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The City Planning Commission held a public hearing on July 25, 2012 to consider Jamestown Properties' plan to expand the Chelsea Market (view of the proposed Tenth Avenue addition). See story on page 87. Courtesy of Jamestown Properties and Studios.

CITY COUNCIL

Rezoning/City Map Amendment
Greenwich Village, Manhattan

NYU Campus Expansion **Plan Reduced Further**

[posted 7/25/2012]

NYU agreed to limit heights of the Zipper Building and Boomerang Buildings, and to provide community center if no public school is built on site. On July 25, 2012, the City Council modified New York University's campus expansion proposal in Greenwich Village. Opposition to the project, which had already been reduced by the City Planning Commission, remained when it reached the City Council's Zoning & Franchises Subcommittee public hearing on June 29, 2012. (See *CityLand's* coverage of NYU's original propos-

al, and the Planning Commission's modifications [here](#).)

More than 200 people signed up to testify in front of the Subcommittee, with opponents reiterating their concerns about the project's impact in the neighborhood. Local Council Member Margaret Chin said she could not support the current proposal, and urged NYU to work with her to further reduce the proposal's density. Council Member Chin was confident that it was possible to "strike a balance that upholds the integrity" of Greenwich Village and meets NYU's academic needs. Council Member Jessica S. Lappin agreed with Chin, finding the current proposal "too dense, too big, too tall...too much." Lappin acknowledged NYU's claims that it needed to expand in order to accommodate its current student population, but *(cont'd on page 87)*

Praise for Con Edison and the Utility Workers Union

The Consolidated Edison lockout began on July 1, 2012. Despite summer heat and record electric demand, Con Edison's supervisors and auxiliaries kept the City functioning. Computers operated, elevators carried people up and down, lights stayed on, and offices remained cool. Compared to the impact of the three-day transit strike of 2005, the City functioned without a hitch. Both management and the union deserve credit. Striking is one thing; stopping the flow of electricity, gas and steam to New York City is quite another.

Pension costs were behind the lockout. Pension expenses for Con Edison have risen tenfold. In 2006 pension costs were \$76 million; in 2012 pension costs rose to \$741 million. Con Edison needed the Utility Workers Union, Local 1-2, to accept a new pension plan for future new hires. Con Edison had already switched its managers to the new pension plan. Given the fierce emotions over pensions, Con Edison had to plan for a strike. The risk for Con Edison was fumbling a sudden hand-off from 8,000 regular workers to 5,000 managers and auxiliary workers who would be deployed on short notice.

Con Edison CEO Kevin Burke and President Craig Ivey led the preparation that kept the lights on. Management did not want a lockout or a strike, but were prepared for that contingency. They did not fumble the handoff. Harry Farrell, President of Utility Workers Union, Local 1-2, deserves credit for his experienced leadership of a highly professional union and for negotiating a contract fair to his members and to the rate payers.

Everyone deserves credit for ending the strike with little visible animosity. Lockouts end, and when they do, the locked out workers return to work with the same supervisors and office workers who replaced them during the lockout. Success for Con Edison was in prevailing through the 26 days, and also in moving on after the settlement. The hand-back to the union employees after the settlement was as much of an achievement as continuation of service during the lockout.

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NYU's original proposal for the two superblocks in Greenwich Village. The plan was reduced during the City Planning Commission and City Council's review. Credit: New York University.

stated that NYU had made the choice to “have a very large undergraduate population.” Members of the Subcommittee repeatedly questioned NYU’s representatives about the university’s outreach efforts, noting opponents’ claims that NYU ignored community concerns during the planning process. The hearing was recessed to allow further negotiations between NYU and the Council.

When the Subcommittee reconvened in July, Chair Mark Weprin announced that the proposal had been modified. NYU representatives [described the changes](#), which reduced the above-grade density by 26 percent. The height of the Zipper Building’s podium would be reduced from 168 feet to 85 feet, with the massing of the staggered towers shifted south toward Houston Street. The height of the Mercer Street Boomerang Building was reduced from 11 stories to four stories, and the footprint of both the Mercer Street and LaGuardia Place Boomerang Buildings were reduced in order to create a larger entryway to the open space.

NYU also made a series of commitments related to open space de-

sign, dedicated community uses, and the use of Minority & Women-Owned Business Enterprise businesses during construction. NYU will provide a public atrium of no less than 7,500 sq.ft. in the ground floor of the Zipper Building. Within one year, NYU will provide at least 6,000 sq.ft. of space in 4 Washington Square Village for community use. Further, if by 2014 the School Construction Authority decides not to build a public school in the proposed building at the corner of Bleecker Street and LaGuardia Place, NYU will make plans to provide the core and shell of a 25,000-square-foot community center in the building. Additionally, NYU agreed to expand the responsibilities of the Open Space Oversight Organization to include more NYU-owned public areas and parkland.

The Subcommittee unanimously approved the modified proposal. The Land Use Committee approved the proposal by a 19-1-0 vote. Council Member Charles Barron voted against the proposal and urged his colleagues to “send the project back to the people.” The modified proposal was referred back to the City Planning Commission for

its review. At its review session on July 23, 2012, the Planning Commission found that [the modifications to NYU’s proposal](#) would not trigger additional review. On July 25, 2012, the full City Council approved the proposal by a vote of 44-1-0. Council Member Charles Barron voted against the proposal.

.....
Council: New York University Core
(July 17, 2012).

CITY PLANNING COMMISSION

Rezoning/Text Amendment

Chelsea, Manhattan

Chelsea Market Expansion Plan Runs Into Opposition and Concerns About the High Line

[posted 7/27/2012]

Borough president and local community board oppose current plan to build additions to the eastern and western sides of block-long Chelsea Market. On July 25, 2012, the City Planning Commission held a public hearing on Jamestown Properties’ expansion plan for Chelsea Market at 75 Ninth Avenue in Manhattan. The Market is a complex of 18 different buildings occupying the entire block bounded by West 14th and West 15th Streets and Ninth and Tenth Avenues and was formerly occupied by Nabisco. A portion of the High Line elevated park runs through the Market’s western edge on Tenth Avenue. The Market provides more than 1.1 million sq.ft. of space for food-related and non-food-related retail and wholesale businesses, along with media and technology companies.

Jamestown’s initial proposal included building a 240,000-square-foot, nine-story office addition on the Tenth Avenue side of the Market, and a 90,000-square-foot, 11-story hotel addition on the Ninth Avenue side of the Market. The nine-story addition on Tenth Avenue would increase the Market’s height from 84 feet to 226 feet. The 11-story ad-

dition on Ninth Avenue would increase the tallest portion of that side of the Market from 51 feet to 160 feet. Jamestown did not propose any new development for the mid-block.

To facilitate the expansion, Jamestown proposed extending the Special West Chelsea District south to include the Market. Chelsea Market's M1-5 zoning designation would remain unchanged, but an accompanying zoning text amendment to the Special West Chelsea District regulations would allow an increase in the maximum floor area ratio on the site from 5.0 to 7.5 FAR through a financial contribution to the High Line Improvement Fund. Jamestown's contribution, estimated at \$17 million, would be based on the floor area of the additions. The contribution would provide amenities, such as public restrooms and support space adjacent to the High Line. The text amendment would also establish setback requirements and other building-envelope controls for the block.

In June 2012, Manhattan Community Board 4 voted 26-14-0 to [conditionally disapprove](#) the proposal. Citing to the affordable housing provisions found within the Special West Chelsea District regulations, CB 4 requested that Jamestown create affordable housing within the community equal in floor area to 27 percent of the floor area of the proposed additions. CB 4 also requested that Jamestown reduce the heights of the additions, eliminate the proposed hotel use, and reduce height limits for any future development in the Market's mid-block portion.

