

CITYLAND NEW FILINGS & DECISIONS | January 2017

CITY PLANNING PIPELINE

New Applications Filed with DCP — January 1 to January 31, 2017

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
NYC Educational Construction Fund	ECF 96th Street/180 2nd Avenue, MN	Zoning text amendment pursuant to Zoning Resolution Section 74-75 to allow for the distribution of allowable lot coverage on a lot owned by the Educational Construction Fund; zoning text amendment to designate the project area as a new Mandatory Inclusionary Housing Area; a zoning map amendment to rezone the project area from an R7-2 and R10A zoning district to an R10 and C2-8 zoning district	170227 ZRM; 170226 ZMM	Holland & Knight LLP
517 West 35th LLC	517 West 35th Street, MN	Zoning text amendment pursuant to Zoning Resolution Section 93-122 to facilitate a phased development within Subarea A3 of the Large-Scale Plan Subdistrict A of the Special Hudson Yards District.	170251 ZRM	Fried, Frank, Harris, Shriver & Jacobson LLP
SP North of North LP	Sea Park North/2828 West 28th Street, BK	Zoning text amendment to designate the project area as a Mandatory Inclusionary Housing Area; a zoning map amendment to rezone a portion of Block 7011 from R5 and R5/C1-2 zoning districts to R5, R6, R6A and R7A/C2-4 zoning districts.	170241 ZRK; 170240 ZMK	Akerman LLP
Gun Hill Square LLC	Baychester Square/1769-1771, 1825 East Gun Hill Road, BX	Zoning text amendment pursuant to Zoning Resolution Section 74-744(A) to allow for a physical culture establishment by special permit; zoning text amendment to designate the project area as a Mandatory Inclusionary Housing Area; a zoning map amendment to rezone Lot 32 of Block 4816 from an M1-1 zoning district to a C4-3 zoning district;	170219 ZRX; 170218 ZMX	Kramer, Levin, Naftalis & Frankel LLP
NYC EDC	Downtown Far Rockaway Redevelopment/ Between Cornaga Avenue, Beach Channel Drive, Central Avenue and Nameoke Avenue, QN	Zoning text amendment to designate the project area as a Mandatory Inclusionary Housing Area; zoning text amendment pursuant to Zoning Resolution Section 23-154D2 to Enable an increase in FAR in R7 districts mapped within an Mandatory Inclusionary Housing Area; zoning text amendment to establish the Special Downtown Far Rockaway District; zoning map amendment to rezone project area from R5, R5/C1-2, R5/C2-2, C4-2, C8-1 and M1-1 zoning districts to R5, R5/C2-4 and R7-1/C2-4 zoning districts.	170244 ZRQ; 170243 ZMQ	NYC HPD
SPECIAL PERMITS/OTHER ACTIONS				
NYC Educational Construction Fund	ECF 96th Street/180 2nd Avenue, MN	A special permit pursuant to Zoning Resolution Section 74-75 to modify height and setback regulations; a special permit pursuant to Zoning Resolution Section 74-533 to waive accessory off-street parking requirements for non-income restricted dwelling units.	170228 ZSM; 170229 ZSM	Holland & Knight LLP
Canal Associates LP	359 Canal Street, MN	A special permit pursuant to Zoning Resolution Section 74-781 to allow Use Group 6 retail use on portions of the ground floor and the cellar of an existing building within an M1-5B district.	170235 ZSM	Akerman LLP
Canal Associates LP	361 Canal Street, MN	A special permit pursuant to Zoning Resolution Section 74-781 to allow Use Group 6 retail use on portions of the ground floor and the cellar of an existing building within an M1-5B district.	170236 ZSM	Akerman LLP
Canal Associates LP	357 Canal Street, MN	A special permit pursuant to Zoning Resolution Section 74-781 to allow Use Group 6 retail use on portions of the ground floor and the cellar of an existing building within an M1-5B district.	170237 ZSM	Akerman LLP
VNO 225 West 58th Street LLC	220 Central Park South, MN	A special permit pursuant to Zoning Resolution Section 13-45 and Section 13-451A for an attended accessory parking facility with a maximum capacity of 64 spaces on portions of the ground floor and sub-cellar level 2 of the proposed development; a CPC Certification pursuant to Zoning Resolution Section 26-15 finding that two proposed curb cuts will not result in conflict between pedestrian and vehicular circulation and will result in a good overall site plan.	170249 ZSM; 170250 ZCM	Kramer, Levin, Naftalis & Frankel LLP

