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The City Council approved Taconic Investment Partners LLC's plan to revive a seven-story development project in Tribeca, Manhattan. See story on page 55. Credit: CityLand

CITY COUNCIL

Rezoning/Demapping

Mill Basin, Brooklyn

Council signs off on new auto mall in Mill Basin

City will convey waterfront property to Kristal Auto Mall and an existing Toys 'R' Us retail store on Flatbush Avenue. On May 15, 2012, the City Council approved the Department of Small Business Services' plan to facilitate the relocation of Kristal Auto Mall to a site on Flatbush Avenue abutting Mill Basin in Brooklyn. The City-owned project site is occupied by a 45,000-square-foot Toys 'R' Us store and a 400-space accessory parking lot used by surrounding businesses. To the south of the site is another City-owned parcel consisting of 400,000 sq.ft. of undeveloped land abutting Four

Sparrow Marsh. The proposal called for, among other things, disposing of nearly 240,000 sq.ft. of City-owned property, demapping an unimproved strip of Flatbush Avenue, and rezoning the project site from C3 to C8-1.

Under the plan, Kristal Auto Mall will purchase a 110,000-square-foot portion of the parking lot in order to move from its current location at 5200 Kings Highway. Kristal plans to redevelop the property with a 114,000-square-foot facility housing a showroom, offices, and a service facility. A second 4,000-square-foot building will be used for used-car sales.

Toys 'R' Us will purchase approximately 132,000 sq.ft of land that it has been leasing from the City since 1985. Toys 'R' Us intends to undertake minor site improvements, but otherwise has no plans for further

(cont'd on page 55)

Print this issue of *CityLand*

Print this issue of *CityLand* on your color printer and you will be able to enjoy the June issue of *CityLand* just as you have enjoyed the monthly printed *CityLand* issues over the past eight years. The color in the photos and maps will actually be more intense than we could achieve in the originally printed-and-mailed *CityLand*, which had to be restricted in colors that could be used. It is a joy to hold this issue in your hand and read all of the articles uploaded on the *CityLand* Website during the month of May. Equally important, this pdf issue contains all of the familiar charts from *CityLand* that comprehensively recount the prior month's land use activity.

The new web format enabled *CityLand* to be far more current and informative by taking advantage of the Internet's abundance of linkable maps, photos, decisions and reports. *CityLand* can be read on computers or mobile devices anywhere. But there are real advantages to a hard copy newsletter. We did not want to give up the readability and portability of the traditional newsletter format. Each month, the Center for New York City Law will design and put up on the Website a monthly issue of *CityLand* that incorporates the prior month's reports, commentaries, profiles and charts. This is an extra design cost, but well worth it to be able to read the hard copy in a pleasing and well-designed newsletter format.

The Center for New York City Law uploads new articles weekly to www.CityLandNYC.org. We hope that you routinely view those articles. If you would like to receive a free email alert when we upload new articles, please sign up for free alerts in the box on the lower right-hand corner of the home page. There is no cost to receive the alerts. Each month we also post on the Website a fully designed monthly issue like this one. Sign up for alerts so that you will know when the monthly pdf is posted.

We rejoice in the speed and resources of the Internet, but, with this traditional format, you can still have a familiar *CityLand* newsletter to hold in your hand. Enjoy.

Ross Sandler

CITYLAND

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development on the property. In order to replace some of the parking lost to Kristal Auto Mall, Toys 'R' Us will lease and redevelop a 26,000-square-foot portion of the undeveloped City-owned land to the south. As part of SBS's proposal, the land dispositions to Toys 'R' Us would include restrictions prohibiting auto-related and semi-industrial uses on the site.

Brooklyn Community Board 18 conditionally approved the plan. Among their recommendations, CB 18 requested that the property along the water's edge be planted with deciduous trees and tall evergreens so the buildings would not be visible from the water. CB 18 strongly opposed the application to demap the unimproved portion of Flatbush Avenue.

Brooklyn Borough President Marty Markowitz also approved the plan with several conditions. Markowitz recommended against demapping the portion of Flatbush Avenue near the proposed Toys 'R' Us parking lot. He also recommended that the landscaping and plantings be used to screen the buildings from the water and open space. Markowitz acknowledged that the existing toy store and proposed car dealership use did not trigger the zoning resolution's public waterfront access requirements, but he urged the City to provide necessary waterfront public access improvements in anticipation of future commercial and retail uses in the area resulting from the rezoning. Markowitz asked the City to officially map Four Sparrow Marsh as parkland. Additionally, Markowitz asked the City to consider developing a mid-sized specialty food store on a portion of the remaining City-controlled land.

At the City Planning Commission's public hearing in February 2012, no one spoke in opposition. Two local residents, however, expressed concern about the future use of the undeveloped City-owned parcel south of the project site. Both residents testified that the site's fu-

ture development should include smaller stores and not a Wal-Mart-type, big-box store. The Commission unanimously approved the proposal.

At the City Council's Zoning & Franchises Subcommittee public hearing on May 8, 2012, local Council Member Lewis A. Fidler noted that the proposal had been in development since before he took office, but said the long negotiations had improved the proposal. Fidler, however, said he was waiting for a letter from the City's Economic Development Corporation confirming, that if Toys 'R' Us sells its property, the new owner would need to go before the Brooklyn Borough Board before changing the use on the land. Richard Bearak, land use director at the Brooklyn Borough President's Office, reiterated the borough president's recommendations. In response, Fidler stated that many of the borough president's concerns had been addressed outside of the formal land use actions. Chair Mark Weprin recessed the hearing.

EDC provided Fidler with the necessary documentation, and when the Subcommittee reconvened on May 10, 2012, the proposal

was approved. The Land Use Committee followed suit later that day. The full Council approved the proposal on May 15, 2012.

ULURP Process

Lead Agency: Deputy Mayor for Econ. Dev., Neg. Dec.

Comm. Bd.: BK 18, App'd

Boro. Pres.: App'd

CPC: App'd, 11-0-0

Council: App'd, 48-0-0

.....
Council: Mill Basin (C 120108 ZMK – rezoning); (C 070512 MMK – demapping); (C 120111 PPK – disposition); (N 120110 ZCK – chair certification); (N 120109 ZAK – authorization) (May 15, 2012).

CITY COUNCIL

Text Amendment

Tribeca, Manhattan

Seven-story Greenwich Street project revived

Taconic Investment Partners LLC stepping in to complete Morris Adjmi-designed seven-story building after financial troubles delayed project. On May 31, 2012, the City Council approved a zoning text amendment that will allow Taconic Investment Partners to move forward with a



Rendering of Taconic Investment Partners LLC's seven-story project in Tribeca. Image: Courtesy of Morris Adjmi Architects.

plan to replace a freight-loading garage with a seven-story residential development at 412-414 Greenwich Street in the Tribeca North Historic District. Taconic is under contract to purchase the property from 71 Laight Street LLC, which originally planned to build the project.

In 2008, 71 Laight Street LLC obtained Landmarks' [approval](#) to demolish the garage and build a Morris Adjmi-designed seven-story, aluminum-clad structure that would replicate the massing and design of an adjacent warehouse at 401 Washington Street. At the time, the area was zoned for manufacturing uses, and 71 Laight Street needed a variance from the Board of Standards & Appeals because the building would not comply with use, parking, and floor area ratio (FAR) regulations. In January 2010, BSA [granted](#) 71 Laight Street LLC the [variance](#). Later that year, the City [approved](#) the North Tribeca Rezoning, which rezoned the property from M1-5 to C6-2A and created new subareas within the Special Tribeca Mixed Use District. The proposed building's use and bulk would now comply with the zoning, but its 74-foot street wall height would not. However, as part of the North Tribeca Rezoning proposal, the City included a grandfathering provision permitting 71 Laight Street LLC to complete the project within the two-year time frame of the BSA's granting of the variance.

On January 12, 2012, the grandfathering provision expired and construction on the building had yet to begin. The next day, Taconic submitted its application to amend the zoning text to extend the grandfathering provision from two to six years, providing Taconic with an additional four years to develop the building. Manhattan Community Board 1 and Borough President Scott M. Stringer supported the text amendment. The City Planning Commission approved the amendment on April 25, 2012.

No one opposed the proposal when it reached the City Council's

Zoning & Franchises Subcommittee on May 22, 2012. At the hearing, Taconic's representative, Kramer Levin's Marcie Kesner, explained that Taconic stepped in after 71 Laight Street LLC was unable to obtain a building permit prior to January 2012 due to economic conditions. According to Kesner, without the text amendment, Taconic would be unable to proceed without redesigning the building.

The Subcommittee unanimously approved the text amendment, and the Land Use Committee and full Council followed suit.

Review Process

Lead Agency: CPC, Neg. Dec.
Comm. Bd.: MN 1, App'd
Boro. Pres.: App'd
CPC: App'd, 13-0-0
Council: App'd, 50-0-0

Council: Special Tribeca Text Amendment (N 120166 ZRM – text amend.) (May 31, 2012).

CITY PLANNING COMMISSION

Rezoning

Woodhaven/Richmond Hill, Queens

Large Queens rezoning awaits City Council review

Contextual rezoning would impact 229 blocks south of Forest Park in Woodhaven and Richmond Hill. On May 23, 2012, the City Planning Commission approved the Department of City Planning's Woodhaven – Richmond Hill Rezoning proposal. The contextual rezoning would impact 229 blocks along Jamaica and Atlantic Avenues south of Forest Park in Queens. The portion of Woodhaven impacted by the plan is generally bounded by Park Lane South to the north, Jamaica and 91st Avenues to the south, 98th Street to the east, and Eldert Lane to the west. The portion of Richmond Hill impacted by the plan is generally bounded by Atlantic and Jamaica Avenues to the north, 103rd Avenue to the south, 121st Street and the Van Wyck Expressway to the

east, and 112th and 102nd Streets to the west.

The Woodhaven and Richmond Hill neighborhoods are characterized by low-density development and are known for their one- and two-family wood-frame houses, and tree-lined streets. The blocks north of Atlantic Avenue, found largely within Woodhaven, are primarily zoned R3-1. The majority of the blocks within Richmond Hill south of Atlantic Avenue are zoned R5. The zoning, which has remained unchanged since 1961, permits a range of building types and has led to the demolition and replacement of wood-frame homes with semi-detached, attached, and multi-family buildings. Meanwhile, new development has not occurred along the mixed-use commercial corridors of Jamaica and Atlantic Avenues.

