

SOC – DECISIONS

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

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

7.	110-95-BZ	<p>John W. Russell, Esq. 1845 Cornage Avenue, QUEENS Reopening for Extension of Term of a variance, which permitted, within a C2/R5 zoning district, the operation of a auto repair facility (UG16), with accessory uses, including parking and minor repairs using handtools. COMMUNITY BOARD #14Q Examiner: Carlo Costanza (212) 788-8739 Status: Continued Hearing – 7/19/05</p>
8.	91-02-BZ	<p>Sheldon Lobel, P.C. 3032-3042 West 22nd Street, BROOKLYN Amendment to a previously granted variance under Z.R. §72-21 to allow minor modification of the approved plans, located in a R-5 zoning district. COMMUNITY BOARD #13BK Examiner: Henry Segovia (212) 788-8757 Status: Continued Hearing – 7/12/05</p>
9.	182-02-BZ	<p>Sheldon Lobel, P.C. 1705 Richmond Avenue, a/k/a 2990 Victory Boulevard, STATEN ISLAND Reopening to request an amendment to redesign a gasoline service station previously approved in 2003. Relocation and reduction of floor area of the convenience store, relocate the fuel dispenser islands and canopy, increase the curb cuts from three to five and to modify the landscaping. The premise is located in R3-2/C1-2 and R3-2 zoning district. COMMUNITY BOARD #2SI Examiner: Henry Segovia (212) 788-8757 Status: Granted – 6/7/05</p>

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

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13.	301-04-BZY	Rothkrug Rothkrug Weinberg & Spector 102 Greaves Avenue, STATEN ISLAND Application to complete construction for a minor development as per Z.R. §11-331. COMMUNITY BOARD #3SI
		Examiner: Toni Matias 212-788-8752
		Status: Granted – 6/7/05
14.	211-04-A	Sheldon Lobel, P.C. 216-50/56 28th Avenue, QUEENS Proposed expansion and renovation of an existing church building, (Grace Presbyterian Church), located within the bed of a mapped street, is contrary to Section 35, Article 3 of General City Law. COMMUNITY BOARD #11Q
		Examiner: Toni Matias 212-788-8752
		Status: Granted – 6/7/05
15.	23-05-A	Walter T. Gorman, P.E. 32 Bedford Avenue, QUEENS Proposed enlargement to an existing one family dwelling, located within the bed of a mapped street and not fronting on a legally mapped street, is contrary to Section 35 and 36, Article 3 of the General City Law. COMMUNITY BOARD #14Q
		Examiner: Toni Matias 212-788-8752
		Status: Granted – 6/7/05

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

BZ – DECISIONS

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

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5.	252-04-BZ	Jay A. Segal, Esq. 170 North 11th Street, BROOKLYN Variance: under Z.R. §72-21 – To permit the conversion and enlargement of an existing two-story, vacant industrial building in an M1-2 zoning district contrary to Z.R. §42-10. COMMUNITY BOARD #1BK
		Examiner: Rory Levy (212) 788-8797
		Status: Withdrawn – 6/7/05
6.	297-04-BZ	Sheldon Lobel, P.C. 1174 East 22nd Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the proposed enlargement of an existing one family dwelling, Use Group 1, located in an R-2 zoning district, which does not comply with the zoning requirement for floor area ratio, is contrary to Z.R §23-141. COMMUNITY BOARD #14BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Granted – 6/7/05
7.	327-04-BZ	Sheldon Lobel, P.C. 66-34 108th Street, QUEENS Variance: Under Z.R. §72-21 – To request a variance from the following sections of the Zoning Resolution: 24-11(floor area ratio); 24-34(front yard requirements); and 24-521(height and setback regulations). The proposal calls for the enlargement of an existing Community Facility. COMMUNITY BOARD #6Q
		Examiner: Carlo Costanza (212) 788-8739
		Status: Granted – 6/7/05
8.	345-04-BZ	Fredrick A. Becker 1030-1044 Ocean Park way, BROOKLYN Variance: Under Z.R. §72-21 – To request a bulk variance to allow the construction of a new synagogue in an R5 district contrary to Z.R. §§23-141, 23-464, 23-47, 113-12, 23-631(d), 113-30, 25-18 and 25-31. COMMUNITY BOARD#12BK
		Examiner: Rory Levy (212) 788-8797
		Status: Granted – 6/7/05