CITY PLANNING PIPELINE (continued)

New Applications Filed with DCP — January 1 to January 31, 2017

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
Gun Hill Square LLC	Baychester Square/1769–1771, 1825 East Gun Hill Road, BX	A special permit pursuant to Zoning Resolution Section 74-743 to modify rear yard, height and setback regulations for a large scale general development; special permit pursuant to Zoning Resolution Section 74-744(C) to modify signage regulations and allow signs with greater height and surface area; special permit pursuant to Zoning Resolution Section 74-53 to allow an accessory group parking facility with more than the prescribed maximum number of parking spaces; disposition of the project site, a surplus property leased to the MTA, comprising of the southern 550,185 square feet portion of Lot 100 on Block 4804.	170221 ZSX; 170222 ZSX; 170223 ZSX; 170217 PPX	Kramer, Levin, Naftalis & Frankel LLP
Gerard Nealon	133, 131 Brighton Avenue, SI	An authorization pursuant to Zoning Resolution Section 119-311 to allow for a development, enlargement or site alteration on a steep slope or steep slope buffer and an authorization pursuant to Zoning Resolution Section 119-314 to modify lot coverage controls.	170216 ZAR	Sanna & Loccisano Architects
Dolp 675 Properties II LLC	675 Third Avenue Plaza Design Change; 675 Third Avenue, MN	A Chairperson Certification pursuant to Zoning Resolution Section 37-625 to allow for a design change to a public plaza	170225 ZCM	Fried, Frank, Harris, Shriver & Jacobson LLP
Bedford Joint Venture LLC	1519–1535 Bedford Avenue, BK	A Chairperson Certification pursuant to Zoning Resolution Section 63-30 to facilitate the establishment of a 7,066 square-foot fresh food store on the ground floor of an eleven-story, 148,801 square-foot mixed-use building.	170224 ZCK	Davidsof, Hutcher & Citron LLP
Martin Kofman American Package Company Inc.	226 Franklin Street, BK	A Chairperson Certification pursuant to Zoning Resolution Section 15-30(B) to modify rooftop open space requirements in connection with the residential conversion of a two-story building footprint.	170239 ZCK	Meltzer, Costa & Associates, Architecture and Engineering
Alice and Michael Cohen	136 Cromwell Circle, SI	A CPC Certification pursuant to Zoning Resolution Section 105-41 finding that no authorization or special permit is required for the proposed one-story horizontal enlargement of an existing single family detached one-story residence.	170238 ZCR	Joseph M. Morace, Architects
Tompkins Avenue Development LLC	5 Tompkins Circle, SI	A CPC Certification pursuant to Zoning Resolution Section 119-04 to subdivide one zoning and tax lot into four zoning and tax lots within a Special Hillside Preservation District.	170242 ZCR	Galvanico Associates
Allied Princess Bay Company #2	Princes Point/South Side of Purdy Place, East of Seguine Avenue, SI	School seat certification for 14 two-family residences and 104 one-family residences	170233 RCR	Rampulla Associates
NYC LPC	1–2 United Nations Plaza, MN	United Nations, 1st floor interiors, Landmark Preservation Commission Designation List 493.	170252 HKM	NYC LPC
NYC EDC	Downtown Far Rockaway Redevelopment/Between Cornaga Avenue, Beach Channel Drive, Central Avenue and Nameoke Avenue, QN	Disposition of two city-owned properties; designation of the Downtown Far Rockaway Urban Renewal Plan and Area; disposition of city-owned property within the Downtown Far Rockaway Urban Renewal Area; acquisition of property within the Downtown Far Rockaway Urban Renewal Area.	170248 PPQ; 170245 HGO; 170247 HUQ; 170246 HDQ	NYC HPD

