

SOC – DECISIONS

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

SOC – CONTINUED HEARINGS

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

SOC – NEW CASES

490-69-BZ	Sheldon Lobel, P.C. 1408/18 Second Avenue, 303/09 East 73rd Street, 300/04 East 74th Street, MANHATTAN Reopening for an extension of term of a variance for attended transient parking in a multiple dwelling presently located in ac C1-9 and R8-B zoning district. The original grant of the variance by the Board of Standards and Appeals was made pursuant to Section 60(3) of the multiple Dwelling Law. COMMUNITY BOARD #8M
	Examiner: Carlo Costanza (212) 788-8739
	Status: Continued Hearing – 4/12/05
183-97-BZ	Kramer Levin Naftalis & Frankel, LLP 250 East 60th Street, MANHATTAN Reopen and extend the time and waiver of the Rules and Procedures, in which to complete construction and obtain a new certificate of occupancy pursuant to the resolution adopted by the board on September 15, 1998. COMMUNITY BOARD #8M
	Examiner: Carlo Costanza (212) 788-8739
	Status: Closed, Decision – 3/29/05
158-02-BZ	Eric Palatnik, P.C. 444 Beach 6th Street, QUEENS Reopening for an amendment to extend the time to obtain a certificated of occupancy which expired October 8, 2004. COMMUNITY BOARD #14Q
	Examiner: Carlo Costanza (212) 788-8739
	Status: Closed, Decision – 3/29/05

APPEALS – DECISIONS

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

APPEALS – CONTINUED HEARINGS

	271-04-A	Michele A. Luzio, Esq. One Pier 63, at 23rd Street, MANHATTAN
		An appeal challenging the Department of Buildings jurisdiction to issue summons to subject property, on the grounds that NYC Department of Business Services has exclusive jurisdiction over The “Barge”.
		COMMUNITY BOARD #4M
		Examiner: Toni Matias (212) 788-8752
		Status: Closed, Decision – 3/29/05

BZ – DECISIONS

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

BZ – DECISIONS

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

BZ – CONTINUED HEARINGS

	<p>355-03-BZ</p>	<p>Agusta & Ross 64-01/07 Grand Avenue, QUEENS Variance: Under Z.R.§72-21 – To permit the proposed four story and mezzanine mixed-use multiple dwelling, Use Groups 2 and 6, which does not comply with the zoning requirements for residential floor area, building height, number of dwellings units and residential front yard, located in a C2-2/R4 zoning district. COMMUNITY BOARD #5Q Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 4/19/05</p>
	<p>385-03-BZ</p>	<p>Joseph P. Morsellino 85-15 and 85-17 120th Street, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed erection of a multiple dwelling, which does not comply with the zoning requirements for floor area ratio, lot coverage, dwelling units, height and setback, located in an R6 zoning district. COMMUNITY BOARD #9Q Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 4/19/05</p>
	<p>72-04-BZ</p>	<p>Sheldon Lobel, P.C. 141-54 Northern Boulevard, QUEENS Special Permit: Under Z.R. §11-411 – To request an extension of term of the previously granted variance, which permitted the erection and maintenance of a gasoline service station with accessory uses, and Section 11-412 to authorize the alteration of the signage and the accessory use of a convenience store located in an a R6/C1-2 and R6 zoning district. COMMUNITY BOARD #7Q Examiner: Carlo Costanza (212) 788-8739 Status: Closed, Decision – 3/29/05</p>
	<p>252-04-BZ</p>	<p>Jay A. Segal, Esq. 170 North 11th Street, BROOKLYN Variance: under Z.R. §72-21 – To permit the conversion and enlargement of an existing two-story, vacant industrial building in an M1-2 zoning district contrary to Z.R. §42-10. COMMUNITY BOARD #1BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 4/19/05</p>

BZ – CONTINUED HEARINGS

258-04-BZ	Eric Palatnik, Esq. 1837 and 1839 East 24th Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of a single family residence, which does not comply with the zoning requirements for floor area ratio, open space, lot coverage and rear yard, is contrary to Z.R. §23-141(b) and §23-47. Located in a R3-2 zoning district. COMMUNITY BOARD #10BK
	Examiner: Henry Segovia (212) 788-8757
	Status: Continued Hearing – 3/29/05

BZ – NEW CASES

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