Jamestown responded to CB 4's concerns by eliminating the proposed hotel use in the Ninth Avenue addition, and altering the proposed text amendment to reduce maximum building heights in the mid-block zone from 150 feet to 130 feet after required setbacks. While Jamestown did not reduce the height of the Tenth Avenue addition, it agreed to reduce the bulk

and lower the height of the Ninth Avenue addition to 135 feet.

Manhattan Borough President Scott M. Stringer [recommended disapproval](#) unless Jamestown altered the proposal in several additional ways. Stringer recommended that Jamestown shift the massing towards Ninth Avenue by eliminating the Tenth Avenue addition entirely. He recommended that the overall building height of any addition (whether on Ninth or Tenth Avenue) be limited to 184 feet with appropriate setbacks. Stringer also recommended that the text amendment be altered to require Jamestown to provide funding to the West Chelsea Affordable Housing Fund, provided that the City can identify an appropriate site within Community District 4 prior to approval.

On July 25, 2012 the project was reviewed by the Planning Commission. Representatives of Jamestown, including CEO Michael Phillips, spoke. Phillips testified that the expansion would create needed space for new and expanding media and technology companies and would help support the High Line. Phillips stated that the Market was "out of room," and said the proposal would give it an opportunity to grow.

Representatives from the Real Estate Board of New York and the Service Employees International Union 32BJ supported the proposal. The co-founders of Friends of the High Line also supported the Market's expansion, noting that the contributions to the High Line resulting from the project would help the City meet its maintenance commitments.

Opponents of the plan were divided on whether any version of the proposal should be approved. Representatives of CB 4 repeated requests that Jamestown either provide affordable housing or contribute to the West Chelsea Affordable Housing Fund, and questioned the height of the Tenth Avenue addition and its potential impact on the High Line. A representative of State

Senator Thomas K. Duane urged the Planning Commission to reject the proposal unless Jamestown met all of CB 4's conditions. Brian Cook, representing Borough President Stringer, reiterated that the massing along Tenth Avenue would be more appropriate if shifted toward Ninth Avenue, noting that the new tower would be across the street from the 275-foot office building at 111 Eighth Avenue.

Assembly Member Richard N. Gottfried, the Greenwich Village Society for Historic Preservation's Andrew Berman, and a group of residents asked the Planning Commission to reject the proposal outright. Berman argued that the Market was thriving financially and that Jamestown's sole motivation was increased profits. He also submitted a petition signed by 1,300 people opposed to the expansion. A representative for Assembly Member Gottfried stated that the proposal was "simply too large for the neighborhood," and would have a "visually jarring and disruptive effect" on people visiting the High Line.

The commissioners inquired about the impact on views from the High Line and about whether the massing could be shifted toward Ninth Avenue. Chair Amanda M. Burden stated that from the perspective of a visitor to the High Line, "Sky...is golden." Burden wanted to know how much of the light and air would be blocked by the addition, and asked [David Burns](#), the project's architect, to walk the commissioners through a series of illustrated boards showing views from the High Line headed north to the Market. Commissioner Irwin Cantor asked Michael Phillips whether the massing could be reduced and shifted east toward the Market's mid-block. Phillips responded that the buildings in the mid-block sections could not provide the structural support for the massing.

The Planning Commission has until September 17, 2012 to vote on the proposal.

.....
CPC: Chelsea Market (N 120142 ZRM – text amendment); (C 120143 ZMM – rezoning) (July 25, 2012) (Architect: [Studios Architecture](#)).

CITY PLANNING COMMISSION

Rezoning/Text Amendment

South Williamsburg, Brooklyn

Project Near Brooklyn's Broadway Triangle Approved

[posted 8/03/2012]

Developer plans to build two, eight-story buildings on Walton Street between Union and Marcy Avenues. On July 25, 2012, the City Planning Commission approved Walton Realty Associates' proposal to develop a two-building residential project at [59 Walton Street](#) in South Williamsburg. Walton Realty would demolish a low-rise storage and distribution facility on Walton Street between Union and Marcy Avenues and build two, eight-story buildings. The buildings would rise up to 80 feet and provide a total of 69 apartments, including fourteen units of affordable housing.

Walton Realty requested that the City [rezone three blocks](#) bounded by Middleton Street and Union and Marcy Avenues. The northern block between Middleton and Lorimer Streets and Union and Marcy Avenues would be rezoned from M1-2 to R6A. The two southern blocks on Walton Street would be rezoned from M3-1 to R7A and R7A/C2-4. Walton Realty also requested that the City apply the inclusionary housing program to the R7A and R7A/C2-4 district on the block bounded by Lorimer and Walton Streets in order to use the inclusionary housing floor area ratio (FAR) bonus for the project.

Brooklyn Community Board 1 [approved the proposal](#) by a 16-11-4 vote. The community board, however, requested that Walton Realty guarantee in writing that the project would be developed under the inclusionary housing program and that it would include sustainable building

components. CB 1 also requested that the C2-4 commercial overlay also be applied to the east side of Union Avenue. Brooklyn Borough President Marty Markowitz [recommended approval](#), but also sought a guarantee that Walton Realty would provide affordable housing through the inclusionary housing program, or by making the project affordable to households earning between 130 and 165 percent of area median income.

At the Planning Commission public hearing on June 20, 2012, Walton Realty's representative, El-dad Gothelf of Herrick, Feinstein LLP, testified that the rezoning would bring the majority of the surrounding uses into conformance with the zoning resolution. Gothelf

said that, preliminarily, the proposal is expected to contain a total of 18 one-bedroom, 23 two-bedroom 13 three-bedroom, and 15 four-bedroom apartments. In response to a question from Commissioner Ana Levin about the project's affordable housing component, Gothelf said that Walton Realty's goal was to use the bonus and provide the affordable housing on site. Gothelf said that if for some reason Walton Realty was unable to utilize the inclusionary housing bonus, the project would be built at the base FAR and rents would be set to serve households at 130 percent of the area median income. Rabbi David Niederman, of the United Jewish Organizations of Williamsburg Inc.,



Existing low-rise storage and distribution facility at 59 Walton Street in South Williamsburg. Credit: CityLand.



Rendering of Walton Realty's proposed residential project. The proposal is expected to create 69 apartments, with 14 affordable units. Courtesy of Karl Fischer Architect.

testified in support, stating that the rezoning would provide opportunities to develop housing on the surrounding blocks.

The Planning Commission unanimously approved the proposal, finding that the proposed R6A and R7A districts would be consistent with the adjacent area. The rezoning would also reinforce the existing development in the subject area, which is characterized by residential buildings between four- to seven-stories in height built pursuant to variances from the Board of Standards & Appeals. The Planning Commission noted that applying the inclusionary housing program to the area could facilitate the development of up to 65 affordable housing units.

The City Council has until September 13, 2012 to review the plan.

CPC: 59 Walton Street Rezoning & Text Amendment (C 100041 ZMK – rezoning); (N 100042 ZRK – text amendment) (July 25, 2012) (Architect: [Karl Fischer Architect](#)).

BOARD OF STANDARDS & APPEALS

Final Rule

Citywide

BSA Adopts Rules Revision

[posted 7/20/2012]

BSA last amended its rules in 1995. On July 13, 2012, BSA [adopted a final rule](#) updating its practices and procedures. The final rule revises and clarifies the requirements governing filing procedures, public review, and the decision-making process for all applications filed at BSA. The final rule adds instructions on the filing, referral, and hearing notice requirements for vested rights applications; clarifies the types of applications filed on the Appeals (A) Calendar; revises the existing rules to allow BSA discretion to review applications to amend previous grants on the Special Order (SOC) calendar; and provides more specific guidance on the eligibility criteria for

filing certain types of applications on the SOC calendar if the term has expired for more than two years but less than ten years. In an effort to streamline the dismissal process when it is clear that applications are not being prosecuted, the new rule provides that staff may dismiss an application, by letter, if the application has not been completed within one year from the issuance of BSA's notice of comments.

