group 2, located in a C8-2 zoning district, is contrary to Z.R. §32-00. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 5/24/05</b>
15.	296-04-BZ	Sheldon Lobel, P.C. <b>135 Orchard Street, a/k/a 134 Allen Street, MANHATTAN</b> Variance: Under Z.R. §72-21 – To permit the legalization of the residential uses on floors two through five of an existing five-story mixed use building located in a C6-1 zoning district. <b>COMMUNITY BOARD #3M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 8/9/05</b>

***BZ – CONTINUED HEARINGS***

<b>16.</b>	<b>315-04-BZ thru 318-04-BZ</b>	Steve Sinacori/Stadtmauer Bailkin LLP <b>1732, 1734, 1736 &amp; 1738 81<sup>st</sup> Street, BROOKLYN</b> Variance: Under Z.R. §72-21 – To permit the proposed development which will contain four three-family homes (Use Group 2), within an M1-1 Zoning District which is contrary to Section 42-00 of the Resolution. <b>COMMUNITY BOARD #11BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 7/12/05</b>

***BZ – NEW CASES***

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

**BZ – NEW CASES**

20.	189-04-BZ	<p>D.E.C. Designs  <b>3445 White Plains Road, THE BRONX</b>  Special Permit: Under Z.R. §73-19 – To allow a school (UG3) in a C8-1 zoning district which is not permitted as per section 32-00 of the Zoning Resolution.  <b>COMMUNITY BOARD #12BX</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Postponed Hearing – 6/14/05</b></p>
21.	276-04-BZ	<p>The Law Office of Fredrick A. Becker  <b>657 Logan Avenue, THE BRONX</b>  Variance: Under Z.R. §72-21 – To permit the proposed addition of a second floor plus attic, to an existing one family dwelling, Use Group 1, located in an R4 zoning district, which does not comply with the zoning requirements for rear and side yards, is contrary to Z.R. §23-461 and §23-47.  <b>COMMUNITY BOARD #10BX</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 5/24/05</b></p>
22.	354-04-BZ	<p>Friedman &amp; Gotbaum  <b>637 Greenwich Street, MANHATTAN</b>  Variance: Under Z.R. §72-21 – To permit the proposed conversion of an existing two-story building, from artist’s studio to a single family residence, located in an M1-5 zoning district, is contrary to Z.R. §42-10.  <b>COMMUNITY BOARD #2M</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Closed, Decision – 6/7/05</b></p>
23.	372-04-BZ	<p>Rothkrug Rothkrug Weinberg Spector  <b>8 Lawn Avenue, STATEN ISLAND</b>  Variance: Under Z.R. §72-21 – To permit in a R1-2(NA-1) zoning district the construction of a single family home on a lot with less than the required lot area and lot width to vary Z.R. §23-32.  <b>COMMUNITY BOARD #2SI</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 6/14/05</b></p>

***SPECIAL HEARING – May 11, 2005***

<b>1.</b>	<b>156-03-BZ</b>	<p>Law Offices of Howard Goldman, PLLC <b>135-35 Northern Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #7Q</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Continued Hearing – 7/26/05</b></p>
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## ***SOC – CONTINUED HEARINGS***

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

## ***SOC – NEW CASES***

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

## *APPEALS – CONTINUED HEARINGS*

<b>6.</b>	<b>325-04-A</b>	Rothkrug Rothkrug Weinberg Spector <b>91 Wakefield Road, STATEN ISLAND</b> Proposed construction of a one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/14/05</b>
<b>7.</b>	<b>309-04-BZY &amp; 310-04-BZY</b>	Rothkrug Rothkrug Weinberg & Spector <b>65 &amp; 67 North Burgher Avenue, STATEN ISLAND</b> Application to extend time to complete construction for a major development as per Z.R.§11-331.
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/14/05</b>
<b>8.</b>	<b>347-04-BZY &amp; 348-04-BZY</b>	Rothkrug Rothkrug Weinberg & Spector <b>3056 &amp; 3058 Cross Bronx Expressway, THE BRONX</b> Application to extend time to complete construction for a major development as per Z.R.§11-331.
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 6/14/05</b>

## *APPEALS – NEW CASES*

<b>9.</b>	<b>55-05-A</b>	Joseph A. Sherry <b>40 Ocean Avenue, QUEENS</b> Proposed enlargement to an existing one family dwelling not fronting on a legally mapped street, which is contrary to Section 36 of the General City Law. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 5/24/05</b>
<b>10.</b>	<b>56-05-A</b>	Joseph A. Sherry <b>10 Janet Lane, QUEENS</b> Proposed enlargement to an existing one family dwelling not fronting on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 5/24/05</b>

**APPEALS – NEW CASES**

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

***BZ – DECISIONS***

1.	<b>381-03-BZ</b>	<p>Moshe M. Friedman, P.E.  <b>6023 Fort Hamilton Parkway, a/k/a 6013/23 Fort Hamilton Parkway, a/k/a 6012/24 Tenth Avenue, and a/k/a 973/83 61<sup>st</sup> Street, BROOKLYN</b>  Variance: Under Z.R. §72-21 – To permit the proposed expansion of existing social security offices, and the addition of a school by adding a second floor, to an existing one-story building, located in an M1-1 zoning district, which does not comply with the zoning requirements for Use Group and floor area, and is contrary to Z.R. §42-00, §43-12 and §43-122.  <b>COMMUNITY BOARD #12BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Granted – 5/17/05</b></p>
2.	<b>144-04-BZ</b>	<p>Eric Palatnik, P.C.  <b>286 Hudson Street, MANHATTAN</b>  Variance: Under Z.R. §72-21 – To permit the proposed development which will contain residential uses at the second through eighth floors (Use Group 2), within an M1-6 zoning district to vary Z.R. §43-10.  <b>COMMUNITY BOARD #2M</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Defer Decision – 5/24/05</b></p>
3.	<b>247-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>122-20 Merrick Boulevard, QUEENS</b>  Variance: Under Z.R. §72-21 – To permit the proposed enlargement of a two-story storage facility (Use Group 16) in a C8-1 zoning district, which creates non-compliance by exceeding the permitted floor area authorized by Section 33-122 of the Zoning Resolution and creates a second floor within a rear yard equivalent, increasing the degree of non-compliance contrary to Sections 54-31 and 33-283 of the Zoning Resolution.  <b>COMMUNITY BOARD #12Q</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Granted – 5/17/05</b></p>

***BZ – DECISIONS***

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

***BZ – CONTINUED HEARINGS***

7.	174-04-BZ	<p>Law Offices of Howard Goldman, PLLC  <b>124 West 24<sup>th</sup> Street, MANHATTAN</b>  Variance: Under Z.R. §72-21 – Proposed conversion of floors two through six, to residential use, Use Group 2, in an existing six-story commercial building, located in an M1-6 zoning district, is contrary to Z.R. §42-00.  <b>COMMUNITY BOARD #4M</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Closed, Decision – 6/14/05</b></p>
8.	209-04-BZ & 210-04-A	<p>Joseph P. Morsellino, Esq.  <b>109-09 15<sup>th</sup> Avenue, QUEENS</b>  Variance: Under Z.R. §72-21 – To permit the proposed six story residential building, with 134 dwelling units, Use Group 2, located in an M2-1 zoning district, which is contrary to Z.R. §42-00 and is also located within the bed of mapped street, contrary to Section 35, Article 3 of the General City Law.  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Toni Matias 212-788-8752 /Jed Weiss 212-788-8781</b>  <b>Status: Continued Hearing – 6/14/05</b></p>
9.	255-04-BZ	<p>Eric Palatnik, P.C.  <b>1924 Homecrest Avenue, BROOKLYN</b>  Special Permit: under Z.R. §73-622 – To permit the proposed enlargement of an existing single family residence, which does not comply with the zoning requirements for floor area and side yard, is contrary to Z.R. §23-141 and §23-461(a), located in an R5 zoning district.  <b>COMMUNITY BOARD #15BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 6/7/05</b></p>
10.	297-04-BZ	<p>Sheldon Lobel, P.C.  <b>1174 East 22<sup>nd</sup> Street, BROOKLYN</b>  Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing one family dwelling, Use Group 1, located in an R-2 zoning district, which does not comply with the zoning requirement for floor area ratio, is contrary to Z.R §23-141.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 6/7/05</b></p>

***BZ – CONTINUED HEARINGS***

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

**BZ – NEW CASES**

15.	36-04-BZ & 37-04-BZ	<p>Petraro &amp; Jones, LLP  <b>30 &amp; 32 Carlton Avenue, BROOKLYN</b>  Variance: Under Z.R. §72-21 – To permit the proposed construction of two eight family dwellings, on two currently vacant lots, located in an M1-2 zoning district.  <b>COMMUNITY BOARD #2BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Continued Hearing – 6/14/05</b></p>
16.	163-04-BZ	<p>Rothkrug Rothkrug Weinberg &amp; Spector  <b>677/91 Fulton Street, BROOKLYN</b>  Special Permit: Under Z.R. §73-36 – To permit the proposed physical culture establishment, which will occupy portions of the cellar and first floor of an existing two story building located in C1-3(R6) zoning district.  <b>COMMUNITY BOARD #2BK</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Closed, Decision – 7/12/05</b></p>
17.	356-04-BZ	<p>Kramer Levin Naftalis &amp; Frankel, LLP  <b>60 East 55<sup>th</sup> Street, MANHATTAN</b>  Special Permit: Under Z.R. §73-36 – Approval sought for a proposed physical cultural establishment to be located on a portion of the cellar and first floor, entire third, fourth and sixth floor levels of a 41 story mixed use building. The proposed PCE use will contain 19, 249 gross square feet. The site is located in a C5-2.5 Special Midtown District.  <b>COMMUNITY BOARD #5M</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Closed, Decision – 6/7/05</b></p>
18.	15-05-BZ	<p>Friedman &amp; Gotbaum, LLP by Irving J. Gotbaum  <b>209 West 20<sup>th</sup> Street, MANHATTAN</b>  Variance: under Z.R. 72-21 – To permit the proposed construction of a seven-story 64.5' residential building, located in an R8B zoning district, which exceeds the permitted height of 60', which is contrary to Z.R.§23-692.  <b>COMMUNITY BOARD #5M</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Continued Hearing – 7/12/05</b></p>

**BZ – NEW CASES**

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

***SOC – DECISIONS***

<b>1.</b>	<b>138-68-BZ</b>	Francis R. Angelino, Esq. <b>10-25 150<sup>th</sup> Street, QUEENS</b> Reopening: Extension of Time/Waiver to obtain a Certificate of Occupancy for a funeral home, located in an R-2 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/24/05</b>
<b>2.</b>	<b>100-71-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>61-03 Northern Boulevard, QUEENS</b> Reopening: Waiver of Rules of Practice and Procedure and for an extension of term of variance to permit the use of an open area for the sale of used car and accessory parking on a lot containing an existing automobile repair shop, located in an R5 zoning district. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/24/05</b>
<b>3.</b>	<b>739-76-BZ</b>	Joseph p. Morsellino, Esq. <b>212-95 26<sup>th</sup> Avenue, QUEENS</b> Reopening: Extension of Term of variance for an amusement arcade (Use Group 15), located in a C4-1 zoning district. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 5/24/05</b>
<b>4.</b>	<b>126-99-BZ</b>	Sheldon Lobel, P.C. <b>220-16 Jamaica Avenue, QUEENS</b> Reopening for Extension of Time to complete construction of a hotel which was granted on March 28, 2000 under section 72-21 of the zoning resolution for the subject site to be used as a transient hotel located in C1-2 zoning district. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 5/24/05</b>
<b>5.</b>	<b>215-00-BZ</b>	McDermott Will & Emery, LLP <b>271-11 76<sup>th</sup> Avenue, QUEENS</b> Reopening for Extension of Time to complete construction of the Parker Jewish Institute for Health Care and Rehabilitation, authorized by a variance issued by the Board of Standards and Appeals on January 16, 2001, located R3-2 Zoning District. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 5/24/05</b>

***SOC – NEW CASES***

<b>6.</b>	<b>765-50-BZ</b>	<p>Kenneth H. Koons  <b>1430-36 Unionport Road, BRONX</b>                      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.  <b>COMMUNITY BOARD #9X</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Closed, Decision – 6/14/05</b></p>
<b>7.</b>	<b>348-82-BZ</b>	<p>Salvati Architects  <b>204 Avenue “S”, BROOKLYN</b>                      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 &amp; 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.  <b>COMMUNITY BOARD #11BK</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Closed, Decision – 6/14/05</b></p>
<b>8.</b>	<b>258-90-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2337 Coney Island Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 6/7/05</b></p>
<b>9.</b>	<b>189-03-BZ</b>	<p>Sheldon Lobel, P.C.  <b>836 East 233<sup>rd</sup> Street, BRONX</b>                      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.  <b>COMMUNITY BOARD #12BX</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 6/14/05</b></p>

***APPEALS – DECISIONS***

10.	55-05-A	<p>Joseph A. Sherry  <b>40 Ocean Avenue, QUEENS</b>  Proposed enlargement to an existing one family dwelling not fronting on a legally mapped street, which is contrary to Section 36 of the General City Law.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Granted – 5/24/05</b></p>
11.	56-05-A	<p>Joseph A. Sherry  <b>10 Janet Lane, QUEENS</b>  Proposed enlargement to an existing one family dwelling not fronting on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Granted – 5/24/05</b></p>
12.	57-05-A	<p>Joseph A. Sherry  <b>667 Highland Place, QUEENS</b>  Proposed enlargement to an existing one family dwelling not fronting on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Granted – 5/24/05</b></p>
13.	58-05-A	<p>Joseph A. Sherry  <b>15 Ocean Avenue, QUEENS</b>  Proposed enlargement to an existing one family dwelling not fronting on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Granted – 5/24/05</b></p>
14.	59-05-A	<p>Joseph A. Sherry  <b>5 Courtenay Lane, QUEENS</b>  Proposed enlargement to an existing one family dwelling not fronting on a legally mapped street, also a proposal to upgrade the private disposal in the bed of an existing service road, is contrary to Section 36, Article 3 of the General City Law and the Department of Buildings' policy.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Granted – 5/24/05</b></p>

**APPEALS – NEW CASES**

15.	23-05-A	Walter T. Gorman, P.E. <b>32 Bedford Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 6/7/05</b>
16.	35-05-A	Zygmunt Staszewski <b>37 Beach 221<sup>st</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 5/24/05</b>
17.	37-05-A	Zygmunt Staszewski <b>17 Fulton Walk, QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 5/24/05</b>
18.	51-05-A	Gary Lenhart, R.A. <b>105 Beach 219<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 5/24/05</b>

***BZ – DECISIONS***

1.	327-02-BZ	Harold Weinberg, P.E. <b>82 Union Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #6 BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Defer Decision – 7/12/05</b>
2.	134-04-BZ	Cozen O’Connor Attorneys <b>184 Kent Avenue, BROOKLYN</b> Variance: Under Z.R. §72-21 – To permit the proposed construction of a public esplanade between the building and bulkhead line; also the proposed construction of an additional forty-seven residential units, located in an M3-1 district, is contrary to a previous variance granted under Cal. #191-00-BZ. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Withdrawn – 5/24/05</b>
3.	144-04-BZ	Eric Palatnik, P.C. <b>286 Hudson Street, MANHATTAN</b> Variance: Under Z.R. §72-21 – To permit the proposed development which will contain residential uses at the second through eighth floors (Use Group 2), within an M1-6 zoning district to vary Z.R. §43-10. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 5/24/05</b>
4.	190-04-BZ	Agusta & Ross, Esqs. <b>2184 Mill Avenue, a/k/a 6001 Strickland Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 6/14/05</b>

***BZ – DECISIONS***

<b>5.</b>	<b>276-04-BZ</b>	<p>The Law Office of Fredrick A. Becker <b>657 Logan Avenue, THE BRONX</b> Variance: Under Z.R. §72-21 – To permit the proposed addition of a second floor plus attic, to an existing one family dwelling, Use Group 1, located in an R4 zoning district, which does not comply with the zoning requirements for rear and side yards, is contrary to Z.R. §23-461 and §23-47. <b>COMMUNITY BOARD #10BX</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Granted – 5/24/05</b></p>
<b>6.</b>	<b>319-04-BZ &amp; 61-05-A</b>	<p>Steven Sinacori, Esq. <b>35 McDonald Avenue, a/k/a 25/47 McDonald Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #7BK</b> <b>Examiner: Roy Starrin 212-788-8797/Toni Matias 212-788-8752</b> <b>Status: Granted – 5/24/05</b></p>

***BZ – CONTINUED HEARINGS***

7.	385-03-BZ	Joseph P. Morsellino <b>85-15 and 85-17 120<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #9Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 7/12/05</b>
8.	152-04-BZ	James M. Plotkin, Esq. <b>3213 Edson Avenue, BRONX</b> 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. <b>COMMUNITY BOARD #12BX</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Withdrawn – 5/24/05</b>
9.	212-04-BZ	Rampulla Associates Architects <b>2360 Hylan Boulevard, STATEN ISLAND</b> Variance: Under Z.R. §72-21 – To permit the proposed erection and maintenance of a cellar and two (2) story photography and video studio, Use Group 6, located in an R3-2 zoning district, which is contrary to Z.R. §22-10. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 7/19/05</b>
10.	225-04-BZ	Jay A. Segal, Esq. <b>201 Berry Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Withdrawn – 5/24/05</b>

**BZ – CONTINUED HEARINGS**

11.	234-04-BZ	<p>Sheldon Lobel, P.C.  <b>255 McKibbin Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #1BK</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Continued Hearing – 7/12/05</b></p>
12.	257-04-BZ	<p>Patrick W. Jones, Esq.  <b>252/60 Atlantic Avenue (aka - 83/87 Boerum Place, 239/47 Pacific Street), BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #2BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Continued Hearing – 6/14/05</b></p>
13.	267-04-BZ	<p>Cozen O’Connor Attorneys  <b>362/64 Coney Island Avenue, BROOKLYN</b>                      Variance: Under Z.R. §72-21 – To permit the proposed thirty-two unit multiple dwelling, Use Group 2, located in a C8-2 zoning district, is contrary to Z.R. §32-00.  <b>COMMUNITY BOARD #7BK</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Closed, Decision – 7/26/05</b></p>
14.	290-04-BZ	<p>Stuart A. Klein, Esq.  <b>341-349 Troy Avenue, BROOKLYN</b>                      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).  <b>COMMUNITY BOARD#9BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 7/19/05</b></p>

***BZ – CONTINUED HEARINGS***

<b>15.</b>	<b>299-04-BZ</b>	Patrick W. Jones, Esq. <b>111-02 Sutphin Boulevard (aka 111-04/12 Sutphin Boulevard), QUEENS</b> 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. <b>COMMUNITY BOARD#12Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 7/12/05</b>
<b>16.</b>	<b>390-04-BZ</b>	Walter T. Gorman, P.E. <b>2290 Boston Road, THE BRONX</b> 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. <b>COMMUNITY BOARD #11BX</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 6/14/05</b>

**BZ – NEW CASES**

17.	378-03-BZ	<p>Harold Weinberg, P.E.  <b>2920 Coney Island Avenue, BROOKLYN</b>  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 &amp; Sky Exposure Plane and Setback) to be used as a non-profit institution, without sleeping accommodations for teaching of circus skills.  <b>COMMUNITY BOARD #15BK</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Continued Hearing – 7/12/05</b></p>
18.	41-04-BZ	<p>Sheldon Lobel, P.C.  <b>338 East 109<sup>th</sup> Street, MANHATTAN</b>  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.  <b>COMMUNITY BOARD #11M</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 8/16/05</b></p>
19.	374-04-BZ	<p>Deirdre A. Carson, Esq.  <b>246 Front Street, a/k/a 267½ Water Street, MANHATTAN</b>  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.  <b>COMMUNITY BOARD #1M</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 7/12/05</b></p>
20.	401-04-BZ	<p>Eric Palatnik, P.C.  <b>1395 Ocean Avenue, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Closed, Decision – 6/14/05</b></p>

**BZ – NEW CASES**

<b>21.</b>	<b>4-05-BZ</b>	Sheldon Lobel, P.C. <b>69-02 Garfield Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #2Q</b> <b>Examiner: Carlo Costanza (212) 788-8739</b> <b>Status: Closed, Decision – 6/14/05</b>
<b>22.</b>	<b>43-05-BZ</b>	Harold Weinberg, P.E. <b>1826 East 28<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #15BK</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Continued Hearing – 7/12/05</b>

## *SOC – DECISIONS*

<b>1.</b>	<b>1111-62-BZ</b>	Sheldon Lobel, P.C. <b>201 East 56<sup>th</sup> Street, MANHATTAN</b> Reopening: Extension of Term of variance to permit transient parking beyond the ten-year term expiring on March 26, 2003 in the C5-2 portion of the lot. <b>COMMUNITY BOARD #6M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 6/7/05</b>
<b>2.</b>	<b>1129-64-BZ</b>	Sheldon Lobel, P.C. <b>147-36 Brookville Boulevard, QUEENS</b> Reopening: Extension of Term to permit the erection of a one story enlargement to an existing building used for the sale of auto supplies, located in an R3-2 zoning district. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 6/7/05</b>
<b>3.</b>	<b>258-90-BZ</b>	Sheldon Lobel, P.C. <b>2337 Coney Island Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 6/7/05</b>
<b>4.</b>	<b>189-96-BZ</b>	John C. Chen <b>85-12 Roosevelt Avenue, QUEENS</b> Reopening for an Extension of Term-Waiver-for an eating and drinking establishment with dancing, located in an C2-3 overlay within an R6 zoning district. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 6/7/05</b>
<b>5.</b>	<b>234-98-BZ</b>	Walter T. Gorman, P.E. <b>2600-2614 Adam Clayton Powell Jr. Boulevard, MANHATTAN</b> Reopening for an Extension of Time to complete construction and obtain a C of O for gasoline service station and auto laundry, located in an R7-2 zoning district. <b>COMMUNITY BOARD #10M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 6/7/05</b>