The proposal would largely replace Woodhaven's R3-1 zoning with R3X and R3A zoning districts. Under the new zoning, new development would be restricted to one- and two-family detached houses. Richmond Hill's R5 zoning would be replaced with R4A, R4B, and R4-1 zoning districts, reducing permissible FAR and the maximum building heights of new construction. The plan would also rezone 65 blocks of Jamaica and Atlantic Avenues from R3-1 and R5, respectively, to R6A. This would encourage appropriate mixed-use development along the area's primary commercial corridor by increasing maximum building heights and commercial and residential FAR. In addition, the proposal would alter commercial overlays along Jamaica and Atlantic Avenues to better match existing uses, and reduce the depths of the overlays to prevent commercial encroachment along residential side streets.

Queens Community Board 9 unanimously supported the rezoning. Borough President Helen M. Marshall also supported the rezoning, but submitted her recommendation after the 30-day review

period had expired. There were no speakers at the City Planning Commission's April 25 public hearing. The Commission unanimously approved the rezoning, finding that the comprehensive zoning strategy would reinforce the area's residential character and "provide a framework for orderly growth."

CPC: [Woodhaven – Richmond Hill Rezoning](#) (C 120195 ZMQ – rezoning) (May 23, 2012).

CITY PLANNING COMMISSION

Special Permit

Tribeca, Manhattan

Planning Commission considers new nine-story building in Tribeca

Developer had already obtained Landmarks' approval for building at 83 Walker Street in June 2011. On May 9, 2012, the City Planning Commission is reviewing Abra Construction's proposal to build a nine-story residential building on a vacant lot at 83 Walker Street in the Tribeca East Historic District. The narrow, nine-unit building would be 100 feet and 11 inches tall with no setback. The lot's C6-2A zoning regulations limit the maximum base height for new buildings at 85 feet. The zoning resolution would also require that the height of a new building on the vacant lot be no greater than 81 feet, which is the height of the lowest abutting building. In order to construct its noncomplying building, Abra requested a special permit to modify the zoning resolution's bulk regulations for buildings within historic districts.

Abra in June 2011 obtained Landmarks approval for the Morris Adjmi-designed proposal, which would feature a contemporary interpretation of cast-iron architecture. (read CityLand's coverage [here](#)). Landmarks [issued](#) a certificate of appropriateness for the proposal on July 28, 2011. Manhattan Community Board 1 recommended



Proposed building at 83 Walker Street.
Image: Courtesy of Morris Adjmi Architects.

approval of the special permit by a vote of 41-0-0. Manhattan Borough President Scott M. Stringer [supported](#) the proposal, finding that it was consistent with surrounding buildings and that the lack of a setback strengthened the continuity of the block's streetwall. Stringer's report, however, noted a history of building destabilizations within the historic district due to a high water table and urged Abra to take all necessary steps to mitigate potential construction impacts.

At the City Planning Commission's May 9, 2012 public hearing, Commissioner Anna Levin asked Abra's attorney, Sheldon Lobel, P.C.'s Richard Lobel, about Stringer's concerns. In response, Lobel testified that the project's architect had submitted a letter to Stringer's office ensuring compliance with local construction-safety laws. Karolina Hall, representing the borough president, reiterated Stringer's support of the project.

According to [City Planning's Land Use & CEQR Tracking System](#) (LUCATS), the Commission has until July 2, 2012 to review the proposal.

CPC: Hearing on 83 Walker Street (C 100149 ZSM – special permit)

(May 9, 2012).

CITY PLANNING COMMISSION

Certifications

Manhattan and Brooklyn

Large rezoning proposals in Bed-Stuy and Harlem begin formal review process

City Planning Commission certified 140-block Bed-Stuy North Rezoning and 90-block West Harlem Rezoning; included in Brooklyn proposal is a text amendment that would also apply Citywide and to areas in the Bronx. At City Planning Commission's review session on May 7, 2012, the Commission certified the Department of City Planning's contextual rezoning proposal for the northern half of Brooklyn's Bedford-Stuyvesant neighborhood. The Bedford-Stuyvesant North Rezoning plan would impact a 140-block area generally bounded by Flushing Avenue to the north, Quincy Street to the south, Broadway to the east, and Classon and Franklin Avenues to the west. The proposal was requested by Brooklyn Community Board 3 and local elected officials after the City rezoned the southern half of the neighborhood in 2007. (read *CityLand's* coverage [here](#)).

Bedford-Stuyvesant is a residential neighborhood characterized by late 19th- and early 20th-century rowhouses, small and medium-sized apartment buildings, and several large, tower-in-the-park NYCHA developments. According to City Planning, the area has seen an increase in the development of large community facility buildings, multi-story apartment buildings, and building additions that are out-of-character with the area's low-scale, residential blocks. In addition, some existing commercial overlays extend too far into residential blocks, while other commercial corridors lack commercial zoning, or do not allow the configuration of commercial uses.



Bedford – Stuyvesant North proposed rezoning map. Credit: New York City Department of City Planning.

The majority of the rezoning area is zoned R6, with small pockets of blocks zoned R5, C8-2, and C4-5 districts. The proposal would replace the existing zoning with a variety of contextual districts – R6A, R6B, R7A, R7D – to establish building height limits to match existing development. The proposal would remove commercial overlays from inappropriate blocks, shorten the depth of commercial overlays from 150 to 100 feet, and apply new overlays to certain blocks to encourage a broader range of uses. The plan would also apply the City’s inclusionary housing program to portions of Broadway, and Myrtle, Bedford, and Marcy Avenues.

The proposal would create a new C4-4L commercial zoning district, which would be applied to the east side of Broadway. City Planning designed the new district to allow medium-density residential and commercial development along retail or transit corridors featuring elevated train tracks. The C4-4L district’s regulations would require setbacks to ensure adequate light and air to the street. On lots not fronting elevated trains, buildings would be limited to 80 feet and would require at least a 40-foot base. Buildings fronting elevated trains would be permitted to rise up to 100 feet with a minimum base height of 30 feet, after which the building must setback at least 15 feet.

The proposal also includes

establishing a new enhanced commercial district along Broadway to ensure an active, pedestrian friendly streetscape. The district regulations would restrict residential uses on ground floors fronting, or within 30 feet of, Broadway. New developments or enlargements would need to meet minimum transparency requirements along their ground floors, and new curb cuts or driveways would be permitted under limited circumstances.

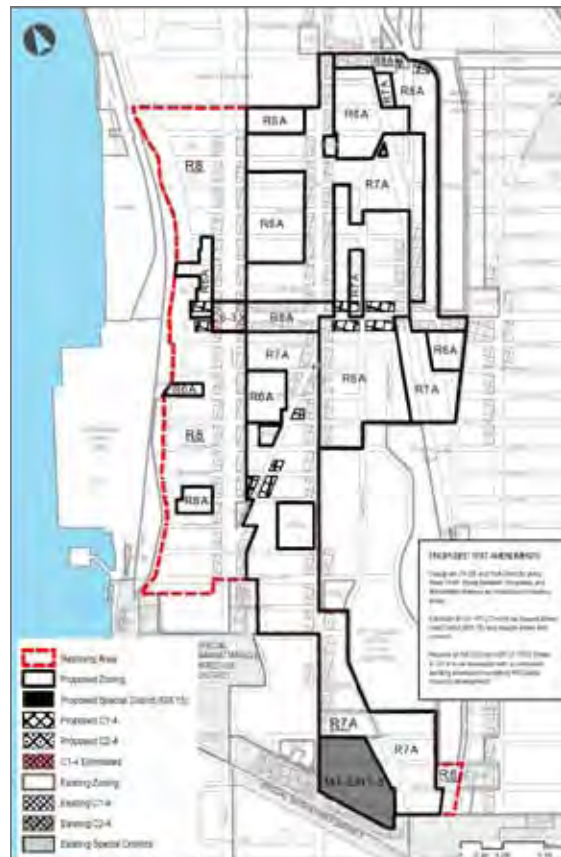
Citywide: Another text amendment would apply Citywide and establish new streetwall transparency requirements for the ground floors of new buildings or enlargements within C4-5D districts, as well as R7D and R9D districts mapped with a C2 commercial overlay. These requirements would apply to a section of Myrtle Avenue within the rezoning area, along portions of Fulton Street outside the rezoning area, and along Webster Avenue in Bronx Community District 7.

The Commission referred the rezoning proposal and accompanying text amendments

to Brooklyn Community Board 3 for review. The Commission referred the streetwall-transparency text amendment to Bronx Community Board 7 for review.

West Harlem: At the same May 7, 2012 review session, the Commission also certified the Department of City Planning’s West Harlem Rezoning proposal. The rezoning would impact 90 blocks generally bounded by West 155th Street to the north; West 126th Street to the south; Edgecombe, Amsterdam, and St. Nicholas Avenues to the east; and Riverside Drive to the west. The rezoning area includes the Hamilton Heights, Sugar Hill, and Manhattanville South neighborhoods.

The majority of the rezoning area is zoned R7-2 and R8, with a small southern portion zoned M1-1 for manufacturing uses. The proposal would replace much of the existing R7-2 and R8 zoning with contextual zoning districts – R6A, R7A, R8A – to reinforce the area’s existing



West Harlem proposed rezoning map. Credit: New York City Department of City Planning.

scale, and replace the M1-1 district with Special Mixed Use District 15 (MX 15). The special district would pair an M1-5 district with a R7-2 district and allow as-of-right residential, commercial, and light industrial and manufacturing uses.

The Commission referred the plan to Manhattan Community Board 9 for review.

.....
CPC: Certification of Bedford-Stuyvesant North Rezoning (N 120294 ZMK – rezoning); (N 120295 ZRK – text amend.); (N 120296 ZRY – text amend.) (May 7, 2012); Certification of West Harlem Rezoning (C 120309 ZMM – rezoning); (N 120310 ZRM – text amend.) (May 7, 2012).