[City Record](#), July 13, 2012, at 1804.

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BOARD OF STANDARDS & APPEALS

Special Permit

Harlem, Manhattan

Western Beef Supermarket in Harlem gets BSA Go-Ahead

[posted 8/03/2012]

BSA's *waiver of rear yard regulations needed to allow development of 79,498 square-foot supermarket on West 155th Street*. Cactus of Harlem LLC applied to the Board of Standards & Appeals for a special permit to develop a 79,428-square-foot Western Beef supermarket at [280](#)

[West 155th Street](#) in Harlem. The project site is at the corner of West 155th Street and Frederick Douglas Boulevard, and comprises three lots currently used for parking. Cactus of Harlem's proposal called for a three-story building with supermarket uses on the ground and second floors, and commercial uses on the third floor. The project would include 79 underground parking spaces.

The lot is zoned C8-3, and an R7-2 district abuts the site's southern lot line. Cactus of Harlem needed BSA's approval to waive the zoning resolution's rear-yard requirements because the building's ground floor would extend to the rear lot line and encroach within the 30-foot open area required in commercially zoned lots abutting residentially zoned districts. BSA in 2000 had granted Cactus of Harlem a special permit to develop a smaller supermarket on the site, but the special permit lapsed and Cactus of Harlem acquired two neighboring lots in which to develop the project.

Manhattan Community Board 10 [opposed the proposal](#). CB 10 was concerned the project would lead to an increase in traffic, and argued the supermarket was unnecessary because there were three other supermarkets within a ten-block radius of the site. Further, CB 10 found that a public service use on the lot, such as a library or after-school center,



A parking lot at the corner of West 155th Street and Frederick Douglass Boulevard will be redeveloped with a Western Beef supermarket. Credit: CityLand.

would better serve the community. Local Council Member Inez Dickens opposed the proposal, citing CB 10's concerns.

BSA granted the special permit, finding that the waiver would not adversely affect the surrounding area. Noting the community's traffic concerns, BSA pointed out that the project's environmental assessment indicated that a supermarket would have no impact on traffic. As to whether a public service use would better serve the surrounding community, BSA noted that a supermarket use was an as-of-right use under the site's C8-3 zoning. Finding that the proposal would have a minimal impact on surrounding parcels, BSA noted that the existing street-grade change from West 155th Street would reduce the effective height of the encroaching ground floor when viewed from the adjoining lots to the rear.

BSA: 280 West 155th Street, Manhattan (31-12-BZ) (Feb. 8, 2012) (Sheldon Lobel, P.C., for Cactus of Harlem).

LANDMARKS PRESERVATION COMMISSION

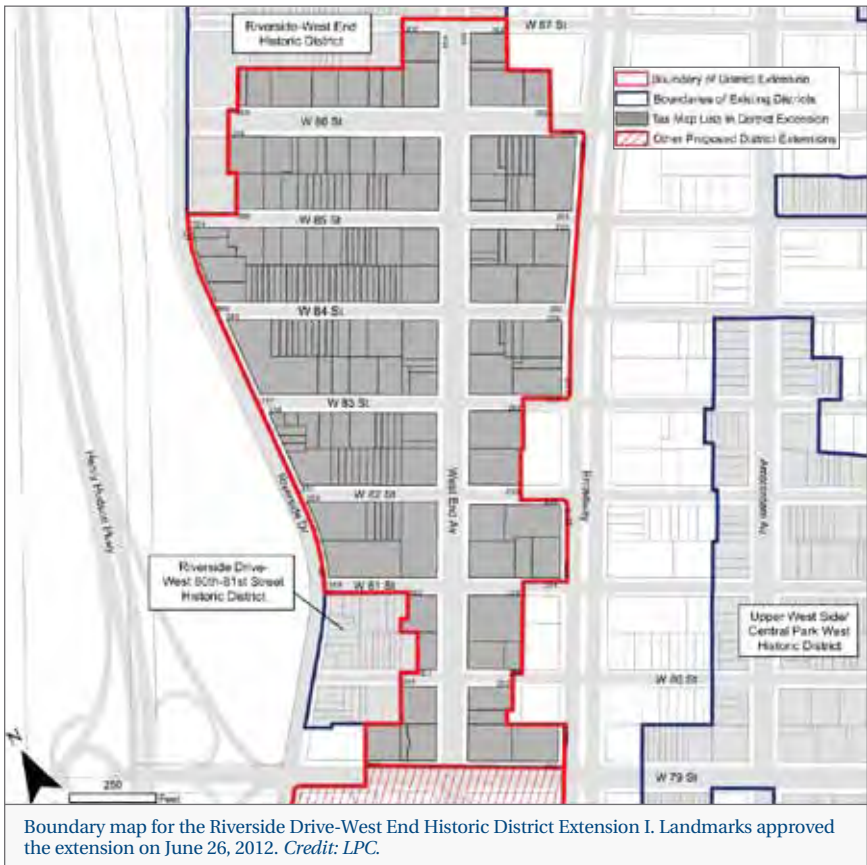
Designation

Upper West Side, Manhattan

Riverside Drive-West End HD Extension Approved

[posted 7/13/2012]

Approximately 194 properties added to existing 264-building historic district in the Upper West Side. On June 26, 2012, Landmarks voted unanimously to create the [Riverside Drive-West End Historic District Extension I](#) in Manhattan's Upper West Side. The district extension comprises approximately 194 buildings between West 87th Street, West 79th Street, Broadway, and Riverside Drive. The area's first wave of development started in the late 1880s and primarily consisted of three- and four-story rowhouses. The early 1900s saw the construction of larger apartment buildings



Boundary map for the Riverside Drive-West End Historic District Extension I. Landmarks approved the extension on June 26, 2012. Credit: LPC.

and French Flat residences as the Broadway subway line increased access to the neighborhood. Significant non-residential structures in the district include the St. Agatha's School for Girls (now the St. Agnes Boys High School) at 555 West End Avenue, and the individually-landmarked St. Paul's Methodist Episcopal Church (now the Church of St. Paul and St. Andrew) at 540 West End Avenue. Landmark's [designation report](#) for the new district notes that the architecture of the district's buildings was "designed by some of the City's most prominent architects and executed in the dominant styles of their eras."

At the proposed district's well-attended [public hearing in March 2011](#), proponents of designation included local elected officials, preservationists, and some residents. However, several property owners and a representative of the Real Estate Board of New York testified in opposition, expressing concerns about the negative economic impacts of designation.

At Landmarks' June 2012 meeting, Chair Robert B. Tierney praised the district, finding that it possessed "a sweeping sense of architecture," and he recognized the community's commitment toward preservation. Tierney, however, acknowledged that not everyone would agree with the designation, but stated that designation would not be "a freezing operation." The other commissioners agreed, unanimously endorsing the district extension.

LPC: Riverside-West End Historic District Extension I, Manhattan (LP-2463) (June 26, 2012).

LANDMARKS PRESERVATION COMMISSION

Certificate of Appropriateness

Midtown South, Manhattan

Proposed 23-Story Midtown Hotel Tower Considered

[posted 8/03/2012]

Set-back tower would rise straight

up from two-story McKim Mead & White-designed base. On July 24, 2012, Landmarks considered Quartz Associates LLC's proposal to develop a mid-block hotel tower on top of a five-story bank building designed by McKim Mead & White at the corner of [West 28th Street and Fifth Avenue](#) in the [Madison Square North Historic District](#). The hotel would rise above a two-story extension of the building and face West 28th Street. Quartz Associates also proposed adding a new penthouse to the building's fifth floor along Fifth Avenue. The entire building will be used for the hotel, with the rooftop addition serving as a restaurant.