***SOC – DECISIONS***

<b>6.</b>	<b>146-03-BZ/ 139-02-A</b>	<p>Jesse Masyr, Wachtel &amp; Masyr, LLP <b>1511 Third Avenue aka 201 East 85<sup>th</sup> Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #8M</b> <b>Examiner: Roy Starrin 788-8797/Toni Matias 788-8752</b> <b>Status: Granted – 6/7/05</b></p>
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**SOC – CONTINUED HEARINGS**

7.	110-95-BZ	<p>John W. Russell, Esq.  <b>1845 Cornage Avenue, QUEENS</b>                      Reopening for Extension of Term of a variance, which permitted, within a C2/R5 zoning district, the operation of a auto repair facility (UG16), with accessory uses, including parking and minor repairs using handtools.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Continued Hearing – 7/19/05</b></p>
8.	91-02-BZ	<p>Sheldon Lobel, P.C.  <b>3032-3042 West 22<sup>nd</sup> Street, BROOKLYN</b>                      Amendment to a previously granted variance under Z.R. §72-21 to allow minor modification of the approved plans, located in a R-5 zoning district.  <b>COMMUNITY BOARD #13BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 7/12/05</b></p>
9.	182-02-BZ	<p>Sheldon Lobel, P.C.  <b>1705 Richmond Avenue, a/k/a 2990 Victory Boulevard, STATEN ISLAND</b>                      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.  <b>COMMUNITY BOARD #2SI</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 6/7/05</b></p>

***SOC – NEW CASES***

<b>10.</b>	<b>45-65-BZ</b>	Jesse Masyr, Esq. <b>1526 Grand Concourse, THE BRONX</b> 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. <b>COMMUNITY BOARD #4BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 6/14/05</b>
<b>11.</b>	<b>129-70-BZ</b>	Sheldon Lobel, P.C. <b>6/14 West 66<sup>th</sup> Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #7M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 7/12/05</b>
<b>12.</b>	<b>70-91-BZ</b>	Salvadeo Associates <b>1894/1898 Hylan Boulevard, STATEN ISLAND</b> Reopening for an extension of term/waiver of a variance to allow commercial/retail stores Use Group 6 in an R3-2 zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/12/05</b>

***APPEALS – DECISIONS***

<b>13.</b>	<b>301-04-BZY</b>	Rothkrug Rothkrug Weinberg & Spector <b>102 Greaves Avenue, STATEN ISLAND</b> Application to complete construction for a minor development as per Z.R. §11-331. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias 212-788-8752</b>
		<b>Status: Granted – 6/7/05</b>
<b>14.</b>	<b>211-04-A</b>	Sheldon Lobel, P.C. <b>216-50/56 28<sup>th</sup> Avenue, QUEENS</b> Proposed expansion and renovation of an existing church building, (Grace Presbyterian Church), located within the bed of a mapped street, is contrary to Section 35, Article 3 of General City Law. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias 212-788-8752</b>
		<b>Status: Granted – 6/7/05</b>
<b>15.</b>	<b>23-05-A</b>	Walter T. Gorman, P.E. <b>32 Bedford Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias 212-788-8752</b>
		<b>Status: Granted – 6/7/05</b>

***APPEALS – NEW CASES***

<b>16.</b>	<b>85-05-A</b>	Gary Lenhart, R.A. <b>8 Jamaica Walk, QUEENS</b> 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. <b>COMMUNITY BOARD 14Q</b>
		<b>Examiner: Toni Matias 212-788-8752</b>
		<b>Status: Granted – 6/7/05</b>

***BZ – DECISIONS***

1.	357-03-BZ	<p>Agusta &amp; Ross  <b>33 Berry Street, aka 144 North 12<sup>th</sup> Street, BROOKLYN</b>                      Variance: Under Z.R. §72-21 to permit the proposed four-story and penthouse multiple dwelling, located in an M1-2 district.  <b>COMMUNITY BOARD #1BK</b>  <b>Examiner: Rory Levy (212) 788-8797</b>  <b>Status: Defer Decision – 8/23/05</b></p>
2.	20-04-BZ	<p>Eric Palatnik, P.C.  <b>5723 17<sup>th</sup> Avenue, BROOKLYN</b>                      Variance: under Z.R. §72-21 – To permit the proposed construction of a single family dwelling, Use Group 1, located in an R5 zoning district, which does not comply with the zoning requirements for side yards, floor area ratio, open space ratio and open space, is contrary to Z.R. §23-141(a), §23-45 and §23-461.  <b>COMMUNITY BOARD #12BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 6/7/05</b></p>
3.	127-04-BZ	<p>Eric Palatnik, P.C.  <b>5313/23 Fifth Avenue, BROOKLYN</b>                      Special Permit: Under Z.R. §73-36 – The legalization of an existing physical culture establishment, located on the fourth floor of a four story building, situated in a C4-3 zoning district.  <b>COMMUNITY BOARD #7BK</b>  <b>Examiner: Toni Matias 212-788-8752</b>  <b>Status: Granted – 6/7/05</b></p>
4.	187-04-BZ	<p>Eric Palatnik, P.C.  <b>182 Malcolm X Boulevard, BROOKLYN</b>                      Variance: Under Z.R. §72-21 – To permit the proposed construction of a four story building, with eight dwelling units, Use Group 2, located in an R-5 zoning district. The proposal does not comply with the zoning requirements for lot coverage, floor area, front yards, parking, height, and perimeter wall and the number of dwelling units.  <b>COMMUNITY BOARD #3BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Granted – 6/7/05</b></p>

***BZ – DECISIONS***

5.	252-04-BZ	Jay A. Segal, Esq. <b>170 North 11<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8797</b>
		<b>Status: Withdrawn – 6/7/05</b>
6.	297-04-BZ	Sheldon Lobel, P.C. <b>1174 East 22<sup>nd</sup> Street, BROOKLYN</b> Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing one family dwelling, Use Group 1, located in an R-2 zoning district, which does not comply with the zoning requirement for floor area ratio, is contrary to Z.R §23-141. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 6/7/05</b>
7.	327-04-BZ	Sheldon Lobel, P.C. <b>66-34 108<sup>th</sup> Street, QUEENS</b> Variance: Under Z.R. §72-21 – To request a variance from the following sections of the Zoning Resolution: 24-11(floor area ratio); 24-34(front yard requirements); and 24-521(height and setback regulations). The proposal calls for the enlargement of an existing Community Facility. <b>COMMUNITY BOARD #6Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 6/7/05</b>
8.	345-04-BZ	Fredrick A. Becker <b>1030-1044 Ocean Park way, BROOKLYN</b> Variance: Under Z.R. §72-21 – To request a bulk variance to allow the construction of a new synagogue in an R5 district contrary to Z.R. §§23-141, 23-464, 23-47, 113-12, 23-631(d), 113-30, 25-18 and 25-31. <b>COMMUNITY BOARD#12BK</b>
		<b>Examiner: Rory Levy (212) 788-8797</b>
		<b>Status: Granted – 6/7/05</b>

***BZ – DECISIONS***

<b>9.</b>	<b>354-04-BZ</b>	Friedman & Gotbaum <b>637 Greenwich Street, MANHATTAN</b> Variance: Under Z.R. §72-21 – To permit the proposed conversion of an existing two-story building, from artist’s studio to a single family residence, located in an M1-5 zoning district, is contrary to Z.R. §42-10. <b>COMMUNITY BOARD #2M</b> <b>Examiner: Roy Starrin (212) 788-8797</b> <b>Status: Granted – 6/7/05</b>
<b>10.</b>	<b>356-04-BZ</b>	Kramer Levin Naftalis & Frankel, LLP <b>60 East 55<sup>th</sup> Street, MANHATTAN</b> Special Permit: Under Z.R. §73-36 – Approval sought for a proposed physical cultural establishment to be located on a portion of the cellar and first floor, entire third, fourth and sixth floor levels of a 41 story mixed use building. The proposed PCE use will contain 19, 249 gross square feet. The site is located in a C5-2.5 Special Midtown District. <b>COMMUNITY BOARD #5M</b> <b>Examiner: Toni Matias 212-788-8752</b> <b>Status: Granted – 6/7/05</b>

***BZ – CONTINUED HEARINGS***

11.	3-04-BZ	Eric Palatnik, P.C. <b>147-08 46<sup>th</sup> Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Rory Levy (212) 788-8797</b>
		<b>Status: Continued Hearing – 9/13/05</b>
12.	255-04-BZ	Eric Palatnik, P.C. <b>1924 Homecrest Avenue, BROOKLYN</b> Special Permit: under Z.R. §73-622 – To permit the proposed enlargement of an existing single family residence, which does not comply with the zoning requirements for floor area and side yard, is contrary to Z.R. §23-141 and §23-461(a), located in an R5 zoning district. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 7/12/05</b>
13.	272-04-BZ	Sullivan Chester & Gardner <b>14-38/40 31<sup>st</sup> Drive, QUEENS</b> 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. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Adjourned – 7/19/05</b>
14.	352-04-BZ	Eric Palatnik, P.C. <b>1845 Richmond Avenue, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Rory Levy (212) 788-8797</b>
		<b>Status: Continued Hearing – 7/26/05</b>

***BZ – CONTINUED HEARINGS***

<b>15.</b>	<b>363-04-BZ</b>	<p>Herrick Feinstein, LLP <b>6002 Fort Hamilton Parkway, BROOKLYN</b> Variance: under Z.R. §§72-01(b) &amp; 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. <b>COMMUNITY BOARD #12BK</b> <b>Examiner: Roy Starrin (212) 788-8797</b> <b>Status: Closed, Decision – 7/19/05</b></p>
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**BZ – NEW CASES**

<p><b>16.</b></p>	<p><b>344-03-BZ/ 345-03-A</b></p>	<p>Law Offices of Howard Goldman <b>2777 Flatbush Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #18BK</b> <b>Examiner: Toni Matias 788-8752/Carlo Costanza 788-8739</b> <b>Status: Closed, Decision – 7/12/05</b></p>
<p><b>17.</b></p>	<p><b>397-03-BZ thru 405-03-BZ</b></p>	<p>Sheldon Lobel, P.C. <b>1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271 60<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #12BK</b> <b>Examiner: Roy Starrin (212) 788-8797</b> <b>Status: Continued Hearing – 7/26/05</b></p>
<p><b>18.</b></p>	<p><b>154-04-BZ</b></p>	<p>Rothkrug Rothkrug Weinberg &amp; Spector <b>63 Rapeleye Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #6BK</b> <b>Examiner: Roy Starrin (212) 788-8797</b> <b>Status: Continued Hearing – 7/19/05</b></p>
<p><b>19.</b></p>	<p><b>402-04-BZ</b></p>	<p>Steven Sinacori/Stadtmauer Bailkin, LLP <b>2461 Knapp Street, BROOKLYN</b> 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). <b>COMMUNITY BOARD #15BK</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Continued Hearing – 7/19/05</b></p>

**BZ – NEW CASES**

20.	404-04-BZ	Sheldon Lobel, P.C., <b>1348 East 24<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 7/12/05</b>
21.	405-04-BZ	Sheldon Lobel, P.C. <b>1734 East 27<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/16/05</b>

***SOC – DECISIONS***

<b>1.</b>	<b>765-50-BZ</b>	<p>Kenneth H. Koons  <b>1430-36 Unionport Road, BRONX</b>                      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.  <b>COMMUNITY BOARD #9X</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 6/14/05</b></p>
<b>2.</b>	<b>45-65-BZ</b>	<p>Jesse Masyr, Esq.  <b>1526 Grand Concourse, THE BRONX</b>                      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.  <b>COMMUNITY BOARD #4BX</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 6/14/05</b></p>
<b>3.</b>	<b>348-82-BZ</b>	<p>Salvati Architects  <b>204 Avenue “S”, BROOKLYN</b>                      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 &amp; 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.  <b>COMMUNITY BOARD #11BK</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 6/14/05</b></p>
<b>4.</b>	<b>189-03-BZ</b>	<p>Sheldon Lobel, P.C.  <b>836 East 233<sup>rd</sup> Street, BRONX</b>                      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.  <b>COMMUNITY BOARD #12BX</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 6/14/05</b></p>

***SOC – NEW CASES***

<b>5.</b>	<b>364-87-BZ</b>	Sheldon Lobel, P.C. <b>1710-1720 Flatbush Avenue, BROOKLYN</b> Reopening for Extension of Term/Waiver for an Automotive Repair Shop, located in a C2-2 within an R5 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/19/05</b>
<b>6.</b>	<b>793-88-BZ</b>	Eric Palatnik, P.C. <b>164/76 Willis Avenue, THE BRONX</b> 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. <b>COMMUNITY BOARD #1BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/19/05</b>
<b>7.</b>	<b>162-93-BZ</b>	Fredrick A. Becker, Esq. <b>270 West 17<sup>th</sup> Street, a/k/a 124-128 Eighth Avenue, MANHATTAN</b> 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. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Adjourned – 8/23/05</b>
<b>8.</b>	<b>12-00-BZ</b>	Eric Palatnik, P.C. <b>1045 East 24<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 7/19/05</b>

## ***APPEALS – DECISIONS***

<b>9.</b>	<b>397-04-A</b>	<p>Petraro &amp; Jones, LLP  <b>151 West 76<sup>th</sup> Street, MANHATTAN</b>                      An appeal to request the Board to determine that the apartment house at subject premises, is not a “single room occupancy multiple dwelling” and (2) nullify the Department of Buildings’ plan review “objection” that resulted in this appeal application.  <b>COMMUNITY BOARD #7M</b></p>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 8/9/05</b>

## ***APPEALS – CONTINUED HEARINGS***

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

***APPEALS – CONTINUED HEARINGS***

<b>14.</b>	<b>22-05-A</b>	<p>Dennis Dell' Angelo <b>5728 Amboy Road and 3 Haynes Street, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #3SI</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Closed, Decision – 8/9/05</b></p>
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## ***BZ – DECISIONS***

<b>1.</b>	<b>138-04-BZ</b>	Sheldon Lobel, P.C. <b>6101-6123 16<sup>th</sup> Avenue, BROOKLYN</b> Special Permit: Under Z.R. §73-19 – To request a special permit for a school, Use Group 3, within an M1-1 Zoning District to vary Z.R. §42-00 so as to permit the school on the Premises.
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 6/14/05</b>
<b>2.</b>	<b>174-04-BZ</b>	Law Offices of Howard Goldman, PLLC <b>124 West 24<sup>th</sup> Street, MANHATTAN</b> Variance: Under Z.R. §72-21 – Proposed conversion of floors two through six, to residential use, Use Group 2, in an existing six-story commercial building, located in an M1-6 zoning district, is contrary to Z.R. §42-00. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 6/14/05</b>
<b>3.</b>	<b>178-04-BZ thru 181-04-BZ</b>	Joseph P. Morsellino <b>7-04/06/12/14 130<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Withdrawn - 6/14/04</b>
<b>4.</b>	<b>190-04-BZ</b>	Agusta & Ross, Esqs. <b>2184 Mill Avenue, a/k/a 6001 Strickland Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 6/14/05</b>

**BZ – DECISIONS**

5.	390-04-BZ	<p>Walter T. Gorman, P.E.  <b>2290 Boston Road, THE BRONX</b>  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.  <b>COMMUNITY BOARD #11BX</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Granted – 6/14/05</b></p>
6.	401-04-BZ	<p>Eric Palatnik, P.C.  <b>1395 Ocean Avenue, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Granted – 6/14/05</b></p>
7.	4-05-BZ	<p>Sheldon Lobel, P.C.  <b>69-02 Garfield Avenue, QUEENS</b>  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.  <b>COMMUNITY BOARD #2Q</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Granted – 6/14/05</b></p>
8.	32-05-BZ	<p>Law Office of Howard Goldman  <b>288 7<sup>th</sup> Street, BROOKLYN</b>  Variance: under Z.R.§72-21 – To permit the proposed relocation and expansion of an existing not-for-profit school, located in an R6B zoning district, which does not comply with the zoning requirements for lot coverage, is contrary to Z.R. §24-11 and §52-31.  <b>COMMUNITY BOARD #6BK</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Granted – 6/14/05</b></p>

***BZ – DECISIONS***

<b>9.</b>	<b>63-05-BZ</b>	Carole S. Slater, Esq. <b>2324 West 13<sup>th</sup> Street, BROOKLYN</b> Variance: Under Z.R. §72-21 – To permit the proposed two-story addition to a not for profit educational institution for developmentally disabled children, within R5 and R5/C1-2 Zoning Districts to vary Z.R. §§24-11, 24-34 and 77-28. <b>COMMUNITY BOARD #6BK</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Granted – 6/14/05</b>
<b>10.</b>	<b>82-05-BZ</b>	Adrienne W. Bernard, Esq. <b>1841 Park Avenue (a/k/a 101 East 126<sup>th</sup> Street), MANHATTAN</b> Special Permit: Under Z.R. §73-19 – To allow an existing child care facility accessory to a not-for-profit community service organization to operate as a Use Group 3A school, within an M1-2 and R7-2 Zoning District and to vary Z.R. §42-12. <b>COMMUNITY BOARD #11M</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Granted – 6/14/05</b>

***BZ – CONTINUED HEARINGS***

11.	36-04-BZ & 37-04-BZ	<p>Petraro &amp; Jones, LLP  <b>30 &amp; 32 Carlton Avenue, BROOKLYN</b>            Variance: Under Z.R. §72-21 – To permit the proposed construction of two eight family dwellings, on two currently vacant lots, located in an M1-2 zoning district.  <b>COMMUNITY BOARD #2BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Continued Hearing – 7/26/05</b></p>
12.	175-04-BZ thru 177-04-BZ	<p>Joseph P. Morsellino  <b>7-05/09/13 130<sup>th</sup> Street, QUEENS</b>            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.  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Continued Hearing – 8/23/05</b></p>
13.	209-04-BZ & 210-04-A	<p>Joseph P. Morsellino, Esq.  <b>109-09 15<sup>th</sup> Avenue, QUEENS</b>            Variance: Under Z.R. §72-21 – To permit the proposed six story residential building, with 134 dwelling units, Use Group 2, located in an M2-1 zoning district, which is contrary to Z.R. §42-00 and is also located within the bed of mapped street, contrary to Section 35, Article 3 of the General City Law.  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Jed Weiss 212-788-8781/Toni Matias 212-788-8752</b>  <b>Status: Closed, Decision – 7/19/05</b></p>
14.	257-04-BZ	<p>Patrick W. Jones, Esq.  <b>252/60 Atlantic Avenue (a/k/a - 83/87 Boerum Place, 239/47 Pacific Street), BROOKLYN</b>            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.  <b>COMMUNITY BOARD #2BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Continued Hearing – 7/19/05</b></p>

***BZ – CONTINUED HEARINGS***

<b>15.</b>	<b>372-04-BZ</b>	Rothkrug Rothkrug Weinberg Spector <b>8 Lawn Avenue, STATEN ISLAND</b> Variance: Under Z.R. §72-21 – To permit in a R1-2(NA-1) zoning district the construction of a single family home on a lot with less than the required lot area and lot width to vary Z.R. §23-32. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/12/05</b>

***BZ – NEW CASES***

<b>16.</b>	<b>160-04-BZ &amp; 161-04-A</b>	Mitchell S. Ross, Esq. <b>73 Washington Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Rory Levy 212-788-8749/Toni Matias 212-788-8752</b>
		<b>Status: Continued Hearing – 8/9/05</b>
<b>17.</b>	<b>189-04-BZ</b>	D.E.C. Designs, for City of Faith Church of God, owner. <b>3445 White Plains Road, THE BRONX</b> 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. <b>COMMUNITY BOARD #12BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 7/19/05</b>
<b>18.</b>	<b>245-04-BZ</b>	Mitchell S. Ross, Esq. <b>102/04 Franklin Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 7/26/05</b>

**BZ – NEW CASES**

19.	394-04-BZ 30-05-A	<p>Deirdre A. Carson/Greenberg Traurig, LLP  <b>44 Mercer Street, a/k/a 471 Broadway, MANHATTAN</b>            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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Jed Weiss 212-788-8781/Toni Matias 212-788-8752</b></p> <p><b>Status: Continued Hearing – 7/26/05</b></p>
20.	5-05-BZ	<p>Sheldon Lobel, P.C.  <b>59-25 Fresh Meadow Lane, QUEENS</b>            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.  <b>COMMUNITY BOARD #11Q</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Continued Hearing – 7/26/05</b></p>
21.	6-05-BZ	<p>Eric Palatnik, P.C.  <b>3046 Bedford Avenue, BROOKLYN</b>            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.  <b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 7/26/05</b></p>
22.	12-05-BZ	<p>Eric Palatnik, P.C.  <b>1662 East 28<sup>th</sup> Street, BROOKLYN</b>            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.  <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 7/26/05</b></p>

***SOC – DECISIONS***

<b>1.</b>	<b>129-70-BZ</b>	Sheldon Lobel, P.C. <b>6/14 West 66<sup>th</sup> Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #7M</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 7/12/05</b>
<b>2.</b>	<b>70-91-BZ</b>	Salvadeo Associates <b>1894/1898 Hylan Boulevard, STATEN ISLAND</b> Reopening for an extension of term/waiver of a variance to allow commercial/retail stores Use Group 6 in an R3-2 zoning district. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 7/12/05</b>

