

SOC – DECISIONS

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

SOC – CONTINUED HEARINGS

4.	314-28-BZ	<p>Manuel B. Vidal 902/14 Westchester Avenue and 911/15 Rogers Place, THE BRONX Reopening for an amendment to the prior resolution to permit the removal of the existing kiosk and to erect a new building on the property to be used as a convenience store. COMMUNITY BOARD #2BX</p>
		<p>Examiner: Henry Segovia (212) 788-8757</p>
		<p>Status: Closed, Decision – 4/12/05</p>
5.	300-73-BZ	<p>Rothkrug Rothkrug Weinberg & Spector, LLP 101-08 97th Avenue, QUEENS Reopening: Extension of Term for a commercial vehicle storage facility and to convert a portion of the facility for minor auto repair UG 16, located in an R-5 zoning district. COMMUNITY BOARD #9Q</p>
		<p>Examiner: Henry Segovia (212) 788-8757</p>
		<p>Status: Closed, Decision – 3/29/05</p>
6.	173-94-BZ	<p>Board of Standards and Appeals 159-15 Rockaway Boulevard, QUEENS Compliance case with regard to the hours of operation of a freight transfer with accessory offices, parking and loading and unloading in an R3-2 district. COMMUNITY BOARD #13Q</p>
		<p>Examiner: Henry Segovia (212) 788-8757</p>
		<p>Status: Dismissed – 3/1/05</p>

SOC – NEW CASES

7.	121-93-BZ	Kenneth H. Koons, A.I.A. 202 West 236th Street, THE BRONX Reopening for an extension of term of variance for an eating and drinking establishment, without restrictions on entertainment and dancing, Use Group 12, located in a C2-3 within an R6 zoning district. COMMUNITY BOARD #8BX
		Examiner: Carlo Costanza (212) 788-8739
		Status: Closed, Decision – 3/29/05
8.	69-03-BZ	Shelly Friedman, Esq. 32-40 Bond Street, MANHATTAN Reopening for an amendment to the resolution to modify the variance for a use conversion from manufacturing to residential that was originally granted on April 27, 2004. COMMUNITY BOARD #2M
		Examiner: Rory Levy (212) 788-8749
		Status: Closed, Decision – 3/29/05

APPEALS – DECISIONS

9.	25-04-A & 26-04-A	Rothkrug Rothkrug Weinberg & Spector 506/510 Bradford Avenue, STATEN ISLAND Proposed construction of a 2 - one family dwelling, located within the bed of a mapped street, is contrary to Section 35, Article 3 of the General City Law. COMMUNITY BOARD #3SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 6/14/05
10.	45-04-A thru 49-04-A	Willy C. Yuin, R.A. 4, 8, 12, 16, 20 Tompkins Place, STATEN ISLAND Proposed one family dwellings, not fronting on a legally mapped street, is contrary to Section 36, Article 3 of the General City Law. COMMUNITY BOARD #1SI
		Examiner: Toni Matias (212) 788-8752
		Status: Continued Hearing – 3/29/05

APPEALS – NEW CASES

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

BZ – DECISIONS

1.	291-03-BZ	Stuart A. Klein, Esq. 1380 62nd Street, BROOKLYN Variance: Under Z.R. §72-21 - To permit the proposed five-story plus penthouse residential building with 39 dwelling units, Use Group 2, and 23 below-grade parking spaces located on a site in an M1-1 and R5 zoning district. COMMUNITY BOARD #10BK
		Examiner: Rory Levy (212) 788-8749
		Status: Continued Hearing – 3/29/05
2.	22-04-BZ	Sheldon Lobel, P.C. 2556 Briggs Avenue, THE BRONX Variance: Under Z.R. §72-21 - To permit the proposed construction of a four-story garage, plus a cellar and sub-cellar, to be occupied an enclosed fully attended commercial parking facility, Use Group 8c, located in an R7-1 zoning district. COMMUNITY BOARD #7BX
		Examiner: Rory Levy (212) 788-8749
		Status: Granted – 3/1/05
3.	168-04-BZ	Jay A. Segal, Esq. 500 Canal Street aka 471 Greenwich Street, MANHATTAN Variance: Under Z.R. §72-21 – To permit the proposed construction of an seven story building, with residential uses on its upper six floors, located in an M1-5 zoning district, within the Special Tribeca Mixed Use District. COMMUNITY BOARD #1M
		Examiner: Roy Starrin (212) 788-8797
		Status: Granted – 3/1/05
4.	265-04-BZ	Jay A. Segal, Esq./Greenberg & Traurig, LLP 19 East 57th Street, MANHATTAN Special Permit: Under Z.R. §73-36 to permit the legalization of the operation of a physical cultural establishment on the 3 rd floor of a twenty-two story commercial building consisting of 3,792 sq. ft. located within a C5-3 (MID) Zoning district. COMMUNITY BOARD #5M
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/1/05

BZ – DECISIONS

5.	266-04-BZ	Fredrick A. Becker, Esq. 96 Boerum Place, BROOKLYN Special Permit: Under Z.R. §73-36 – To allow the operation of a physical cultural establishment on the first and second floor of a two story commercial building located within a C2-3 zoning district. COMMUNITY BOARD #2BK
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/1/05
6.	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: Granted – 3/1/05