According to Quartz Associates' attorney [Robert Davis](#), the proposal complies with the site's C5-2 zoning. Architect Charles Platt, of [Platt Byard Dovell White](#), presented the proposal. Rather than design the building with a series of setbacks, the tower would be set back fifteen feet from the two-story base and rise straight up. Platt claimed a building with several setbacks would ultimately be too narrow to accommodate the necessary hotel rooms. The tower would be clad in precast concrete with in-

laid light-tan brick. It would feature metal spandrel panels and strong vertical piers of different widths facing 28th Street. The tower would be visible from over the roof of the building along Fifth Avenue.

The building's facades would be largely restored, although some alterations would be made for the hotel entrance on West 28th Street. The penthouse addition on the five-story portion would replace an existing addition, and sit slightly lower and only be partially visible from the street. A canopy would be installed over the West 28th street hotel entrance, inspired by the building's original bank entrance. Quartz Associates also proposed creating a master plan for the gradual replacement and restoration of windows on the corner building.

Platt conceded that the tower on a base was not a typology found in the historic district, but "a modern development based on zoning." He claimed that Landmarks in the past had approved a taller building in the historic district. Quartz Associates has not yet identified a hotel operator.

Preservation groups criticized the proposal. The Historic Districts Council's Nadezhda Williams testified that the proposal's design seemed to be "more driven by a desire to take in all that zoning would allow rather than what would be most contextual." The Society for the Architecture of the City's Christabel Gough objected to the tower being set back from the two-story extension. In addition to performing extensive redesigns, Gough recommended that Quartz Associates seek a zoning variance to develop the building at the street wall.

The Municipal Art Society submitted written testimony urging Landmarks to refrain from approving any new construction until after the owner had restored the building's facade. MAS found the height and massing of the proposal appropriate, but said the design

and proposed materials required further study. Chair Robert B. Tierney stated that Manhattan Community Board 5 recommended approval of the project, but asked that the owner return to CB 5 to discuss proposed signage after identifying a hotel operator.

Commissioner Fred Bland found the proposal close to approvable, stating that it "matters not at all" whether or not the tower was set back from the existing base. Bland said having the tower set back would allow the original building to have a greater prominence as you walk toward Fifth Avenue. However, he did object to the width of the proposed canopy. Commissioner Joan Gerner agreed, noting that the neutral chromatic palette of the proposal fit in well with the district. Commissioner Diana Chapin echoed Bland's comments, saying the setback would allow "for a more discrete perception of the original building."

Vice Chair Pablo Vengoechea and Commissioners Michael Goldblum and Roberta Washington criticized the design. Vengoechea found that the proposal's overall massing was excessive, and said the tower was not contextual with the district. Vengoechea noted, however, that the site could sustain a tall structure. Commissioner Goldblum agreed that the massing was inappropriate, and said the tower would be much more successful and contextual if it were built at the street wall. Commissioner Washington said the tower looked "too long... and too out of place" with the base.

Chair Tierney stated that he could accept the plan's "basic thrust," but without a consensus, asked the owner and architect to revise aspects of the plan in consideration of the comments.

.....
LPC: 250-252 Fifth Avenue, Manhattan (12-5106) (July 24, 2012) (Architect: Platt Byard Dovell White).



Proposed 23-story hotel near the corner of West 28th Street and Fifth Avenue. Credit: Platt Byard Dovell White.

LANDMARKS PRESERVATION COMMISSION

Certificate of Appropriateness

South Street Seaport, Manhattan

New Building Proposed for Seaport on Narrow Through-Block Site

[posted 8/03/2012]

Proposed building would feature a seven-story facade on Front Street and a twelve-and-a-half-foot-wide, four-story facade on the Water Street.

On July 24, 2012, Landmarks considered Andreas Giacomis's proposal to construct a new building on a vacant through-block lot at [246 Front Street](#) and [267 ½ Water Street](#) in the [South Street Seaport Historic District](#). The lot has 20 feet of frontage on Front Street and twelve-and-a-half feet of frontage on Water Street. In 2003, Landmarks approved a [proposal](#) for the site from a prior owner, Werber Management. Werber subsequently [obtained a variance](#) from the Board of Standards and Appeals, but the project was never developed. Giacomis's new proposal retained the building envelope of the previously approved building to avoid having to seek a new BSA variance, but altered design elements and proposed materials.

Darrin Krumpus, of [Boro Architects](#), presented the plan. On Front Street, the building would reach seven stories and feature ground floor retail with apartments above. A narrow, single-family townhouse rising four stories would face Water Street. The ground floor would run through the entire lot, with a central courtyard to separate the two residential components. The Front Street retail entrance would be made with structural steel, painted black, and the upper stories would be clad in brick with granite lintels and sills. A projecting metal cornice above the sixth floor would match the height of the neighboring cornice. The seventh floor would set back eight feet. The Water Street facade would be built



Rendering of proposed seven-story facade at 246 Front Street (center building) in the South Street Seaport Historic District. A four-story facade would face Water Street. Credit: Boro Architects.

of black structural steel, and glass infill and zinc panels.

No one testified at the hearing. Chair Robert B. Tierney stated that Manhattan Community Board 1's Landmarks Committee recommended approval, but noted the proposal had not gone before the full community board for a vote.

The commissioners generally responded positively to the proposal, with only minor objections. Vice Chair Pablo Vengoechea found that, because of its small scale, the all-metal facade on Water Street worked well "as an anomaly." Commissioner Dina Chapin agreed, finding that the plan was "very approvable." Commissioner Michael Goldblum found the Front Street facade was "perfectly tame," but, while he found the Water Street side appropriate in concept, he said the window and infill pattern was too "generic." Commissioner Libby Ryan found the seventh floor on Front Street "out of context" and said it should not be visible from the street. Commissioner Michael Devonshire agreed, urging the applicant to pull back the top floor. Devonshire also suggested altering the Water Street facade to reflect a better articulation of the zinc paneling.

Chair Tierney asked the applicants to return to Landmarks, but said nothing needed to be radically changed. Tierney suggested

setting the seventh story further back from the streetwall, and working with staff to refine the Water Street facade.

.....
LPC: 246 Front Street, Manhattan (13-2707) (July 24, 2012) (Architect: Boro Architects).

LANDMARKS PRESERVATION COMMISSION

Certificate of Appropriateness

Upper East Side, Manhattan

Project Adjacent to Whitney Museum OK'd by Landmarks

[posted 7/13/2012]

Proposal, which includes two new buildings and a rooftop addition spanning six rowhouses, deemed appropriate after multiple revisions. On July 10, 2012 Landmarks approved Daniel E. Straus's plan to alter and redevelop eight buildings along [Madison Avenue and East 74th Street](#) in the Upper East Side Historic District. Landmarks considered the Beyer Blinder Belle-designed proposal over the course of four meetings. The buildings are adjacent to the Marcel Breuer-designed Whitney Museum at 945 Madison Avenue, and include six rowhouses along Madison Avenue and two townhouses on East 74th Street. The Whitney once owned the buildings, but sold them to Straus



after abandoning its plan to build a 178-foot tower on the site. Straus intends to convert the buildings to residential use.

At a public hearing in [October 2011](#), architect [Richard Metsky](#) presented Straus's initial proposal. The plan included replacing a heavily altered rowhouse abutting the Whitney on Madison Avenue with a new infill structure, and building a set-back two-story addition across the Madison Avenue rowhouses. Straus intended to build a set-back

nine-story building that would also serve as a rear extension of the four-story townhouse at 31 East 74th Street, and add a one-story addition to the existing building at 33 East 74th Street. The addition and new building would be clad in terra cotta. Preservationists and community groups opposed to the project said it had too many parts and did not match the district. Landmarks asked Straus to reduce the project's mass and visibility, as well as the amount of terra cotta.