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
Greater East Midtown, MN	Zoning map and zoning text amendments.	MN 5 & 6	170187 ZMM; N170186 ZRM	1/3/17
242 West 53rd Street, MN	Special permit.	MN 5	170112 ZSM	1/3/17
74-04 Northern Boulevard Rezoning, QN	Zoning map and zoning text amendments.	QN 3	170162 ZMQ; N170163 ZRQ	1/3/17
357 Canal Street, MN	Special permit.	MN 2	170237 ZSM	1/17/17
359 Canal Street, MN	Special permit.	MN 2	170235 ZSM	1/17/17
361 Canal Street, MN	Special permit.	MN 2	170236 ZSM	1/17/17
1164 Broadway, MN	Special permit.	MN 5	170182 ZSM	1/17/17
ECF East 96th Street, MN	Zoning map and zoning text amendments, special permits and CPC certifications.	MN 11	170226 ZMM; N170227 ZRM; 170228 ZSM; 170229 ZSM; N170230 ZCM; N170237 ZCM; N170232 ZCM	1/17/17
1350 Bedford Avenue Rezoning, BK	Zoning map and zoning text amendments.	BK 8	170070 ZMK; N170071 ZRK	1/17/17
Baychester Square, BX	Disposition of city-owned property, zoning map, zoning text amendments and special permits.	BX 12	170217 PPX; 170218 ZMX; N170219 ZRX; 170221 ZSX; 170222 ZSX; 170223 ZSX	1/17/17
1451 Franklin Avenue Rezoning, BK	Zoning map and zoning text amendment.	BK 9	170147 ZMK; N170148 ZRK	1/30/17
Whitlock Avenue and 165th Street Rezoning, BX	Zoning map and zoning text amendment.	BX 2	170087 ZMX; N170088 ZRX	1/30/17
Downtown Far Rockaway Development Plan, QN 14	Zoning map and zoning text amendments, Urban Renewal Plan designation, acquisition and disposition of property.	QN 14	170243 ZMQ; N170244 ZRQ; 170245 HGO; 170246 HUQ; 170247 HDQ; 170248 PPQ	1/30/17