CITY PLANNING COMMISSION

Special Permit

Briarwood, Queens

Completed nursing home exceeded FAR; owner retroactively sought special permit

Buildings only caught architect's FAR miscalculation after six-story facility was completed. On May 9, 2012, the City Planning Commission held a public hearing on the Silvercrest Center for Nursing and Rehabilitation's special permit request to legalize a six-story, 66,000 sq.ft. nursing home built next door to its existing 130,000 sq.ft. facility in Briarwood, Queens. In an effort to expand its campus, Silvercrest built a new six-story, 80-unit nursing home at 86-19 144th Street. After completion, however, the Department of Buildings determined that Silvercrest had miscalculated the maximum floor area ratio (FAR) permitted under the R4-1 zoning district's regulations. Community facilities within R4-1 districts are typically restricted to a FAR of 2.0. However, nursing homes within R4-1 districts are limited to a FAR of 0.75. As a result of Silvercrest's error, the project was built with a FAR of 1.1.

Buildings notified Silvercrest of the problem, and the developer

sought an after-the-fact special permit to increase the FAR for the noncomplying nursing home. The special permit would allow Silvercrest to obtain a final certificate of occupancy to replace its temporary certificate of occupancy. Silvercrest also plans on adding an as-of-right renal dialysis center to the nursing home.

Queens Community Board 8 recommended approval of the application by a vote of 17-14-0. Queens Borough President Helen M. Marshall supported the application, noting the community's need for quality senior housing.

At the Commission's public hearing, Commissioner Irwin Cantor asked Silvercrest's attorney, Akerman Senterfitt's Lance Michaels, to provide a history of the project. Michaels explained that the project's architect had erred when filing a partially self-certified building application in 2008. He said that Buildings had audited the plans several times and had been in contact with Silvercrest to address "minor" technical problems. However, Buildings did not recognize the FAR error until after the facility had been completed. Commissioner Anna Levin noted that the special permit would allow a FAR of up to 2.0 on the site, and asked Michaels if Silvercrest had any intention to use the excess FAR. Michaels said that Silvercrest did not have any plans to do so, and pointed out that the special permit would limit Silvercrest to the plans as they were submitted to the Department of City Planning.

A representative of local City Council Member James F. Gennaro testified that Gennaro strongly supported the application.

According to City Planning's [Land Use & CEQR Application Tracking System](#) (LUCATS), the Commission has until June 28, 2012 to vote on the application.

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CPC: Hearing on Silvercrest Senior Housing (C 110042 ZSQ – special permit) (May 9, 2012).

BOARD OF STANDARDS & APPEALS

Variance

Red Hook, Brooklyn

BSA grants Red Hook developer extension for warehouse conversion

BSA, which had granted variance to developer in 2003, grants time extension due to five-year court battle. In 2003, the Board of Standards & Appeals granted a use variance to 160 Imlay Street Real Estate LLC to allow for the residential conversion of a six-story warehouse at 160 Imlay Street in Red Hook, Brooklyn. 160 Imlay Street LLC had claimed that it could not earn a reasonable rate of return with a complying use under the site's M2-1 manufacturing zoning designation. The Red Hook-Gowanus Chamber of Commerce filed an article 78 petition challenging the variance. The Chamber, however, failed to name 160 Imlay Street LLC in the petition, and the City asked the State Supreme Court to dismiss the proceeding. The issue was appealed up to the Court of Appeals, which sent the case back to the Supreme Court. (read CityLand's coverage [here](#)).

Supreme Court Justice Yvonne Lewis ruled that the lawsuit could continue without 160 Imlay Street LLC as a named party, and then [vacated the variance](#). Justice Lewis returned the matter to BSA to determine whether 160 Imlay Street LLC could earn a reasonable rate of return with a complying use. According to Justice Lewis, 160 Imlay Street LLC's single economic analysis had been inadequate. The Second Department in March 2008 [reversed](#) Justice Lewis's decision, ruling that 160 Imlay Street LLC's interests would not be adequately protected unless it was a named party in the article 78 petition. The Second Department also ruled that 160 Imlay Street LLC did not have the burden of submitting economic analyses for every complying as-of-right use on



160 Imlay Street in Red Hook, Brooklyn. Credit: CityLand.

the site.

BSA variances lapse if substantial construction of the project is not made within four years from the date of issuance, or from the date of final judicial proceedings. 160 Imlay Street LLC applied to BSA in February 2012 for an extension to complete construction under the previously issued variance. On May 1, 2012, BSA agreed to grant 160 Imlay Street LLC an additional four years to complete warehouse conversion according to the previously approved plans.

BSA: 160 Imlay Street, Brooklyn ([256-02-BZ](#)) (May 1, 2012) (Eugene Travers, for 160 Imlay Street LLC).

LANDMARKS PRESERVATION COMMISSION

Certificate of Appropriateness
Chelsea, Manhattan

New owners of Hotel Chelsea win Landmarks' approval for alterations

Despite opposition concerns, Chetrit Group gained approval to restore landmarked hotel's facade and build rooftop addition to serve as a lounge. On April 24, 2012, Landmarks approved the Chetrit Group's revised

proposal to carry out exterior renovations and alterations to the landmarked Hotel Chelsea at 222 West 23rd Street in Chelsea, Manhattan. The 1883 Victorian Gothic hotel is notable not only for its architecture, but also for being a former home to a long list of notable artists and writers. Arthur C. Clarke wrote "2001: A Space Odyssey" while at the hotel, Leonard Cohen and Bob Dylan both memorialized the hotel in songs, and Andy Warhol used the hotel as the setting for his film *Chelsea Girls*. The Chetrit Group purchased the property in 2011 and plans to restore the hotel's facade and build a one-story rooftop addition. Hotel Chelsea residents, neighbors, and elected officials opposed Chetrit's proposal.

Architect Gene Kaufman presented Chetrit's proposal at Landmarks' April 10 public hearing. The plan called for restoring the front facade, replacing windows, and altering the ground floor storefronts, which Kaufman characterized as a "straight restoration process." To create uniformity, the previously altered storefronts would be changed to match the 1930s-style storefront of the Doughnut Plant's existing commercial space. The non-original Hotel Chelsea sign would be

retained and restored. The plan included installing planters on the hotel's uninterrupted balconies to demarcate guest rooms. Kaufman said this would prevent hotel customers from entering the wrong room, which he characterized as a safety issue. A non-visible, one-story greenhouse addition would be built along the hotel's rear lot line.

On the roof, Chetrit proposed relocating an existing water tower to make room for a sixteen-foot-high rooftop addition, which would likely be used as a lounge. The gray-stucco-clad addition, which would be setback nearly twenty feet, would be partially visible from West 24th Street and Eighth Avenue. Because the addition would be built on a lower section of the roof, it would only rise eight feet above the hotel's roofline. Other construction on the roof would include an elevator bulkhead, and a new cooling tower that would be visible from several street vantages.

Elected officials, residents, and neighbors testified in opposition. A representative of Assembly Member Richard Gottfried read a statement that reflected the combined views of Congressman Jerrold Nadler, City Council Speaker Christine Quinn, Manhattan Borough President Scott Stringer, and State Senator Thomas Duane. The group criticized the choice of materials for the rooftop addition, and claimed the addition would cover the windows of some hotel residents. Representatives from Manhattan Community Board 4 explained that CB 4 supported the facade work, but opposed the rooftop addition, which would be too visible and used inappropriately.

The Chelsea Hotel Tenants Association's Janet Ray Kalson argued that the addition's construction would eliminate roof access for tenants, a privilege they had long enjoyed. The Society for the Architecture of the City's Christabel Gough testified that Landmarks should ensure that the hotel's distinctive roofline remained uncompromised,

and that its unique balconies not be divided. One neighbor claimed that Chetrit had “completely gutted” the hotel’s interior, and decried the possibility of the addition being used for “one more Chelsea nightclub.”

Kaufman responded to the criticism by stating that the addition would cover less than 25 percent of the roof, and claimed that tenants and customers of the hotel would still be able to access the rooftop.

The commissioners had mixed responses about the proposal. Commissioner Margery Perlmutter found the proposed addition generally appropriate, but asked Chetrit to choose another cladding material. Vice Chair Pablo Vengoechea found the rooftop addition’s height excessive and said it did not respect the hotel’s peaked roof, dormers, and turret. Commissioner Michael Goldblum said the rooftop addition needed to be better integrated with the building’s architecture, while Commissioner Roberta Washington said the height of the cooling tower and elevator bulkhead needed to be addressed. The commissioners all agreed that the proposed balcony planters were inappropriate, and suggested that Chetrit use simple gates or chains if the balconies needed to be subdivided. Chair

Robert B. Tierney asked Chetrit to return with a revised plan.

Chetrit returned to Landmarks on April 24, 2012 with a revised proposal reflecting a reduced rooftop addition and undivided balconies. The rooftop addition would be notched to separate it from the building’s central turret, and its height would be reduced by two feet. Grey metal would replace the stucco cladding. Kaufman presented pictures of the hotel’s storefronts from the twentieth century matching the Doughnut Plant’s storefront. Kaufman said that none of the original storefronts remained, but the Doughnut Plant’s storefront represented what the hotel looked like during its most socially significant period.

Chair Tierney recommended approval, finding that the revised plan addressed commissioner concerns. Commissioner Diana Chapin said she would prefer that nothing be done to the roof, but believed reducing the addition’s size and changing the material made it approvable. This assessment was shared generally by the majority of commissioners. Vice Chair Pablo Vengoechea still believed the addition would negatively impact the building’s central turret, and said it

should be set back further. Nonetheless, he joined the full commission in voting to issue a certificate of appropriateness for the plan.

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LPC: The Hotel Chelsea, 222 West 23rd Street, Manhattan (12-7955) (April 24, 2012) (Architect: Gene Kaufman, Architect, P.C.).