Straus returned to Landmarks in [February 2012](#). The revised proposal reduced the height of the new building on East 74th Street by 17 feet, simplified the massing, and introduced limestone and zinc elements. Landmarks found that the project was headed in the right direction, but asked Straus to further unite the massing and materials.

Straus returned the following month with a reduced material palette. Limestone elements were removed in favor of the original terra cotta, while zinc panels remained on the upper stories of the additions and new building. Window patterns were also regularized to match that of the existing rowhouses. Some commissioners still found the mass and visibility of the project excessive, and Chair Robert B. Tierney asked for further revisions.

At the July 2012 meeting, Richard Metsky described the latest revisions. The two-story addition on the Madison Avenue rowhouses was reduced to one story, but moved two feet toward the street to provide a small increase in floor area. According to Metsky, the revisions would not significantly add to the project's street-level visibility.

Chair Tierney recommended approval of the revised proposal, finding that it would not distract from the Whitney building. Tierney also found that the rowhouses remained distinct and legible beneath the one-story addition. Commissioner Joan Gerner agreed, stating that Straus had been responsive to all of Landmarks' concerns.

Commissioners Michael Goldblum and Margery Perlmutter disagreed. Commissioner Goldblum found that the project contained an excess of visible bulk, and was inappropriate in terms of aesthetics and precedent. Commissioner Perlmutter stated that the "pedestrian" design did not add to the existing architecture, and did not justify the project's visibility. Perlmutter said the project would "subsume" the existing townhouse on East 74th

Street, and that approving the proposal would contradict Landmarks' philosophy as she understood it.

Landmarks approved the proposal by a 6-2-0 vote. Commissioners Goldblum and Perlmutter opposed. Commissioner Fred Bland, who is a managing partner at Beyer Blinder Belle, recused himself from the process.

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LPC: 933-943 Madison Avenue, Manhattan (12-4140) (July 10, 2012) (Architect: [Beyer Blinder Belle](#)).

LANDMARKS PRESERVATION COMMISSION

Certificate of Appropriateness
Tribeca, Manhattan

Nine-story Residential Building Will Replace Low-Rise Garages in Tribeca

[posted 7/20/2012]

Landmarks approved a revised proposal for the Leonard Street site despite community opposition. On July 17, 2012, Landmarks approved developer Steven Schnall's revised proposal to replace two one-story garages at [15 Leonard Street](#) in the Tribeca West Historic District with a residential building. The nine-story, 108-foot building would rise seven



Site of Steven Schnall's proposed nine-story building at 15 Leonard Street in the Tribeca West Historic District. Credit: CityLand.

stories at the streetwall, with a setback, two-story penthouse. In February 2008, Landmarks approved a different plan to replace the garages with a [seven-story building](#), but the project stalled and the property was sold.

At the proposal's public hearing in May 2012, Wayne Turett, of [Turett Collaborative Architects](#), presented Schnall's plan. The building would have a 75-foot-wide, one-story base, with the 60-foot-wide upper floors aligned to the eastern lot line. This would create a 15-foot shaft to provide access to light and air to a neighboring building to the west as required by a property easement. The building's front facade would be framed in painted metal and feature an asymmetrical, staggered pattern of translucent channel glass with loft sized windows. The penthouse would be clad in a lighter shade of painted metal. The building's sidewalls would be clad in gray brick. Four garage entrances, made of a mixture of opaque and translucent glass panels, would be built at the ground level, with a central recessed pedestrian entrance in the middle. A steel-and-glass awning would be installed above the ground floor. According to Turett, you would not be able to view the building's interior through the channel glass, but the material would glow from the interior lighting at night.

Manhattan Community Board 1 opposed the proposal. In its [resolution recommending disapproval](#) of the proposal, CB 1 objected to the building's "clumsy" massing, "stark" channel glass, gray brick sidewalls, and garage entrances.

At the May hearing, GoldmanHarris LLC attorney [Eugene Travers](#) testified on behalf of a group of residents of neighboring buildings opposed to the development. Travers argued that the project would be larger than recently approved projects nearby, and was nearly 30 percent taller than the previously approved project on the site. Writer and actor Eric Bogosian,

who resides nearby, testified that this section of Leonard Street was "one of the shortest and narrowest blocks in the City," and could not sustain a "mini-skyscraper." The Historic Districts Council's Nadezhda Williams objected to the project's overall bulk, the garage entrances, and the window pattern, stating that historic buildings in the area are "very formal in their coherent fenestration."

Steven Schnall responded to the testimony, stating that the block consisted of various building heights, and claimed that his building would "fit in contextually." Schnall argued that the previous project should not limit the height of a future project. He claimed the thick channel glass would mute the building's luminosity, and would not be analogous to the New York Law School's building nearby, which features standard glass in front of fluorescent lights.

Commissioner Fred Bland found that the proposal's massing was contextual, but said that there was an "overall clumsiness" to the building. Bland said the staggered windows were "an almost tiresome trend" and inappropriate in the district, and he was not sure he could support the use of channel glass. Commissioner Michael Goldblum said the penthouse was one-story too large and too close to the front facade and registered objections to the "blank" garage doors. Commissioner Michael Devonshire determined that the proposed design would strike a "very discordant note" on the block. Chair Tierney asked the applicants to return to Landmarks with a revised design.

Schnall returned in June with a revised design featuring a more regularized window pattern. Red brick would replace the gray brick on the sidewalls and frame the front facade. The first level of the penthouse would also be clad in masonry, while the upper level would remain clad in metal and glass. While the proposal's overall height

remained the same, the penthouse would be set back further, although still visible from the street. One of the garage openings was eliminated and replaced with storefront infill. The commissioners found that the changes were moving the proposal in the right direction, but still found the penthouse's bulk excessive. Chair Tierney asked Schnall to reduce the bulk, possibly by removing the top floor of the penthouse.

Schnall returned in July with additional revisions. The building would retain the two-story penthouse, but its bulk was reduced by eliminating a portion of the penthouse by pushing it 22 feet away from the eastern lot line.

Chair Tierney called the revised plan "completely responsive" to Landmarks' concerns, and the other commissioners agreed. Landmarks voted unanimously to approve the proposal.

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LPC: 15 Leonard Street, Manhattan (13-0491) (July 17, 2012) (Architect: [Turett Collaborative Architects](#)).

LANDMARKS PRESERVATION COMMISSION

Certificate of Appropriateness

Harlem, Manhattan

Landmarks Asks for Redesign of Proposed Rooftop Addition for Harlem Rowhouse

[posted 7/20/2012]

Owner proposed a one-story brown metal addition to 1890s rowhouse on St. Nicholas Avenue. On July 10, 2012, Landmarks considered 719/721 SNA Realty LLC's proposal to build a one-story addition on top of a five-story rowhouse at [721 St. Nicholas Avenue](#) in Harlem's Hamilton Heights/Sugar Hill Historic District. Sitting at the corner of St. Nicholas Avenue and West 146th Street, the 1890s building features a curved tower with an arced attic story facing St. Nicholas Avenue, and a brick parapet and a mansard roof facing West 146th



Proposed rooftop addition to rowhouse at 721 St. Nicholas Avenue in the Hamilton Heights/Sugar Hill Historic District. Credit: Franklin Associates Architects/Planners.

Street. The building also features brownstone bands, which it shares with two adjacent rowhouses on St. Nicholas Avenue.

Architect [Richard Franklin](#), of Franklin Associates, presented the proposal, which called for a brown-metal clad rooftop addition reaching nine-feet two-inches in height. The addition would set-back roughly eleven feet from the St. Nicholas Avenue facade, and sit flush with the West 146th Street facade. Franklin testified that the project would revitalize the deteriorating structure, while maintaining its original character. The building had long housed mixed uses, with retail on the ground-floor and residential uses above.

