

CITY PLANNING PIPELINE

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
Paul D. Selver	South Street Seaport - Pier 17, MN	Rezone C2-8 to C4-8; special permit to modify waterfront yard requirements in large scale general development (LSGD); special permit to modify sign regulations in LSGD; special permit to modify use, height, and length requirements for pier buildings; authorization to modify location, area, and min. distance for waterfront access and visual corridors; authorization to modify design requirements within waterfront public access areas; chair cert. for waterfront zoning compliance as modified by the application; disposition of City-owned property	130052ZMM; 130053ZSM; 130054ZSM; 130055ZSM; 130056ZAM; 130057ZAM; 130058ZCM; 130059PPM	Kramer Levin
SPECIAL PERMITS/OTHER ACTIONS				
Kenneth Fisher	Ashland Pl., BK	City map change to eliminate portions of Willoughby St. and Ashland Pl.	130040MMK	Cozen O'Connor
Sandy Anagnostou	214 Starr St., BK	Special permit to construct community facility in M1-1 district	130034ZSK	Gerald J. Caliendo
Toll Brooklyn LP	363 Bond St., BK	Renewal and modification of special permit for bulk modifications; amend special permit for height and setback	130044CMK; 090048AZSK	Kramer Levin
Jay A. Segal	602-614 First Ave., MN	Mod. of a restrictive declaration for enlargement of 34-story mixed use building; mod. of special permit for enlargement	790634DZMM; 800623HZSM	Greenberg Traurig
Elise Wagner, Marcie Kesner	99 Church St., MN	Chair cert. for public plaza compliance	130039ZCM	Kramer Levin
Melanie Myers	1330 Ave. of the Americas, MN	Cert. to allow design changes to existing public plaza	130042ZCM	Fried Frank
LPC	69-65 to 69-73 182nd St., QN	Landmark designation (Brinckerhoff Cemetery)	130043HKQ	
	1715 2nd Ave., MN	New 40-seat enclosed sidewalk cafe (Midnight Express)	130041ECM	
Sweet Athens Cafe, Inc.	32-07 30th Ave., QN	New 46-seat enclosed cafe (Sweet Athens Cafe)	130035ECQ	
James V. Morri	77 Nevada Ave., SI	Proposal to build 1-family dwelling	130046ZCR	James V. Morri
Best Equities LLC	236 Richmond Valley Rd., SI	Authorization for 213-space parking facility, two retail buildings; certification to allow vehicular cross-access	130036RAR; 130037ZCR	Tamborra Architects
Ronald D. Victorio	Tenafly Pl. & Annadale Rd., SI	Cert. for school seats for 10 units	130031RCR	Ronald D. Victorio
Peter J. Calvanico	559 Ramona Ave., SI	Cert. to subdivide 2 lots, school seats for 4 units	130032RCR	
Peter J. Calvanico	356 Ashland Ave., SI	Cert. to subdivide 2 lots, school seats for 4 units	130033RCR	
James V. Morri	Pleasant Plains Ave., SI	Cert. to subdivide 2 lots into 5 to const. 4, 2-family dwellings, school seats	130045RCR	James V. Morri
David J. Darcy	446 & 450 Darlington Ave., SI	Cert. to subdivide to create 2 new lots in Special S. Richmond Dist.	130038RCR	David D. Darcy
DEP		Amended drainage plan D-11 (R-5)	130047MDR	
DEP		Drainage plan no. 4316/43F48	130048MDX	
DEP		Drainage plan no. 32SW31/32S43	130049MDQ	
DEP		Drainage plan no. 41SG48/42SW30	130050MDQ	
DEP		Drainage plan no. 41SG48/42SW129	130051MDQ	

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
ProLogis JFK Disposition	Dispose of City-owned property	QN 13	130023PPQ	8/6/2012
Special Hudson Square District	Rezoning; zoning text amendments	MN 2	120380ZMM; N120381ZRM	8/20/2012
Tremont Crotona Child Care Ctr.	Acquisition of property	BX 3	120259PQX	8/20/2012