LANDMARKS PRESERVATION COMMISSION

Designation Hearing

Fresh Meadows, Queens

Broad community support for landmarking 18th century cemetery in Queens

Property owners want to develop site; claim cemetery no longer contains human remains. On May 15, 2012, Landmarks held a public hearing on the potential designation of the Brinkerhoff Cemetery at 69-65 182nd Street in Fresh Meadows, Queens as an individual City landmark. Landmarks held a public hearing to consider the site in December 2000, but never voted on the proposed designation. The family cemetery is named for the Brinkerhoff family, who were among the first Dutch settlers in Queens. According to Landmarks, the cemetery was used from 1736 to 1872, and accommodated at least 76 burials. There are no visible grave markers, and it is unclear whether human remains are still buried at the site.

The City in the 1950s foreclosed on the cemetery site and sold it to Joseph DeDomenico. Problems arose when the DeDomenico family considered developing the property and it was discovered that the site had been used as a cemetery. In 1999, the Queens Historical Society and descendants of the Brinkerhoff family sued to reclaim the site, arguing that the City improperly foreclosed on the property. The DeDomenico family offered to sell the site to the Queens Historical Society, but the group was unable to raise sufficient funds. Landmarks calendared the



The Hotel Chelsea at 222 West 23rd Street in Manhattan. Credit: CityLand.



Brinkerhoff Cemetery 69-65 182nd Street in Fresh Meadows, Queens. Credit: LPC.

property for potential designation in 2000. In 2010, the DeDomenico family sold the property to Linda's CAI Trading, Incorporated.

At Landmarks' recent public hearing, Linda's CAI's Fang Zhou opposed designation, claiming that the cemetery no longer contained human remains. Zhou said Linda's CAI paid taxes and should be permitted to redevelop the site.

Local elected officials, neighbors, and preservation groups supported designation. In testimony read by his representative, local Council Member James Gennaro stated that the City erroneously foreclosed on the property because cemeteries are exempt from property taxation. He said that allowing development on the cemetery would dishonor the memory of the people buried there and be disrespectful to the families of the deceased.

A representative of Council Member Mark Weprin said the site was among the few properties that "truly detail the history of Queens," and urged Landmarks to protect the cemetery. A representative of State Assembly Member Rory Lancman stated that the property was not "a scrap of land to turn into a McMansion," but a cemetery "representing...hundreds of years of

history." Council Member Elizabeth Crowley and representatives of Assembly Member Grace Meng and State Senator Tony Avella also supported designation.

Jerry Iannece, chair of Queens Community Board 11, argued that the site undoubtedly contained grave sites and held significant historical value. Tami Oshero, a resident of Meadowlark Gardens, said it was "an abomination to even consider" developing the property. Henry Euler from the Auburndale Improvement Association concurred, stating "the dead deserve to be respected and left in peace." William Manger, a descendant of the Brinkerhoff family, claimed that a 1919 survey of the cemetery clearly showed the burial sites and grave markers on the site. Manger said he was "dumbfounded" that Landmarks was unsure if human remains still existed at the cemetery, and rhetorically asked "where do you think the remains have gone?"

Representatives of the Historic Districts Council, the New York Landmarks Conservancy, and the Society for the Architecture of the City spoke in support of designation. A member of the Friends of Abandoned Cemeteries speculated that over 200 people could be buried

in the cemetery. The Queens Preservation Council's Mitchell Grubler urged Landmarks to consult with archaeologists to examine the site before making any determination.

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LPC: Brinkerhoff Cemetery, 69-65 182nd Street, Queens (LP-2087) (May 15, 2012).

LANDMARKS PRESERVATION COMMISSION

Certificate of Appropriateness

NoHo, Manhattan

Landmarks approves plan to replace garage and factory building with seven-story building in NoHo

Approval gained after design modification based on comments from commissioners and community board. On May 15, 2012, Landmarks approved a revised proposal by 8-12 Development Partners LLC to replace a garage and factory building with a new seven-story building at the corner of Bond and Lafayette Streets in the NoHo Historic District. In March 2006, Landmarks approved a plan to demolish the buildings and replace them with a proposed hotel. Landmarks in December 2009 issued a certificate of appropriateness for the project, but it expired without any work taking place. The new proposal was for an entirely new project. 8-12 Development Partners plans to use the new building for residential purposes. The building will abut a [recently approved building](#) at the corner of Great Jones and Lafayette Streets designed by Morris Adjmi.

At a Landmarks hearing in April 2012, the project's architect, Annabelle Selldorf of Selldorf Architects, presented a design for an 85-foot tall, six-story building, with a setback seventh floor penthouse. The seventh floor would be set back ten feet on Bond Street and four feet on Lafayette Street. The building would feature terra cotta spandrels and piers that Selldorf said would

echo the historic masonry cladding of the neighborhood. Horizontal bands of windows would stripe the two visible facades. The building would be clad in Cor-Ten steel at the ground floor, and windows would be framed in black aluminum. The design included a rounded corner with large curved glass windows. Selldorf stated that the polished terra-cotta elements would gain luster and depth as they aged. She provided examples of corner buildings with rounded corners and banded facades. The lot is zoned M1-5B, and according to Greenberg Traurig attorney Deirdre Carson, the project will need a variance from the zoning regulation's bulk requirements.

Manhattan Community Board 2 opposed the project, with CB 2's Doris Diether testifying that the building's horizontal emphasis and glass corner was inappropriate for the district. The Historic District Council's Nadezhda Williams also testified in opposition, characterizing the building's Cor-Ten steel base as "bleak." The Greenwich Village Society for Historic Preservation's Amanda Davis did not object to the proposed demolition, or to the project's size, but argued that the design could be "much more engaging."

The commissioners generally found the project's size and scale appropriate, but some commissioners said the design needed refinement. Commissioner Margery Perlmuter noted that Bond Street had been drawing high quality contextual architecture, and found that the building's rounded corner would not be strong enough for the site. Perlmuter argued that the penthouse should not be treated as an addition, but as an integrated part of the whole. Commissioner Diana Chapin suggested that a masonry corner would be more appropriate. Commissioner Michael Goldblum praised the "lush, wonderful, seductive materials," but agreed that the building needed more refinement and depth. Chair Robert B. Tierney asked the applicants to rethink elements of the design and return to Landmarks.

At Landmarks' meeting on May 15, 2012, Selldorf presented a revised design that retained the essential materials and scale of the previous proposal. The seventh floor would still be set back from Lafayette and Bond Streets, but Cor-Ten steel trellises would be built at the streetwall, framing the penthouse. Spandrels would be made more prominent

and "voluptuous," while the storefront would be raised in height and further differentiated from the upper floors. The building's columns would consist of concave terra cotta panels in steel frames. The building's corner would now be angular rather than rounded. Selldorf described the corner's terra cotta panels as being "held in suspension" by the steel frame.

The commissioners responded positively to the revisions. Vice Chair Pablo Vengoechea said that Selldorf had found the correct balance between horizontality and verticality. Commissioner Goldblum found that the trellis gave the building a "strong presence against the sky," and said the project captured the requisite "level of refinement" for the district. Praising the design, Commissioner Christopher Moore noted that "great architects just come back with something better." Commissioners Margery Perlmuter and Roberta Washington were ambivalent about the trellis, but nevertheless joined in a unanimous vote for approval.

LPC: 8-12 Bond Street, Manhattan (12-9516) (May 15, 2012) (Architect: Selldorf Architects).

LANDMARKS PRESERVATION COMMISSION

Binding Report

South Street Seaport, Manhattan

Landmarks approves modified plan for Seaport's Pier 17

The Howard Hughes Corporation plans to retain much of current mall's structure but replace its skin. On May 15, 2012, Landmarks issued a binding report approving a revised proposal from the Howard Hughes Corporation and the New York City Economic Development Corporation to redevelop Pier 17 in the South Street Seaport Historic District. In 2008, the site's former owner, General Growth Properties, proposed demolishing the Pier 17 mall,



Proposed building at 8 Bond Street in NoHo. Image: Courtesy of Selldorf Architects and Radii Inc.



Redevelopment proposal for Pier 17 in Manhattan. Credit: SHoP Architects.

relocating the nearby Tin Building, and building a 495-foot residential/hotel tower on the edge of the pier that would be just outside the historic district's boundaries. That proposal faced strong opposition from local elected officials and preservation groups. Landmarks held two [meetings](#) on the proposal, but then General Growth declared bankruptcy. Hughes's more modest proposal would replace the existing Pier 17 mall with a new, similarly sized building that would reuse much of the mall's underlying structure. Unlike the 2008 proposal, the project would not affect the adjacent Tin Building, former home of the Fulton Fish Market. The new building would house retail space, restaurants, and provide public space.

At an April 17, 2012 hearing, Hughes's architect, SHoP Architects' Gregg Pasquarelli, presented a design. Pasquarelli had been the lead designer on General Growth's proposal, and worked on EDC's Pier 15 project, which [Landmarks approved](#) in 2009. Pasquarelli criticized the existing mall's "interior orientation," and said he wanted to open up the new development and preserve the views of the Brooklyn Bridge. The plan called for a glass-clad structure matching the existing mall's 75-foot height. The existing mall's facade would be stripped away, but

much of its underlying steel would be reused.

The building would provide space for two 60,000 square-foot retail tenants on the upper levels, with smaller stores and restaurants at the lower levels. Hughes would like to "activate" the building's planted roof, possibly with a restaurant or a music venue. Open space at the bottom would provide several ways to view and pass through the building. A boat slip would be carved out of the middle of the building to recall that there were once two piers at the location.

The project would include 132,000 square feet of public space. Hughes plans to install a variety of seating, such as barstools, stepped bleachers, and rocking "gliders," in the open space surrounding the building on the edge of the pier.

The adjacent Link Building, which is behind the mall and south of the Tin Building, would also be stripped down and clad in zinc to give it the appearance of an industrial waterfront building. Pasquarelli said he believed the building could be used as farmer's market.

Manhattan Community Board 1, the Association for a Better New York, and the Alliance for Downtown New York supported the proposal. The Alliance for Downtown New York's Connie Chung said the

project would create needed publicly accessible space, attract foot traffic to the neighborhood, and boost sales tax revenue. Wallace Dimson, board president of the nearby Southbridge Towers, said that the project would be "a vast improvement" over what was there now.