***SOC – CONTINUED HEARINGS***

<b>3.</b>	<b>62-83-BZ</b>	Law Offices of Howard Goldman, LLC <b>696 Pacific Street, BROOKLYN</b> Reopening for an amendment to the resolution to allow the design of landscaped areas and the elimination of loading docks, located in a R6B zoning district. <b>COMMUNITY BOARD #8BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 9/13/05</b>
<b>4.</b>	<b>91-02-BZ</b>	Sheldon Lobel, P.C. <b>3032-3042 West 22<sup>nd</sup> Street, BROOKLYN</b> Amendment to a previously granted variance under Z.R. §72-21 to allow minor modification of the approved plans, located in a R-5 zoning district. <b>COMMUNITY BOARD #13BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/26/05</b>

***SOC – NEW CASES***

<b>5.</b>	<b>614-74-BZ</b>	<p>Ross F. Moskowitz / Stroock &amp; Stroock &amp; Lavan, LLP  <b>60 East End Avenue, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #8M</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/9/05</b>
<b>6.</b>	<b>234-84-BZ</b>	<p>Vito J. Fossella, P.E.  <b>1976/82 Forest Avenue, STATEN ISLAND</b>                      Reopening – Extension of Term for commercial UG6 establishment partially located in a R3-2 residential zoning district.  <b>COMMUNITY BOARD #1SI</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/23/05</b>
<b>7.</b>	<b>164-99-BZ</b>	<p>Guy M. Harding  <b>79-03 Roosevelt Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #4Q</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/9/05</b>
<b>8.</b>	<b>11-01-BZ</b>	<p>Vassalotti Associate Architects, LLP  <b>586/606 Conduit Boulevard, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #5BK</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 7/26/05</b>

## *APPEALS – DECISIONS*

<b>9.</b>	<b>53-04-A thru 62-04-A</b>	New York City Department of Buildings OWNER OF RECORD: Thomas Huang <b>140-26A/28/28A/30/30A/32/32A/34/34A/36 34<sup>th</sup> Avenue, QUEENS</b> Application to Revoke Certificate of Occupancies on the basis that the Certificate of Occupancies allows conditions at the referenced premises that are contrary to the Zoning Resolution and the Administrative Code. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 8/23/05</b>
<b>10.</b>	<b>17-05-A &amp; 346-04-BZY</b>	Sheldon Lobel, P.C. <b>3329/3333 Giles Place, THE BRONX</b> An appeal seeking a determination that the owner of said premises has acquired a common-law vested right to continue a development commenced under R6 Zoning, and extension of time to complete construction for a minor development under Z.R. §11-331, located in an R4A zoning district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 8/9/05</b>
<b>11.</b>	<b>54-05-A</b>	NYC Department of Buildings OWNER OF PREMISES: Yeshiva Imrei Chaim Viznitz <b>1824 53<sup>rd</sup> Street, BROOKLYN</b> Application to revoke Certificate of Occupancy No. 300131122, on the basis that the C of O allows conditions at the subject premises that are contrary to the Z.R. and the Administrative Code. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 8/23/05</b>

## *APPEALS – NEW CASES*

<b>12.</b>	<b>90-05-A</b>	Zygmunt Staszewski <b>15 Roosevelt Walk, QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 7/12/05</b>

***BZ – DECISIONS***

1.	327-02-BZ	<p>Harold Weinberg, P.E.  <b>82 Union Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #6 BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Granted – 7/12/05</b></p>
2.	218-03-BZ	<p>Gerald J. Caliendo, R.A.  <b>19-73 38<sup>th</sup> Street, QUEENS</b>  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.  <b>COMMUNITY BOARD #1Q</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Granted – 7/12/05</b></p>
3.	344-03-BZ & 345-03-A	<p>Law Offices of Howard Goldman  <b>2777 Flatbush Avenue, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #18BK</b>  <b>Examiner: C. Costanza 212-788-8739 / T. Matias 212-788-8752</b>  <b>Status: Granted – 7/12/05</b></p>
4.	355-03-BZ	<p>Joseph P. Morsellino  <b>85-15 and 85-17 120<sup>th</sup> Street, QUEENS</b>  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.  <b>COMMUNITY BOARD #9Q</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Withdrawn – 7/12/05</b></p>

***BZ – DECISIONS***

5.	385-03-BZ	Joseph P. Morsellino <b>85-15 and 85-17 120<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #9Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Withdrawn – 7/12/05</b>
6.	9-04-BZ	Cozin O’Connor Attorneys <b>114 Walworth Street, BROOKLYN</b> Variance: Under Z.R. §72-21 – On a currently vacant site, proposed three-story multiple dwelling, located in a M1-1 zoning district. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 7/12/05</b>
7.	163-04-BZ	Rothkrug Rothkrug Weinberg & Spector <b>677/91 Fulton Street, BROOKLYN</b> Special Permit: Under Z.R. §73-36 – To permit the proposed physical culture establishment, which will occupy portions of the cellar and first floor of an existing two story building located in C2-4 zoning district. <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 7/12/05</b>
8.	275-04-BZ	Martyn & Don Weston Architects <b>601-603 East 9<sup>th</sup> Street, a/k/a 143 Avenue “B”, MANHATTAN</b> 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. <b>COMMUNITY BOARD #3M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Withdrawn – 7/12/05</b>
9.	372-04-BZ	Rothkrug Rothkrug Weinberg Spector <b>8 Lawn Avenue, STATEN ISLAND</b> Variance: Under Z.R. §72-21 – To permit in a R1-2(NA-1) zoning district the construction of a single family home on a lot with less than the required lot area and lot width to vary Z.R. §23-32. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 7/12/05</b>

***BZ – CONTINUED HEARINGS***

10.	378-03-BZ	<p>Harold Weinberg, P.E.  <b>2920 Coney Island Avenue, BROOKLYN</b>  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 &amp; Sky Exposure Plane and Setback) to be used as a non-profit institution, without sleeping accommodations for teaching of circus skills.  <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Continued Hearing – 8/9/05</b></p>
11.	135-04-BZ	<p>Joseph P. Morsellino, Esq.  <b>91-22 188<sup>th</sup> Street, QUEENS</b>  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.  <b>COMMUNITY BOARD #12Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Withdrawn – 7/12/05</b></p>
12.	234-04-BZ	<p>Sheldon Lobel, P.C.  <b>255 McKibbin Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #1BK</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 8/23/05</b></p>
13.	255-04-BZ	<p>Eric Palatnik, P.C.  <b>1924 Homecrest Avenue, BROOKLYN</b>  Special Permit: under Z.R. §73-622 to permit the proposed enlargement of an existing single family residence, which does not comply with the zoning requirements for floor area and side yard, is contrary to Z.R. §23-141 and §23-461(a), located in an R5 zoning district.  <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 7/12/05</b></p>

**BZ – CONTINUED HEARINGS**

14.	299-04-BZ	<p>Patrick W. Jones, Esq.  <b>111-02 Sutphin Boulevard (a/k/a 111-04/12 Sutphin Boulevard), QUEENS</b>  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.  <b>COMMUNITY BOARD #12Q</b></p>
		<p><b>Examiner: Rory Levy (212) 788-8749</b></p>
		<p><b>Status: Continued Hearing – 8/23/05</b></p>
15.	315-04-BZ thru 318-04-BZ	<p>Steve Sinacori, Esq./Stadtmauer Bailkin LLP  <b>1732, 1734, 1736 &amp; 1738 81<sup>st</sup> Street, BROOKLYN</b>  Variance: Under Z.R. §72-21 – To permit the proposed development which will contain four three-family homes (Use Group 2), within an M1-1 Zoning District which is contrary to Section 42-00 of the Resolution.  <b>COMMUNITY BOARD #11BK</b></p>
		<p><b>Examiner: Rory Levy (212) 788-8749</b></p>
		<p><b>Status: Closed, Decision – 9/13/05</b></p>
16.	374-04-BZ	<p>Deirdre A. Carson, Esq.  <b>246 Front Street, a/k/a 267½ Water Street, MANHATTAN</b>  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.  <b>COMMUNITY BOARD #1M</b></p>
		<p><b>Examiner: Rory Levy (212) 788-8749</b></p>
		<p><b>Status: Continued Hearing – 8/23/05</b></p>
17.	404-04-BZ	<p>Sheldon Lobel, P.C.,  <b>1348 East 24<sup>th</sup> Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #15BK</b></p>
		<p><b>Examiner: Henry Segovia (212) 788-8757</b></p>
		<p><b>Status: Granted – 7/12/05</b></p>

***BZ – CONTINUED HEARINGS***

<b>18.</b>	<b>15-05-BZ</b>	Friedman & Gotbaum, LLP by Irving J. Gotbaum <b>209 West 20<sup>th</sup> Street, MANHATTAN</b> Variance: under Z.R. §72-21 – To permit the proposed construction of a seven-story 64.5' residential building, located in an R8B zoning district, which exceeds the permitted height of 60', which is contrary to Z.R. §23-692. <b>COMMUNITY BOARD #5M</b> <b>Examiner: Jed Weiss (212) 788-8781</b> <b>Status: Closed, Decision – 8/9/05</b>
<b>19.</b>	<b>43-05-BZ</b>	Harold Weinberg, P.E. <b>1826 East 28<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #15BK</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Continued Hearing – 8/9/05</b>

**BZ – NEW CASES**

20.	332-04-BZ	<p>Eric Palatnik, P.C.  <b>1410/14 East 24<sup>th</sup> Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #14BK</b></p>
		<p><b>Examiner: Henry Segovia (212) 788-8757</b></p>
		<p><b>Status: Continued Hearing – 8/9/05</b></p>
21.	382-04-BZ	<p>Eric Palatnik, P.C.  <b>2026 Avenue “T”, BROOKLYN</b>  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).  <b>COMMUNITY BOARD #15BK</b></p>
		<p><b>Examiner: Henry Segovia (212) 788-8757</b></p>
		<p><b>Status: Continued Hearing – 8/9/05</b></p>
22.	388-04-BZ	<p>H. Irving Sigman  <b>133-16 Springfield Boulevard, QUEENS</b>  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.  <b>COMMUNITY BOARD #12Q</b></p>
		<p><b>Examiner: Roy Starrin (212) 788-8797</b></p>
		<p><b>Status: Continued Hearing – 8/23/05</b></p>
23.	392-04-BZ	<p>Harold Weinberg, P.E.  <b>966 East 23<sup>rd</sup> Street, BROOKLYN</b>  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.  <b>COMMUNITY BROAD #14BK</b></p>
		<p><b>Examiner: Henry Segovia (212) 788-8757</b></p>
		<p><b>Status: Closed, Decision – 7/26/05</b></p>

**BZ – NEW CASES**

24.	29-05-BZ	<p>Stephen J. Rizzo, Esq. (CR&amp;A)  <b>350 West Broadway, MANHATTAN</b>            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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 8/23/05</b></p>
25.	67-05-BZ	<p>Sheldon Lobel, P.C.  <b>1710 Broadway, MANHATTAN</b>            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.  <b>COMMUNITY BOARD #5M</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 8/9/05</b></p>
26.	79-05-BZ	<p>Herrick, Feinstein LLP  <b>101/21 Central Park North, MANHATTAN</b>            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.  <b>COMMUNITY BOARD #10M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 9/20/05</b></p>
27.	101-05-BZ	<p>Irving J. Gotbaum, Esq. / Friedman &amp; Gotbaum LLP  <b>377 Greenwich Street, MANHATTAN</b>            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.  <b>COMMUNITY BOARD #1M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 8/16/05</b></p>

***SOC – DECISIONS***

1.	364-87-BZ	Sheldon Lobel, P.C. <b>1710-1720 Flatbush Avenue, BROOKLYN</b> Reopening for Extension of Term/Waiver for an Automotive Repair Shop, located in a C2-2 within an R5 zoning district. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 7/19/05</b>
2.	793-88-BZ	Eric Palatnik, P.C. <b>164/76 Willis Avenue, THE BRONX</b> 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. <b>COMMUNITY BOARD #1BX</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 7/19/05</b>
3.	12-00-BZ	Eric Palatnik, P.C. <b>1045 East 24<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 7/19/05</b>

***SOC – CONTINUED HEARINGS***

4.	110-95-BZ	John W. Russell, Esq. <b>1845 Cornage Avenue, QUEENS</b> Reopening for Extension of Term of a variance, which permitted, within a C2/R5 zoning district, the operation of a auto repair facility (UG16), with accessory uses, including parking and minor repairs using handtools. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 9/13/05</b>

**SOC – NEW CASES**

5.	130-59-BZ	Joseph P. Morsellino, Esq. <b>45-17 Little Neck Parkway, QUEENS</b> 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. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/16/05</b>
6.	364-89-BZ	Carl A. Sulfaro, Esq. <b>30-75 21<sup>st</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 9/13/05</b>
7.	169-91-BZ	Wachel & Masyr, LLP <b>404 Lafayette Street, a/k/a 708 Broadway, MANHATTAN</b> 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. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/9/05</b>
8.	132-97-BZ	Alan R. Gaines, Esq. <b>227 Mansion Avenue, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 9/13/05</b>

**APPEALS – DECISIONS**

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

**APPEALS – CONTINUED HEARINGS**

<b>10.</b>	<b>325-04-A</b>	Rothkrug Rothkrug Weinberg Spector <b>91 Wakefield Road, STATEN ISLAND</b> Proposed construction of a one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. <b>COMMUNITY BOARD #3SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 7/19/05</b>

**APPEALS – NEW CASES**

<b>11.</b>	<b>291-04-A</b>	Eric Palatnik, P.C. <b>90-19 Metropolitan Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #6Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 9/13/05</b>
<b>12.</b>	<b>21-05-A</b>	Rampulla Associates Architects <b>2380 Hylan Boulevard, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 8/9/05</b>

***BZ – DECISIONS***

<b>1.</b>	<b>209-04-BZ &amp; 210-04-A</b>	Joseph P. Morsellino, Esq. <b>109-09 15<sup>th</sup> Avenue, QUEENS</b> Variance: Under Z.R. §72-21 – To permit the proposed six story residential building, with 134 dwelling units, Use Group 2, located in an M2-1 zoning district, which is contrary to Z.R. §42-00 and is also located within the bed of mapped street, contrary to Section 35, Article 3 of the General City Law. <b>COMMUNITY BOARD #7Q</b> <b>Examiner: Jed Weiss 212-788-8781 / Toni Matias 212-788-8752</b> <b>Status: Granted – 7/19/05</b>
<b>2.</b>	<b>363-04-BZ</b>	Herrick Feinstein, LLP <b>6002 Fort Hamilton Parkway, BROOKLYN</b> Variance: under Z.R. §§72-01(b) & 72-21 In an M1-1 district, approval sought to convert an existing industrial building to residential use. The development is contrary to district use regulations per Section 42-00. <b>COMMUNITY BOARD #12BK</b> <b>Examiner: Roy Starrin (212) 788-8797</b> <b>Status: Granted – 7/19/05</b>

***BZ – CONTINUED HEARINGS***

3.	154-04-BZ	Rothkrug Rothkrug Weinberg & Spector <b>63 Rapeleye Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 8/23/05</b>
4.	189-04-BZ	D.E.C. Designs, for City of Faith Church of God, owner. <b>3445 White Plains Road, THE BRONX</b> 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. <b>COMMUNITY BOARD #12BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 8/23/05</b>
5.	212-04-BZ	Rampulla Associates Architects <b>2360 Hylan Boulevard, STATEN ISLAND</b> Variance: Under Z.R. §72-21 – To permit the proposed erection and maintenance of a cellar and two (2) story photography and video studio, Use Group 6, located in an R3-2 zoning district, which is contrary to Z.R. §22-10. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 8/9/05</b>
6.	257-04-BZ	Patrick W. Jones, Esq. <b>252/60 Atlantic Avenue (a/k/a - 83/87 Boerum Place, 239/47 Pacific Street), BROOKLYN</b> 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. <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 8/23/05</b>

***BZ – CONTINUED HEARINGS***

7.	272-04-BZ	Sullivan Chester & Gardner <b>14-38/40 31<sup>st</sup> Drive, QUEENS</b> 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. <b>COMMUNITY BOARD#1Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 8/23/05</b>
8.	290-04-BZ	Stuart A. Klein, Esq. <b>341-349 Troy Avenue, BROOKLYN</b> 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). <b>COMMUNITY BOARD#9BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 9/13/05</b>
9.	402-04-BZ	Steven Sinacori/Stadtmauer Bailkin, LLP <b>2461 Knapp Street, BROOKLYN</b> 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). <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 8/16/05</b>

**BZ – NEW CASES**

10.	302-04-BZ	Martyn & Don Weston <b>40 Woodhull Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 8/16/05</b>
11.	387-04-BZ	Eric Palatnik, P.C. <b>908 Clove Road, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Withdrawn – 7/19/05</b>
12.	31-05-BZ	The Law Office of Fredrick A. Becker <b>1897 East Second Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/9/05</b>
13.	34-05-BZ	Sheldon Lobel, P.C. <b>1975 East 24<sup>th</sup> Street, BROOKLYN</b> Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing one family dwelling, Use Group 1, located in an 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. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/9/05</b>

**BZ – NEW CASES**

<b>14.</b>	<b>39-05-BZ</b>	Eric Palatnik, P.C. <b>6 Lee Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 8/16/05</b>
<b>15.</b>	<b>64-05-BZ</b>	Paul F. Bonfilio, RA <b>40 Conyngham Avenue, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/9/05</b>
<b>16.</b>	<b>71-05-BZ</b>	Sheldon Lobel, P.C. <b>1226 East 29<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/9/05</b>

***SOC – DECISIONS***

<b>1.</b>	<b>11-01-BZ</b>	Vassalotti Associate Architects, LLP <b>586/606 Conduit Boulevard, BROOKLYN</b> 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. <b>COMMUNITY BOARD #5BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 7/26/05</b>
<b>2.</b>	<b>91-02-BZ</b>	Sheldon Lobel, P.C. <b>3032-3042 West 22<sup>nd</sup> Street, BROOKLYN</b> Amendment to a previously granted variance under Z.R. §72-21 to allow minor modification of the approved plans, located in a R-5 zoning district. <b>COMMUNITY BOARD #13BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 7/26/05</b>

***SOC – NEW CASES***

<b>3.</b>	<b>523-58-BZ</b>	Walter T. Gorman, P.E. <b>117-30/48 Farmers Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #12Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 9/27/05</b>
<b>4.</b>	<b>328-82-BZ</b>	Augusta & Ross <b>1206 48<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/9/05</b>
<b>5.</b>	<b>199-97-BZ</b>	Sheldon Lobel, P.C. <b>130-38 Horace Harding Expressway, QUEENS</b> 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. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 8/16/05</b>
<b>6.</b>	<b>186-00-BZ</b>	Law Office of Fredrick A. Becker <b>2301 Avenue “L”, BROOKLYN</b> Reopening for an extension of time which expired April 17, 2005. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/9/05</b>

**APPEALS – NEW CASES**

7.	36-05-A	<p>Zygmunt Staszewski, P.E.  <b>35 Janet Lane, QUEENS</b>  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.  <b>COMMUNITY BOARD #14Q</b></p>
		<p><b>Examiner: Toni Matias (212) 788-8752</b></p>
		<p><b>Status: Granted – 7/26/05</b></p>
8.	49-05-A	<p>Gary Lenhart, R.A.  <b>8 Atlantic Walk, QUEENS</b>  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.  <b>COMMUNITY BOARD #14Q</b></p>
		<p><b>Examiner: Toni Matias (212) 788-8752</b></p>
		<p><b>Status: Granted – 7/26/05</b></p>
9.	50-05-A	<p>Gary Lenhart, R.A.  <b>412 Seabreeze Avenue, QUEENS</b>  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.  <b>COMMUNITY BOARD #14Q</b></p>
		<p><b>Examiner: Toni Matias (212) 788-8752</b></p>
		<p><b>Status: Granted – 7/26/05</b></p>
10.	86-05-A	<p>Gary Lenhart, R.A.  <b>103 Oceanside Avenue, QUEENS</b>  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.  <b>COMMUNITY BOARD #14Q</b></p>
		<p><b>Examiner: Toni Matias (212) 788-8752</b></p>
		<p><b>Status: Granted – 7/26/05</b></p>

***BZ – DECISIONS***

1.	267-04-BZ	Cozen O'Connor Attorneys <b>362/64 Coney Island Avenue, BROOKLYN</b> Variance: Under Z.R. §72-21 – To permit the proposed thirty-two unit multiple dwelling, Use Group 2, located in a C8-2 zoning district, is contrary to Z.R. §32-00. <b>COMMUNITY BOARD #7BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Withdrawn – 7/26/05</b>
2.	392-04-BZ	Harold Weinberg, P.E. <b>966 East 23<sup>rd</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 7/26/05</b>

***BZ – CONTINUED HEARINGS***

3.	156-03-BZ	Law Offices of Howard Goldman, PLLC <b>135-35 Northern Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 9/27/05</b>
4.	397-03-BZ thru 405-03-BZ	Sheldon Lobel, P.C. <b>1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271 60<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 9/13/05</b>

***BZ – CONTINUED HEARINGS***

5.	36-04-BZ & 37-04-BZ	Petraro & Jones, LLP <b>30 &amp; 32 Carlton Avenue, BROOKLYN</b> Variance: Under Z.R. §72-21 – To permit the proposed construction of two eight family dwellings, on two currently vacant lots, located in an M1-2 zoning district. <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 10/18/05</b>
6.	245-04-BZ	Mitchell S. Ross, Esq. <b>102/04 Franklin Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #3BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 8/16/05</b>
7.	352-04-BZ	Eric Palatnik, P.C. <b>1845 Richmond Avenue, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 8/16/05</b>