BSA PIPELINE

New Applications Filed with BSA — January 2017

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
FIT Student Housing	230 West 27th Street, MN	Increase community facility floor area	2017-14-BZ	Davidoff Hutcher
NE Conference of Seventh Day Adventists	26 Edgcombe Avenue, MN	Combine two buildings into one	2017-15-BZ	Jeffrey A. Chester
Academic Leadership Charter School	356 East 139th Street, BX	Construct school	2017-8-BZ	Sheldon Lobel, PC
Classon Avenue HDFC	32 Lexington Avenue, BK	Develop school	2017-23-BZ	Davidoff Hutcher
GTO Holding LLC	550 Fifth Avenue, BK	Legalize physical culture establishment	2017-20-BZ	Rothkrug Rothkrug
Astoria ICE, Inc.	34-38 38th Street, QN	Enlarge premises, reinstate variance for physical culture establishment	2017-21-BZ	Mitchell S. Ross
SPECIAL PERMITS/OTHER ACTION				
MIP One Wall Street Acquisition LLC	1 Wall Street, MN	Permit physical culture establishment	2017-3-BZ	Kramer Levin
Harvey Axelrod	29 East 19th Street, MN	Permit physical culture establishment	2017-13-BZ	Jay B. Itkowitz
MHA, LLC	3261 Westchester Avenue, BX	Permit physical culture establishment	2017-11-BZ	Sheldon Lobel, PC
2883 Third Avenue Realty Associates	570 Melrose Avenue, BX	Permit physical culture establishment	2017-1-BZ	Rothkrug Rothkrug
Brooklyn Flatbush Avenue, LLC	2570 Flatbush Avenue, BK	Reduce required accessory parking for commercial use	2017-29-BZ	Goldman Harris
SL Utica LLC	561 Utica Avenue, BK	Permit daycare	2017-9-BZ	Jay Goldstein
750 Grand Associates LP	750 Grand Street, BK	Permit physical culture establishment	2017-12-BZ	Sheldon Lobel, PC
Crossfit Bridge and Tunnel	16-45 Decatur Street, QN	Legalize physical culture establishment	2017-22-BZ	Eric Palatnik, PC
Rockaway Seagirt HDFC	34-11 Beach Channel Drive, QN	Reduce required parking for medical office	2017-10-BZ	Akerman, LLP
Power Test Realty Company	1400 Bay Street, SI	Reinstate gas station variance	2017-24-BZ	Walter T. Gorman
Stacy Schifando	40 Seafoam Street, SI	Waive bulk regulations for replacement of hurricane-damaged home	2017-2-BZ	Mayor's Office of Housing Recovery Operations
APEALS				
Thomas & Susan Aquafreda	3098 Dare Place, BX	N/A	2017-28-A	Gino O. Longo
Thomas & Susan Aquafreda	3098 Dare Place, BX	N/A	2017-27-A	Gino O. Longo
Thomas & Susan Aquafreda	3098 Dare Place, BX	N/A	2017-26-A	Gino O. Longo
Thomas & Susan Aquafreda	3098 Dare Place, BX	N/A	2017-25-A	Gino O. Longo
Mario Ferazzoli	15-58 Clintonville Street, QN	Construct 4 2-family dwellings in mapped street bed	2017-16-A 2017-19-A	Gerald J. Caliendo
1671 Hylan Boulevard LLC	16 Garage Tuttle Street, SI	Construct 2-family dwelling not fronting mapped street	2017-30-A	Eric Palatnik, PC
Cetka Mersimovski	620A Sharrotts Road, SI	Construct 3 commercial buildings not fronting mapped street	2017-5-A 2017-7-A	Eric Palatnik, PC
Lavan Muthu	339 Victory Boulevard, SI	Develop 2 mixed-use buildings in mapped street	2017-4-A	Eric Palatnik, PC

LANDMARKS PIPELINE

Proposed Designations — January 2017

NAME	ADDRESS	ACTION	DATE
United Nations Hotel, First Floor Interiors	1 United Nations Plaza, MN	Designated	1/17/17
Waldorf-Astoria Hotel Interiors	301 Park Avenue, MN	Heard	1/24/17
People's Trust Company Building	181 Montague Street, BK	Designated	1/24/17
National Title Guaranty Company Building	185 Montague Street, BK	Designated	1/24/17

LANDMARKS PIPELINE (continued)