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

BZ – CONTINUED HEARINGS

11.	3-04-BZ	Eric Palatnik, P.C. 147-08 46th Avenue, QUEENS Variance: Under Z.R. §72-21 – To request permit of a two family dwelling, with variations of the side yard and floor area requirements of the underlying R-2 zoning district. COMMUNITY BOARD #7Q
		Examiner: Rory Levy (212) 788-8797
		Status: Continued Hearing – 9/13/05
12.	255-04-BZ	Eric Palatnik, P.C. 1924 Homecrest Avenue, BROOKLYN Special Permit: under Z.R. §73-622 – To permit the proposed enlargement of an existing single family residence, which does not comply with the zoning requirements for floor area and side yard, is contrary to Z.R. §23-141 and §23-461(a), located in an R5 zoning district. COMMUNITY BOARD #15BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 7/12/05
13.	272-04-BZ	Sullivan Chester & Gardner 14-38/40 31st Drive, QUEENS Variance: Under Z.R. §72-21 – To permit the proposed five story, twenty-unit multiple dwelling, Use Group 2, located in an R-5 zoning district, which does not comply with the zoning requirements for floor area ratio, open space ratio, density, side and front yards, height and/or setback and parking. COMMUNITY BOARD #1Q
		Examiner: Roy Starrin (212) 788-8797
		Status: Adjourned – 7/19/05
14.	352-04-BZ	Eric Palatnik, P.C. 1845 Richmond Avenue, STATEN ISLAND Variance: Under Z.R. §72-21 – To modify the previous approval by the BSA (118-01-BZ) by altering the configuration of the subject building and to permit a change in use from Use Group 6 office use to Use Group 6 retail use, within an R3-1 Zoning District and to vary Section 22-00 of the Resolution. COMMUNITY BOARD #2SI
		Examiner: Rory Levy (212) 788-8797
		Status: Continued Hearing – 7/26/05

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15.	363-04-BZ	<p>Herrick Feinstein, LLP 6002 Fort Hamilton Parkway, BROOKLYN Variance: under Z.R. §§72-01(b) & 72-21 – In an M1-1 district, approval sought to convert an existing industrial building to residential use. The development is contrary to district use regulations per Section 42-00. COMMUNITY BOARD #12BK Examiner: Roy Starrin (212) 788-8797 Status: Closed, Decision – 7/19/05</p>
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16.	344-03-BZ/ 345-03-A	<p>Law Offices of Howard Goldman 2777 Flatbush Avenue, BROOKLYN Special Variance: Under Z.R. §73-242 – To allow a restaurant in a C3 zoning district. The restaurant allows eating and drinking, provides outdoor seating and has a seating capacity of 190 people. There is no dancing or musical entertainment. Under BSA Cal. No. 345-03-A the application seeks an appeal pursuant to Art. III Sec. 35, of the General City law to permit construction of commercial facility on the bed of a mapped street. COMMUNITY BOARD #18BK Examiner: Toni Matias 788-8752/Carlo Costanza 788-8739 Status: Closed, Decision – 7/12/05</p>
17.	397-03-BZ thru 405-03-BZ	<p>Sheldon Lobel, P.C. 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271 60th Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit nine three- story plus attic residential buildings, located in an M1-1 district. Each structure will contain three dwelling units and one parking space. COMMUNITY BOARD #12BK Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 7/26/05</p>
18.	154-04-BZ	<p>Rothkrug Rothkrug Weinberg & Spector 63 Rapeleye Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed construction of a four family dwelling, Use Group 2, located in M1-1 zoning district. COMMUNITY BOARD #6BK Examiner: Roy Starrin (212) 788-8797 Status: Continued Hearing – 7/19/05</p>
19.	402-04-BZ	<p>Steven Sinacori/Stadtmauer Bailkin, LLP 2461 Knapp Street, BROOKLYN Variance: Under Z.R. §72-21 – To permit the change of use from an enclosed amusement arcade, Use Group 15, to self-storage facility, Use Group 16, located within C3 and C7 districts and to vary Sections 32-00 (Use Regulations) and 33-122 (Floor Area Ratio). COMMUNITY BOARD #15BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 7/19/05</p>

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