***BZ – CONTINUED HEARINGS***

8.	394-04-BZ & 30-05-A	<p>Deirdre A. Carson/Greenberg Traurig, LLP  <b>44 Mercer Street, a/k/a 471 Broadway, MANHATTAN</b>  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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Jed Weiss 212-788-8781/Toni Matias 212-788-8752</b></p> <p><b>Status: Closed, Decision – 9/13/05</b></p>
9.	5-05-BZ	<p>Sheldon Lobel, P.C.  <b>59-25 Fresh Meadow Lane, QUEENS</b>  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.  <b>COMMUNITY BOARD #11Q</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Continued Hearing – 9/20/05</b></p>
10.	6-05-BZ	<p>Eric Palatnik, P.C.  <b>3046 Bedford Avenue, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 8/16/05</b></p>
11.	12-05-BZ	<p>Eric Palatnik, P.C.  <b>1662 East 28<sup>th</sup> Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 8/9/05</b></p>

**BZ – NEW CASES**

12.	321-04-BZ	Moshe M. Friedman, P.E. <b>842 Lefferts Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #9BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Closed, Decision – 8/16/05</b>
13.	326-04-BZ	The Law Office of Fredrick A. Becker <b>6208/16 Strickland Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #18BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 9/13/05</b>
14.	353-04-BZ	Rothkrug Rothkrug Weinberg & Spector <b>18-15 Francis Lewis Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 8/23/05</b>
15.	399-04-BZ	Greenberg Traurig, LLP <b>425/27 Broome Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #2M</b> <span style="float: right;"><i>Levy/Matias</i></span>
		<b>Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752</b>
		<b>Status: Continued Hearing – 9/13/05</b>

**BZ – NEW CASES**

<b>16.</b>	<b>13-05-BZ</b>	Stuart Klein <b>614-626 Sheepshead Bay Road, BROOKLYN</b> 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. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 8/16/05</b>
<b>17.</b>	<b>44-05-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>49-01 Beach Channel Drive, QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Continued Hearing – 9/13/05</b>
<b>18.</b>	<b>69-05-BZ</b>	Moshe M. Friedman, P.E. <b>1557 East 27<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 8/16/05</b>

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

<i><b>SOC – DECISIONS</b></i>		
<b>1.</b>	<b>614-74-BZ</b>	Ross F. Moskowitz / Stroock & Stroock & Lavan, LLP <b>60 East End Avenue, MANHATTAN</b> 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. <b>COMMUNITY BOARD #8M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status:     Granted – 8/9/05</b>
<b>2.</b>	<b>328-82-BZ</b>	Augusta & Ross <b>1206 48<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status:     Granted – 8/9/05</b>
<b>3.</b>	<b>169-91-BZ</b>	Wachel & Masyr, LLP <b>404 Lafayette Street, a/k/a 708 Broadway, MANHATTAN</b> 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. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status:     Granted – 8/9/05</b>
<b>4.</b>	<b>164-99-BZ</b>	Guy M. Harding <b>79-03 Roosevelt Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status:     Granted – 8/9/05</b>

**DISCLAIMER**

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY, AUGUST 9, 2005

<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>186-00-BZ</b>	<p>Law Office of Fredrick A. Becker <b>2301 Avenue “L”, BROOKLYN</b> 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. <b>COMMUNITY BOARD #14BK</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/9/05</b>

<b><i>SOC – NEW CASES</i></b>		
<b>6.</b>	<b>558-51-BZ</b>	<p>Eric Palatnik, P.C. <b>68-22 Northern Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #3Q</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/23/05</b>
<b>7.</b>	<b>886-87-BZ</b>	<p>Stuart Allen Klein <b>11 East 36<sup>th</sup> Street, a/k/a 10 East 37<sup>th</sup> Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #5M</b></p>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 9/13/05</b>
<b>8.</b>	<b>203-92-BZ</b>	<p>Sullivan, Chester &amp; Gardner, P.C. <b>70-20 Austin Street, QUEENS</b> Reopening for Extension of Term/Amendment/Waiver for a physical culture establishment. The premise is located in an R8-2 zoning district. <b>COMMUNITY BOARD #6Q</b></p>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 9/27/05</b>

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

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

<b><i>APPEALS – DECISIONS</i></b>		
<b>11.</b>	<b>397-04-A</b>	Petraro & Jones, LLP <b>151 West 76<sup>th</sup> Street, MANHATTAN</b> An appeal to request the Board to determine that the apartment house at subject premises, is not a “single room occupancy multiple dwelling” and (2) nullify the Department of Buildings’ plan review “objection” that resulted in this appeal application. <b>COMMUNITY BOARD #7M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted in part/Denied in part – 8/9/05</b>
<b>12.</b>	<b>17-05-A &amp; 346-04-BZY</b>	Sheldon Lobel, P.C. <b>3329/3333 Giles Place, THE BRONX</b> An appeal seeking a determination that the owner of said premises has acquired a common-law vested right to continue a development commenced under R6 Zoning, and extension of time to complete construction for a minor development under Z.R. §11-331, located in an R4A zoning district. <b>COMMUNITY BOARD #8BX</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Denied – 8/9/05</b>

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

<i><b>APPEALS – DECISIONS</b></i>		
<b>13.</b>	<b>21-05-A</b>	<p>Rampulla Associates Architects  <b>2380 Hylan Boulevard, STATEN ISLAND</b>  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.  <b>COMMUNITY BOARD #2SI</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status:      Granted 8/9/05</b></p>
<b>14.</b>	<b>22-05-A</b>	<p>Dennis Dell' Angelo  <b>5728 Amboy Road and 3 Haynes Street, STATEN ISLAND</b>  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.  <b>COMMUNITY BOARD #3SI</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status:      Denied – 8/9/05</b></p>

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

<i><b>APPEALS – NEW CASES</b></i>		
<b>15.</b>	<b>231-04-A</b>	Joseph P. Morsellino, Esq. <b>240-79 Depew Avenue, QUEENS</b> Proposed one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 9/27/05</b>
<b>16.</b>	<b>313-04-A</b>	Sheldon Lobel, P.C. <b>132-02 Hook Creek Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 8/23/05</b>
<b>17.</b>	<b>365-04-A thru 369-04-A</b>	Petraro & Jones, LLP <b>85-04/85-02 56<sup>th</sup> Avenue and 85-01/85-03/85-03A 57<sup>th</sup> Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #4Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 9/13/05</b>
<b>18.</b>	<b>140-05-A</b>	Gary Lenhart, R.A. <b>29 Queens Walk, QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 8/9/05</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
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<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>212-04-BZ</b>	<p>Rampulla Associates Architects  <b>2360 Hylan Boulevard, STATEN ISLAND</b>  Variance: Under Z.R. §72-21 – To permit the proposed erection and maintenance of a cellar and two (2) story photography and video studio, Use Group 6, located in an R3-2 zoning district, which is contrary to Z.R. §22-10.  <b>COMMUNITY BOARD #2SI</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Granted 8/9/05</b></p>
<b>2.</b>	<b>12-05-BZ</b>	<p>Eric Palatnik, P.C.  <b>1662 East 28<sup>th</sup> Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted 8/9/05</b></p>
<b>3.</b>	<b>15-05-BZ</b>	<p>Friedman &amp; Gotbaum, LLP by Irving J. Gotbaum  <b>209 West 20<sup>th</sup> Street, MANHATTAN</b>  Variance: under Z.R. §72-21 – To permit the proposed construction of a seven-story 64.5' residential building, located in an R8B zoning district, which exceeds the permitted height of 60', which is contrary to Z.R. §23-692.  <b>COMMUNITY BOARD #5M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Granted 8/9/05</b></p>
<b>4.</b>	<b>31-05-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>1897 East Second Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted 8/9/05</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
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<b><i>BZ – DECISIONS</i></b>		
<b>5.</b>	<b>64-05-BZ</b>	<p>Paul F. Bonfilio, RA  <b>40 Conyningham Avenue, STATEN ISLAND</b>            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.  <b>COMMUNITY BOARD #1SI</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted 8/9/05</b></p>
<b>6.</b>	<b>67-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1710 Broadway, MANHATTAN</b>            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.  <b>COMMUNITY BOARD #5M</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Granted 8/9/05</b></p>
<b>7.</b>	<b>71-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1226 East 29<sup>th</sup> Street, BROOKLYN</b>            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.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted 8/9/05</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>378-03-BZ</b>	<p>Harold Weinberg, P.E.  <b>2920 Coney Island Avenue, BROOKLYN</b>            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 &amp; Sky Exposure Plane and Setback) to be used as a non-profit institution, without sleeping accommodations for teaching of circus skills.  <b>COMMUNITY BOARD #15BK</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Closed, Decision – 8/23/05</b></p>
<b>9.</b>	<b>160-04-BZ &amp; 161-04-A</b>	<p>Mitchell S. Ross, Esq.  <b>73 Washington Avenue, BROOKLYN</b>            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.  <b>COMMUNITY BOARD #2BK</b>  <b>Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752</b>  <b>Status: Continued Hearing – 11/2/05</b></p>
<b>10.</b>	<b>219-04-BZ</b>	<p>Eric Palatnik, P.C.  <b>2162/70 University Avenue, THE BRONX</b>            Variance: Under Z.R. §72-21 – To permit the legalization of a portion of the required open space of the premises, for use as parking spaces (30 spaces), which are to be accessory to the existing 110 unit multiple dwelling, located in an R7-1 zoning district, is contrary to Z.R. §25-64 and §23-142.  <b>COMMUNITY BOARD #5BX</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Closed, Decision – 11/15/05</b></p>

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

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>11.</b>	<b>296-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>135 Orchard Street, a/k/a 134 Allen Street, MANHATTAN</b>            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.  <b>COMMUNITY BOARD #3M</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision – 12/6/05</b></p>
<b>12.</b>	<b>332-04-BZ</b>	<p>Eric Palatnik, P.C.  <b>1410 and 1414 East 24<sup>th</sup> Street, BROOKLYN</b>            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.  <b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 9/13/05</b></p>
<b>13.</b>	<b>382-04-BZ</b>	<p>Eric Palatnik, P.C.  <b>2026 Avenue “T”, BROOKLYN</b>            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).  <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Adjourned – 9/13/05</b></p>
<b>14.</b>	<b>34-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1975 East 24<sup>th</sup> Street, BROOKLYN</b>            Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing one family dwelling, Use Group 1, located in an 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.  <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted 8/9/05</b></p>

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

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>15.</b>	<b>43-05-BZ</b>	<p>Harold Weinberg, P.E.  <b>1826 East 28<sup>th</sup> Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #15BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 8/23/05</b></p>

<b><i>BZ – NEW CASES</i></b>		
<b>16.</b>	<b>260-04-BZ &amp; 262-04-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>222/218 Wallabout Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #1BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Continued Hearing – 10/18/05</b></p>
<b>17.</b>	<b>269-04-BZ</b>	<p>Law Offices of Howard Goldman, LLC  <b>37 Bridge Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #2BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 10/18/05</b></p>
<b>18.</b>	<b>355-04-BZ</b>	<p>Slater &amp; Beckerman, LLP  <b>302/10 North Seventh Street, a/k/a 289 North Sixth Street, BROOKLYN</b>  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.  <b>COMMUNITY BOARD #1BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing - 9/27/05</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**  
**REGULAR MEETING**  
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<b><i>BZ – NEW CASES</i></b>		
<b>19.</b>	<b>380-04-BZ</b>	Sheldon Lobel, P.C. <b>32-12 23<sup>rd</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing - 9/20/05</b>
<b>20.</b>	<b>389-04-BZ</b>	Francis Angelino, Esq. <b>150 East 34<sup>th</sup> Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #6M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 9/13/05</b>
<b>21.</b>	<b>78-05-BZ</b>	Sheldon Lobel, P.C. <b>264-15 77<sup>th</sup> Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 9/20/05</b>
<b>22.</b>	<b>107-05-BZ</b>	Eric Palatnik, P.C. <b>1823 East 24<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/9/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>130-59-BZ</b>	Joseph P. Morsellino, Esq. <b>45-17 Little Neck Parkway, QUEENS</b> 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. <b>COMMUNITY BOARD #11Q</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Granted – 8/16/05</b>
<b>2.</b>	<b>199-97-BZ</b>	Sheldon Lobel, P.C. <b>130-38 Horace Harding Expressway, QUEENS</b> 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. <b>COMMUNITY BOARD #7Q</b> <b>Examiner: Carlo Costanza (212) 788-8739</b> <b>Status: Granted – 8/16/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<b><i>SOC – NEW CASES</i></b>		
3.	294-00-BZ	Law Office of Fredrick A. Becker <b>501 Broadway and 72 Mercer Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/23/05</b>
4.	359-02-BZ	Law Office of Fredrick A. Becker <b>53-55 Beach Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 8/23/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, August 16, 2005

10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>5.</b>	<b>95-05-A</b>	Anderson Kill & Olick, P.C. <b>605 East Ninth Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #3M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Closed, Decision – 10/18/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 16, 2005

1:30 P.M.

## ***BZ – DECISIONS***

1.	<b>321-04-BZ</b>	Moshe M. Friedman, P.E. <b>842 Lefferts Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #9BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted – 8/16/05</b>
2.	<b>352-04-BZ</b>	Eric Palatnik, P.C. <b>1845 Richmond Avenue, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 8/16/05</b>
3.	<b>6-05-BZ</b>	Eric Palatnik, P.C. <b>3046 Bedford Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #14BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/16/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<b><i>BZ – DECISIONS</i></b>		
4.	<b>13-05-BZ</b>	<p>Stuart Klein <b>614-626 Sheepshead Bay Road, BROOKLYN</b> 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. <b>COMMUNITY BOARD #6BK</b></p> <p style="color: green;"><b>Examiner: Toni Matias (212) 788-8752</b></p> <p style="color: red;"><b>Status: Granted – 8/16/05</b></p>
5.	<b>39-05-BZ</b>	<p>Eric Palatnik, P.C. <b>6 Lee Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #1BK</b></p> <p style="color: green;"><b>Examiner: Rory Levy 212-788-8749</b></p> <p style="color: red;"><b>Status: Granted – 8/16/05</b></p>
6.	<b>101-05-BZ</b>	<p>Irving J. Gotbaum, Esq./Friedman &amp; Gotbaum LLP <b>377 Greenwich Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #1M</b></p> <p style="color: green;"><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p style="color: red;"><b>Status: Granted – 8/16/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<b><i>BZ – CONTINUED HEARINGS</i></b>		
7.	<b>41-04-BZ</b>	<p>Sheldon Lobel, P.C. <b>338 East 109<sup>th</sup> Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #11M</b></p> <p><b>Examiner: Rory Levy 212-788-8749</b></p> <p><b>Status: Continued Hearing – 10/18/05</b></p>
8.	<b>245-04-BZ</b>	<p>Mitchell S. Ross, Esq. <b>102/04 Franklin Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #3BK</b></p> <p><b>Examiner: Rory Levy 212-788-8749</b></p> <p><b>Status: Continued Hearing 9/27/05</b></p>
9.	<b>302-04-BZ</b>	<p>Martyn &amp; Don Weston <b>40 Woodhull Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #6BK</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Closed, Decision - 9/13/05</b></p>
10.	<b>402-04-BZ</b>	<p>Steven Sinacori/Stadtmauer Bailkin, LLP <b>2461 Knapp Street, BROOKLYN</b> 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). <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Rory Levy 212-788-8749</b></p> <p><b>Status: Closed, Decision - 9/13/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 16, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
11.	<b>405-04-BZ</b>	Sheldon Lobel, P.C. <b>1734 East 27<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 9/13/05</b>
12.	<b>69-05-BZ</b>	Moshe M. Friedman, P.E. <b>1557 East 27<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/16/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<b><i>BZ – NEW CASES</i></b>		
13.	<b>361-04-BZ</b>	<p>Eric Palatnik, P.C. <b>75-48 Parsons Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #8Q</b> <b>Examiner: Jed Weiss (212) 788-8781</b> <b>Status: Continued Hearing – 10/18/05</b></p>
14.	<b>362-04-BZ</b>	<p>The Agusta Group <b>25-84 31<sup>st</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #1Q</b> <b>Examiner: Jed Weiss (212) 788-8781</b> <b>Status: Continued Hearing – 9/20/05</b></p>
15.	<b>395-04-BZ</b>	<p>Moshe M. Friedman, P.E. <b>1232 54<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #12BK</b> <b>Examiner: Jed Weiss (212) 788-8781</b> <b>Status: Closed, Decision – 9/27/05</b></p>
16.	<b>46-05-BZ</b>	<p>Boris Saks Esq. <b>1797 Coney Island Avenue, BROOKLYN</b> Special Permit: Under Z.R. §73-36 – To permit the proposed physical culture establishment, located in a C8-2 zoning district. <b>COMMUNITY BOARD #14BK</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Closed, Decision – 9/20/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, August 16, 2005

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>17.</b>	<b>88-05-BZ</b>	Sheldon Lobel, P.C. <b>2015 East 22<sup>nd</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 9/13/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY, AUGUST 23, 2005

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<i><b>SOC – DECISIONS</b></i>		
<b>1.</b>	<b>558-51-BZ</b>	Eric Palatnik, P.C. <b>68-22 Northern Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/23/05</b>
<b>2.</b>	<b>227-00-BZ</b>	Sheldon Lobel, P.C. <b>1869 East 23<sup>rd</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/23/05</b>
<b>3.</b>	<b>294-00-BZ</b>	Law Office of Fredrick A. Becker <b>501 Broadway and 72 Mercer Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/23/05</b>
<b>4.</b>	<b>359-02-BZ</b>	Law Office of Fredrick A. Becker <b>53-55 Beach Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 8/23/05</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

**REGULAR MEETING  
TUESDAY, AUGUST 23, 2005**

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<b><i>SOC – CONTINUED HEARINGS</i></b>		
5.	<b>234-84-BZ</b>	Vito J. Fossella, P.E. <b>1976/82 Forest Avenue, STATEN ISLAND</b> Reopening for Extension of Term for commercial UG6 establishment partially located in a R3-2 residential zoning district. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 9/13/05</b>
6.	<b>162-93-BZ</b>	Fredrick A. Becker, Esq. <b>270 West 17<sup>th</sup> Street, a/k/a 124-128 Eighth Avenue, MANHATTAN</b> 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. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 9/13/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY, AUGUST 23, 2005

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<b><i>SOC – NEW CASES</i></b>		
7.	990-77-BZ	Greenberg Traurig, LLP <b>260 Broadway, MANHATTAN</b> 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. <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 9/20/05</b>
8.	364-82-BZ	Cozen O'Connor <b>245-02/34 Horace Harding Expressway, QUEENS</b> 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. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing - 9/13/05</b>
9.	37-93-BZ	Cozen O'Connor <b>2040 Forest Avenue, STATEN ISLAND</b> Reopening for a Special Permit for a Physical Culture Establishment which is not permitted as of right, located in a C8-1 zoning district. <b>COMMUNITY BOARD #1SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Postponed – 9/27/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY, AUGUST 23, 2005

**\*\*\*DRAFT\*\*\***

<b><i>APPEALS – DECISIONS</i></b>		
<b>10.</b>	<b>313-04-A</b>	<p>Sheldon Lobel, P.C. <b>132-02 Hook Creek Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #13Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 8/23/05</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>11.</b>	<b>53-04-A &amp; 62-04-A</b>	<p>New York City Department of Buildings OWNER OF RECORD: Thomas Huang <b>140-26A/28/28A/30/30A/32/32A/34/34A/36 34<sup>th</sup> Avenue, QUEENS</b> Application to Revoke Certificate of Occupancies on the basis that the Certificate of Occupancies allows conditions at the referenced premises that are contrary to the Zoning Resolution and the Administrative Code. <b>COMMUNITY BOARD #11Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 12/13/05</b></p>
<b>12.</b>	<b>54-05-A</b>	<p>New York City Department of Buildings OWNER OF RECORD: Thomas Huang <b>140-26A/28/28A/30/30A/32/32A/34/34A/36 34<sup>th</sup> Avenue, QUEENS</b> Application to Revoke Certificate of Occupancies on the basis that the Certificate of Occupancies allows conditions at the referenced premises that are contrary to the Zoning Resolution and the Administrative Code. <b>COMMUNITY BOARD #11Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Removed from Calendar – 8/23/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY, AUGUST 23, 2005

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<b><i>BZ – DECISIONS</i></b>		
1.	<b>357-03-BZ</b>	Agusta & Ross <b>33 Berry Street, aka 144 North 12<sup>th</sup> Street, BROOKLYN</b> Variance: Under Z.R. §72-21 to permit the proposed four-story and penthouse multiple dwelling, located in an M1-2 district. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Withdraw by Applicant</b>
2.	<b>378-03-BZ</b>	Harold Weinberg, P.E. <b>2920 Coney Island Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #15BK</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted</b>
3.	<b>189-04-BZ</b>	D.E.C. Designs, for City of Faith Church of God, owner. <b>3445 White Plains Road, THE BRONX</b> 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. <b>COMMUNITY BOARD #12BX</b>
		<b>Examiner: Carlo Costanza (212) 788-8739</b>
		<b>Status: Granted</b>
4.	<b>257-04-BZ</b>	Patrick W. Jones, Esq. <b>252/60 Atlantic Avenue (a/k/a - 83/87 Boerum Place, 239/47 Pacific Street), BROOKLYN</b> 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. <b>COMMUNITY BOARD #2BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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<b><i>BZ – DECISIONS</i></b>		
5.	<b>353-04-BZ</b>	<p>Rothkrug Rothkrug Weinberg &amp; Spector <b>18-15 Francis Lewis Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #7Q</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Granted</b></p>
6.	<b>43-05-BZ</b>	<p>Harold Weinberg, P.E. <b>1826 East 28<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Henry Segovia</b></p> <p><b>Status: Granted</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