Preservation groups, including the Historic Districts Council and the Society for the Architecture of the City, opposed the plan. The Historic Districts Council's Nadezhda Williams testified that the project related more to the glassy buildings outside the historic district. A representative from the Municipal Art Society was generally supportive, but asked that it be modified to "modulate the large expanse of glass." The New York Landmarks Conservancy's Andrea Goldwyn was supportive of the new building, but asked Landmarks to be specific about what type of signage would be allowed on the site.

Landmarks Chair Robert B. Tierney expressed relief that the previously proposed project was not being replicated. Tierney said he had recently visited Pier 15, and found that the features he appreciated there had been brought to the Pier 17 plan. Commissioner Fred Bland found some aspects of the proposal troubling, but determined that a 150 percent increase in open space was "worth the trade." Commissioner Michael Goldblum praised the design, but wanted to ensure that any signage would be minimal. Vice Chair Pablo Vengoechea and Commissioner Margery Perlmutter acknowledged that the Hughes's plan did not include the Tin Building, but they believed that any proposal for the site should take the structure into account. Tierney closed the hearing without calling for a vote.

Hughes returned to Landmarks on May 15, 2012. Pasquarelli testified that Hughes had decided to demolish a section of the Link Building in order to open up views of the Tin Building. Pasquarelli explained that

they could not demolish more of the Link Building because electrical and water services were conveyed above ground through the building to the rest of the pier.

The revised plan included minimum and maximum glazing requirements for ground floor storefronts, as well as more specificity about what types of signs would be allowed on the new building. Pasquarelli said these changes would provide an appropriate amount of variation. He noted that Hughes intended to return to Landmarks at later date to discuss signage on the upper levels.

In response to questions about the future of the Tin Building, Hughes's attorney, Kramer Levin's Paul Selver, explained that the Tin Building was not part of Hughes's current leasehold. Selver stated that Hughes had the option of expanding the lease to include the Tin Building in 2013, but Hughes had not decided whether it would exercise that option. Pasquarelli said he believed that the current project would not require or preclude the future integration of the Tin Building.

Commissioner Fred Bland still expressed some ambivalence about the proposal, finding a "reincarnated mall" a regrettable use for the site. Commissioner Margery Perlmutter said the project should do more to focus attention on the Tin Building. Vice Chair Pablo Vengoechea said the revisions had improved the project, but he was concerned that visual corridors of the Brooklyn Bridge were too limited.

Chair Tierney found there was consensus to approve the project. Tierney directed Hughes to consult with Landmarks' staff to identify a way to expand views of the bridge, further minimize the Link Building and better integrate the project into the waterfront esplanade.

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LPC: 89 South Street, Manhattan (12-9003) (May 15, 2012) (Architects: SHoP Architects, James Corner Field Operations).

PUBLIC DESIGN COMMISSION

City Comptroller Audit

Citywide

City Comptroller audit criticizes Public Design Commission

Public Design Commission rejected Comptroller's recommendation for more efficient design review process. The New York City Public Design Commission (formerly known as the Art Commission) reviews permanent works of art, architecture, and landscape architecture proposed on or over City-owned property. The Commission is composed of 11 unpaid members, eight of whom are appointed by the mayor, and includes an architect, landscape architect, painter, and sculptor, as well as representatives of the Brooklyn Museum, the Metropolitan Museum of Art, and the New York Public Library.

The City agency with jurisdiction over the property on which a proposed project is located must submit its design to the Commission. Prior to submitting a proposal to the Commission, applicants must ensure compliance with the regulations of other City agencies, such as the Landmarks Preservation Commission. Examples of projects requiring Commission review include renovations of museums, libraries, parks, and playgrounds; and the installation of lighting and streetscape elements, such as bus shelters, [bus bulbs](#), and the Department of Transportation's recent [proposal](#) to install LED fixtures throughout the City.

City Comptroller John C. Liu audited the Public Design Commission's controls over its design review process. The audit report found that the Commission held all required public hearings and posted agendas on its Website. However, the report concluded that the Commission failed to establish a formal process relating to its overall review of project designs. The Comptroller noted

that the Commission lacked internal controls, such as time benchmarks or target time frames, for a more efficient design review process. For example, with respect to the time frame between determining a project's completeness and the final decision on such a project, the Commission took up to 30 days for 64 percent of projects, but took 60 or more days for 26 percent of projects. Additionally, the Comptroller found that the Commission did not take into consideration the costs involved with certain Commission-recommended design modifications. For example, in cases where the Commission requested design changes, the cost of modification was mentioned in only 14 percent of project files.

The Comptroller's report concluded that the Commission needed to improve its internal controls over the design review process to ensure that the process is completed in an efficient manner, and set forth five recommendations. The report recommended that the Commission develop and use formalized written procedures for the overall design review process, develop efficiency and timeliness measures such as time benchmarks for the review process, and document discussions with submitting agencies regarding cost changes on projects as a result of design modifications requested by the Commission.

The Commission, in a detailed response, disagreed with the audit's recommendations. The Commission stated that it "will maintain its current procedures with respect to the design review process, which include clear Submission Guidelines, and enhance such procedures as conditions dictate." The Commission argued that it was not a project manager or budget monitor for other City agencies and that the Comptroller's audit reflected a "persistent lack of understanding" of the Commission and its mission.

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[Audit Report on the Design Commission's Controls over the Design Review](#)

COURT DECISIONS

Landmarks Preservation Commission
SoHo, Manhattan

Building owner and sign company agree to pay record fine for illegal signs

Owner of 598 Broadway and Colossal Media Group repeatedly install advertising signs without Landmarks' approval. On May 4, 2012, the New York City Law Department and the Landmarks Preservation Commission [announced](#) that 598 Broadway Realty Associates and Colossal reached a settlement agreement with the City to remove the existing illegal signs on the building facade facing Houston Street and to pay \$225,000 in civil fines. According to the Law Department, this was

the first lawsuit filed against an owner of a landmarked building for failing to obtain a sign permit. It is also the highest fine paid by an owner for failing to obtain a sign permit from Landmarks. As part of the settlement, Colossal also agreed to either remove or legalize signs on other buildings under Landmarks' jurisdiction. These buildings, including 343 Canal Street, 438 Broome Street, 59 Grand Street, and 60 Grand Street, are all within the SoHo-Cast Iron Historic District.

New York State Supreme Court Justice Barbara Jaffe had issued a preliminary injunction ordering removal of the signs on November 14, 2012. The settlement terminates the litigation. (read *CityLand's* coverage [here](#)).

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City Nets Record Settlement from Sign Company and Building Owner Who Repeatedly Installed Illegal Wall Signs on Landmarked Building, City Law Department Press Release, May 4, 2011.



Illegal signs on the facade of the twelve-story building at 598 Broadway in SoHo. Credit: LPC.

CENTER FOR NEW YORK CITY LAW

UPCOMING EVENTS

CITY LAW BREAKFAST SERIES 2012

The City Law Breakfast Series resumes this fall with three scheduled dates.

- Friday, September 21, 2012 – Hon. Jonathan Lippman, Chief Judge, New York State Court of Appeals
- Friday, October 12, 2012 – TBA
- Friday, November 9, 2012 – TBA

Breakfasts begin at 8:15 a.m.
at New York Law School
185 West Broadway, 2nd Floor Events Center,
New York, New York

There is no charge for the City Law Breakfast Series. For updates on future speakers, and webcasts of past speakers, please visit our website at www.citylaw.org

CITYADMIN

Decisions on www.CityAdmin.org

AGENCY NAME	NUMBER OF DECISIONS	YEARS AVAILABLE
BSA	3,882	2002-Present
Council	1,084	2003-2005
CPC	1,953	2003-Present
DOB	68	1999-Present
Landmarks	2,921	2002-Present
Loft Board	2,852	1996-Present