The Historic Districts Council's Nadezhda Williams testified in opposition, stating that "a more sympathetic design is needed to work with and enhance [the building's] distinctive features, not obliterate them." According to Landmarks Chair Robert B. Tierney, Manhattan Community Board 9 also objected to the proposal, finding the "bulky and top-heavy" addition unsympathetic to adjacent buildings.

Several Commissioners also criticized the proposal. Commissioner Fred Bland agreed with CB

9, finding the addition's bulk excessive, the architectural language unsympathetic, and the materials inappropriate. Commissioner Michael Goldblum stated that the design did not complement the "interesting and weird" historic structure. Goldblum, however, said the bulk would be acceptable if relocated to the St. Nicholas Avenue facade and redesigned "with more finesse and care." Commissioner Joan Gerner suggested that a more transparent design would make for a more sympathetic addition, while Commissioner Margery Perlmutter suggested extending the building's rounded tower to create a turret.

Chair Tierney asked the applicant to return to Landmarks with a revised design.

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LPC: 721 St. Nicholas Avenue, Manhattan (13-2205) (July 10, 2012) (Architect: Franklin Associates Architects/Planners).

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 5, 2012 – TBA**
- **Friday, November 9, 2012 – TBA**

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CITY PLANNING PIPELINE

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
310 Group, LLC	310 West 40th St., MN	Cert. to increase FAR for a proposed hotel in Special Hudson Yards Dist.	130011ZCM	Jack Noy
Cornell University	Roosevelt Island, MN	Establish an improved roadway system (The Loop Road)	130007MMM	Fried Frank
Hardy Adasko, S.V.P.	Asser Levy Place, MN	City map amend (Asser Levy Place Demapping)	130017MMM	EDC/DPR
SPECIAL PERMITS/OTHER ACTIONS				
Jay A. Segal	443-453 Greenwich St., MN	Renewal of special permit to allow residential or hotel uses	13025CMM	Greenberg Traurig
LPC	Upper West Side, MN	Historic district designation (Riverside - West End Historic District Ext. I)	130002HKM	
LPC	86 Trinity Place, MN	Landmark designation (New York Curb Exchange Building)	130004HKM	
LPC	124 Bowery, MN	Landmark designation (Bowery Bank)	130005HKM	
LPC	227 Bowery, MN	Landmark designation (Bowery Mission)	130006HKM	
LPC	651-675 Park Place, BK	Historic district designation (Park Place Historic District)	130003HKK	
ACS, DIFTA & DCAS	5301 13th Ave., BK	Renewal of the lease for the entire building	130009PQK	
ACS	656 Willoughby Ave., BK	Acquisition of existing facility	130018PQK	Mary Anne Szabo
EDC	535-537 Zerega Ave., BX	Disposition of real property (CJSA Zerega Havemeyer)	130001PPX	Caren Morgan
NYCED/NYCCAS	146 Ave., QN	ProLogis JFK Site (dispo. for 212-space parking lot)	130023PPQ	NYCED/NYCCAS
LVN Broadway	2672 Broadway, MN	New 56-seat enclosed sidewalk cafe (Maria Bonita)	130008ECM	
Mexicali Enterprises	375 Third Avenue, MN	Renewal of 40-seat enclosed sidewalk cafe (Rodeo Bar & Grill)	130013ECM	
NY Fast Gourmet Premier	470 West 23rd Street, MN	Renewal of 54-seat enclosed sidewalk cafe (New York Burger)	130021ECM	
Stratos Bakery Corp.	1297 Lexington Avenue, MN	New 30-seat enclosed sidewalk cafe (Bocado Bakery Cafe)	130022ECM	
345 Court Street Corp.	345 Court Street, BK	Renewal of 30-seat enclosed sidewalk cafe (Marco Polo Restaurant)	130016ECK	
Barosa, Inc.	62-29 Woodhaven Blvd., QN	Renewal of 40-seat enclosed sidewalk cafe (Barosa)	130010ECQ	
	22-30 154th Street, QN	New 20-seat enclosed sidewalk cafe (Nonna's of Whitestone)	130014ECQ	
Point 31, Inc.	38-01 31th Avenue, QN	New 24-seat enclosed cafe (Point Brazil Restaurant)	130015ECQ	
Paul D. Selver	380 Eleventh Ave., MN	Cert. of a 210-space accessory parking garage in Special Hudson Yards Dist.	130026ZCM	Kramer Levin
Philip L. Rampulla	80 Poughkeepsie Court, SI	Cert. for school seats & lot sub. to build 2, 2-family homes in the SRDD	130012RCR	Rampulla Assoc.
Julio Mulkay	837 Carlton Blvd., SI	Sub. from 1 to 2 lots and cert. for school seats for 2-family dwellings	130019RCR	Chris Ponisi Arch.
Palermo Const. Corp.	136 & 140 Hecker St., SI	Const. of 2, 1-family dwellings and 1, 2-family dwelling	130020RCR	Valenziano, AIA
Antonio Valenziano	24, 28, 32, 36 Wandel Ave., SI	Auth. to mod. topo for 4, 1-family homes in the Special Hillside Dist.; cert. for zoning lot sub. to create 4 lots in the Special Natural Area Dist.	130027ZAR; 130028ZCR	Valenziano, AIA
Edward Laurie, PE.	160, 170, 181, & 191 Edinboro Rd., SI	Cert. for zoning lot sub. to create 4 lots in the Special Natural Area Dist.	130024ZCR	Lauria Associates.

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
54 Greene Street	Special permit	MN 2	090002ZSM	7/9/2012
111 Mercer Street	Special permit	MN 2	120360ZSM	7/9/2012
Durst W57	Rezoning; special permits; modification of previous permits; modification of restrictive declaration	MN 4	120396ZMM; 120397ZSM; 120398ZSM; M010148(A)ZMM; M010151(B)ZSM	7/11/2012
209 McGuinness Blvd.	Rezoning; zoning text amendment	BK 1	100218ZMK; N100219ZRK	7/23/2012
<i>Non-ULURP Referrals</i>				
PROJECT	DESCRIPTION	COMM. BD.	APP. NO.	REFERRED
Mercedes House	Zoning text amendment	MN 4	N120305ZRM	7/9/2012

BSA PIPELINE

New Applications Filed with BSA — July 4 to July 31, 2012

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
Jessica Sheehan	164 Coffey St., BK	Reestablish 3-story, 2-family dwelling in M1-1 district	211-12-BZ	Rothkrug Rothkrug
Porsche Realty	246-12 S. Conduit Ave., QN	Continue use of advertising sign in R3X district	233-12-BZ	Fried Frank
Thomas Savino	1487 Richmond Rd., SI	Extend medical office in R2 district (side yard reqs.)	236-12-BZ	Rothkrug Rothkrug
SPECIAL PERMITS/OTHER ACTION				
44 W 28th St. Properties	44 W. 28th St., MN	Permit physical culture establishment (CrossFit)	210-12-BZ	Herrick Feinstein
1776 Eastchester Realty	1776 Eastchester Rd., BX	Permit physical culture establishment (LA Fitness)	234-12-BZ	Rothkrug Rothkrug
NBR LLC	2771 Knapp St., BK	Permit eating & drinking establish in C3 district	235-12-BZ	Slater & Beckerman
910 Manhattan Avenue	910 Manhattan Ave., BK	Permit physical culture establishment	209-12-BZ	Stuart A. Klein
Shea Max Harris	2784 Coney Island Ave., BK	Reinstate, extend term of previous approval (laundry use)	214-12-BZ	Eric Palatnik PC
Dmitriy Kotlarsky	2373 E. 70th St., BK	Legalize garage discontinuation (convert to rec. space)	206-12-BZ	George Guttman
Conver Realty	38-03 Bell Blvd., QN	Permit physical culture establishment in C2-2 district	212-12-BZ	Gerlad J. Caliendo
APPEALS				
Grand Imperial	307 W. 79th St., MN	Appeal determination that use is contrary to C of O, and Certificate of No Harassment from HPD req'd. for ADA elevator	215-12-A	Slater & Beckerman
Breezy Point Co-op.	900 Beach 184th St., QN	Enlarge 1-family dwelling in mapped street bed	213-12-A	Gary Lenhart
Breezy Point Co-op.	164 Reid Ave., QN	Reconstruct building not fronting mapped street	207-12-A	Zygmunt Staszewski
647-649 Washington Ave.	17 to 52 McGee Ln., SI	Appeal decision to deny construction of 1-family dwellings on 18 lots not fronting mapped street	208-12-A; 216-12-A- 232-12-A	Rothkrug Rothkrug