BSA PIPELINE

New Applications Filed with BSA — August 1 to August 31, 2012

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
8-12 Development Partners	8 Bond St., MN	New res. bldg. with ground-floor retail in M1-5B district	241-12-BZ	Greenberg Traurig
Old Firehouse No. 4 LLC	113 E. 90th St., MN	Allow use as 1-fam. residence (lot coverage, distance between bldgs.)	258-12-BZ	Holland & Knight
Joseph Rabizadeh	535 W. 159th St., MN	Legalize existing parking lot	253-12-BZ	Dockery & Assocs.
5239 LLC	5241 Independence Ave., BX	Construct 1-family dwelling (vary lot width reqs.)	259-12-BZ	Davidoff Hutcher
249 Brighton Corp.	247 Brighton Beach Ave., BK	Enlarge existing bldgs with commercial and community facility uses	255-12-BZ	Eric Palatnik PC
Salmar Properties	850 Third Ave., BK	Allow use group 10A on 1st and 2nd floors	254-12-BZ	Patrick W. Jones PC
Cong. Toldos Yehuda	1621 61st St., BK	Construct house of worship (ht., setback, rear yard, parking, sky plane)	242-12-BZ	Sheldon Lobel PC
Mia & 223 St. Mgmt. Corp.	39-39 223rd St., QN	Legalize non-compliant rear yard	252-12-BZ	Richard Bowers
SPECIAL PERMITS/OTHER ACTION				
One York Property LLC	1 York St., MN	Permit physical culture establishment	261-12-BZ	Sheldon Lobel PC
Red Circle N.Y. Corp.	220 W. 19th St., MN	Permit physical culture establishment	237-12-BZ	Wachtel Masyr
Stuart Ditchek	1713 E. 23rd St., BK	Construct front & rear enlargements	238-12-BZ	Harold Weinberg
Solomon Friedman	1320 E. 27th St., BK	Enlarge 3-story dwelling	249-12-BZ	Lewis E. Garfinkel
Carla Zeitouny	2410 Avenue S, BK	Enlarge 1-family dwelling in R3-2 district	250-12-BZ	Fredrick A. Becker
Birta Hanono	2359 E. 5th St., BK	Enlarge 1-family dwelling in R4 district	257-12-BZ	Fredrick A. Becker
McDonald's Corp.	114-01 Sutphin Blvd., QN	Demo. existing McDonald's, const. new facility	260-12-BZ	K&L Gates
Best Equities LLC	236 Richmond Valley Rd., SI	Legalize physical culture establishment in M3-1 district	243-12-BZ	EPDSCO Inc.
APPEALS				
515 E. 5th St., LLC	515 E. 5th St., MN	Vary Multiple Dwelling Law requirements	245-12-A	Marvin B. Mitzner
515 E. 5th St., LLC	515 E. 5th St., MN	Appeal DOB determination that site complied with zoning	246-12-A	Marvin B. Mitzner
330 Associates LLC	330 E. 59th St., MN	Appeal determination that sign not a non-conforming use	251-12-A	Davidoff Hutcher
195 Havemeyer Corp.	195 Havemeyer St., BK	Appeal determination that sign not a non-conforming use	256-12-A	Davidoff Hutcher
Breezy Pt. Co-op.	38 Irving Walk, QN	Enlarge 1-family dwelling not fronting mapped street	239-12-A	Gary Lenhart
Breezy Pt. Co-op.	217 Oceanside Ave., QN	Enlarge 1-family dwelling in mapped street bed	240-12-A	Gary Lenhart
Breezy Pt. Co-op.	659 Highland Pl., QN	Reconstruct building in mapped street bed	247-12-A	Deidre Duffy
Breezy Pt. Co-op.	45 Tioga Walk, QN	Reconstruct building in mapped street bed	248-12-A	Deidre Duffy

LANDMARKS PIPELINE

Proposed Designations — August 2012

NAME	ADDRESS	ACTION	DATE
The Rainbow Room	30 Rockefeller Ctr., MN	Calendared	8/14/2012
Firehouse, Engine Co. 46	451 E. 176th St., BX	Calendared	8/14/2012
Firehouse, Engine Co. 73	655 Prospect Ave., BX	Calendared	8/14/2012
Firehouse, Engine Co. 28	436 39th St., BK	Calendared	8/14/2012
Firehouse, Engine Co. 40	1307 Prospect Ave., BK	Calendared	8/14/2012
Firehouse, Engine Co. 268	259 Beach 116th St., QN	Calendared	8/14/2012
Brinckerhoff Cemetery	69-65 182nd St., QN	Designated	8/14/2012