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CITY PLANNING PIPELINE

New Applications Filed with DCP - May 1 to May 31, 2012

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
DCP	Transparency Text Amend., Citywide	Text amend to estab. transparency reqs. for R7D, R9D and C4-5 districts	120296ZRY	
DCP	West Harlem Rezoning	Rezone a 90 block area to establish contextual zoning districts; text amend to establish MX 15 mixed-use district	120309ZMM; 120310ZRM	
DCP	Bedford-Stuyvesant North Rezoning	Rezone an approximately 140 block area; establish an enhanced commercial district	120294ZMK; 120295ZRK	
SPECIAL PERMITS/OTHER ACTIONS				
DASNY	Brooklyn College Campus, BK	Demapping of Campus Road south of Avenue H	120326MMK	Philip Habib
HPD	Melrose Commons North Mapping	Elimination of Melrose Crescent and estab. portions of E. 162nd & 163rd St.	120323MMX	Philip Habib
53 Greene Associates LLC	53 Greene Street, MN	Cert. to allow partial UG-2 Residential and UG-6; commercial on the ground floor & cellar; UG-7 residential on the upper floors of an existing 6-story building; and a penthouse addition	120325ZSM	Ackerman Senterfitt
Mercer 111 LLC	111 Mercer Street, MN	Spec. perm. to allow enlargement of 5-sty. bldg. & allow resid. use on 2nd fl.	120360ZSM	Kramer Levin
LPC	126-128 East 13th Street, MN	Landmark designation (Van Tassell & Kearney Horse Auction Mart)	120368HKM	
LPC	2227-2323 Beverly Road, BK	Landmark designation (Sears Roebuck & Co. Department Store)	120369HKK	
Riviera Cafe	225 West 4th Street, MN	Renewal of 36-seat enclosed sidewalk cafe (Riviera Cafe)	120311ECM	
151 Bleecker LLC	151 Bleecker Street, MN	Renewal of 13-seat enclosed sidewalk cafe (The Red Lion)	120317ECM	
SOL 30 Inc.	430 Third Avenue, MN	Renewal of 16-seat enclosed sidewalk cafe (Sol 30 Thai)	120318ECM	
New Ko-Sushi Japanese	1329 Second Avenue, MN	Renewal of 44-seat enclosed sidewalk cafe (Ko Sushi Japanese Restaurant)	120319ECM	
75th & 3rd Corp.	1309 Third Avenue, MN	Renewal of 41-seat enclosed sidewalk cafe (Bistro Le Steak)	120324ECM	
Lenny's 54th Street LLC	1029 Second Avenue, MN	Renewal of 35-seat enclosed sidewalk cafe (Lenny's)	120328ECM	
C.S.L.L. Rest Corp.	1271 Third Avenue, MN	Renewal of 24-seat enclosed sidewalk cafe (E.J.'s Luncheonette)	120329ECM	
Jan Co. Central Inc.	3451 Broadway, MN	Renewal of 26-seat enclosed sidewalk cafe (Burger King)	120330ECM	
Hussien Environment	2483 Broadway, MN	Renewal of 16-seat enclosed sidewalk cafe (Cleopatra's Needle)	120331ECM	
Madison on Columbus Corp.	244-246 Columbus Avenue, MN	Renewal of 11-seat enclosed sidewalk cafe (China Fun)	120332ECM	
Nectar Restaurant Corp.	1090 Madison Avenue, MN	Renewal of 24-seat enclosed sidewalk cafe (Nectar Restaurant)	120333ECM	
Red Bamboo on 7th Ave.	47-49 7th Avenue, South, MN	Renewal of 52-seat enclosed sidewalk cafe (Soy & Sake)	120336ECM	
C&C First Ave.	1495 First Avenue, MN	Renewal of 24-seat enclosed sidewalk cafe (Bar Coastal)	120343ECM	
JP's Ventures Inc.	441 Amsterdam Avenue, MN	Renewal of 16-seat enclosed sidewalk cafe (St. James Cafe)	120344ECM	
Hillview Specialty Food	2290 Broadway, MN	Renewal of 26-seat enclosed sidewalk cafe (Artie's Delicatessen)	120345ECM	
Hillview Specialty Food	2787 Broadway, MN	Renewal of 26-seat enclosed sidewalk cafe (107 West Restaurant)	120346ECM	
Lenny's 77th LLC	1481 Second Avenue, MN	Renewal of 24-seat enclosed sidewalk cafe (Lenny's)	120356ECM	
PMC Corp.	354 Third Avenue, MN	Renewal of 18-seat enclosed sidewalk cafe (Vertigo)	120357ECM	
23rd & 9th Restaurant Corp.	368 West 23rd Street, MN	Renewal of 80-seat enclosed sidewalk cafe (Chelsea Square Restaurant)	120358ECM	
American Specialty Foods	300 Amsterdam Avenue, MN	Renewal of 27-seat enclosed sidewalk cafe (Josie Restaurant)	120359ECM	
Romangica Corp.	502 Amsterdam Avenue, MN	Renewal of 10-seat enclosed sidewalk cafe (Celeste)	120361ECM	
Cafe Isle of Capri Inc.	1028 Third Ave., MN	Renewal of 38-seat enclosed sidewalk cafe (Isle of Capri)	120362ECM	
Pry Restaurant Corp.	1479 York Avenue, MN	Renewal of 20-seat enclosed sidewalk cafe (Dresners)	120367ECM	
First 69th Street Realty Corp.	2020 Broadway, MN	Renewal of 34-seat enclosed sidewalk cafe (Westside Restaurant)	120371ECM	
Balilo Deli Inc.	837 11th Avenue, MN	Renewal of 40-seat enclosed sidewalk cafe (Balilo Deli)	120372ECM	
N.N.M. Restaurant Corp.	200 East 60 Street, MN	Renewal of 34-seat enclosed sidewalk cafe (Brasserie 360)	120373ECM	
184 3rd Ave. Rest. Corp	1843 Third Avenue, MN	Renewal of 28-seat enclosed sidewalk cafe (Gramercy Cafe)	120374ECM	
PS Brothers	2636 Broadway, MN	Renewal of 24-seat enclosed sidewalk cafe (Indus Valley)	120375ECM	
Greek Kitchen Inc.	885-889 10th Avenue, MN	Renewal of 26-seat enclosed sidewalk cafe (The Greek Kitchen)	120376ECM	
Per Tavern Corp.	8662 Third Avenue, BK	Renewal of 30-seat enclosed sidewalk cafe (The Kettle Black)	120312ECK	
3 in Kitchen Corp.	4902 Fort Hamilton Parkway, BK	Renewal of 16-seat enclosed sidewalk cafe (3 in 1 Kitchen)	120321ECK	
M Star Hong Kong Cafe	6224 18th Avenue, BK	Renewal of 16-seat enclosed sidewalk cafe (Jin Jin Hong Kong Cafe)	120337ECK	
Fortunato Bros. Cafe	289 Manhattan Ave., BK	Renewal of 46-seat enclosed sidewalk cafe (Fortunato Bros. Cafe & Bakery)	120363ECK	
Tanoreen Caterers, Inc.	7523 Third Avenue, BK	Renewal of 16-seat enclosed sidewalk cafe (Tanoreen)	120338ECK	
Pizza Daddy, LLC	6422 Bay Parkway, BK	Renewal of 34-seat enclosed sidewalk cafe (Pizza Daddy)	120347ECK	

Chart continues on next page

CITY PLANNING PIPELINE (CONT.)

New Applications Filed with DCP - May 1 to May 31, 2012

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS				
Karabinis Diner Corp.	2132 Flatbush Ave., BK	Renewal of 46-seat enclosed sidewalk cafe (Oasis Diner)	120364ECK	
Clirkat Donuts Inc.	2944 Westchester Avenue, BX	Renewal of 27-seat enclosed sidewalk cafe (Angelo's Quality Donutshop)	120349ECX	
R Angel, Inc.	57-25 Roosevelt Avenue, QN	Renewal of 16-seat enclosed sidewalk cafe (McDonald's)	120320ECQ	
Sibeca Corporation	40-19 Broadway, QN	Renewal of 30-seat enclosed sidewalk cafe (Pollos Mario)	120339ECQ	
Ukatosh, Corp.	36-02 31st Street, QN	Renewal of 14-seat enclosed sidewalk cafe (Dunkin Donuts)	120340ECQ	
33-01 Broadway	33-01 Broadway, QN	Renewal of 56-seat enclosed sidewalk cafe (Tierras Colombianas II)	120341ECQ	
Ungs Food Services, Inc.	33-19 Broadway, QN	Renewal of 60-seat enclosed sidewalk cafe (Uncle George's Tavern)	120348ECQ	
31st Street Pizza Palace	29-29 Ditmars Blvd., QN	Renewal of 30-seat enclosed sidewalk cafe (Pizza Palace)	120365ECQ	
The Bordon Rest. Inc.	2-03 Borden Avenue, QN	Renewal of 28-seat enclosed sidewalk cafe (The Waterfront Crabhouse)	120366ECQ	
415 Greenwich Fee Owner	415 Greenwich Street, MN	Cert. to mod. rooftop open space reqs. for existing for 8-story, 63-unit bldg	120314ZCM	Cozen O'Connor
DOT	Bike Share, 140 Broadway, MN	Cert. for design change to place bike docking station at 140 Broadway	120316ZCM	Alta Planning
Holliness Christian Church	975 Burke Avenue, BX	Cert. to waive parking requirements to enlarge existing structure	120351ZCX	KDV Design Arch.
Alfred Minafo	6 Wilson View Place, SI	Auth. for enlargement of a house and construction of an in-ground pool; Cert. of restoration plan	120352ZCR; 120353RCR	Jensen C. Vasil
James Cognetta	266 West Service Road, SI	Cert. to provide one cross acc. connection to adjoining parcel south of site	120335ZCR	Calvanico Assoc.
Leonardo Leone	170 Ridge Ave., SI	Cert. that no auth. or spec. perm. is req'd for enlargement of 1-fam. home	120342ZCR	James Morri
Philip Castagliola	Corell Avenue, SI	Cert. to subdivide 1 into 2 and school seats to build a 2-family home	120308RCR	Stan Krebushevski
Julius Nasso	136 Mayberry Promenade, SI	Cert. for school seats to build a 2-family home	120313RCR	Rampulla Assoc.
Fieldway Group	224 Darlington Avenue, SI	Cert. to subdivide 1 lot into 2 and school seats to build 2, 2-family homes	120315RCR	James Morri
Palermo Construction	130, 140 Hecker St., SI	Cert. to subdivide 1 lot into 3 to build 2, 1-family homes and a 2-family home	120322RCR	Lo Bue Valenziano
Oak Developers LLC	19, 17 Jeannette Avenue, SI	Cert. to subdivide 1 lot into 2 and school seats to build 2, 2-family homes	120327RCR	Joseph Morace Arch.
KDC of Staten Island	85 Goodall Street, SI	Cert. to subdivide 1 lot into 2 and school seats to build 2, 1-family homes	120334RCR	Calvanico Assoc.
Culsmith Construction	585, 589 Claremont Ave, SI	Cert. to subdivide 1 lot into 3 to build 3, 2-family homes	120350RCR	Valenziano Arch.
NY Korean Evang. Church	333 Arden Ave., SI	Cert. to plant 6 additional trees as mandated due to illegal pruning	120370RCR	The Bilow Group
Asit Noor	461 & 465 Fa.Capodanno Blvd., SI	Auth. to dev. 2 side-by-side dwelling units within a 2-family home; Auth. To dev. 2 side-by-side dwelling units within a 2-family home	120306ZAR; 120307ZAR	Stan Krebushevski
Castle View Associates	10 Elmhurst Avenue, SI	Renewal of authority to build a 1-family home with a swimming pool	120354CMR; 120355CMR	Joseph M. Morace

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
West Harlem Rezoning	Rezoning; zoning text amendment	MN 9	120309ZMM; N120310ZRM	5/7/2012
Bedford-Stuyvesant North Rezoning	Rezoning; zoning text amendments	BX 3	120294ZMK; N120295ZRK; N120296ZRY	5/7/2012
Rivers Childcare/Senior Center	Acquisition	BX 5	120139PQX	5/7/2012
142nd Street Realignment	City map amendment	QN 12	110388MMQ	5/7/2012
Brookhaven Rehabilitation and	Special permits	QN 8	110163ZSQ;	5/21/2012
Health Care			110164ZSQ	
Todt Hill Road Widening	City map amendment	SI 2	120003MMR	5/21/2012
<i>Non-ULURP Referrals</i>				
PROJECT	DESCRIPTION	COMM. BD.	APP. NO.	REFERRED
Creston Avenue Residences	Modification of previously approved disposition	BX 5	M900464(A)PPX	5/7/2012