Actions Taken — January 2017

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
January 10, 2017				
1 Hanson Place, BK	Williamsburgh Savings Bank	Alter interior, install canopies, signage	19-5174	W/Mod
77 Reade Street, MN	TriBeCa South HD	Legalize rooftop railing	19-4246	W/Mod
375 West Broadway, MN	SoHo-Cast Iron HD	Replace vault lights	19-4211	W/Mod
620 Broadway, MN	NoHo HD	Alter facade	19-5406	Yes
248 Mercer Street, MN	NoHo HD	Alter facade, install infill, mechanical equipment, signs	19-5583	Yes
240 Sullivan Street, MN	South Village HD	Alter storefront, install mural	19-2430	Yes
16 East 10th Street, MN	Greenwich Village HD	Install security cameras	19-3621	W/D
413 West 14th Street, MN	Gansevoort Market HD	Construct roof addition, install canopy, signage	19-0048	Yes
421 West 14th Street, MN	Gansevoort Market HD	Install signage	19-0049	Yes
39 West 67th Street, MN	Upper West Side/CPW HD	Establish master plan (windows)	16-2263	Yes
351 Amsterdam Avenue, MN	Upper West Side/CPW HD	Legalize storefront infill	19-2195	No
168 West 79th Street, MN	Upper West Side/CPW HD	Alter bulkheads, construct roof playground, install mechanical equipment	19-4730	W/Mod
422 West 160th Street, MN	Jumel Terrace HD	Construct rear addition	18-0667	Yes
76 Kent Street, BK	Eberhard Faber Pencil Company HD	Install infill, construct rear addition	19-0642	Yes
20 Cambridge Place, BK	Clinton Hill HD	Construct rear addition	18-5586	Yes
929 President Street, BK	Park Slope HD	Alter entry infill	19-6321	W/D
60-47 68th Road, QN	Central Ridgewood HD	Alter garage	18-2552	W/Mod
501 Brielle Avenue, SI	NYC Farm Colony-Seaview Hospital HD	Construct parking lot, replace paving	19-5705	Yes
January 17, 2017				
80 White Street, MN	TriBeCa East HD	Install panels at second floor windows	19-5552	Yes
594 Broadway, MN	SoHo-Cast Iron HD	Replace windows	19-2196	Yes
668 Sixth Avenue, MN	Ladies' Mile HD	Alter storefront	19-5307	Yes
9 Pierrepont Street, BK	Brooklyn Heights HD	Legalize rooftop mechanical equipment	19-4236	Yes
340 Decatur Street, BK	Bedford-Stuyvesant/Expanded Stuyvesant Heights HD	Legalize facade alterations, replace windows	17-7812	Yes
828 Union Street, BK	Park Slope HD	Construct roof addition, modify rear openings, excavate yard	18-1487	W/Mod
143 Fenimore Street, BK	Prospect Lefferts Gardens HD	Legalize rear addition, garage, windows, fence, & porch alterations, replace siding	18-7117	W/Mod
January 24, 2017				
453 Broome Street, MN	SoHo-Cast Iron HD	Legalize removal of vault lights, sidewalk	19-2377	Yes
10 Jones Street, MN	Greenwich Village HD Ext. II	Install grilles, canopy, lights	19-4013	W/Mod
439 Lafayette Street, MN	NoHo HD	Renew master plan (painted wall signs)	19-6533	Yes
126 Waverly Place, MN	Greenwich Village HD	Alter ground floor, install storefronts	19-5771	W/Mod
3 E. 10th Street, MN	Greenwich Village HD	Alter facades	19-5159	W/Mod
21 West 10th Street, MN	Greenwich Village HD	Excavate areaway & yard, modify entrance, alter rear facade	19-5118	Yes
95 Joralemon Street, BK	Brooklyn Heights HD	Replace windows	19-1220	Yes
196 Guernsey Street, BK	Greenpoint HD	Modify illegal stoop	19-4838	Yes
16 Prospect Avenue, QN	Douglaston Hill HD	Construct rear addition	19-5121	Yes