LANDMARKS PIPELINE

Proposed Designations — July 2012

NAME	ADDRESS	ACTION	DATE	
Harrison Street HD	Stapleton, SI	Calendared	7/10/2012	
Actions Taken — July 2012				
FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS				
ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	DOCKET NO.	APP'D
July 10, 2012				
28 Seventh Ave. S., MN	Greenwich Village HD	Legalize rooftop HVAC installation	12-9527	W/Mod
48 Great Jones St., MN	NoHo HD Ext.	Replace storefront infill	13-0323	Yes
308 Bleecker St., MN	Greenwich Village HD	Construct rear yard addition	13-1285	Yes
310 Bleecker St., MN	Greenwich Village HD	Construct rear yard addition	13-1240	Yes
95 Horatio St., MN	Gansevoort Market HD	Replace rooftop cooling towers	13-2740	Yes
737 Park Ave., MN	Upper East Side HD	Replace windows	12-8569	Yes
117 E. 72nd St., MN	Upper East Side HD	Construct rooftop pergola	13-1260	Yes
933 Madison Ave., MN	Upper East Side HD	Replace rowhouse, construct additions	12-4140	Yes
990 Fifth Ave., MN	Metropolitan Museum HD	Replace windows	13-0288	W/D
115 W. 85th St., MN	Upper West Side/CPW HD	Construct roof, rear yard additions	12-9276	W/Mod
3 E. 94th St., MN	Carnegie Hill HD	Alter entrance, replace stoop, railings	12-9567	W/D
130 Clinton St., BK	Brooklyn Heights HD	Replace storefront infill	13-2618	W/Mod
26 8th Ave., BK	Park Slope HD	Remove bluestone to enlarge tree pit	13-0196	Yes
439 Henry St., BK	Cobble Hill HD	Replace windows, modify fence & paving	13-2550	Yes
232 Court St., BK	Cobble Hill HD	Install infill, signage	13-0503	W/Mod
37 Cheever Pl., BK	Cobble Hill HD	Construct rear yard addition	12-2348	Yes
July 17, 2012				
15 Leonard St., MN	Tribeca West HD	Demo. garages, construct new building	13-0491	Yes
45 Great Jones St., MN	NoHo East HD Ext.	Construct addition, install infill	13-1567	Yes

Chart continues on next page

LANDMARKS PIPELINE (CONT.)

Actions Taken — July 2012

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	DOCKET NO.	APP'D
30 Grove St., MN	Greenwich Village HD	Construct roof & rear yard additions	12-7860	W/Mod
162 W. 72nd St., MN	Upper West Side/CPW HD	Install ramp, modify storefront infill	12-7504	Yes
36 W. 93rd St., MN	Upper West Side/CPW HD	Amend C of A to const. rooftop additions	13-3779	Yes
210 Joralemon St., BK	Borough Hall Skyscraper HD	Modify, replace windows, inst. infill, signs	13-0937	W/Mod
240-27 Depew Ave., QN	Douglaston Hill HD	Const. foundations, raise house, const. adds.	13-1651	W/Mod
July 24, 2012				
130 W. 30th St., MN	130 West 130th St. Building	Install infill, canopy, modify rear facade	13-3682	Yes
350 Fifth Ave., MN	Empire State Building	Establish master plan (install elevator controls)	13-2619	Yes
Bryant Park, MN	Bryant Park	Establish master plan (seasonal installations)	13-0241	Yes
225 W. Broadway, MN	Tribeca East HD	Install infill, signage, replace steps	13-1700	W/Mod
498 Broome St., MN	SoHo-Cast Iron HD	Construct rooftop addition, install infill, replace windows; report to CPC (modify use)	13-1729; 13-1441	Yes
16 E. 10th St., MN	Greenwich Village HD	Excavate cellar, rear yd., const. rooftop bulkhead	12-8706	Yes
400 W. 20th St., MN	Chelsea HD	Install storefront infill	13-1089	Yes
136 W. 73rd St., MN	Upper West Side/CPW HD	Construct rear addition	13-1337	W/Mod
53 W. 88th St., MN	Upper West Side/CPW HD	Legalize non-compliant stoop, areaway walls	12-5646	Yes
50 Court St., BK	Borough Hall Skyscraper HD	Replace marquee	13-2905	Yes
120 Montague St., BK	Brooklyn Heights HD	Install trash enclosure	13-1085	W/D
244 Baltic St., BK	Cobble Hill HD	Replace garage door	13-2798	W/D
Building 207, 207A, QN	Fort Totten HD	Install access lift, ramps, remove windows	12-7189	W/Mod

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1428 ; 1429	Upper West Side Neighborhood Retail Streets, MN	Zoning text amendment (est. special enhanced commercial district); rezoning (C1-5 in R10A, est. spec. enhanced commercial districts)	6/28/2012
1444	32 Dominick St. House, MN	Landmark designation	7/25/2012
1445	34 Dominick St. House, MN	Landmark designation	7/25/2012
1446	36 Dominick St. House, MN	Landmark designation	7/25/2012
1447	Dennison and Lydia Wood House, MN	Landmark designation	7/25/2012
1448	130-138 Seventh Ave. South, MN	Withdrawal of sidewalk cafe	7/25/2012
1449	92 Seventh Ave, MN	Revocable consent (sidewalk cafe)	7/25/2012
1450	87 MacDougal St., MN	Revocable consent (sidewalk cafe)	7/25/2012
1451	Park Slope HD Extension, BK	Landmark district extension	7/25/2012
1452	212 Lafayette St., MN	Revocable consent (sidewalk cafe)	7/25/2012
1453	442 Court St., BK	Revocable consent (sidewalk cafe)	7/25/2012
1454	350 West 49th St., MN	Revocable consent (sidewalk cafe)	7/25/2012
1455	283 West 12th St., MN	Revocable consent (sidewalk cafe)	7/25/2012
1456	223 Dyckman St., MN	Revocable consent (sidewalk cafe)	7/25/2012
1457	53 Gansevoort St., MN	Revocable consent (sidewalk cafe)	7/25/2012
1458	Barbizon Hotel, MN	Landmark designation	7/25/2012
1459	Brook Avenue, BX	UDAAP and disposition by HPD (2 lots)	7/25/2012
1460	Third Party Transfer Program, BK	UDAAP by HPD (13 lots)	7/25/2012
1461	Third Party Transfer Program, BK	UDAAP by HPD (5 lots)	7/25/2012
1462	Third Party Transfer Program, BK	UDAAP by HPD (1 lot)	7/25/2012
1465	Woodhaven/Richmond Hill Rezoning, QN	Rezone R3-1, R5, C8-1, and M-1 to R3A, R3X, R4A, R4-1, R4B & R6A	7/25/2012
1466 ; 1467 ; 1468 ; 1469	New York University Core, MN	Elim., discont., & close parts of Mercer St. & LaGuardia Pl. for dispo. to NYU for expansion & to est. parkland; rezone R7-2 to C1-7; txt. amend to mod. owner. req. of LSGD & allow park boundary to be treated as a wide st.; spec. perm. to transf. 19,214 sq.ft. btw. lots	7/25/2012