BSA PIPELINE

New Applications Filed with BSA — April 30 to May 31, 2012

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
NYU Hospitals Center	435 E. 30th St., MN	Develop biomedical research fac. at NYU Langone Med. Ctr.	163-12-BZ	Kramer Levin
Prospect Equities	816 Washington Ave., BK	Vary inner court dimensions for aff. housing building	156-12-BZ	Sheldon Lobel PC
Joseph L. Musso	94-07 156th Ave., QN	Enlarge medical office building	159-12-BZ	Eric Palatnik PC
M.S.P. Realty Development	146-61 105th Ave., QN	Construct 4-story, mixed-use building (side yards)	152-12-BZ	Rothkrug Rothkrug
SPECIAL PERMITS/OTHER ACTION				
Roseland/Stempel 21st St.	39 W. 21st St., MN	Permit physical culture establishment in C6-4A district	150-12-BZ	GoldmanHarris
CP Associates	820 Concourse Village W., BX	Permit physical culture establishment in commercial bldg.	160-12-BZ	Rothkrug Rothkrug
Soly D. Bawabeh	81 E. 98th St., BK	Permit physical culture establishment	161-12-BZ	Francis R. Angelino
Caroline Teitelbaum	1202 E. 22nd St., BK	Enlarge 1-family dwelling in R2 district	154-12-BZ	Fredrick A. Becker
Ralph Baione	24 Cobek Ct., BK	Legalize physical culture establishment	153-12-BZ	Harold Weinberg
Arkadiy Khaykovich	154 Girard St., BK	Enlarge 1-family dwelling	149-12-BZ	Alexander Levkovich
Esther Kuessous	981 E. 29th St., BK	Enlarge 1-family dwelling in R4 district	148-12-BZ	Eric Palatnik PC
Abraham Lokshin	2615 E. 17th St., BK	Reduce required parking	143-12-BZ	Eric Palatnik PC
Won Hoon Cho, Inc.	65-02 164th St., QN	Reinstate, extend resolution to install awnings	141-12-BZ	Eric Palatnik PC
APPEALS				
Paul K. Isaacs	231 E. 11th St., MN	Legalize amateur radio antenna	151-12-A	Christopher Slowik
339 W 29 LLC	339 W. 29th St., MN	Allow fifth floor addition; challenge necessity of Landmarks approval	144-12-A; 145-12-A	Marvin B. Mitzner
12th Avenue Realty	2368 Twelfth Ave., MN	Challenge denial of non-conforming accessory sign	147-12-A	Richard G. Leland
Breezy Pt. Co-op.	210 Oceanside Ave., QN	Build in mapped street bed	164-12-A	Joseph A. Sherry
Winston Network	49-21 Astoria Blvd. N., QN	Challenge denial of sign's non-conforming use status	162-12-A	Davidoff Hatcher
29-01 Borden Realty	29-01 Borden Ave., QN	Challenge denial of non-conforming accessory sign	158-12-A	Richard G. Leland
John F. Westerfield	Somerset and Chevy Chase Sts., QN	Construct residential building on undersized lot	157-12-A	Sheldon Lobel PC
Breezy Pt. Co-op.	15 Beach 220th St., QN	Upgrade disposal system in service road bed	146-12-A	Gary Lenhart RA
Nazir Ahmed	24-02 89th St., QN	Construct community facility in mapped street bed	142-12-A	Sheldon Lobel PC
EXTEND CONSTRUCTION PERIOD				
511 Property LLC	511 Ninth Ave., MN	Extend construction time for minor development 2 years	155-12-BZ	Kramer Levin

LANDMARKS PIPELINE

Proposed Designations — May 2012

NAME	ADDRESS	ACTION	DATE
New York Curb Exchange	86 Trinity Pl., MN	Calendared	5/15/2012
Bowery Bank of New York	124 Bowery, MN	Heard	5/15/2012
The Bowery Mission	227 Bowery, MN	Calendared	5/15/2012
Van Tassel & Kearney Auction Mart	126 E. 13th St., MN	Designated	5/15/2012
Firehouse, Engine Co. 83	618 E. 138th St., BX	Heard	5/15/2012
Firehouse, Engine Co. 41	330 E. 150th St., BX	Heard	5/15/2012
Sears Roebuck & Co. Department Store	2307 Beverly Rd., BK	Designated	5/15/2012
Bedford HD	Bedford-Stuyvesant, BK	Calendared	5/15/2012
Brinkerhoff Cemetery	69-65 182nd St., QN	Heard	5/15/2012
Firehouse, Engine Co. 305	111-020 Queens Blvd., QN	Heard	5/15/2012

Actions Taken — May 2012

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	DOCKET NO.	APP'D
May 8, 2012				
2301 Amsterdam Ave., MN	Highbridge Play Center	Demolish mezzanine, install infill	13-1115	Yes

Chart continues on next page

LANDMARKS PIPELINE (CONT.)

Actions Taken — May 2012

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	DOCKET NO.	APP'D
177 Montague St., BK	Brooklyn Trust Co. Bank	Install HVAC units, controls	12-8078	Yes
78 Franklin St., MN	Tribeca East HD	Replace ground-floor infill, install ramp	13-0319	Yes
371 Canal St., MN	SoHo-Cast Iron HD	Alter facades, reinforce fire escapes	13-0434	W/Mod
83 Wooster St., MN	SoHo-Cast Iron HD	Modify storefront infill, loading dock	12-8104	Yes
88 Seventh Ave. S., MN	Greenwich Village HD	Install storefront infill	12-9605	Yes
520 Hudson St., MN	Greenwich Village HD	Install infill, excavate cellar	12-9115	W/Mod
278 W. 11th St., MN	Greenwich Village HD	Construct stoop, rear yard addition	12-9114	W/Mod
10 Little W. 12th, MN	Gansevoort Market HD	Legalize infill, signage, rear yard addition	11-3893	W/Mod
31 E. 63rd St., MN	Upper East Side HD	Alter facade, construct bulkhead, rear yard addition	12-7632	W/Mod
121 E. 64th St., MN	Upper East Side HD	Alter facade, replace ironwork	13-0335	Yes
28 E. 70th St., MN	Upper East Side HD	Enlarge window opening	12-8108	W/Mod
149 E. 73rd St., MN	Upper East Side HD	Establish master plan (window installation)	13-0199	W/Mod
308 W. 88th St., MN	Riverside-West End HD	Construct rooftop, rear yard additions	12-3115	Yes
122 E. 95th St., MN	Expanded Carnegie Hill HD	Replace windows, construct bulkhead	12-8961	Yes
368 Adelphi St., BK	Fort Greene HD	Legalize ironwork removal, install ironwork	12-6998	Yes
206 Adelphi St., BK	Fort Greene HD	Demolish rear addition, construct rear addition, alter facade	12-7023	W/Mod
223 Berkeley Pl., BK	Park Slope HD	Construct rear addition	12-8582	W/Mod
May 15, 2012				
689 Fifth Ave., MN	Aeolian Building	Install marquee, establish master plan (storefront infill)	12-6871	Yes
1067 Lexington Ave., MN	St. Jean Baptist R.C. Church	Replace limestone column	12-8517	Yes
5816 Clarendon Rd., BK	Pieter Claeson Wyckoff House	Construct new building, alter pathways	12-9584	Yes
89 South St., MN	South Street Seaport HD	Demolish building, construct building	12-9003	W/Mod
464 Greenwich St., MN	Tribeca North HD	Alter light platform, excavate cellar	12-5306	Yes
8 Bond St., MN	NoHo HD	Demolish buildings, construct 7-story building	12-9516	Yes
1 Seventh Ave., MN	Greenwich Village HD	Amend C of A (windows)	13-2001	Yes
95 Horatio St., MN	Gansevoort Market HD	Amend C of A (infill, ramps, signage)	12-0961	Yes
45 W. 21st St., MN	Ladies' Mile HD	Install signage	12-7119	Yes
1 W. 22nd St., MN	Ladies' Mile HD	Install storefront infill	11-7785	Yes
50 W. 23rd St., MN	Ladies' Mile HD	Reclad base, install infill & canopies	12-7336	Yes
220 12th Ave., MN	West Chelsea HD	Establish master plan (window replacement)	12-0337	Yes
288 Carlton Ave., BK	Fort Greene HD	Construct rear yard addition	12-4255	W/Mod
May 22, 2012				
100 Broadway, MN	American Surety Co. Building	Install signage	12-6956	W/Mod
105 Chambers St., MN	Cary Building	Enlarge window opening	12-9077	W/Mod
230 Park Ave., MN	New York Central Building	Reconstruct elevator cabs, install video screens	12-9365	W/Mod
46 Laight St., MN	Tribeca North HD	Replace illegal infill, legalize a/c equipment	12-5412	W/Mod
169 Hudson St., MN	Tribeca North HD	Construct rooftop addition	12-9242	Yes
304 Bleecker St., MN	Greenwich Village HD	Replace infill, install lighting, signage	13-0818	Yes
714 Broadway, MN	NoHo HD	Install HVAC units	12-9223	Yes
58 Bank St., MN	Greenwich Village HD	Alter rear facade	12-9375	Yes
20 W. 11th St., MN	Greenwich Village HD	Replace windows	13-0305	Yes
125 Fifth Ave., MN	Ladies' Mile HD	Install signage	13-0774	W/D
814 Madison Ave., MN	Upper East Side HD	Alter infill, install signage	13-1273	W/D
67 W. 71st St., MN	Upper West Side/CPW HD	Alter storefronts, construct rear yard additions	12-1319	Yes
31 Sidney Pl., BK	Brooklyn Heights HD	Construct stoop, access ramp	12-2814	Yes
12 S. Portland Ave., BK	Fort Greene HD	Alter roof	12-6015	Yes