REGULAR MEETING  
TUESDAY, AUGUST 23, 2005

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
7.	<b>154-04-BZ</b>	Rothkrug Rothkrug Weinberg & Spector <b>63 Rapeleye Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #6BK</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 10/18/05</b>
8.	<b>175-04-BZ thru 177-04-BZ Heard 6/14</b>	Joseph P. Morsellino <b>7-05/09/13 130<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #7Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 9/27/05</b>
9.	<b>234-04-BZ</b>	Sheldon Lobel, P.C. <b>255 McKibbin Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #1BK</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 9/27/05</b>
10.	<b>272-04-BZ</b>	Sullivan Chester & Gardner <b>14-38/40 31<sup>st</sup> Drive, QUEENS</b> 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. <b>COMMUNITY BOARD #1Q</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Closed, Decision – 9/20/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY, AUGUST 23, 2005

**\*\*\*DRAFT\*\*\***

<b><i>BZ – CONTINUED HEARINGS</i></b>		
11.	<b>299-04-BZ</b>	<p>Patrick W. Jones, Esq. <b>111-02 Sutphin Boulevard (aka 111-04/12 Sutphin Boulevard), QUEENS</b> 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. <b>COMMUNITY BOARD#12Q</b></p> <p style="margin-left: 20px;"><b>Examiner: Rory Levy (212) 788-8749</b></p> <p style="margin-left: 20px;"><b>Status: Closed, Decision – 10/18/05</b></p>
12.	<b>374-04-BZ</b>	<p>Deirdre A. Carson, Esq. <b>246 Front Street, a/k/a 267½ Water Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #1M</b></p> <p style="margin-left: 20px;"><b>Examiner: Rory Levy (212) 788-8749</b></p> <p style="margin-left: 20px;"><b>Status: Closed, Decision – 10/18/05</b></p>
13.	<b>388-04-BZ</b>	<p>H. Irving Sigman <b>133-16 Springfield Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #12Q</b></p> <p style="margin-left: 20px;"><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p style="margin-left: 20px;"><b>Status: Closed, Decision – 9/20/05</b></p>
14.	<b>29-05-BZ</b>	<p>Stephen J. Rizzo, Esq. (CR&amp;A) <b>350 West Broadway, MANHATTAN</b> 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. <b>COMMUNITY BOARD #2M</b></p> <p style="margin-left: 20px;"><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p style="margin-left: 20px;"><b>Status: Continued Hearing – 9/20/05</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

REGULAR MEETING  
TUESDAY, AUGUST 23, 2005

**\*\*\*DRAFT\*\*\***

<b><i>BZ – NEW CASES</i></b>		
15.	<b>289-04-BZ</b>	Sheldon Lobel, P.C. <b>341 Canal Street, MANHATTAN</b> 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  <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Continued Hearing – 9/27/05</b>
16.	<b>375-04-BZ</b>	Greenberg Traurig, LLP <b>1527, 1529 and 1533 60<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 9/27/05</b>
17.	<b>68-05-BZ</b>	Sheldon Lobel, P.C. <b>4911 17<sup>th</sup> Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Continued Hearing – 9/20/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY, AUGUST 23, 2005

**\*\*\*DRAFT\*\*\***

<b><i>BZ – NEW CASES</i></b>		
18.	<b>77-05-BZ</b>	<p>Greenberg Traurig, LLP <b>132 West 26<sup>th</sup> Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #4M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 10/25/05</b></p>
19.	<b>74-05-BZ</b>	<p>Snyder &amp; Snyder, LLP <b>1089 Rockland Avenue, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #2SI</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Postponed until – 11/15/05</b></p>
20.	<b>75-05-BZ</b>	<p>Snyder &amp; Snyder, LLP <b>2018 Richmond Avenue, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #2SI</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Postponed until – 11/15/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 13, 2005

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>234-84-BZ</b>	<p>Vito J. Fossella, P.E.  <b>1976/82 Forest Avenue, STATEN ISLAND</b>                      Reopening for Extension of Term for commercial UG6 establishment partially located in a R3-2 residential zoning district.  <b>COMMUNITY BOARD #1SI</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status:     Granted – 9/13/05</b></p>
<b>2.</b>	<b>162-93-BZ</b>	<p>Fredrick A. Becker, Esq.  <b>270 West 17<sup>th</sup> Street, a/k/a 124-128 Eighth Avenue, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #4M</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status:     Withdrawn – 9/13/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 13, 2005

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>3.</b>	<b>364-82-BZ</b>	<p>Cozen O’Connor  <b>245-02/34 Horace Harding Expressway, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Closed, Decision – 9/27/05</b></p>
<b>4.</b>	<b>62-83-BZ</b>	<p>Law Offices of Howard Goldman, LLC  <b>696 Pacific Street, BROOKLYN</b>                      Reopening for an amendment to the resolution to allow the design of landscaped areas and the elimination of loading docks, located in a R6B zoning district.  <b>COMMUNITY BOARD #8BK</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Closed, Decision – 10/18/05</b></p>
<b>5.</b>	<b>886-87-BZ</b>	<p>Stuart Allen Klein  <b>11 East 36<sup>th</sup> Street, a/k/a 10 East 37<sup>th</sup> Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #5M</b></p> <p style="color: green;"><b>Examiner: Toni Matias (212) 788-8752</b></p> <p style="color: red;"><b>Status: Closed, Decision – 9/27/05</b></p>
<b>6.</b>	<b>364-89-BZ</b>	<p>Carl A. Sulfaro, Esq.  <b>30-75 21<sup>st</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #1Q</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Closed, Decision – 9/27/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 13, 2005

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>110-95-BZ</b>	<p>John W. Russell, Esq.  <b>1845 Cornage Avenue, QUEENS</b>                      Reopening for Extension of Term of a variance, which permitted, within a C2/R5 zoning district, the operation of a auto repair facility (UG16), with accessory uses, including parking and minor repairs using handtools.  <b>COMMUNITY BOARD #14Q</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <hr/> <p><b>Status: Closed, Decision – 9/27/05</b></p>
<b>8.</b>	<b>132-97-BZ</b>	<p>Alan R. Gaines, Esq.  <b>227 Mansion Avenue, STATEN ISLAND</b>                      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.  <b>COMMUNITY BOARD #3SI</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Adjourned Hearing – 10/18/05</b></p>
<b>9.</b>	<b>44-99-BZ</b>	<p>Vito Fossella, P.E.  <b>194 Brighton Avenue, STATEN ISLAND</b>                      Reopening for Extension of Term of a variance for an automotive repair shop, located in an R3A zoning district.  <b>COMMUNITY BOARD #1SI</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Closed, Decision – 9/27/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 13, 2005

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>10.</b>	<b>130-39-A</b>	<p>Greenberg &amp; Traurig  <b>2 Ploughman’s Bush, The BRONX</b>                      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.  <b>COMMUNITY BOARD #8BX</b></p> <p><b>Examiner: Toni Matias</b></p> <p><b>Status: Closed, Decision – 10/18/05</b></p>
<b>11.</b>	<b>878-80-BZ</b>	<p>Kim Lee Vauss  <b>141 West 24<sup>th</sup> Street, MANHATTAN</b>                      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 &amp; 9. The premise is located in an M1-6 zoning district.  <b>COMMUNITY BOARD #4M</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 10/18/05</b></p>
<b>12.</b>	<b>983-83-BZ</b>	<p>Sullivan, Chester &amp; Gardner, P.C.  <b>134-42/60 Guy R. Brewer Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #12Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 10/18/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 13, 2005

10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>13.</b>	<b>365-04-A thru 369-04-A</b>	<p>Petraro &amp; Jones, LLP  <b>85-04/85-02 56<sup>th</sup> Avenue and 85-01/85-03/85-03A 57<sup>th</sup> Avenue,                      QUEENS</b>                      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.  <b>COMMUNITY BOARD #4Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status:     Granted – 9/13/05</b></p>

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>14.</b>	<b>291-04-A</b>	<p>Eric Palatnik, P.C.  <b>90-19 Metropolitan Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #6Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status:     Closed, Decision – 9/27/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 13, 2005

10:00 A.M.

<b><i>APPEALS – NEW CASES</i></b>		
<b>15.</b>	<b>235-04-A and 236-04-A</b>	<p>Rothkrug, Rothkrug, Weinberg &amp; Spector, LLP  <b>3096 &amp; 3094 Dare Place, THE BRONX</b>                      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.  <b>COMMUNITY BOARD #10BX</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 9/27/05</b></p>
<b>16.</b>	<b>91-05-A</b>	<p>The Agusta Group  <b>60-04 172<sup>nd</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #7Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 9/27/05</b></p>
<b>17.</b>	<b>157-05-A</b>	<p>Walter T. Gorman, P.E.  <b>39 Kildare Walk, QUEENS</b>                      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.  <b>COMMUNITY BOARD #14Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 9/13/05</b></p>
<b>18.</b>	<b>158-05-A</b>	<p>Gary Lenhart, R.A.  <b>15 Atlantic Walk, QUEENS</b>                      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.  <b>COMMUNITY BOARD #14Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 9/13/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 13, 2005

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>302-04-BZ</b>	<p>Martyn &amp; Don Weston  <b>40 Woodhull Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #6BK</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Granted – 9/13/05</b></p>
<b>2.</b>	<b>315-04-BZ thru 318-04-BZ</b>	<p>Steve Sinacori, Esq./Stadtmauer Bailkin LLP  <b>1732, 1734, 1736 and 1738 81<sup>st</sup> Street, BROOKLYN</b>                      Variance: Under Z.R. §72-21 – To permit the proposed development which will contain four three-family homes (Use Group 2), within an M1-1 Zoning District which is contrary to Section 42-00 of the Resolution.  <b>COMMUNITY BOARD #11BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Deferred Decision – 10/18/05</b></p>
<b>3.</b>	<b>332-04-BZ</b>	<p>Eric Palatnik, P.C.  <b>1410 and 1414 East 24<sup>th</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 9/13/05</b></p>
<b>4.</b>	<b>389-04-BZ</b>	<p>Francis Angelino, Esq.  <b>150 East 34<sup>th</sup> Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #6M</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Granted – 9/13/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 13, 2005

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>5.</b>	<b>394-04-BZ</b>	<p>Deirdre A. Carson/Greenberg Traurig, LLP  <b>44 Mercer Street, a/k/a 471 Broadway, MANHATTAN</b>                      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).  <b>COMMUNITY BOARD #2M</b></p> <hr/> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <hr/> <p><b>Status: Granted – 9/13/05</b></p>
<b>6.</b>	<b>402-04-BZ</b>	<p>Steven Sinacori/Stadtmauer Bailkin, LLP  <b>2461 Knapp Street, BROOKLYN</b>                      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).  <b>COMMUNITY BOARD #15BK</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Granted – 9/13/05</b></p>
<b>7.</b>	<b>405-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1734 East 27<sup>th</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #15BK</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Granted – 9/13/05</b></p>
<b>8.</b>	<b>88-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2015 East 22<sup>nd</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #15BK</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Granted – 9/13/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 13, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>397-03-BZ thru 405-03-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271 60<sup>th</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #12BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Adjourned Hearing – 10/18/05</b></p>
<b>10.</b>	<b>3-04-BZ</b>	<p>Eric Palatnik, P.C.  <b>147-08 46<sup>th</sup> Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Closed, Decision – 11/22/05</b></p>
<b>11.</b>	<b>290-04-BZ</b>	<p>Stuart A. Klein, Esq.  <b>341-349 Troy Avenue, BROOKLYN</b>                      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).  <b>COMMUNITY BOARD#9BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Adjourned Hearing – 11/15/05</b></p>
<b>12.</b>	<b>326-04-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>6208/16 Strickland Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #18BK</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Closed, Decision – 10/18/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 13, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>11.</b>	<b>382-04-BZ</b>	<p>Eric Palatnik, P.C.  <b>2026 Avenue “T”, BROOKLYN</b>                      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).  <b>COMMUNITY BOARD #15BK</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Continued Hearing – 11/22/05</b></p>
<b>12.</b>	<b>399-04-BZ</b>	<p>Greenberg Traurig, LLP  <b>425/27 Broome Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <hr/> <p><b>Examiner: Rory Levy 212-788-8749/Toni Matias 212-788-8752</b></p> <hr/> <p><b>Status: Continued Hearing – 10/18/05</b></p>
<b>13.</b>	<b>44-05-BZ</b>	<p>Rothkrug Rothkrug Weinberg &amp; Spector  <b>49-01 Beach Channel Drive, QUEENS</b>                      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.  <b>COMMUNITY BOARD #14Q</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <hr/> <p><b>Status: Closed, Decision – 10/18/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 13, 2005

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>14.</b>	<b>338-04-BZ</b>	<p>Martyn &amp; Don Weston  <b>806/14 Coney Island Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #12BK</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Continued Hearing – 11/15/05</b></p>
<b>15.</b>	<b>357-04-BZ &amp; 358-05-BZ</b>	<p>Alfonse Duarte  <b>707 and 728 Cross Bay Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Continued Hearing – 10/25/05</b></p>
<b>16.</b>	<b>19-05-BZ</b>	<p>Slater &amp; Beckerman, LLP  <b>151 West 28<sup>th</sup> Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #5M</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Closed, Decision – 10/18/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 13, 2005

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>17.</b>	<b>60-05-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>1024 Lancaster Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #15BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 9/27/05</b></p>
<b>18.</b>	<b>97-05-BZ</b>	<p>Dennis D. Dell' Angelo  <b>1107 East 21<sup>st</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 10/18/05</b></p>
<b>19.</b>	<b>126-05-BZ</b>	<p>Eric Palatnik, P.C.  <b>1282 East 27<sup>th</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 10/18/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 20, 2005

10:00 A.M.

## *SOC – DECISIONS*

<b>1.</b>	<b>990-77-BZ</b>	Greenberg Traurig, LLP <b>260 Broadway, MANHATTAN</b> 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. <b>COMMUNITY BOARD #1M</b>
		<b>Examiner: Roy Starrin (212) 788-8797</b>
		<b>Status: Granted – 9/20/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 20, 2005

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>2.</b>	<b>163-63-BZ</b>	<p>Steve Sinacori @ Stadtmauer Bailkin  <b>125/131 West 58<sup>th</sup> Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #5M</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status:     Granted – 9/20/05</b></p>
<b>3.</b>	<b>272-03-BZ</b>	<p>Rampulla Associates Architects  <b>4106 Hylan Boulevard, STATEN ISLAND</b>                      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.  <b>COMMUNITY BOARD #3SI</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status:     Closed, Decision – 10/18/05</b></p>
<b>4.</b>	<b>391-04-BZ</b>	<p>Moshe M. Friedman  <b>2610 Avenue L, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status:     Closed, Decision – 9/27/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 20, 2005

10:00 A.M.

<b><i>BZY - NEW CASES</i></b>		
<b>5.</b>	<b>166-05-BZY</b>	<p>Greenberg &amp; Traurig , LLP  <b>1669-1671 West 10<sup>th</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #11BK</b></p> <p style="margin-left: 20px;"><b>Examiner: Toni Matias (212) 788-8752</b></p> <p style="margin-left: 20px;"><b>Status: Continued Hearing -10/18/05</b></p>
<b>6.</b>	<b>167-05-BZY</b>	<p>Greenberg &amp; Traurig, LLP  <b>103 Quentin Road, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #11BK</b></p> <p style="margin-left: 20px;"><b>Examiner: Toni Matias (212) 788-8752</b></p> <p style="margin-left: 20px;"><b>Status: Continued Hearing -10/18/05</b></p>
<b>7.</b>	<b>168-05-BZY</b>	<p>Sheldon Lobel, P.C.  <b>6422 Bay Parkway, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #11BK</b></p> <p style="margin-left: 20px;"><b>Examiner: Toni Matias (212) 788-8752</b></p> <p style="margin-left: 20px;"><b>Status: Closed, Decision – 10/18/05</b></p>
<b>8.</b>	<b>169-05-BZY</b>	<p>Sheldon Lobel, P.C.  <b>6210-6218 24<sup>th</sup> Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #11BK</b></p> <p style="margin-left: 20px;"><b>Examiner: Toni Matias (212) 788-8752</b></p> <p style="margin-left: 20px;"><b>Status: Continued Hearing -10/18/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 20, 2005

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>272-04-BZ</b>	<p>Sullivan Chester &amp; Gardner  <b>14-38/40 31<sup>st</sup> Drive, QUEENS</b>                      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.  <b>COMMUNITY BOARD#1Q</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Denied – 9/20/05</b></p>
<b>2.</b>	<b>362-04-BZ</b>	<p>The Agusta Group  <b>25-84 31<sup>st</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #1Q</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Withdrawn – 9/20/05</b></p>
<b>3.</b>	<b>388-04-BZ</b>	<p>H. Irving Sigman  <b>133-16 Springfield Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #12Q</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Granted – 9/20/05</b></p>
<b>4.</b>	<b>46-05-BZ</b>	<p>Boris Saks Esq.  <b>1797 Coney Island Avenue, BROOKLYN</b>                      Special Permit: Under Z.R. §73-36 – To permit the proposed physical culture establishment, located in a C8-2 zoning district.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Granted – 9/20/05</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

**REGULAR MEETING**

**TUESDAY AFTERNOON, September 20, 2005**

**1:30 P.M.**

<b><i>BZ – DECISIONS</i></b>		
<b>5.</b>	<b>78-05-BZ</b>	Sheldon Lobel, P.C. <b>264-15 77<sup>th</sup> Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 9/20/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 20, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>380-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>32-12 23<sup>rd</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #1Q</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 11/12/05</b></p>
<b>7.</b>	<b>5-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>59-25 Fresh Meadow Lane, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Continued Hearing – 11/22/05</b></p>
<b>8.</b>	<b>29-05-BZ</b>	<p>Stephen J. Rizzo, Esq. (CR&amp;A)  <b>350 West Broadway, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 10/18/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 20, 2005

1:30 P.M.

## *BZ – CONTINUED HEARINGS*

9.	68-05-BZ	Sheldon Lobel, P.C. <b>4911 17<sup>th</sup> Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 11/1/05</b>
10.	79-05-BZ	Herrick, Feinstein LLP <b>101/21 Central Park North, MANHATTAN</b> 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. <b>COMMUNITY BOARD #10M</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 10/25/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 20, 2005

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>11.</b>	<b>18-05-BZ</b>	<p>The Agusta Group.  <b>87-25 Clover Place, QUEENS</b>                      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.  <b>COMMUNITY BOARD #8Q</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Closed, Decision – 10/25/05</b></p>
<b>12.</b>	<b>70-05-BZ</b>	<p>Lewis E. Garfinkel, R.A.,.  <b>2905 Avenue M, BROOKLYN</b>                      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 &amp; floor area, ZR 23-461 for minimum side yard requirement. The premise is located in a R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Postponed Hearing – 10/25/05</b></p>
<b>13.</b>	<b>102-05-BZ</b>	<p>Rothkrug Rothkrug Weinberg Spector,  <b>259 Vermont Street aka 438 Glenmore Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #13BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 10/25/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 27, 2005

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>364-82-BZ</b>	<p>Cozen O'Connor  <b>245-02/34 Horace Harding Expressway, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 9/27/05</b></p>
<b>2.</b>	<b>886-87-BZ</b>	<p>Stuart Allen Klein  <b>11 East 36<sup>th</sup> Street, a/k/a 10 East 37<sup>th</sup> Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #5M</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 9/27/05</b></p>
<b>3.</b>	<b>364-89-BZ</b>	<p>Carl A. Sulfaro, Esq.  <b>30-75 21<sup>st</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #1Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 9/27/05</b></p>
<b>4.</b>	<b>110-95-BZ</b>	<p>John W. Russell, Esq.  <b>1845 Cornage Avenue, QUEENS</b>                      Reopening for Extension of Term of a variance, which permitted, within a C2/R5 zoning district, the operation of a auto repair facility (UG16), with accessory uses, including parking and minor repairs using handtools.  <b>COMMUNITY BOARD #14Q</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 9/27/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 27, 2005

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>5.</b>	<b>44-99-BZ</b>	<p>Vito Fossella, P.E.  <b>194 Brighton Avenue, STATEN ISLAND</b>                      Reopening for Extension of Term of a variance for an automotive repair shop, located in an R3A zoning district.  <b>COMMUNITY BOARD #1SI</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status:     Granted – 9/27/05</b></p>
<b>6.</b>	<b>391-04-BZ</b>	<p>Moshe M. Friedman  <b>2610 Avenue L, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status:     Granted – 9/27/05</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

REGULAR MEETING

TUESDAY MORNING, September 27, 2005

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>523-58-BZ</b>	Walter T. Gorman, P.E. <b>117-30/48 Farmers Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #12Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Postponed Hearing – 11/15/05</b>
<b>8.</b>	<b>203-92-BZ</b>	Sullivan, Chester & Gardner, P.C. <b>70-20 Austin Street, QUEENS</b> Reopening for Extension of Term/Amendment/Waiver for a physical culture establishment. The premise is located in an R8-2 zoning district. <b>COMMUNITY BOARD #6Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Adjourned Hearing – 11/15/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 27, 2005

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>9.</b>	<b>60-82-BZ</b>	<p>Eric Palatnik, P.C.  <b>60-11 Queens Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #2Q</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Granted – 9/27/05</b></p>
<b>10.</b>	<b>822-87-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel, LLP, for Hudson Tower Housing Company, Inc., owner; The Fitness Company, lessee.  <b>375 South End Avenue, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #1M</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Closed, Decision – 10/25/05</b></p>
<b>11.</b>	<b>212-92-BZ</b>	<p>Felipe Ventegeat  <b>871 East 175<sup>th</sup> Street, THE BRONX</b>                      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.  <b>COMMUNITY BOARD #6BX</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Closed, Decision – 10/25/05</b></p>
<b>12.</b>	<b>37-93-BZ</b>	<p>Cozen O’Connor  <b>2040 Forest Avenue, STATEN ISLAND</b>                      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.  <b>COMMUNITY BOARD #1SI</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Closed, Decision – 10/25/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 27, 2005

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>13.</b>	<b>126-93-BZ</b>	<p>Vassalotti Associates Architects, LLP  <b>1225 East 233<sup>rd</sup> Street, THE BRONX</b>                      Reopening for an Extension of Term for ten years for a variance of a gasoline service station, located in an R4 zoning district.  <b>COMMUNITY BOARD #12BX</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Continued Hearing – 10/25/05</b></p>
<b>14.</b>	<b>323-98-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel LLP  <b>795 Eleventh Avenue, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #4M</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Granted – 9/27/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 27, 2005

10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>15.</b>	<b>235-04-A &amp; 236-04-A</b>	<p>Rothkrug, Rothkrug, Weinberg &amp; Spector, LLP  <b>3093 Casler Place &amp; 3094 Dare Place, THE BRONX</b>                      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.  <b>COMMUNITY BOARD #10BX</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 9/27/05</b></p>
<b>16.</b>	<b>291-04-A</b>	<p>Eric Palatnik, P.C.  <b>90-19 Metropolitan Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #6Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 9/27/05</b></p>
<b>17.</b>	<b>91-05-A</b>	<p>The Agusta Group  <b>60-04 172<sup>nd</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #7Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 9/27/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 27, 2005

10:00 A.M.