New Decisions Added to www.CityAdmin.org — January 2017

CITY COUNCIL				
RES. NOS.	PROJECT	DESCRIPTION	DATE	
1297	95 Horatio Street, MN	Rezoning (M1-5, C8-4 to C6-2A)	11/29/16	
1298 ; 1299	TMN904 Cluster, MN	UDAAP by HPD (2 lots); real property tax exemption	11/29/16	
1300	Lexington Gardens II, MN	Real property tax exemption	11/29/16	
1301	Fulton Houses, MN	Real property tax exemption	11/29/16	
1302	Valley Apartments, MN	Real property tax exemption	11/29/16	
1303 ; 1304	Melrose Commons North RFP Site B, BX	Real property tax exemption; UDAAP by HPD	11/29/16	
1326	Maria Estela Houses, BX	Real property tax exemption	12/6/16	
1327	227th Street Rezoning, QN	Rezoning (est. C2-2 in R3-1)	12/6/16	
1328	Astoria Boulevard Intermediate School, QN	Approval of site plan (646-seat school)	12/6/16	
1329	Pre-Kindergarten Site Plan, BK	Approval of site plan (180-seat school)	12/6/16	
1330	Small Rehab-NYCHA-Habitat for Humanity Phase 2, QN	Real property tax exemption	12/6/16	
1331	Small Rehab-NYCHA-Habitat for Humanity Phase 3, QN	Real property tax exemption	12/6/16	
1332	Small Rehab-NYCHA-Habitat for Humanity Phase 4, QN	Real property tax exemption	12/6/16	
1333	Small Rehab-NYCHA-Habitat for Humanity Phase 5, QN	Real property tax exemption	12/6/16	
1334	Small Rehab-NYCHA-Habitat for Humanity Phase 5, QN	Real property tax exemption	12/6/16	
1340 ; 1341	14-18 Carroll Street, BK	Rezoning (M1-1 to R6B); zoning text amendment (mandatory inclusionary housing)	12/15/16	
CITY PLANNING COMMISSION				
PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
New Dorp BID	Establish Business Improvement District	SI 2	N170130BDR	1/4/17
Yale Club of New York City	Landmark designation	MN 5	N170171HKM	1/18/17
Pershing Square Building	Landmark designation	MN 5	N170174HKM	1/18/17
Minnie E. Young Residence	Landmark designation	MN 5	N170167HKM	1/18/17
Martin Erdmann Residence	Landmark designation	MN 5	N170168HKM	1/18/17
Hampton Shops Building	Landmark designation	MN 5	N170170HKM	1/18/17
Graybar Building	Landmark designation	MN 5	N170173HKM	1/18/17
400 Madison Avenue Building	Landmark designation	MN 5	N170177HKM	1/18/17
18 East 41st Street Building	Landmark designation	MN 5	N170169HKM	1/18/17
Shelton Hotel	Landmark designation	MN 6	N170174HKM	1/18/17
Hotel Lexington	Landmark designation	MN 6	N170176HKM	1/18/17
Beverly Hotel	Landmark designation	MN 6	N170175HKM	1/18/17
Former Citicorp Center & St. Peter's Church	Landmark designation	MN 6	N170194HKM	1/18/17
BOARD OF STANDARDS AND APPEALS				
ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
88 Fulton Street, MN	Permit physical culture establishment (Spa 88)	App'd	28-15-BZ	Marvin B. Mitzner
502 Canal Street, MN	Convert historic structure from commercial to residential in flood hazard area	App'd	163-14-A 165-14-A	Ponte Equities
104 Charlton Street, MN	Amend variance for transfer of development rights	App'd	371-01-BZ	Greenberg Traurig
568 Broadway, MN	Permit physical culture establishment (Equinox)	App'd	171-05-BZ	Rothkrug Rothkrug
650 Broadway, MN	Permit physical culture establishment (Clockwork Jiu Jitsu)	App'd	131-15-BZ	Eric Palatnik, PC
98 Avenue A, MN	Permit physical culture establishment (Blink)	App'd	254-15-BZ	Rothkrug Rothkrug
315 Park Avenue S., MN	Permit physical culture establishment (Equinox)	App'd	2016-4125-BZ	Rothkrug Rothkrug
33 East 33rd Street, MN	Permit physical culture establishment (305 Fitness)	App'd	2016-1214-BZ	Rothkrug Rothkrug

New Decisions Added to www.CityAdmin.org — January 2017

BOARD OF STANDARDS AND APPEALS (continued)