New Decisions Added to CITYADMIN www.CityAdmin.org May 2012

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1322	Queens Plaza Sign Regs., QN	Zoning text amendment (sign regulations)	4/30/2012
1323	Zone Green Text Amendment, CW	Zoning text amendment (green construction, retrofitting)	4/30/2012
1333	92 West Tremont Ave., BX	UDAAP by HPD (1 lot)	5/15/2012
1334	Cable Television Services, CW	Authorize DOITT to grant franchises	5/15/2012
1335 1336 1337 1338	Mill Basin, BK	Rezoning (C3 to C8-1); City map amendment (close streets, adjust grades); dispose of City-owned property; authorization (modify visual corridor, upland connections, public walkways requirements)	5/15/2012
1339	119-03 Springfield Blvd., QN	Rezoning (C1-3 in R2A) to build 2-story medical office building	5/15/2012
1340	7 Ninth Ave., MN	Revocable consent (sidewalk cafe) granted to Serafina restaurant	5/15/2012
1341	Battery Maritime Bldg., MN	Approve lease between SBS and The Trust for Governors Island	5/15/2012

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Special Tribeca Text Amend.	Zoning text amend. (extend grandfathering provision)	MN 1	N120166ZRM	4/25/2012
100 Church Street	Acquisition of office space for OATH, CCRB, and CFB use	MN 1	N120232PXM	4/25/2012
High Line Text Amendment	Zoning text amendment (implement 3rd High Line section)	MN 4	N120171ZRM	4/25/2012
Eastern Rail Yd. Text Amend.	Zoning text amendment (retail, signage, public access regs.)	MN 4	N120176ZRM	4/25/2012
Crossroads Plaza	UDAAP by HPD (3 lots for 8-, 13- and 15-story buildings); rezoning (R7-2 to R8X)	BX 1	C120164HAX C120165ZMX	4/25/2012
Einstein College of Medicine	Special permit (expand garage by 310 spaces)	BX 11	C070558ZSX	4/25/2012
DOS Central Repair Shop	Site selection, acquisition of property	QN 2	C120131PCQ	4/25/2012
Thebes Avenue	City map amend. (elim. street) to unencumber private land	QN 11	C060539MMQ	5/9/2012
4051 Hylan Boulevard	Rezoning (replace C2-1 overlay with C2-2 in R3A district); zoning text amend. (modify arterial setback reqs.)	SI 3	C110077ZMR N110078ZRR	5/9/2012
32 Dominick Street House	Landmark designation	MN 2	N120263HKM	5/23/2012
34 Dominick Street House	Landmark designation	MN 2	N120264HKM	5/23/2012
36 Dominick Street House	Landmark designation	MN 2	N120265HKM	5/23/2012
Dennison & Lydia Wood House	Landmark designation	MN 2	N120266HKM	5/23/2012
Woodhaven-Richmond Hill Rez.	Rezoning (eliminate C2-1, C2-2, change R3-1 to R3-A, R3-X, R5 to R4-1, M1-1 to R4-1, R3-1 to R4-A, R5 to R4-A, R4B, R3-1 to R6A, R3-2 to R6A, R5 to R6A, C8-1 to R6A, establish C2-3 in R4A, C2-3 in R5, C1-4 in R6A, C2-3 in R6A, C2-4 in R6A)	QN 9	C120195ZMQ	5/23/2012

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
60 W. 23rd St., MN	Extension of term (New York Health & Racquet Club)	App'd	286-00-BZ	Mitchell S. Ross
132 W. 26th St., MN	Extend time to complete construction (12-story mixed-use bldg.)	App'd	77-05-BZ	Wachtel & Masyr
3060 Westchester Ave., BX	Extension of term (Planet Fitness)	App'd	162-95-BZ 163-95-BZ	Sheldon Lobel PC
1677 Bruckner Blvd., BX	Special permit (eating & drinking establishment)	App'd	167-11-BZ	Eric Palatnik PC
777 Broadway, BK	Permit physical culture establishment (Planet Fitness)	App'd	182-11-BZ	Sheldon Lobel PC
1221 E. 22nd St., BK	Enlarge 1-family dwelling	W/D	3-11-BZ	Fredrick A. Becker
1559 E. 29th St., BK	Enlarge 1-family dwelling	App'd	148-10-BZ	Eric Palatnik PC
2070 E. 21st St., BK	Enlarge 1-family dwelling	App'd	195-11-BZ	Fredrick A. Becker
1472 E. 19th St., BK	Extend time to complete construction (2-story building)	App'd	45-07-A	Eric Palatnik PC
160 Imlay St., BK	Extend time to complete construction (reuse manuf. bldg.)	App'd	256-02-BZ	Goldman Harris
329 Wyckoff Ave., QN	Permit physical culture establishment (Planet Fitness)	App'd	197-11-BZ	Sheldon Lobel PC
85-15 Queens Blvd., QN	Allow for commercial building	App'd	31-10-BZ	Eric Palatnik PC
90-22 176th St., QN	Vested right to continue development under prior zoning	App'd	233-10-A	Rothkrug Rothkrug
82-20 Britton Ave., QN	Vacate stop-work order, rescind permit revocation	App'd	161-11-A	Quinn McCabe
159-02 Jamaica Ave., QN	Extension of term (Bally Total Fitness)	App'd	21-01-BZ	Troutman Sanders
105-45 H. Harding Expwy., QN	Amend special permit (auto service station)	App'd	636-70-BZ	Walter T. Gorman
200-05 H. Harding Expwy., QN	Extension of term (service station, used car sales)	App'd	764-56-BZ	Alfonso Duarte
256-10 Union Tpke., QN	Extension of term (const. 2-story office building)	App'd	172-86-BZ	Sheldon Lobel PC
31-08 45th St., QN	Extend time to obtain C of O (parking lot)	App'd	389-37-BZ	Fredrick A. Becker
52-11 29th St., QN	Reduce parking reqs. for office, catering use	App'd	120-11-BZ	GoldmanHarris
1050 Forest Ave., SI	Extension of term (animal hospital)	App'd	348-75-BZ	Eric Palatnik PC

Chart continues on next page

New Decisions Added to CITYADMIN www.CityAdmin.org May 2012

BOARD OF STANDARDS & APPEALS (CONT.)

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
5 Bement Ave., SI	Construct 1-family dwelling in mapped street bed	App'd	122-11-A	Rothkrug Rothkrug
3399 Richmond Rd., SI	Construct 1-family dwelling in mapped street bed	App'd	206-10-A – 210-10-A	Rampulla Assocs.

LANDMARKS PRESERVATION COMMISSION - APPROVALS & CERTIFICATES

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
25 Park Pl., MN	25 Park Place Building	Replace infill	13-1326	Yes	4/30/2012
295 Lafayette St., MN	Puck Building	Construct rooftop additions, restore parapets	13-1307	Yes	4/27/2012
21 E. 13th St., MN	Bauman Bros. Furniture Store	Replace infill	13-1150	Yes	4/24/2012
104 W. 40th St., MN	Spring Mills Building	Establish master plan (install louvers)	13-1376	Yes	5/1/2012
301 Park Ave., MN	The Waldorf Astoria	Replace marquee, install motor court gate	13-1246	Yes	4/26/2012
175 W. 89th St., MN	Claremont Stables	Construct rooftop addition, extend parapet	13-1242	Yes	4/30/2012
761 E. 160th St., MN	NYPL- Woodstock Branch	Install rooftop mechanical equipment	13-1216	Yes	4/25/2012
1771 Andrews Ave. S., BX	Messiah Home for Children	Replace windows	13-2058	Yes	5/17/2012
91 Chambers St., MN	Tribeca South HD	Construct entrance, ramp	13-1402	Yes	5/1/2012
405 Broadway, MN	Tribeca East HD	Install infill, construct penthouse	13-1411	Yes	5/1/2012
251 Centre St., MN	SoHo-Cast Iron HD	Remove sidewalk hatch, install staircase	13-1490	Yes	5/3/2012
83 Wooster St., MN	SoHo-Cast Iron HD	Drop floor for at-grade access	13-1914	Yes	5/14/2012
540 Broadway, MN	SoHo-Cast Iron HD	Install storefront infill	13-1493	Yes	5/3/2012
32 Morton St., MN	Greenwich Village HD	Enlarge penthouse window openings	13-1391	Yes	5/1/2012
487 Hudson St., MN	Greenwich Village HD	Construct playground addition	13-1600	Yes	5/7/2012
64 Bank St., MN	Greenwich Village HD	Modify windows, install windows, ironwork	13-1400	Yes	5/1/2012
35 W. 11th St., MN	Greenwich Village HD	Repaint facade, replace windows, a/c louvers	13-1760	Yes	5/10/2012
208 W. 13th St., MN	Greenwich Village HD	Replace doors	13-1903	Yes	5/15/2012
636 Sixth Ave., MN	Ladies' Mile HD	Construct 1-story rooftop addition	13-2080	Yes	5/18/2012
11 E. 26th St., MN	Madison Square North HD	Replace infill	13-1733	Yes	5/9/2012
15 E. 26th St., MN	Madison Square North HD	Install marquee, light fixtures	13-1748	Yes	5/10/2012
222 E. 62nd St., MN	Treadwell Farm HD	Construct rear addition, penthouse	13-1605	Yes	5/7/2012
12 E. 79th St., MN	Upper East Side HD	Replace illegal sign boxes	13-1477	Yes	5/2/2012
101 W. 87th St., MN	Upper West Side/CPW HD	Alter facade, modify rooftop additions	13-1757	Yes	5/10/2012
220 W. 139th St., MN	St. Nicholas HD	Install rooftop mechanical equipment, mod. window	13-1769	Yes	5/10/2012
4707 Delafield Ave., BX	Fieldston HD	Reconstruct rear porch	13-1290	Yes	4/27/2012
368 Adelphi St., BK	Fort Greene HD	Replace ironwork at areaway	13-1916	Yes	5/15/2012
14 Tompkins Pl., BK	Cobble Hill HD	Alter areaway, replace rear extension	13-1373	Yes	4/30/2012
185 Prospect Pl., BK	Prospect Heights HD	Construct rear yard addition	13-1811	Yes	5/11/2012
62 St. James Pl., BK	Clinton Hill HD	Install bicycle racks at areaway	13-1682	Yes	5/8/2012
231 MacDonough St., BK	Stuyvesant Heights HD	Remove windows, install doors	13-1263	Yes	4/26/2012