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

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, September 27, 2005

10:00 A.M.

<b><i>APPEALS – NEW CASES</i></b>		
<b>19.</b>	<b>176-05-A</b>	<p>Joseph Sherry, P.E.  <b>27 Fulton Walk, QUEENS</b>                      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.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status:     Granted – 9/27/05</b></p>
<b>20.</b>	<b>178-05-A</b>	<p>Joseph Sherry, P.E.  <b>952 Bayside Walk, QUEENS</b>                      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.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status:     Granted – 9/27/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 27, 2005

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>395-04-BZ</b>	<p>Moshe M. Friedman, P.E.  <b>1232 54<sup>th</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #12BK</b></p> <hr/> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <hr/> <p><b>Status: Closed, Decision – 11/1/05</b></p>
<b>2.</b>	<b>60-05-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>1024 Lancaster Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #15BK</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Granted – 9/27/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 27, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>3.</b>	<b>156-03-BZ</b>	<p>Law Offices of Howard Goldman, PLLC  <b>135-35 Northern Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 11/2/05 (Special Hearing)</b></p>
<b>4.</b>	<b>175-04-BZ thru 177-04-BZ</b>	<p>Joseph P. Morsellino  <b>7-05/09/13 130<sup>th</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Closed, Decision – 11/1/05</b></p>
<b>5.</b>	<b>234-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>255 McKibbin Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #1BK</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Continued Hearing – 11/1/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 27, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>245-04-BZ</b>	<p>Mitchell S. Ross, Esq.  <b>102/04 Franklin Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #3BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision – 11/15/05</b></p>
<b>7.</b>	<b>289-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>341 Canal Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Continued Hearing – 11/15/05</b></p>
<b>8.</b>	<b>355-04-BZ</b>	<p>Slater &amp; Beckerman, LLP  <b>302/10 North Seventh Street, a/k/a 289 North Sixth Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #1BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 11/1/05</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

**REGULAR MEETING**

**TUESDAY AFTERNOON, September 27, 2005**

**1:30 P.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>375-04-BZ</b>	<p>Greenberg Traurig, LLP <b>1527, 1529 and 1533 60<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #12BK</b></p>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Closed, Decision – 11/1/05</b>

\*\*\*\*\*DISCLAIMER\*\*\*\*\*

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 27, 2005

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>10.</b>	<b>344-04-BZ</b>	<p>Alfonso Duarte, P.E.  <b>202-01 Northern Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 11/15/05</b></p>
<b>11.</b>	<b>83-05-BZ</b>	<p>Bryan Cave, LLP  <b>214-218 West Houston Street/50-56 Downing Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 11/1/05</b></p>
<b>12.</b>	<b>98-05-BZ</b>	<p>Friedman &amp; Gotbaum LLP  <b>46-48 Bond Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 11/1/05</b></p>
<b>13.</b>	<b>104-05-BZ</b>	<p>Agusta &amp; Ross  <b>255-275 Park Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #2BK</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 10/25/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, September 27, 2005

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>14.</b>	<b>118-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2072 Ocean Parkway, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #15BK</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Continued Hearing – 11/1/05</b></p>
<b>15.</b>	<b>123-05-BZ</b>	<p>Bryan Cave LLP  <b>161 Ashland Place, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #2BK</b></p> <hr/> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <hr/> <p><b>Status: Closed, Decision – 10/25/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

## SPECIAL HEARING

WEDNESDAY MORNING, September 28, 2005

10:00 A.M.

<b><i>SPECIAL HEARINGS</i></b>		
<b>1.</b>	<b>38-05-BZ</b>	<p>Eric Palatnik, P.C.  <b>80-01 Eliot Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #5Q</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 11/15/05</b></p>
<b>2.</b>	<b>48-05-BZ</b>	<p>Wachtel &amp; Masyr, LLP  <b>469 West Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 11/2/05 (Special Hearing)</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>130-39-A</b>	<p>Greenberg &amp; Traurig <b>2 Ploughman’s Bush, The BRONX</b> 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. <b>COMMUNITY BOARD #8BX</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 10/18/05</b></p>
<b>2.</b>	<b>62-83-BZ</b>	<p>Law Offices of Howard Goldman, LLC <b>696 Pacific Street, BROOKLYN</b> Reopening for an amendment to the resolution to allow the design of landscaped areas and the elimination of loading docks, located in a R6B zoning district. <b>COMMUNITY BOARD #8BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 10/18/05</b></p>
<b>3.</b>	<b>983-83-BZ</b>	<p>Sullivan, Chester &amp; Gardner, P.C. <b>134-42/60 Guy R. Brewer Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #12Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 11/15/05</b></p>
<b>4.</b>	<b>272-03-BZ</b>	<p>Rampulla Associates Architects <b>4106 Hylan Boulevard, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #3SI</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 10/18/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 18, 2005

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>878-80-BZ</b>	<p>Kim Lee Vauss  <b>141 West 24<sup>th</sup> Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #4M</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Closed, Decision – 11/15/05</b></p>
<b>6.</b>	<b>132-97-BZ</b>	<p>Alan R. Gaines, Esq.  <b>227 Mansion Avenue, STATEN ISLAND</b>                      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.  <b>COMMUNITY BOARD #3SI</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Continued Hearing – 12/6/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 18, 2005

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>7.</b>	<b>436-53-BZ</b>	<p>Vassalotti Associates  <b>141-50 Union Turnpike, QUEENS</b>                      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.  <b>COMMUNITY BOARD #8Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 11/22/05</b></p>
<b>8.</b>	<b>952-66-BZ</b>	<p>Gerald J. Caliendo, RA  <b>88-14 101<sup>st</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #9Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 11/1/05</b></p>
<b>9.</b>	<b>248-78-BZ</b>	<p>Eric Palatnik, P.C.  <b>60-50 Woodhaven Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #6Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 11/1/05</b></p>
<b>10.</b>	<b>289-79-BZ</b>	<p>David L. Businelli  <b>547 Midland Avenue, STATEN ISLAND</b>                      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.  <b>COMMUNITY BOARD #2SI</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Posponed Hearing – 11/15/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 18, 2005

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>11.</b>	<b>165-02-BZ</b> <b>167-02-BZ</b> <b>169-02-BZ</b> <b>171-02-BZ</b> <b>173-02-BZ</b> <b>175-02-BZ</b> <b>186-02-BZ</b> <b>188-02-BZ</b> <b>190-02-BZ</b>	<p>Steve Sinacori, Esq.  <b>143-147 Classon Avenue, a/k/a 380-388 Park Avenue and 149-159 Classon Avenue, BROOKLYN</b></p> <p>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.</p> <p><b>COMMUNITY BOARD #2BK</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Continued Hearing – 12/6/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 18, 2005

10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>12.</b>	<b>95-05-A</b>	Anderson Kill & Olick, P.C. <b>605 East Ninth Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #3M</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Denied – 10/18/05</b>
<b>13.</b>	<b>168-05-BZY</b>	Sheldon Lobel, Esq. <b>6422 Bay Parkway, BROOKLYN</b> 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. <b>COMMUNITY BOARD #11BK</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 10/18/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 18, 2005

10:00 A.M.

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>14.</b>	<b>166-05-BZY</b>	<p>Greenberg &amp; Traurig , LLP  <b>1669-1671 West 10<sup>th</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #11BK</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status:     Granted – 10/18/05</b></p>
<b>15.</b>	<b>167-05-BZY</b>	<p>Greenberg &amp; Traurig, LLP  <b>103 Quentin Road, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #11BK</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status:     Granted – 10/18/05</b></p>
<b>16.</b>	<b>169-05-BZY</b>	<p>Sheldon Lobel , Esq.  <b>6210-6218 24<sup>th</sup> Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #11BK</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status:     Granted – 10/18/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 18, 2005

10:00 A.M.

<b>APPEALS – NEW CASES</b>		
<b>17.</b>	<b>1-05-A</b>	<p>Kathleen R. Bradshaw, Esq.  <b>1426 &amp; 1428 Shore Drive, THE BRONX</b>                      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.  <b>COMMUNITY BOARD #10BX</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Continued Hearing – 12/6/05</b></p>
<b>18.</b>	<b>103-05-A</b>	<p>Rothkrug Rothkrug Weinberg &amp; Spector, LLP  <b>366 Nugent Street, STATEN ISLAND</b>                      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  <b>COMMUNITY BOARD #2SI</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Closed, Decision – 12/13/05</b></p>
<b>19.</b>	<b>116-05-BZY</b>	<p>Fredrick A. Becker, Esq.  <b>22-08 43<sup>rd</sup> Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Continued Hearing – 11/15/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<b>APPEALS – NEW CASES</b>		
<b>20.</b>	<b>117-05-BZY</b>	<p>Fredrick A. Becker, Esq. <b>43-05 222<sup>nd</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #11Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Continued Hearing – 11/15/05</b></p>
<b>21.</b>	<b>186-05-A</b>	<p>Zygmunt Staszewski <b>13 Beach 221<sup>st</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #14Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Granted – 10/18/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 18, 2005

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>299-04-BZ</b>	<p>Patrick W. Jones, Esq.  <b>111-02 Sutphin Boulevard (a/k/a 111-04/12 Sutphin Boulevard), QUEENS</b>                      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.  <b>COMMUNITY BOARD#12Q</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Denied – 10/18/05</b></p>
<b>2.</b>	<b>315-04-BZ thru 318-04-BZ</b>	<p>Steve Sinacori, Esq./Stadtmauer Bailkin LLP  <b>1732, 1734, 1736 and 1738 81<sup>st</sup> Street, BROOKLYN</b>                      Variance: Under Z.R. §72-21 – To permit the proposed development which will contain four three-family homes (Use Group 2), within an M1-1 Zoning District which is contrary to Section 42-00 of the Resolution.  <b>COMMUNITY BOARD #11BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Closed, Decision – 12/6/05</b></p>
<b>3.</b>	<b>326-04-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>6208/16 Strickland Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #18BK</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Granted – 10/18/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 18, 2005

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>4.</b>	<b>374-04-BZ</b>	<p>Deirdre A. Carson, Esq.  <b>246 Front Street, a/k/a 267½ Water Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #1M</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Granted – 10/18/05</b></p>
<b>5.</b>	<b>19-05-BZ</b>	<p>Slater &amp; Beckerman, LLP  <b>151 West 28<sup>th</sup> Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #5M</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Granted – 10/18/05</b></p>
<b>6.</b>	<b>29-05-BZ</b>	<p>Stephen J. Rizzo, Esq. (CR&amp;A)  <b>350 West Broadway, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Granted – 10/18/05</b></p>
<b>7.</b>	<b>44-05-BZ</b>	<p>Rothkrug Rothkrug Weinberg &amp; Spector  <b>49-01 Beach Channel Drive, QUEENS</b>                      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.  <b>COMMUNITY BOARD #14Q</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Granted – 10/18/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 18, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>397-03-BZ thru 405-03-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271 60<sup>th</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #12BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Continued Hearing – 12/6/05</b></p>
<b>9.</b>	<b>36-04-BZ &amp; 37-04-BZ</b>	<p>Petraro &amp; Jones, LLP  <b>30 and 32 Carlton Avenue, BROOKLYN</b>                      Variance: Under Z.R. §72-21 – to permit the proposed construction of two eight family dwellings, on two currently vacant lots, located in an M1-2 zoning district.  <b>COMMUNITY BOARD #2BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Closed, Decision – 11/1/05</b></p>
<b>10.</b>	<b>41-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>338 East 109<sup>th</sup> Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #11M</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Withdrawn – 10/18/05</b></p>
<b>11.</b>	<b>154-04-BZ</b>	<p>Rothkrug Rothkrug Weinberg &amp; Spector  <b>63 Rapeleye Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #6BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Closed, Decision – 11/22/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 18, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>12.</b>	<b>260-04-BZ &amp; 262-04-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>222/218 Wallabout Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #1BK</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Continued Hearing – 11/15/05</b></p>
<b>13.</b>	<b>269-04-BZ</b>	<p>Law Offices of Howard Goldman, LLC  <b>37 Bridge Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #2BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 11/22/05</b></p>
<b>14.</b>	<b>361-04-BZ</b>	<p>Eric Palatnik, P.C.  <b>75-48 Parsons Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #8Q</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 11/15/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 18, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>15.</b>	<b>399-04-BZ</b>	<p>Greenberg Traurig, LLP  <b>425/27 Broome Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <p style="color: green;"><b>Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752</b></p> <p style="color: red;"><b>Status: Continued Hearing – 11/22/05</b></p>
<b>16.</b>	<b>97-05-BZ</b>	<p>Dennis D. Dell' Angelo  <b>1107 East 21<sup>st</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #14BK</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Granted – 10/18/05</b></p>
<b>17.</b>	<b>126-05-BZ</b>	<p>Eric Palatnik, P.C.  <b>1282 East 27<sup>th</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #14BK</b></p> <p style="color: green;"><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p style="color: red;"><b>Status: Continued Hearing – 11/1/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 18, 2005

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>18.</b>	<b>360-04-BZ</b>	<p>Marcus Marino Architects.  <b>38 Zephyr Avenue, STATEN ISLAND</b>                      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.  <b>COMMUNITY BOARD #3S.I.</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Continued Hearing – 11/15/05</b></p>
<b>19.</b>	<b>396-04-BZ</b>	<p>Stroock &amp; Stroock &amp; Lavan, LLP, by Ross Moskowitz, Esq., for S. Squared, LLC, owner.  <b>180 West Broadway, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #1M</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Continued Hearing – 11/22/05</b></p>
<b>20.</b>	<b>26-05-BZ</b>	<p>Cozen O’Connor, for Tikvah Realty, LLC, owner.  <b>1702/28 East 9<sup>th</sup> Street, a/k/a 815 Kings Highway, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #15BK</b></p> <hr/> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <hr/> <p><b>Status: Continued Hearing – 12/6/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 18, 2005

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>21.</b>	<b>47-05-BZ</b>	<p>Cozen O'Connor, for AMF Machine, owner.  <b>90-15 Corona Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #4Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 12/13/05</b></p>
<b>22.</b>	<b>80-05-BZ</b>	<p>Fredrick A. Becker, Esq.  <b>49 West 33<sup>rd</sup> Street, MANHATTAN</b>                      Special Permit: Under Z.R. §73-36 - Approval sought for a proposed physical cultural establishment to be located on a portion of the cellar, 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.  <b>COMMUNITY BOARD #5M</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 11/15/05</b></p>
<b>23.</b>	<b>99-05-BZ</b>	<p>Sheldon Lobel, P.C., for 500 Turtles, LLC, owner.  <b>39 Downing Street, a/k/a 31 Bedford Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 11/22/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, October 25, 2005  
10:00 A.M.

<i><b>SOC – DECISIONS</b></i>		
<b>1.</b>	<b>822-87-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel, LLP, for Hudson Tower Housing Company, Inc., owner; The Fitness Company, lessee. <b>375 South End Avenue, MANHATTAN</b> 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. <b>COMMUNITY BOARD #1M</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 10/25/05</b></p>
<b>2.</b>	<b>212-92-BZ</b>	<p>Felipe Ventegeat <b>871 East 175<sup>th</sup> Street, THE BRONX</b> 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. <b>COMMUNITY BOARD #6BX</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 10/25/05</b></p>
<b>3.</b>	<b>37-93-BZ</b>	<p>Cozen O'Connor <b>2040 Forest Avenue, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #1SI</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 10/25/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING  
TUESDAY MORNING, October 25, 2005  
10:00 A.M.

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

<b><i>SOC – NEW CASES</i></b>		
<b>5.</b>	<b>1058-46-BZ</b>	Petraro & Jones, LLP <b>254-07 74<sup>th</sup> Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status:    Closed, Decision – 11/15/05</b>
<b>6.</b>	<b>929-47-BZ</b>	Petraro & Jones, LLP <b>255-09 and 260-66 73<sup>rd</sup> Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status:    Closed, Decision – 11/15/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 25, 2005

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>7.</b>	<b>185-48-BZ</b>	<p>Petraro &amp; Jones, LLP  <b>255-17 73<sup>rd</sup> Avenue, 254-07 74<sup>th</sup> Avenue, 254-18, 255-14 and 260-28 75<sup>th</sup> Avenue, 260-46, 264-27 &amp; 264-52 Langston Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #13Q</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 11/15/05</b></p>
<b>8.</b>	<b>16-49-BZ</b>	<p>Petraro &amp; Jones, LLP  <b>260-43 and 261-15 Langston Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #13Q</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 11/15/05</b></p>
<b>9.</b>	<b>109-93-BZ</b>	<p>H. Irving Sigman  <b>189-11 Northern Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 12/6/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 25, 2005

10:00 A.M.

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

<b><i>APPEALS – NEW CASES</i></b>		
<b>11.</b>	<b>120-05-A</b>	Bickram Singh/Dronmati Singh <b>104-41 103<sup>rd</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #10Q</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Granted – 10/25/05</b>
<b>12.</b>	<b>143-05-A</b>	Eric Palatnik, P.C. <b>47-05 Bell Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #11Q</b> <b>Examiner: Toni Matias (212) 788-8752</b> <b>Status: Continued Hearing – 11/22/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, October 25, 2005

10:00 A.M.

<b><i>APPEALS – NEW CASES</i></b>		
<b>13.</b>	<b>149-05-A</b>	Eric Palatnik, P.C. <b>32-29 211<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Continued Hearing – 11/1/05</b>
<b>14.</b>	<b>110-05-BZY</b>	Shing Kong Lam <b>56-31 Bell Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Withdrawn – 10/25/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 25, 2005

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>18-05-BZ</b>	<p>The Agusta Group.  <b>87-25 Clover Place, QUEENS</b>                      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.  <b>COMMUNITY BOARD #8Q</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Granted – 10/25/05</b></p>
<b>2.</b>	<b>104-05-BZ</b>	<p>Agusta &amp; Ross  <b>255-275 Park Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #2BK</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Granted – 10/25/05</b></p>
<b>3.</b>	<b>123-05-BZ</b>	<p>Bryan Cave LLP  <b>161 Ashland Place, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #2BK</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Granted – 10/25/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 25, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>357-04-BZ &amp; 358-04-BZ</b>	<p>Alfonse Duarte  <b>707 &amp; 728 Cross Bay Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Closed, Decision – 11/22/05</b></p>
<b>5.</b>	<b>77-05-BZ</b>	<p>Greenberg Traurig, LLP  <b>132 West 26<sup>th</sup> Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #4M</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Continued Hearing – 11/22/05</b></p>
<b>6.</b>	<b>79-05-BZ</b>	<p>Herrick, Feinstein LLP  <b>101/21 Central Park North, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #10M</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Withdrawn – 10/25/05</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

**REGULAR MEETING**

**TUESDAY AFTERNOON, October 25, 2005**

**1:30 P.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>7.</b>	<b>102-05-BZ</b>	Rothkrug Rothkrug Weinberg Spector <b>259 Vermont Street a/k/a 438 Glenmore Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #13BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 11/22/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, October 25, 2005

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>8.</b>	<b>202-04-BZ</b>	<p>Einbinder &amp; Dunn, LLP  <b>100 Jewel Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #1BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 12/6/05</b></p>
<b>9.</b>	<b>27-05-BZ</b>	<p>Vassalotti Associates Architects, LLP  <b>91-11 Roosevelt Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #3Q</b>  <b>Examiner: Carlo Costanza (212) 788-8739</b>  <b>Status: Closed, Decision – 11/22/05</b></p>
<b>10.</b>	<b>70-05-BZ</b>	<p>Lewis E. Garfinkel, R.A.  <b>2905 Avenue M, BROOKLYN</b>                      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 &amp; floor area, ZR 23-461 for minimum side yard requirement. The premise is located in a R-2 zoning district.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Postponed Hearing – 11/1/05</b></p>
<b>11.</b>	<b>180-05-BZ</b>	<p>Wachtel &amp; Masyr  <b>1511 Third Avenue, a/k/a 201 East 85<sup>th</sup> Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #8M</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Adjourned Hearing – 1/10/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 1, 2005

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>952-66-BZ</b>	<p>Gerald J. Caliendo, RA  <b>88-14 101<sup>st</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #9Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 11/1/05</b></p>
<b>2.</b>	<b>248-78-BZ</b>	<p>Eric Palatnik, P.C.  <b>60-50 Woodhaven Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #6Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 11/1/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 1, 2005

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>3.</b>	<b>723-84-BZ</b>	Sheldon Lobel, P.C. <b>241-02 Northern Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 11/22/05</b>
<b>4.</b>	<b>926-86-BZ</b>	Sheldon Lobel, P.C. <b>217-07 Northern Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 11/22/05</b>
<b>5.</b>	<b>19-94-BZ</b>	Andrew Schwarwsin, Esq. <b>37-18 75<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 11/15/05</b>
<b>6.</b>	<b>62-96-BZ</b>	Law Office of Fredrick A. Becker <b>200 Madison Avenue, MANHATTAN</b> 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. <b>COMMUNITY BOARD #5M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Postponed Hearing – 12/6/05</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

**REGULAR MEETING**

**TUESDAY MORNING, November 1, 2005**

**10:00 A.M.**

<b><i>SOC – NEW CASES</i></b>		
<b>7.</b>	<b>213-96-BZ III</b>	Slater & Beckerman, LLP <b>51-53 Christopher Street, a/k/a 113 Seventh Avenue South, MANHATTAN</b> 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. <b>COMMUNITY BOARD #2M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Continued Hearing – 12/6/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 1, 2005

10:00 A.M.