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
24 East 39th Street, MN	Change use from apartment hotel to transient hotel	App'd	100-15-BZ	Eric Palatnik, PC
350 West 50th Street, MN	Permit physical culture establishment (TMPL Gym)	App'd	245-15-BZ	Eric Palatnik, PC
137 West 86th Street, MN	Vary MDL for 1-story enlargement	App'd	167-15-A	Marvin B. Mitzner
205 West 95th Street, MN	Increase public utility's equipment room	App'd	2016-4228-BZ	Snyder & Snyder
3329 Giles Place, BX	Extend time to complete construction	App'd	17-05-A	Sheldon Lobel, PC
399 Knickerbocker Avenue, BK	Permit physical culture establishment (Blink)	App'd	276-15-BZ	Rothkrug Rothkrug
351 Neptune Avenue, BK	Extend time to obtain C of O (Dunkin' Donuts)	App'd	608-70-BZ	Walter T. Gorman
3556 Bedford Avenue, BK	Enlarge 1-family dwelling	App'd	278-15-BZ	Jay Goldstein
1814 East 28th Street, BK	Enlarge 1-family dwelling	App'd	2016-4151-BZ	Eric Palatnik, PC
227 Fourth Avenue, BK	Permit physical culture establishment (Blink)	App'd	2016-4209-BZ	Rothkrug Rothkrug
238 Bedford Avenue, BK	Permit physical culture establishment (Equinox)	App'd	2016-4124-BZ	Rothkrug Rothkrug
2765 Cropsy Avenue, BK	Extend term for service station, convert repair bays to store	App'd	472-37-BZ	Eric Palatnik, PC
1672 86th Street, BK	Reinstate variance for service station	App'd	318-14-BZ	Walter T. Gorman
135 Plymouth Street, BK	Permit physical culture establishment (IMAX Fit)	App'd	247-15-BZ	Fredrick A. Becker
2076 Ocean Parkway, BK	Convert 2-family dwelling to 1-family, enlarge	App'd	269-15-BZ	Lyra J. Altman
109 Metropolitan Avenue, BK	Permit physical culture establishment (Modo Yoga)	App'd	237-15-BZ	Fredrick A. Becker
16 Brighton 11th Street, BK	Permit physical culture establishment (UFC Gym)	App'd	94-15-BZ	Issa Khorasanchi
155 Dover Street, BK	Enlarge 1-family dwelling	App'd	11-15-BZ	Eric Palatnik, PC
5 Bedford Avenue, QN	Reconstruct storm-damaged dwelling	App'd	2016-4300-BZ	Gary Lenhart
718 Liberty Lane, QN	Reconstruct storm-damaged dwelling	App'd	2016-4294-BZ	Gary Lenhart
45-14 51st Street, QN	Construct 4-story self-storage facility	App'd	2016-1185-A	Pryor Cashman
136-28 39th Avenue, QN	Extend time to obtain C of O (Jade Asian Restaurant)	App'd	327-88-BZ	Eric Palatnik, PC
88-02 Rockaway Beach Boulevard, QN	Reconstruct properties damaged by Hurricane Sandy	App'd	2016-4287-A	Mayor's Office of Housing Recovery Operation
125 East 6th Road, QN	Reconstruct properties damaged by Hurricane Sandy	App'd	2016-4283-A	Mayor's Office of Housing Recovery Operation
472 Beach 69th Street, QN	Reconstruct properties damaged by Hurricane Sandy	App'd	2016-4286-A	Mayor's Office of Housing Recovery Operation
2251 Dix Avenue, QN	Reconstruct properties damaged by Hurricane Sandy	App'd	2016-4285-A	Mayor's Office of Housing Recovery Operation
12-24 Cross Bay Boulevard, QN	Reconstruct properties damaged by Hurricane Sandy	App'd	2016-4284-A	Mayor's Office of Housing Recovery Operation
14-14 Cross Bay Boulevard, QN	Reconstruct properties damaged by Hurricane Sandy	App'd	2016-4284-A	Mayor's Office of Housing Recovery Operation
14-17 Cross Bay Boulevard, QN	Reconstruct properties damaged by Hurricane Sandy	App'd	2016-4282-A	Mayor's Office of Housing Recovery Operation
23 West 15th Road, QN	Reconstruct properties damaged by Hurricane Sandy	App'd	2016-4281-A	Mayor's Office of Housing Recovery Operation
9 Van Brunt Road, QN	Reconstruct properties damaged by Hurricane Sandy	App'd	2016-4280-A	Mayor's Office of Housing Recovery Operation
39-35 27th Street, QN	Extend time to complete hotel construction	App'd	300-08-A	Marvin B. Mitzner
89-89 Union Turnpike, QN	Permit physical culture establishment (Retro Fitness)	App'd	217-15-BZ	Sheldon Lobel, PC
188-16 Northern Boulevard, QN	Amend variance for bank to change use to retail	App'd	144-03-BZ	Akerman, LLP
1011 Reads Lane, QN	Construct synagogue	App'd	93-15-BZ	Sheldon Lobel, PC
60-06 Northern Boulevard, QN	Extend variance term, permit interior & exterior renovations	App'd	17-92-BZ	Eric Palatnik, PC