Actions Taken — August 2012

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	DOCKET NO.	APP'D
August 7, 2012				
382 W. Broadway, MN	SoHo-Cast Iron HD	Install marquee, paint facade	13-3523	Yes
430 W. Broadway, MN	SoHo-Cast Iron HD	Install storefront infill	13-3536	Yes
58 W. 8th St., MN	Greenwich Village HD	Replace shopfront	13-0722	W/Mods
106 E. 10th St., MN	St. Mark's HD	Const. bulkhead, mod. parapet, exc. rear yd.	12-6967	Yes
110 E. 10th St., MN	St. Mark's HD	Excavate rear yard	12-7092	Yes
18 E. 16th St., MN	Ladies' Mile HD	Install infill, signage, awning	13-1886	Yes
834 Fifth Ave., MN	Upper East Side HD	Replace terrace railings	13-2743	Yes
150 E. 72nd St., MN	Upper East Side HD	Alter steps, ramp, repl. doors, mod. windows	13-4168	Yes
49 W. 72nd St., MN	Upper West Side/CPW HD	Install sidewalk canopy	13-2560	W/Mods
11 E. 75th St., MN	Upper East Side HD	Modify facade, construct rooftop addition	13-4167	Yes
237 Carlton Ave., BK	Fort Greene HD	Legalize porch removal, construct deck	13-3267	Yes
437 Henry St., BK	Cobble Hill HD	Const. new building, carriage house	13-3398	W/Mods
854 Union St., BK	Park Slope HD	Const. rooftop adds., raise parapet	13-0961	W/Mods
39-38 47th St., QN	Sunnyside Gardens HD	Legalize retaining wall	12-9685	W/Mods
August 14, 2012				
100 Broadway, MN	American Surety Co. Bldg.	Alter facade, install infill, signage	13-0009	W/Mods
15 Rutherford Pl., MN	Friends Meeting House & Seminary	Alter areaway, intall gates, deck, shed	13-1191	Yes
2 E. 91st St., MN	Andrew Carnegie Mansion	Install electrical sidewalk vault	13-1327	Yes
307 Mott St., MN	NoHo East HD	Legalize entrances, install lights, windows	13-1857	In Part
227 Waverly Pl., MN	Greenwich Village HD	Install infill, replace fence	13-3528	W/Mods
407 W. 14th St., MN	Gansevoort Market HD	Install infill, rooftop mech. equipment	13-3339	W/Mods
135 Central Park W., MN	Upper West Side/W. 73rd-74th HD	Replace steps, alter entrances	13-1777	Yes
41 W. 75th St., MN	Upper West Side/CPW HD	Alter rear facade, excavate cellar	12-4384	Yes
50 E. 77th St., MN	Upper East Side HD	Est. master plan (window replacement)	13-3786	Yes
Columbus Ave., between W. 76th & 77th St., MN	Upper West Side/CPW HD	Install sidewalk plantings & seating	13-3174	Yes
181 Atlantic Ave., BK	Brooklyn Heights HD	Legalize storefront, HVAC equipment	12-9264	Yes
193 Congress St., BK	Cobble Hill HD	Demo. garage portion, stabilize structures	12-7271	Yes
177 Pacific St., BK	Cobble Hill HD	Legalize parapet alterations, bulkhead, install HVAC equipment, alter facade	12-9123	W/Mods
185 Plymouth St., BK	DUMBO HD	Const. adds., install infill, canopy, signage	13-1248	Yes

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
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Land use resolutions from the August 22, 2012 stated meeting not yet available

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Fordham University Passageway	Special permit to mod. minimum distance between bldgs.	MN 7	C120172ZSM	7/25/2012
Highbridge Child/Senior Ctr.	Acquisition of property (child care & senior center)	BX 4	C120140PQX	7/25/2012
Wallabout St. Rezoning	Rezoning (M1-2 to R7-1/C1-5)	BK 1	C110390ZMK	7/25/2012
59 Walton St. Rezoning & Text Amendment	Rezoning (M1-2 to R6A, M3-1 to R7A/C2-4); zoning text amendment (apply inclusionary housing program)	BK 1	C100041ZMK ; N100042ZRK	7/25/2012
Wolfe's Pond Park	UDAAP by HPD (facilitate disposition of 8 1-family homes); City map amendment; rezoning (R1-2, R3-2 to R3X, est. R3X district in demapped park)	SI 3	C060496HAR ; C060494MMR ; C060495ZMR	7/25/2012
Martha Washington Hotel	Landmark designation	MN 5	N120413HKM	8/8/2012
Hotel Mansfield	Landmark designation	MN 5	N120411HKM	8/8/2012
Yorkville Bank Building	Landmark designation	MN 8	N120412HKM	8/8/2012
Firehouse Engine Co. 41	Landmark designation	BX 1	N120409HKX	8/8/2012
Firehouse Engine Co. 83	Landmark designation	BX 1	N120408HKX	8/8/2012
Gravesend Branch Library	Acquisition of property (branch library)	BK 15	C120271PQK	8/8/2012
Firehouse Engine Co. 305	Landmark designation	QN 6	N120410HKQ	8/8/2012
Veterans Plaza	Rezoning (M1-1 to C8-2); special permit (rear yard reqs.)	SI 3	C110218ZMR ; C110219ZSR	8/8/2012
New York Curb Exchange	Landmark designation	MN 1	N130004HKM	8/22/2012
Bowery Bank	Landmark designation	MN 2	N130005HKM	8/22/2012
Seward Park	Special permit (modify bulk regs. to facilitate development); City map amendment (establish, eliminate streets); rezoning (est. C2-5 in R8 district); zoning text amendment (modify use regs.); special permits (modify district regs. for use groups, residential & non-residential use); special permit (allow 168-space garage); special permit (250-space garage); special permit (250-space garage); special permit (305-space garage); UDAAP by HPD (1.65-million sq. ft. mixed-use development); acquisition of property; dispose of City-owned property	MN 3	C120228ZSM ; C120156MMM ; C120226ZMM ; N120227ZRM ; C120229ZSM ; C120231ZSM ; C120233ZSM ; C120234ZSM ; C120235ZSM ; N120236HAM ; C120237PQM ; C120245PPM	8/22/2012
Bowery Mission	Landmark designation	MN 3	N130006HKM	8/22/2012
Soundview Apartments	Rezoning (R5 to R6)	BX 9	C120173ZMX	8/22/2012