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>149-05-A</b>	<p>Eric Palatnik, P.C.  <b>32-29 211<sup>th</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status:    Granted – 11/1/05</b></p>

<b><i>APPEALS – NEW CASES</i></b>		
<b>9.</b>	<b>43-04-A</b>	<p>New York City Board of Standards and Appeals  <b>39-04 Stuart Lane, Douglaston, QUEENS</b>                      To dismiss the application for lack of prosecution.  <b>COMMUNITY BOARD #11Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status:    Dismissed – 11/1/05</b></p>
<b>10.</b>	<b>283-05-A</b>	<p>Zygmunt Staszewski  <b>22 Pelham Walk, QUEENS</b>                      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.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status:    Granted – 11/1/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 1, 2005

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>36-04-BZ &amp; 37-04-BZ</b>	Petraro & Jones, LLP <b>30 &amp; 32 Carlton Avenue, BROOKLYN</b> Variance: Under Z.R. §72-21 – to permit the proposed construction of two eight family dwellings, on two currently vacant lots, located in an M1-2 zoning district. <b>COMMUNITY BOARD #2BK</b> <b>Examiner: Roy Starrin (212) 788-8797</b> <b>Status: Withdrawn – 11/1/05</b>
<b>2.</b>	<b>175-04-BZ thru 177-04-BZ</b>	Joseph P. Morsellino <b>7-05/09/13 130<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #7Q</b> <b>Examiner: Roy Starrin (212) 788-8797</b> <b>Status: Withdrawn – 11/1/05</b>
<b>3.</b>	<b>375-04-BZ</b>	Greenberg Traurig, LLP <b>1527, 1529 and 1533 60<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #12BK</b> <b>Examiner: Rory Levy (212) 788-8749</b> <b>Status: Closed, Decision – 11/22/05</b>
<b>4.</b>	<b>395-04-BZ</b>	Moshe M. Friedman, P.E. <b>1232 54<sup>th</sup> Street, BROOKLYN</b> 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. <b>COMMUNITY BOARD #12BK</b> <b>Examiner: Jed Weiss (212) 788-8781</b> <b>Status: Granted – 11/1/05</b>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

**REGULAR MEETING**

**TUESDAY AFTERNOON, November 1, 2005**

**1:30 P.M.**

<b><i>BZ – DECISIONS</i></b>		
<b>5.</b>	<b>68-05-BZ</b>	Sheldon Lobel, P.C. <b>4911 17<sup>th</sup> Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #12BK</b>
		<b>Examiner: Rory Levy (212) 788-8749</b>
		<b>Status: Granted – 11/1/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 1, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>160-04-BZ &amp; 161-04-A</b>	<p>Mitchell S. Ross, Esq.  <b>73 Washington Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #2BK</b>  <b>Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752</b>  <b>Status: Closed, Decision – 12/13/05</b></p>
<b>7.</b>	<b>234-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>255 McKibbin Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #1BK</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Closed, Decision – 11/22/05</b></p>
<b>8.</b>	<b>355-04-BZ</b>	<p>Slater &amp; Beckerman, LLP  <b>302/10 North Seventh Street, a/k/a 289 North Sixth Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #1BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Closed, Decision – 11/15/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 1, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>83-05-BZ</b>	<p>Bryan Cave, LLP  <b>214-218 West Houston Street/50-56 Downing Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 11/15/05</b></p>
<b>10.</b>	<b>98-05-BZ</b>	<p>Friedman &amp; Gotbaum LLP  <b>46-48 Bond Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 11/15/05</b></p>
<b>11.</b>	<b>118-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2072 Ocean Parkway, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 11/22/05</b></p>
<b>12.</b>	<b>126-05-BZ</b>	<p>Eric Palatnik, P.C.  <b>1282 East 27<sup>th</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 11/1/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 1, 2005

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>13.</b>	<b>373-04-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>57-69 69<sup>th</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #5Q</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Continued Hearing – 12/6/05</b></p>
<b>14.</b>	<b>70-05-BZ</b>	<p>Lewis E. Garfinkel, R.A.  <b>2905 Avenue M, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 12/6/05</b></p>
<b>15.</b>	<b>72-05-BZ</b>	<p>Harold Weinberg, P.E.  <b>245 Hooper Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #1BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 12/13/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 1, 2005

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>16.</b>	<b>81-05-BZ</b>	<p>Bryan Cave, LLP (Margery Perlmutter, Esq.)  <b>1061/71 52<sup>nd</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #12BK</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Continued Hearing – 1/10/06</b></p>
<b>17.</b>	<b>127-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>9216 Church Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #17BK</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Continued Hearing – 12/6/05</b></p>
<b>18.</b>	<b>185-05-BZ</b>	<p>Manatt, Phelps &amp; Philips, LLP (Carol E. Rosenthal, Esq.)  <b>62-02 Roosevelt Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #2Q</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Continued Hearing – 12/6/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 1, 2005

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>19.</b>	<b>207-05-BZ</b>	<p>Eric Palatnik, P.C.  <b>407 Allen Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #5BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision - 11/15/05</b></p>
<b>20.</b>	<b>130-05-BZ</b>	<p>Elise Wagner, Esq. c/o Kramer Levin  <b>74-88 Avenue of the Americas, a/k/a 11-15 Thompson Street and 27-31 Grand Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Continued Hearing – 12/6/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

SPECIAL HEARING

WEDNESDAY MORNING, November 2, 2005

10:00 A.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>1.</b>	<b>156-03-BZ</b>	<p>Law Offices of Howard Goldman, PLLC  <b>135-35 Northern Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #7Q</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Closed, Decision – 12/13/05</b></p>
<b>2.</b>	<b>48-05-BZ</b>	<p>Wachtel &amp; Masyr, LLP  <b>469 West Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <hr/> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <hr/> <p><b>Status: Continued Hearing – 11/22/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 15, 2005

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>1058-46-BZ</b>	Petraro & Jones, LLP <b>254-07 74<sup>th</sup> Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #13Q</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status:    Granted – 11/15/05</b>
<b>2.</b>	<b>929-47-BZ</b>	Petraro & Jones, LLP <b>255-09 and 260-66 73<sup>rd</sup> Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #13Q</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status:    Granted – 11/15/05</b>
<b>3.</b>	<b>185-48-BZ</b>	Petraro & Jones, LLP <b>255-17 73<sup>rd</sup> Avenue, 254-07 74<sup>th</sup> Avenue, 254-18, 255-14 and 260-28 75<sup>th</sup> Avenue, 260-46, 264-27 and 264-52 Langston Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #13Q</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status:    Granted – 11/15/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 15, 2005

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>4.</b>	<b>16-49-BZ</b>	Petraro & Jones, LLP <b>260-43 and 261-15 Langston Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #13Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 11/15/05</b>
<b>5.</b>	<b>878-80-BZ</b>	Kim Lee Vauss <b>141 West 24<sup>th</sup> Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #4M</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 11/15/05</b>
<b>6.</b>	<b>983-83-BZ</b>	Sullivan, Chester & Gardner, P.C. <b>134-42/60 Guy R. Brewer Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #12Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 11/15/05</b>
<b>7.</b>	<b>19-94-BZ</b>	Andrew Schwarwsin, Esq. <b>37-18 75<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #3Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 11/15/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 15, 2005

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>8.</b>	<b>523-58-BZ</b>	Walter T. Gorman, P.E. <b>117-30/48 Farmers Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #12Q</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Closed, Decision – 11/29/05</b>
<b>9.</b>	<b>203-92-BZ</b>	Sullivan, Chester & Gardner, P.C. <b>70-20 Austin Street, QUEENS</b> Reopening for Extension of Term/Amendment/Waiver for a physical culture establishment. The premise is located in an C8-2 zoning district. <b>COMMUNITY BOARD #6Q</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Continued Hearing – 1/24/06</b>

<b><i>SOC – NEW CASES</i></b>		
<b>10.</b>	<b>595-44-BZ</b>	Joanne Seminara, Esq. <b>30 Central Park South, MANHATTAN</b> 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. <b>COMMUNITY BOARD #5M</b> <b>Examiner: Henry Segovia (212) 788-8757</b> <b>Status: Closed, Decision – 12/6/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 15, 2005

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>11.</b>	<b>212-50-BZ</b>	Vassalotti Associates Architects, LLP <b>29-16/44 Francis Lewis Boulevard, QUEENS</b> 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. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 11/29/05</b>
<b>12.</b>	<b>289-79-BZ</b>	David L. Businelli <b>547 Midland Avenue, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #2SI</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 12/6/05</b>
<b>13.</b>	<b>886-82-BZ</b>	Blaise Parascondala, Esq. <b>1356 Nostrand Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #8BK</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 12/6/05</b>
<b>14.</b>	<b>146-02-BZ</b>	Anthony DiProperzio, R.A., R.A.J. <b>138-27 247<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #8Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Closed, Decision – 12/6/05</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 15, 2005

10:00 A.M.

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>15.</b>	<b>116-05-BZY</b>	<p>Fredrick A. Becker, Esq.  <b>22-08 43<sup>rd</sup> Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Continued Hearing – 11/29/05</b></p>
<b>16.</b>	<b>117-05-BZY</b>	<p>Fredrick A. Becker, Esq.  <b>43-05 222<sup>nd</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Continued Hearing – 11/29/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 15, 2005

10:00 A.M.

<b><i>APPEALS – NEW CASES</i></b>		
<b>1.</b>	<b>106-05-A</b>	<p>Department of Buildings  <b>220-222 Sullivan Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Closed, Decision – 12/6/05</b></p>
<b>2.</b>	<b>208-05-A thru 282-05-A</b>	<p>Stadtmauer Bailkin LLP  <b>17 thru 67 Riverside Lane, 18 thru 30 Edgeview Lane, 16 thru 34 Openview Lane and 15 thru 33 Bayonne Court, STATEN ISLAND</b>                      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.  <b>COMMUNITY BOARD #1SI</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Closed, Decision – 12/6/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 15, 2005

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>3.</b>	<b>219-04-BZ</b>	<p>Eric Palatnik, P.C.  <b>2162/70 University Avenue, THE BRONX</b>                      Variance: Under Z.R. §72-21 – To permit the legalization of a portion of the required open space of the premises, for use as parking spaces (30 spaces), which are to be accessory to the existing 110 unit multiple dwelling, located in an R7-1 zoning district, is contrary to Z.R. §25-64 and §23-142.  <b>COMMUNITY BOARD #5BX</b></p> <hr/> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <hr/> <p><b>Status: Withdrawn – 11/15/05</b></p>
<b>4.</b>	<b>245-04-BZ</b>	<p>Mitchell S. Ross, Esq.  <b>102/04 Franklin Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #3BK</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Deferred Decision – 1/24/06</b></p>
<b>5.</b>	<b>355-04-BZ</b>	<p>Slater &amp; Beckerman, LLP  <b>302/10 North Seventh Street, a/k/a 289 North Sixth Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #1BK</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Granted – 11/15/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 15, 2005

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>6.</b>	<b>80-05-BZ</b>	<p>Fredrick A. Becker, Esq.  <b>49 West 33<sup>rd</sup> Street, MANHATTAN</b>                      Special Permit: Under Z.R. §73-36 - Approval sought for a proposed physical cultural establishment to be located on a portion of the cellar, 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.  <b>COMMUNITY BOARD #5M</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Granted – 11/15/05</b></p>
<b>7.</b>	<b>83-05-BZ</b>	<p>Bryan Cave, LLP  <b>214-218 West Houston Street/50-56 Downing Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Granted – 11/15/05</b></p>
<b>8.</b>	<b>98-05-BZ</b>	<p>Friedman &amp; Gotbaum LLP  <b>46-48 Bond Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Granted – 11/15/05</b></p>
<b>9.</b>	<b>207-05-BZ</b>	<p>Eric Palatnik, P.C.  <b>407 Allen Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #5BK</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Granted – 11/15/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 15, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>10.</b>	<b>260-04-BZ &amp; 262-04-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>222/218 Wallabout Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #1BK</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Continued Hearing – 12/13/05</b></p>
<b>11.</b>	<b>289-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>341 Canal Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Continued Hearing – 1/24/06</b></p>
<b>12.</b>	<b>290-04-BZ</b>	<p>Stuart A. Klein, Esq.  <b>341-349 Troy Avenue, BROOKLYN</b>                      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).  <b>COMMUNITY BOARD #9BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 5/16/06</b></p>
<b>13.</b>	<b>338-04-BZ</b>	<p>Martyn &amp; Don Weston  <b>806/14 Coney Island Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #12BK</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 1/10/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 15, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>14.</b>	<b>344-04-BZ</b>	<p>Alfonso Duarte, P.E.  <b>202-01 Northern Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Continued Hearing – 12/13/05</b></p>
<b>15.</b>	<b>360-04-BZ</b>	<p>Marcus Marino Architects.  <b>38 Zephyr Avenue, STATEN ISLAND</b>                      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.  <b>COMMUNITY BOARD #3SI</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Closed, Decision – 12/13/05</b></p>
<b>16.</b>	<b>361-04-BZ</b>	<p>Eric Palatnik, P.C.  <b>75-48 Parsons Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #8Q</b></p> <hr/> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <hr/> <p><b>Status: Continued Hearing – 1/10/06</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

**REGULAR MEETING**

**TUESDAY AFTERNOON, November 15, 2005**

**1:30 P.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>17.</b>	<b>38-05-BZ</b>	<p>Eric Palatnik, P.C. <b>80-01 Eliot Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #5Q</b></p>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 1/24/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 15, 2005

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>18.</b>	<b>386-04-BZ</b>	<p>Rothkrug Rothkrug Weinberg &amp; Spector  <b>22-44 119<sup>th</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #7Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 1/10/06</b></p>
<b>19.</b>	<b>42-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1982 Bronxdale Avenue, BRONX</b>                      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.  <b>COMMUNITY BOARD #11BX</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Closed, Decision – 12/13/05</b></p>
<b>20.</b>	<b>52-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>6209 11<sup>th</sup> Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #10K</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 1/24/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 15, 2005

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>21.</b>	<b>84-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>165-15 Hillside Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #8Q</b></p> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <p><b>Status: Withdrawn – 11/15/05</b></p>
<b>22.</b>	<b>122-05-BZ</b>	<p>Bryan Cave, LLP (Margery Perlmutter, Esq.)  <b>525 Clinton Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #2BK</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 12/6/05</b></p>
<b>23.</b>	<b>156-05-BZ</b>	<p>Charles Rizzo and Associates (CR&amp;A)  <b>1 Seventh Avenue South, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 12/13/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 29, 2005

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>212-50-BZ</b>	<p>Vassalotti Associates Architects, LLP  <b>29-16/44 Francis Lewis Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 11/29/05</b></p>
<b>2.</b>	<b>523-58-BZ</b>	<p>Walter T. Gorman, P.E.  <b>117-30/48 Farmers Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #12Q</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 11/29/05</b></p>
<b>3.</b>	<b>723-84-BZ</b>	<p>Sheldon Lobel, P.C.  <b>241-02 Northern Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Granted – 11/29/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 29, 2005

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>436-53-BZ</b>	<p>Vassalotti Associates  <b>141-50 Union Turnpike, QUEENS</b>                      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.  <b>COMMUNITY BOARD #8Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 12/13/05</b></p>
<b>5.</b>	<b>926-86-BZ</b>	<p>Sheldon Lobel, P.C.  <b>217-07 Northern Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 12/13/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, November 29, 2005

10:00 A.M.

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>6.</b>	<b>143-05-A</b>	<p>Eric Palatnik, P.C.  <b>47-05 Bell Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status:    Granted – 11/29/05</b></p>
<b>7.</b>	<b>116-05-BZY</b>	<p>Fredrick A. Becker, Esq.  <b>22-08 43<sup>rd</sup> Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status:    Closed, Decision – 12/13/05</b></p>
<b>8.</b>	<b>117-05-BZY</b>	<p>Fredrick A. Becker, Esq.  <b>43-05 222<sup>nd</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status:    Closed, Decision – 12/13/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 29, 2005

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>3-04-BZ</b>	<p>Eric Palatnik, P.C.  <b>46-05 Parson Boulevard, QUEENS</b>                      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).  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Granted – 11/29/05</b></p>
<b>2.</b>	<b>154-04-BZ</b>	<p>Rothkrug Rothkrug Weinberg &amp; Spector  <b>63 Rapeleye Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #6BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Closed, Decision – 12/13/05</b></p>
<b>3.</b>	<b>234-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>255 McKibbin Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #1BK</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Granted – 11/29/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 29, 2005

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>4.</b>	<b>357-04-BZ &amp; 358-04-BZ</b>	<p>Alfonse Duarte  <b>707 and 728 Cross Bay Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #14Q</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Granted – 11/29/05</b></p>
<b>5.</b>	<b>375-04-BZ</b>	<p>Greenberg Traurig, LLP  <b>1527, 1529 and 1533 60<sup>th</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #12BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Deferred Decision – 12/13/05</b></p>
<b>6.</b>	<b>380-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>32-12 23<sup>rd</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #1Q</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Deferred Decision – 1/10/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 29, 2005

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>7.</b>	<b>27-05-BZ</b>	<p>Vassalotti Associates Architects, LLP  <b>91-11 Roosevelt Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #3Q</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <hr/> <p><b>Status: Granted – 11/29/05</b></p>
<b>8.</b>	<b>118-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2072 Ocean Parkway, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #15BK</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Granted – 11/29/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 29, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>269-04-BZ</b>	<p>Law Offices of Howard Goldman, LLC  <b>37 Bridge Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #2BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 1/10/06</b></p>
<b>10.</b>	<b>382-04-BZ</b>	<p>Eric Palatnik, P.C.  <b>2026 Avenue “T”, BROOKLYN</b>                      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).  <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 1/31/06</b></p>
<b>11.</b>	<b>396-04-BZ</b>	<p>Stroock &amp; Stroock &amp; Lavan, LLP, by Ross Moskowitz, Esq., for R. Squared, LLC, owner.  <b>180 West Broadway, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #1M</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 1/10/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 29, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>12.</b>	<b>399-04-BZ</b>	<p>Greenberg Traurig, LLP  <b>425/27 Broome Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Closed, Decision – 1/10/06</b></p>
<b>13.</b>	<b>5-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>59-25 Fresh Meadow Lane, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <hr/> <p><b>Status: Continued Hearing – 1/10/06</b></p>
<b>14.</b>	<b>77-05-BZ</b>	<p>Greenberg Traurig, LLP  <b>132 West 26<sup>th</sup> Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #4M</b></p> <hr/> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <hr/> <p><b>Status: Continued Hearing – 1/24/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, November 29, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>15.</b>	<b>99-05-BZ</b>	<p>Sheldon Lobel, P.C., for 500 Turtles, LLC, owner.  <b>39 Downing Street, aka 31 Bedford Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 12/13/05</b></p>
<b>16.</b>	<b>102-05-BZ</b>	<p>Rothkrug Rothkrug Weinberg Spector  <b>259 Vermont Street a/k/a 438 Glenmore Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #13BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 12/13/05</b></p>
<b>17.</b>	<b>48-05-BZ</b>	<p>Wachtel &amp; Masyr, LLP  <b>469 West Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Closed, Decision – 1/10/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>595-44-BZ</b>	<p>Joanne Seminara, Esq. <b>30 Central Park South, MANHATTAN</b> 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. <b>COMMUNITY BOARD #5M</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 12/6/05</b></p>
<b>2.</b>	<b>289-79-BZ</b>	<p>David L. Businelli <b>547 Midland Avenue, STATEN ISLAND</b> 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. <b>COMMUNITY BOARD #2SI</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 12/6/05</b></p>
<b>3.</b>	<b>886-82-BZ</b>	<p>Blaise Parascondala, Esq. <b>1356 Nostrand Avenue, BROOKLYN</b> 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. <b>COMMUNITY BOARD #8BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 12/6/05</b></p>
<b>4.</b>	<b>146-02-BZ</b>	<p>Anthony DiProperzio, R.A., R.A.J. <b>138-27 247<sup>th</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #8Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 12/6/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 6, 2005

10:00 A.M.