New Decisions Added to www.CityAdmin.org — January 2017

BOARD OF STANDARDS AND APPEALS (continued)

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
1824 East 22nd Street, QN	Enlarge 1-family dwelling	App'd	8-14-BZ	Lyra J. Altman
150 Boundary Avenue, SI	Waive bulk regs for replacement of hurricane-damaged homes	App'd	2016-4341-BZ	Mayor's Office of Housing Recovery Operation
69 Finley Avenue, SI	Waive bulk regs for replacement of hurricane-damaged homes	App'd	2016-4342-BZ	Mayor's Office of Housing Recovery Operation
1188 Mason Avenue, SI	Waive bulk regs for replacement of hurricane-damaged homes	App'd	2016-4346-BZ	Mayor's Office of Housing Recovery Operation
40 Seafoam Street, SI	Waive bulk regs for replacement of hurricane-damaged homes	App'd	2017-2-BZ	Mayor's Office of Housing Recovery Operation
160 Baden Place, SI	Waive bulk regs for replacement of hurricane-damaged homes	App'd	2016-4344-BZ	Mayor's Office of Housing Recovery Operation
1186 Mason Avenue, SI	Waive bulk regs for replacement of hurricane-damaged homes	App'd	2016-4345-BZ	Mayor's Office of Housing Recovery Operation
220 Winman Avenue, SI	Reconstruct properties damaged by Hurricane Sandy	App'd	2016-4293-A	Mayor's Office of Housing Recovery Operation
33 Beacon Place, SI	Reconstruct properties damaged by Hurricane Sandy	App'd	2016-4292-A	Mayor's Office of Housing Recovery Operation
24 Diaz Place, SI	Reconstruct properties damaged by Hurricane Sandy	App'd	2016-4291-A	Mayor's Office of Housing Recovery Operation
401 Mill Road, SI	Reconstruct properties damaged by Hurricane Sandy	App'd	2016-4290-A	Mayor's Office of Housing Recovery Operation
857 Patterson Avenue, SI	Reconstruct properties damaged by Hurricane Sandy	App'd	2016-4288-A	Mayor's Office of Housing Recovery Operation
630 Midland Avenue, SI	Reconstruct properties damaged by Hurricane Sandy	App'd	2016-4289-A	Mayor's Office of Housing Recovery Operation
158 Baden Place, SI	Waive bulk regs for replacement of hurricane-damaged homes	App'd	2016-4343-BZ	Mayor's Office of Housing Recovery Operation
1010 Forest Avenue, SI	Extension of term for office	App'd	592-71-BZ	Rampulla Assocs.
229 Fr. Capodanno Boulevard, SI	Reconstruct properties damaged by Hurricane Sandy	App'd	2016-4279-A	Mayor's Office of Housing Recovery Operation
173 Cedar Grove Avenue, SI	Reconstruct properties damaged by Hurricane Sandy	App'd	2016-4278-A	Mayor's Office of Housing Recovery Operation
4069 Victory Boulevard, SI	Construct mixed-use building not fronting mapped street	App'd	2016-4212-A 2016-4214-A	Steven Simicich
1842 Victory Boulevard, SI	Permit service station with convenience store	App'd	271-15-BZ	Philip L. Rampulla
2493 Richmond Road, SI	Extension of term for development of retail/office building	App'd	114-02-BZ	David L. Businelli

LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
107 Mercer Street, MN	SoHo-Cast Iron HD	Install flagpole	19-8015	Yes	2/3/17
16 West 9th Street, MN	Greenwich Village HD	Install wrought-iron fence, concrete curb	19-7959	Yes	1/25/17
9 Pierrepont Street, BK	Brooklyn Heights HD	Legalize chimney flues	19-8360	Yes	1/31/17
135 Plymouth Street, BK	DUMBO HD	Replace windows	19-7396	Yes	1/9/17
20 Cambridge Place, BK	Clinton Hill HD	Construct 2-story rear addition	19-8343	Yes	2/2/17