BZ – CONTINUED HEARINGS

7.	394-03-BZ	Sheldon Lobel, P.C. 16-61 Weirfield Street, QUEENS Special Permit: Under Z.R. §73-36 - To permit the legalization of the operation of a physical cultural establishment on the ground and mezzanine level of a one story with mezzanine building located within a M1-4D zoning district. COMMUNITY BOARD #5Q
		Examiner: Toni Matias (212) 788-8752
		Status: Granted – 3/1/05
8.	20-04-BZ	Eric Palatnik, P.C. 5723 17th Avenue, BROOKLYN Variance: under Z.R. §72-21 to permit the proposed construction of a single family dwelling, Use Group 2, located in an R5 zoning district, which does not comply with the zoning requirements for side yards, floor area ratio, open space ratio and open space, is contrary to Z.R. §23-141(a), §23-45 and §23-461. COMMUNITY BOARD #12BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Continued Hearing – 5/10/05
9.	126-04-BZ	Eric Palatnik, Esq. 66 87th Street, BROOKLYN Special Permit: Under Z.R. §73-622 - To permit the proposed enlargement of a single family residence, Use Group 1, located in an R3-1(BR) zoning district, which does not comply with the zoning requirements for open space, floor area, and side yards, is contrary to Z.R. §23-141 and §23-461(a). COMMUNITY BOARD #10BK
		Examiner: Henry Segovia (212) 788-8757
		Status: Closed, Decision – 3/15/05
10.	190-04-BZ	Agusta & Ross, Esqs. 2184 Mill Avenue, a/k/a 6001 Strickland Avenue, BROOKLYN Variance: Under Z.R. §72-21 – To permit the proposed conversion of a former lead factory, into a multiple dwelling (45 DUs) with doctor’s office, located in an R3-1 zoning district. COMMUNITY BOARD #18BK
		Examiner: Roy Starrin (212) 788-8797
		Status: Continued Hearing – 4/12/05

BZ – CONTINUED HEARINGS

11.	225-04-BZ	<p>Jay A. Segal, Esq. 201 Berry Street, BROOKLYN Variance: under Z.R. §72-21 to permit the construction of three four-story residential buildings in an M1-2 zoning district contrary to Z.R. §42-10. COMMUNITY BOARD #1BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 5/24/05</p>
12.	233-04-BZ	<p>Kevin McGrath, Esq. 136-20 38th Avenue, QUEENS Variance: under Z.R. §72-21 - To permit the proposed development of a twelve story building, which will contain a mix of retail uses, office space, community facility space and two levels of underground parking, located in a C4-3 zoning district, which does not comply with the zoning requirements for floor area ratio, accessory off-street parking, off-street loading berths and building height, is contrary to Z.R. §32-423, §33-122, §35-31, §36-20, §36-62, §61-00 and §61-40. COMMUNITY BOARD #7Q Examiner: Rory Levy (212) 788-8749 Status: Closed, Decision – 3/29/05</p>
13.	270-04-BZ	<p>Sheldon Lobel, P.C. 1239 East 22nd Street, BROOKLYN Special Permit: Under Z.R. §73-622 – To permit the enlargement of a single family residence. Varying the requirements for floor area and open space pursuant to §23-14, side yard pursuant to §23-461 and rear yard is less than required pursuant to §23-47. Located in an R-2 zoning district. COMMUNITY BOARD #14BK Examiner: Henry Segovia (212) 788-8757 Status: Closed, Decision – 3/29/05</p>
14.	345-04-BZ	<p>Fredrick A. Becker 1030-1044 Ocean Parkway, BROOKLYN Variance: Under Z.R. §72-21 to request a bulk variance to allow the construction of a new synagogue in an R5 district contrary to Z.R. §§23-141, 23-464, 23-47, 113-12, 23-631(d), 113-30, 25-18 and 25-31. COMMUNITY BOARD #12BK Examiner: Rory Levy (212) 788-8749 Status: Continued Hearing – 4/12/05</p>

BZ – NEW CASES

15.	219-04-BZ	<p>Eric Palatnik, P.C. 2162/70 University Avenue, THE BRONX Variance: Under Z.R. §72-21 to permit the legalization of a portion of the required open space of the premises, for use as parking spaces (30 spaces), which are to be accessory to the existing 110 unit multiple dwelling, located in an R7-1 zoning district, is contrary to Z.R. §25-64 and §23-142. COMMUNITY BOARD #5BX</p>
		<p>Examiner: Roy Starrin (212) 788-8797</p>
		<p>Status: Continued Hearing – 5/10/05</p>
16.	255-04-BZ	<p>Eric Palatnik, P.C. 1924 Homecrest Avenue, BROOKLYN Special Permit: under Z.R. §73-622 to permit the proposed enlargement of an existing single family residence, which does not comply with the zoning requirements for floor area and side yard, is contrary to Z.R. §23-141 and §23-461(a), located in an R5 zoning district. COMMUNITY BOARD #15BK</p>
		<p>Examiner: Henry Segovia (212) 788-8757</p>
		<p>Status: Continued Hearing – 4/5/05</p>
17.	300-04-BZ	<p>Malcolm Kaye 66 Huron Street, BROOKLYN Special Permit: under Z.R. Section 73-36 to permit a proposed physical cultural establishment located on the first and second floor of a two story commercial building, within an M1-1 Zoning district. COMMUNITY BOARD #1BK</p>
		<p>Examiner: Toni Matias (212) 788-8752</p>
		<p>Status: Closed, Decision – 3/8/05</p>
18.	340-04-BZ	<p>Joseph P. Morsellino 1579 Forest Avenue, STATEN ISLAND Variance: Under Z.R. §72-21 to request a bulk variance to allow the construction of a new drug store without the required parking in a C4-1 district, contrary to Z.R. §§33-23(B) and 36-21. COMMUNITY BOARD #1SI</p>
		<p>Examiner: Rory Levy (212) 788-8749</p>
		<p>Status: Continued Hearing – 4/5/05</p>