<b><i>SOC – CONTINUED HEARINGS</i></b>		
<b>5.</b>	<b>109-93-BZ</b>	<p>H. Irving Sigman  <b>189-11 Northern Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 12/13/05</b></p>
<b>6.</b>	<b>213-96-BZ III</b>	<p>Slater &amp; Beckerman, LLP  <b>51-53 Christopher Street, a/k/a 113 Seventh Avenue South, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 1/10/06</b></p>
<b>7.</b>	<b>132-97-BZ</b>	<p>Alan R. Gaines, Esq.  <b>227 Mansion Avenue, STATEN ISLAND</b>                      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.  <b>COMMUNITY BOARD #3SI</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 2/14/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 6, 2005

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>8.</b>	<b>165-02-BZ</b> <b>167-02-BZ</b> <b>169-02-BZ</b> <b>171-02-BZ</b> <b>173-02-BZ</b> <b>175-02-BZ</b> <b>186-02-BZ</b> <b>188-02-BZ</b> <b>190-02-BZ</b>	<p>Steve Sinacori, Esq.  <b>143-147 Classon Avenue, a/k/a 380-388 Park Avenue and 149-159 Classon Avenue, BROOKLYN</b></p> <p>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.</p> <p><b>COMMUNITY BOARD #2BK</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Continued Hearing – 1/31/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 6, 2005

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>9.</b>	<b>364-36-BZ</b>	<p>Joseph P. Morsellino  <b>31-70 31<sup>st</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #1Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Continued Hearing – 1/24/06</b></p>
<b>10.</b>	<b>871-46-BZ</b>	<p>Joseph P. Morsellino, Esq.  <b>97-45 Queens Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #6Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 12/13/05</b></p>
<b>11.</b>	<b>7-51-BZ</b>	<p>Eric Palatnik, P.C.  <b>6717/35 Fourth Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #8BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 1/10/06</b></p>
<b>12.</b>	<b>643-60-BZ</b>	<p>Kenneth H. Koons  <b>2443 Poplar Street, THE BRONX</b>                      Extension of Term of variance for an existing public parking lot. The premise is located in an R4 zoning district.  <b>COMMUNITY BOARD #11BX</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 12/13/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 6, 2005

10:00 A.M.

<b><i>SOC – NEW CASES</i></b>		
<b>13.</b>	<b>384-74-BZ</b>	<p>Sheldon Lobel, P.C.  <b>3120 Heath Avenue, The BRONX</b>                      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.  <b>COMMUNITY BOARD #8BX</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 1/10/06</b></p>
<b>14.</b>	<b>386-74-BZ</b>	<p>Stadtmauer Bailkin/Steve Sinacori  <b>4184/4186 Park Avenue, THE BRONX</b>                      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.  <b>COMMUNITY BOARD #6BX</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 1/10/06</b></p>
<b>15.</b>	<b>122-93-BZ</b>	<p>Adam Rothkrug  <b>895/99 Broadway, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #5M</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Closed, Decision – 1/10/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 6, 2005

10:00 A.M.

<i><b>SOC – NEW CASES</b></i>		
<b>16.</b>	<b>62-96-BZ</b>	<p>Law Office of Fredrick A. Becker  <b>200 Madison Avenue, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #5M</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 1/10/06</b></p>
<b>17.</b>	<b>77-99-BZ</b>	<p>The Agusta Group  <b>255-39 Jamaica Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #13Q</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 1/24/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 6, 2005

10:00 A.M.

<b><i>APPEALS – DECISIONS</i></b>		
<b>18.</b>	<b>231-04-A</b>	<p>Joseph P. Morsellino, Esq.  <b>240-79 Depew Avenue, QUEENS</b>                      Proposed one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law.  <b>COMMUNITY BOARD #11Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Closed, Decision – 1/24/06</b></p>
<b>19.</b>	<b>106-05-A</b>	<p>Department of Buildings  <b>220-222 Sullivan Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Granted – 12/6/05</b></p>
<b>20.</b>	<b>208-05-A thru 282-05-A</b>	<p>Stadtmauer Bailkin LLP  <b>17 thru 67 Riverside Lane, 18 thru 30 Edgeview Lane, 16 thru 34 Openview Lane and 15 thru 33 Bayonne Court, STATEN ISLAND</b>                      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.  <b>COMMUNITY BOARD #1SI</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Granted – 12/6/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 6, 2005

10:00 A.M.

<b><i>APPEALS – CONTINUED HEARINGS</i></b>		
<b>21.</b>	<b>25-04-A &amp; 26-04-A</b>	<p>Rothkrug Rothkrug Weinberg &amp; Spector  <b>506/510 Bradford Avenue, STATEN ISLAND</b>                      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.  <b>COMMUNITY BOARD #3SI</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Continued Hearing – 2/14/06</b></p>
<b>22.</b>	<b>1-05-A</b>	<p>Kathleen R. Bradshaw, Esq.  <b>1426 and 1428 Shore Drive, THE BRONX</b>                      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.  <b>COMMUNITY BOARD #10BX</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Granted – 12/6/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 6, 2005

10:00 A.M.

<b><i>APPEALS – NEW CASES</i></b>		
<b>23.</b>	<b>155-05-A</b>	<p>Richard Kusack  <b>81 East 3<sup>rd</sup> Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #8M</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Adjourned Hearing – 1/24/06</b></p>
<b>24.</b>	<b>162-05-A</b>	<p>Jay Segal  <b>19-21 Beekman Place, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #6M</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Continued Hearing – 2/7/06</b></p>
<b>25.</b>	<b>191-05-A 192-05-A</b>	<p>Eric Palatnik, P.C.  <b>12-09 &amp; 12-11 116<sup>th</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #7Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 1/10/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 6, 2005

10:00 A.M.

<b><i>APPEALS – NEW CASES</i></b>		
<b>26.</b>	<b>200-05-A 201-05-A</b>	<p>Joseph P. Morsellino, Esq.  <b>20-17 and 20-21 Clintonville Street, QUEENS</b>                      Proposed construction of two –two family dwellings in the bed of mapped 157<sup>th</sup> Street is contrary to GCL §35, Article 3, located in an R3-1 zoning district.  <b>COMMUNITY BOARD #7Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Continued Hearing – 1/24/06</b></p>
<b>27.</b>	<b>203-05-A</b>	<p>Joseph A. Sherry  <b>39 Ocean Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #14Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Granted – 12/6/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 6, 2005

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>296-04-BZ</b>	<p>Sheldon Lobel, P.C.  <b>135 Orchard Street, a/k/a 134 Allen Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #3M</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision – 1/10/06</b></p>
<b>2.</b>	<b>315-04-BZ thru 318-04-BZ</b>	<p>Steve Sinacori, Esq./Stadtmauer Bailkin LLP  <b>1732, 1734, 1736 and 1738 81<sup>st</sup> Street, BROOKLYN</b>                      Variance: Under Z.R. §72-21 – To permit the proposed development which will contain four three-family homes (Use Group 2), within an M1-1 Zoning District which is contrary to Section 42-00 of the Resolution.  <b>COMMUNITY BOARD #11BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Granted – 12/6/05</b></p>
<b>3.</b>	<b>70-05-BZ</b>	<p>Lewis E. Garfinkel, R.A.  <b>2905 Avenue M, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #14BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Granted – 12/6/05</b></p>

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<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>4.</b>	<b>122-05-BZ</b>	<p>Bryan Cave, LLP (Margery Perlmutter, Esq.)  <b>525 Clinton Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #2BK</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Granted – 12/6/05</b></p>
<b>5.</b>	<b>397-03-BZ thru 405-03-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271 60<sup>th</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #12BK</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Withdrawn – 12/6/05</b></p>
<b>6.</b>	<b>202-04-BZ</b>	<p>Einbinder &amp; Dunn, LLP  <b>100 Jewel Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #1BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision – 1/24/06</b></p>
<b>7.</b>	<b>373-04-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>57-69 69<sup>th</sup> Street, QUEENS</b>                      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.  <b>COMMUNITY BOARD #5Q</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Adjourned Hearing – 1/10/06</b></p>

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<b>BZ – CONTINUED HEARINGS</b>		
<b>8.</b>	<b>26-05-BZ</b>	<p>Cozen O’Connor  <b>1702/28 East 9<sup>th</sup> Street, a/k/a 815 Kings Highway, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #15BK</b>  <b>Examiner: Jed Weiss (212) 788-8781</b>  <b>Status: Continued Hearing – 1/31/06</b></p>
<b>9.</b>	<b>127-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>9216 Church Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #17BK</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Continued Hearing – 1/24/06</b></p>
<b>10.</b>	<b>130-05-BZ</b>	<p>Elise Wagner, Esq. c/o Kramer Levin  <b>74-88 Avenue of the Americas, a/k/a 11-15 Thompson Street and 27-31 Grand Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status: Continued Hearing – 1/24/06</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

**REGULAR MEETING**

**TUESDAY AFTERNOON, December 6, 2005**

**1:30 P.M.**

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>11.</b>	<b>185-05-BZ</b>	Manatt, Phelps & Philips, LLP (Carol E. Rosenthal, Esq.) <b>62-02 Roosevelt Avenue, QUEENS</b> 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. <b>COMMUNITY BOARD #2Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 1/10/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

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<b><i>BZ – NEW CASES</i></b>		
<b>12.</b>	<b>40-05-BZ</b>	<p>Petraro &amp; Jones  <b>1095 Second Avenue, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #6M</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Continued Hearing – 1/24/06</b></p>
<b>13.</b>	<b>94-05-BZ</b>	<p>Eric Palatnik, P.C.  <b>1283 East 29<sup>th</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Continued Hearing – 1/24/06</b></p>
<b>14.</b>	<b>96-05-BZ</b>	<p>Petraro &amp; Jones  <b>205 West 14<sup>th</sup> Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #4M</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Continued Hearing – 1/10/06</b></p>

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<b><i>BZ – NEW CASES</i></b>		
<b>15.</b>	<b>119-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>834 Sterling Place, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #8BK</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status: Continued Hearing – 2/7/06</b></p>
<b>16.</b>	<b>138-05-BZ</b>	<p>Lewis Garfinkel  <b>1227 East 27<sup>th</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #14BK</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status: Closed, Decision – 1/24/06</b></p>
<b>17.</b>	<b>150-05-BZ</b>	<p>Henry &amp; Dooley Architects, P.C.  <b>1426 Fulton Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #3BK</b>  <b>Examiner: Toni Matias (212) 788-8752</b>  <b>Status: Continued Hearing – 1/31/06</b></p>

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**1:30 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>18.</b>	<b>187-05-BZ</b>	Law Office of Fredrick A. Becker <b>78-20 67<sup>th</sup> Road, QUEENS</b> 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. <b>COMMUNITY BOARD #5Q</b>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Continued Hearing – 1/24/06</b>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 13, 2005

10:00 A.M.

<b><i>SOC – DECISIONS</i></b>		
<b>1.</b>	<b>871-46-BZ</b>	<p>Joseph P. Morsellino, Esq.  <b>97-45 Queens Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #6Q</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status:    Granted – 12/13/05</b></p>
<b>2.</b>	<b>436-53-BZ</b>	<p>Vassalotti Associates  <b>141-50 Union Turnpike, QUEENS</b>                      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.  <b>COMMUNITY BOARD #8Q</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status:    Granted – 12/13/05</b></p>
<b>3.</b>	<b>643-60-BZ</b>	<p>Kenneth H. Koons  <b>2443 Poplar Street, THE BRONX</b>                      Extension of Term of variance for an existing public parking lot. The premise is located in an R4 zoning district.  <b>COMMUNITY BOARD #11BX</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status:    Granted – 12/13/05</b></p>
<b>4.</b>	<b>926-86-BZ</b>	<p>Sheldon Lobel, P.C.  <b>217-07 Northern Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b>  <b>Examiner: Henry Segovia (212) 788-8757</b>  <b>Status:    Granted – 12/13/05</b></p>

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## *SOC – DECISIONS*

5.	109-93-BZ	H. Irving Sigman
		<b>189-11 Northern Boulevard, QUEENS</b>
		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.
		<b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Henry Segovia (212) 788-8757</b>
		<b>Status: Granted – 12/13/05</b>

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<b><i>SOC – NEW CASES</i></b>		
<b>6.</b>	<b>1016-84-BZ</b>	<p>Martyn &amp; Don Weston  <b>790-798 Coney Island Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #12BK</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Closed, Decision – 1/10/06</b></p>
<b>7.</b>	<b>4-95-BZ</b>	<p>Harry Meltzer, R.A.  <b>21/23 Hillside Avenue, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #12M</b></p> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <p><b>Status: Postponed Hearing – 1/24/06</b></p>
<b>8.</b>	<b>337-03-BZ</b>	<p>Kramer Levin Naftalis &amp; Frankel, LLP  <b>340 Madison Avenue, a/k/a 16 East 44<sup>th</sup> Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #5M</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Closed, Decision – 1/24/06</b></p>
<b>9.</b>	<b>206-04-BZ</b>	<p>Steven M. Sinacori/Stadtmauer Bailkin, LLP  <b>1901 Ocean Parkway, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision – 1/10/06</b></p>

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<b><i>APPEALS – DECISIONS</i></b>		
<b>10.</b>	<b>53-04-A thru 62-04-A</b>	<p>New York City Department of Buildings OWNER OF RECORD: Thomas Huang <b>140-26A/28/28A/30/30A/32/32A/34/34A/36 34<sup>th</sup> Avenue, QUEENS</b></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. <b>COMMUNITY BOARD #11Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status:     Granted – 12/13/05</b></p>
<b>11.</b>	<b>103-05-A</b>	<p>Rothkrug Rothkrug Weinberg &amp; Spector, LLP <b>366 Nugent Street, STATEN ISLAND</b></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 <b>COMMUNITY BOARD #2SI</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status:     Denied – 12/13/05</b></p>
<b>12.</b>	<b>116-05-BZY</b>	<p>Fredrick A. Becker, Esq. <b>22-08 43<sup>rd</sup> Avenue, QUEENS</b></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. <b>COMMUNITY BOARD #11Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status:     Granted – 12/13/05</b></p>

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<b><i>APPEALS – DECISIONS</i></b>		
<b>13.</b>	<b>117-05-BZY</b>	Fredrick A. Becker, Esq. <b>43-05 222<sup>nd</sup> Street, QUEENS</b> 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. <b>COMMUNITY BOARD #11Q</b>
		<b>Examiner: Toni Matias (212) 788-8752</b>
		<b>Status: Granted – 12/13/05</b>

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10:00 A.M.

<b><i>APPEALS – NEW CASES</i></b>		
<b>14.</b>	<b>53-05-A</b>	<p>The Agusta Group  <b>62-41 Forest Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #5Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Closed, Decision – 1/10/06</b></p>
<b>15.</b>	<b>160-05-A</b>	<p>Gary Lenhart, R.A.  <b>458½ Hillcrest Walk, QUEENS</b>                      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.  <b>COMMUNITY B BOARD #14Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Granted – 12/13/05</b></p>
<b>16.</b>	<b>144-05-BZY</b>	<p>Alfonso Duarte  <b>143-53/55 Poplar Avenue, QUEENS</b>                      Proposed extension of time to complete construction pursuant to Z.R. §11-331 for two two-family attached dwellings.  <b>COMMUNITY BOARD #7Q</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Adjourned Hearing – 1/31/06</b></p>
<b>17.</b>	<b>145-05-BZY</b>	<p>Krzysztof Rostek  <b>135 North 9<sup>th</sup> Street, BROOKLYN</b>                      Proposed extension of time to complete construction pursuant to Z.R. §11-331 for a six family house.  <b>COMMUNITY BOARD #3BK</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Continued Hearing – 1/24/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY MORNING, December 13, 2005

10:00 A.M.

<b><i>APPEALS – NEW CASES</i></b>		
<b>18.</b>	<b>324-05-BZY/ 348-05-A</b>	<p>Kramer Levin Naftalis &amp; Frankel, LLP  <b>164-172 Perry Street, MANHATTAN</b>                      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).  <b>COMMUNITY BOARD #2M</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Continued Hearing – 1/10/06</b></p>
	<b>326-05-BZY/ 328-05-A</b>	<p>Greenberg Traurig, LLP  <b>163 Charles Street, MANHATTAN</b>                      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).  <b>COMMUNITY BOARD #2M</b></p> <hr/> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <hr/> <p><b>Status: Continued Hearing – 1/10/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 13, 2005

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>1.</b>	<b>156-03-BZ</b>	<p>Law Offices of Howard Goldman, PLLC  <b>135-35 Northern Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #7Q</b>  <b>Examiner: Rory Levy (212) 788-8749</b>  <b>Status:     Granted – 12/13/05</b></p>
<b>2.</b>	<b>154-04-BZ</b>	<p>Rothkrug Rothkrug Weinberg &amp; Spector  <b>63 Rapeleye Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #6BK</b>  <b>Examiner: Roy Starrin (212) 788-8797</b>  <b>Status:     Granted – 12/13/05</b></p>
<b>3.</b>	<b>160-04-BZ &amp; 161-04-A</b>	<p>Mitchell S. Ross, Esq.  <b>73 Washington Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #2BK</b>  <b>Examiner: Rory Levy 212-788-8749 / Toni Matias 212-788-8752</b>  <b>Status:     Continued Hearing – 3/14/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 13, 2005

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>4.</b>	<b>360-04-BZ</b>	<p>Marcus Marino Architects.  <b>38 Zephyr Avenue, STATEN ISLAND</b>                      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.  <b>COMMUNITY BOARD #3SI</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Granted – 12/13/05</b></p>
<b>5.</b>	<b>375-04-BZ</b>	<p>Greenberg Traurig, LLP  <b>1527, 1529 and 1533 60<sup>th</sup> Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #12BK</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Granted – 12/13/05</b></p>
<b>6.</b>	<b>42-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>1982 Bronxdale Avenue, BRONX</b>                      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.  <b>COMMUNITY BOARD #11BX</b></p> <hr/> <p><b>Examiner: Carlo Costanza (212) 788-8739</b></p> <hr/> <p><b>Status: Granted – 12/13/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 13, 2005

1:30 P.M.

<b><i>BZ – DECISIONS</i></b>		
<b>7.</b>	<b>99-05-BZ</b>	<p>Sheldon Lobel, P.C., for 500 Turtles, LLC, owner.  <b>39 Downing Street, a/k/a 31 Bedford Street, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <hr/> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <hr/> <p><b>Status: Granted – 12/13/05</b></p>
<b>8.</b>	<b>102-05-BZ</b>	<p>Rothkrug Rothkrug Weinberg Spector  <b>259 Vermont Street a/k/a 438 Glenmore Avenue, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #13BK</b></p> <hr/> <p><b>Examiner: Henry Segovia (212) 788-8757</b></p> <hr/> <p><b>Status: Granted – 12/13/05</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 13, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>9.</b>	<b>260-04-BZ thru 262-04-BZ</b>	<p>The Law Office of Fredrick A. Becker  <b>222/218 Wallabout Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #1BK</b></p> <p><b>Examiner: Roy Starrin (212) 788-8797</b></p> <p><b>Status: Continued Hearing – 2/28/06</b></p>
<b>10.</b>	<b>344-04-BZ</b>	<p>Alfonso Duarte, P.E.  <b>202-01 Northern Boulevard, QUEENS</b>                      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.  <b>COMMUNITY BOARD #11Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Closed, Decision – 1/10/06</b></p>
<b>11.</b>	<b>47-05-BZ</b>	<p>Cozen O’Connor  <b>90-15 Corona Avenue, QUEENS</b>                      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.  <b>COMMUNITY BOARD #4Q</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 1/31/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 13, 2005

1:30 P.M.

<b><i>BZ – CONTINUED HEARINGS</i></b>		
<b>12.</b>	<b>72-05-BZ</b>	<p>Harold Weinberg, P.E.  <b>245 Hooper Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #1BK</b></p> <hr/> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <hr/> <p><b>Status: Closed, Decision – 1/31/06</b></p>
<b>13.</b>	<b>156-05-BZ</b>	<p>Charles Rizzo and Associates (CR&amp;A)  <b>1 Seventh Avenue South, MANHATTAN</b>                      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.  <b>COMMUNITY BOARD #2M</b></p> <hr/> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <hr/> <p><b>Status: Closed, Decision – 1/10/06</b></p>

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# NEW YORK CITY BOARD OF STANDARDS AND APPEALS

REGULAR MEETING

TUESDAY AFTERNOON, December 13, 2005

1:30 P.M.

<b><i>BZ – NEW CASES</i></b>		
<b>14.</b>	<b>280-04-BZ &amp; 281-04-A 282-04-BZ &amp; 283-04-A</b>	<p>Gerald Caliendo, R.A.  <b>34-28 214<sup>th</sup> Place, QUEENS</b>                      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. &amp; 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.  <b>COMMUNITY BOARD #11Q</b></p> <p><b>Examiner: Toni Matias (212) 788-8752</b></p> <p><b>Status: Closed, Decision – 2/7/06</b></p>
<b>15.</b>	<b>89-05-BZ</b>	<p>Stadtmauer Bailkin, LLP/ Steven M. Sinacori, Esq.  <b>18 Heyward Street, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #1BK</b></p> <p><b>Examiner: Jed Weiss (212) 788-8781</b></p> <p><b>Status: Continued Hearing – 2/14/06</b></p>
<b>16.</b>	<b>147-05-BZ</b>	<p>Sheldon Lobel, P.C.  <b>2402 Avenue “P”, BROOKLYN</b>                      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.  <b>COMMUNITY BOARD #15BK</b></p> <p><b>Examiner: Rory Levy (212) 788-8749</b></p> <p><b>Status: Continued Hearing – 1/10/06</b></p>

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**NEW YORK CITY BOARD OF STANDARDS AND APPEALS**

**REGULAR MEETING**

**TUESDAY AFTERNOON, December 13, 2005**

**1:30 P.M.**

<b><i>BZ – NEW CASES</i></b>		
<b>17.</b>	<b>135-05-BZ</b>	<p>Bryan Cave, LLP/Judith M. Gallent, Esq. <b>217 West 147<sup>th</sup> Street, MANHATTAN</b> 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. <b>COMMUNITY BOARD #10M</b></p>
		<b>Examiner: Jed Weiss (212) 788-8781</b>
		<b>Status: Closed, Decision – 1/24/06</b>

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