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
84-86 White Street	Special permit (22-space garage)	MN 1	C120179ZSM	7/11/2012
Van Tassel & Kearney Auction Mart	Landmark designation	MN 3	N120368HKM	7/11/2012
Midtown West EMS Station	Selection, acquisition of property (ambulance station)	MN 4	C120177PCM	7/11/2012
120 E. 125th St. Firehouse	UDAAP by HPD (rehabilitate vacant building)	MN 11	N120248HAM	7/11/2012
Sears Roebuck & Co. Store	Landmark designation	BK 14	N120369HKK	7/11/2012

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
52 New St., MN	Permit physical culture establishment (Cross Fit Wall Street)	App'd	111-12-BZ	Eric Palatnik PC
1200 Broadway, MN	Amend variance to const. penthouse on warehouse to residential conversion	App'd	313-77-BZ	GoldmanHarris
443 Park Ave. S., MN	Permit physical culture establishment (End 2 End)	App'd	78-12-BZ	Francis R. Angelino
115 E. 69th St., MN	Extension of term (office use)	App'd	635-57-BZ	Francis R. Angelino
207 W. 75th St., MN	Allow residential building (height, setback, lot coverage)	W/D	142-11-BZ	GoldmanHarris
280 W. 155th St., MN	Waive rear yard reqs. to build commercial building	App'd	31-12-BZ	Sheldon Lobel PC
846 Gerard Ave., BX	Reinstate variance for commercial retail in residential district	App'd	91-12-BZ	Jorge Lee
3400 Baychester Ave., BX	Extend time to obtain C of O (Getty station)	App'd	175-10-BZ	Sheldon Lobel PC
671 Fulton St., BK	Extend time to obtain C of O (Crunch Fitness)	App'd	163-04-BZ	Rothkrug Rothkrug
1024 Flatbush Ave., BK	Permit physical culture establishment (Planet Fitness)	App'd	44-12-BZ	Sheldon Lobel PC
203 Berry St., BK	Legalize physical culture establishment (Retro Fitness)	App'd	20-12-BZ	Herrick Feinstein
1643 E. 21st St., BK	Permit synagogue enlargement	App'd	107-11-BZ	Sheldon Lobel PC
5002 14th Ave., BK	Amend variance to legalize enclosure of school entrance	App'd	359-01-BZ	Sheldon Lobel PC
104-40 Queens Blvd., QN	Extension of term (transient parking)	App'd	534-65-BZ	Alfonso Duarte
145-15 33rd Ave., QN	Permit 2-story chapel (floor area, yards)	App'd	174-11-BZ	Daniel H. Braff
41-02 Forley St., QN	Legalize mosque conversion (lot coverage, yards)	App'd	71-11-BZ	Sheldon Lobel PC
34-57 107th St., QN	Vested right to continue development	App'd	180-11-A ; 181-11-A	Eric Palatnik PC
157-30 Willets Pt. Blvd., QN	Extension of term (auto service station)	App'd	339-04-BZ	Eric Palatnik PC

Chart continues on next page

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

BOARD OF STANDARDS & APPEALS (CONT.)

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
148-20 Cross Island Pkwy., QN	Extension of term (Meniko Autoworks Ltd.)	App'd	64-96-BZ	Vassalotti Assocs.
2241 Victory Blvd., SI	Extension of term (Bayer's Market)	App'd	12-91-BZ	Rampulla Assocs.

LANDMARKS PRESERVATION COMMISSION - APPROVALS & CERTIFICATES

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
320 E. 43rd St., MN	Ford Foundation Building	Install 6 lpad stands, relocate stairs	13-3650	Yes	7/3/2012
230 Park Ave., MN	N.Y. Central/Helmsley Building	Install rooftop mechanical equipment	13-3356	Yes	6/22/12
768 Fifth Ave., MN	Plaza Hotel	Alter penthouse (replace glazing, windows, doors)	13-3573	Yes	6/29/2012
5 Columbus Circle, MN	U.S. Rubber Co. Building	Install signage	13-3501	Yes	6/28/2012
171 E. 73rd St., MN	171 East 73rd Street Building	Construct roof addition, demo. & install rear extension	13-3998	Yes	7/12/2012
250 W. 77th St., MN	Hotel Belleclaire	Install canopy, lighting	13-3677	Yes	7/3/2012
2301 Amsterdam Ave., MN	Highbridge Play Center	Demo. mezzanine, install infill	13-3719	Yes	7/5/2012
78 Franklin St., MN	Tribeca East HD	Replace display window	13-3883	Yes	7/10/2012
10 Hubert St., MN	Tribeca North HD	Const. 1-story rooftop add., replace infill	13-3438	Yes	6/26/2012
430 Broome St., MN	SoHo-Cast Iron HD Ext.	Remove paving, install steps, railing	13-3537	Yes	6/29/2012
127 Prince St., MN	SoHo-Cast Iron HD	Install ramps	13-3796	Yes	7/9/2012
475 W. Broadway, MN	SoHo-Cast Iron HD	Est. master plan (painted wall signs)	13-3440	Yes	6/26/2012
640 Broadway, MN	NoHo HD	Replace infill	13-4053	Yes	7/13/2012
36 Bleecker St., MN	NoHo East HD	Construct 2 rooftop additions	13-3754	Yes	7/6/2012
11 St. Lukes Pl., MN	Greenwich Village HD	Construct rooftop addition	13-3434	Yes	6/26/2012
24 Bethune St., MN	Greenwich Village HD	Reconstruct brick facade	13-3454	Yes	6/27/2012
278 W. 11th St., MN	Greenwich Village HD	Construct stoop, alter windows, const. rear addition	13-2444	Yes	6/21/2012
1 Seventh Ave., MN	Greenwich Village HD	Demo. 3 buildings, const. 5 buildings, alter facades	13-3942	Yes	7/13/2012
415 W. 13th St., MN	Gansevoort Market HD	Replace canopy, legalize infill, replace infill	13-4047	Yes	7/13/2012
1 E. 27th St., MN	Madison Square North HD	Install infill, signage, const. rear addition	13-3697	Yes	7/6/2012
126 E. 62nd St., MN	Upper East Side HD	Construct extension	13-3756	Yes	7/6/2012
31 E. 63rd St., MN	Upper East Side HD	Alter front facade, const. bulkhead, rear yd. addition	13-3748	Yes	7/6/2012
67 W. 71st St., MN	Upper West Side-CPW HD	Amend C of A (storefronts, const. rear additions)	13-3786	Yes	7/6/2012
63 W. 89th St., MN	Upper West Side/West 73-74 HD	Alter rear facade, replace windows	13-3891	Yes	7/10/2012
20 W. 94th St., MN	Upper West Side-CPW HD	Install ramp & marquee, alter window & door	13-3525	Yes	7/2/2012
223 Berkeley Pl., BK	Park Slope HD	Const. rooftop bulkhead, construct rear addition	13-3373	Yes	6/25/2012
110 Berkeley Pl., BK	Park Slope HD	Install gas lamp, ironwork	13-3418	Yes	6/26/2012
100 Park Pl., BK	Park Slope HD	Remove pavers, create tree pit	13-3680	Yes	7/5/2012
137 St. James Pl., BK	Clinton Hill HD	Reconstruct rear ext., const. deck, railings	13-3727	Yes	7/5/2012
220 Adelphi St., BK	Fort Greene HD	Demo. rear facade, const. rear addition	13-3774	Yes	7/6/2012
81 Front St., BK	DUMBO HD	Replace infill, install signage	13-4215	Yes	7/18/2012
58 Kent St., BK	Eberhard Faber Pencil Co. HD	Reconstruct roof, const. rooftop add., install infill	13-3326	Yes	6/25/2012