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
78 Franklin St., MN	Permit physical culture establishment (Aqua Studio NY)	App'd	70-12-BZ	Francis R. Angelino
42 Avenue A, MN	Ext. of term (special permit for Iron & Silk Fitness Center)	App'd	120-02-BZ	Stuart Klein
236 E. 58th St., MN	Ext. of term (retail use on 1st floor of multiple dwelling)	App'd	579-78-BZ	Alfonso Duarte
159 W. 78th St., MN	Appeal to allow 1-story enlargement of 4-story building	App'd	83-11-A	Marvin B. Mitzner
2368 Twelfth Ave., MN	Challenge DOB det. (signs not a legal non-conforming use)	App'd	24-12-A ; 147-12-A	Fried Frank
1135 E. 222nd St., BX	Extension of term (auto repair shop)	App'd	319-53-BZ	Ficara & Assocs.
876 Kent Ave., BK	Request for rehearing (variance for new building)	App'd	238-08-BZ	Sheldon Lobel PC
1810 Voorhies Ave., BK	Reduce req'd parking for ambulatory/diagnostic facility	W/D	21-11-BZ	Eric Palatnik PC
3960 Bedford Ave., BK	Enlarge 1-family dwelling (yards, open space, fl. area)	App'd	58-12-BZ	Fredrick A. Becker
812 Dahill Rd., BK	Add third floor to residential building	App'd	5-12-BZ	Moshe M. Friedman
1246 77th St., BK	Legalize enlargement to 1-family dwelling	App'd	191-11-BZ	Sheldon Lobel PC
1089 E. 21st St., BK	Amend variance (increase synagogue floor area)	App'd	112-07-BZ	Fredrick A. Becker
1415 E. 92nd St., BK	Ext. of term (auto repair, 2-story mixed-use building)	App'd	337-90-BZ	Sheldon Lobel PC
1702 E. 16th St., BK	Variance for 1-story & mezzanine retail building	App'd	433-61-BZ	Harold Weinberg
1720 Sheepshead Bay Rd., BK	Permit physical culture establishment (Bally Total Fitness)	App'd	87-12-BZ	Troutman Sanders
215 Exeter St., BK	Enlarge 1-family dwelling (yards, open space, lot coverage)	App'd	193-11-BZ	Eric Palatnik PC
377 Bayside Ave., QN	Building not fronting mapped street	App'd	18-12-A	Joseph A. Sherry
409 Seabreeze Walk, QN	Building not fronting mapped street	App'd	17-12-A	Joseph A. Sherry
5-11 47th Ave., QN	Const. 13-story residential/community facility building	App'd	238-07-BZ	GoldmanHarris LLC

Chart continues on next page

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

BOARD OF STANDARDS & APPEALS (CONT.)

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
86-50 Edgerton Blvd., QN	Develop athletic center accessory to school	App'd	117-11-BZ	Sheldon Lobel PC
163-02 Jamaica Ave., QN	Permit physical culture establishment (Blink Fitness)	App'd	64-12-BZ	Rothkrug Rothkrug
15 Beach 220th St., QN	Alter, enlarge 1-fam. dwelling not fronting mapped street	App'd	146-12-A	Gary Lenhart
31-11 Broadway, QN	Permit physical culture establishment (Club Fitness)	App'd	294-06-BZ	GoldmanHarris LLC
188-02 Union Tpke., QN	Enlarge physical culture est., extend time to obtain C of O	App'd	51-06-BZ	Sheldon Lobel PC
239-15 Jamaica Ave., QN	Extension of term (Gulf station)	App'd	292-55-BZ	Alfonso Duarte
2040 Forest Ave., SI	Permit physical culture establishment (Planet Fitness)	App'd	37-93-BZ	Sheldon Lobel PC

LANDMARKS PRESERVATION COMMISSION - APPROVALS & CERTIFICATES

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
Bryant Park, MN	Bryant Park	Est. master plan (future seasonal installations)	13-4440	Yes	7/24/2012
22 Central Park S., MN	Plaza Hotel	Redesign facade, const. add to adjacent structure	13-5134	Yes	8/14/12
46 Laight St., MN	Tribeca North HD	Replace non-compliant infill	13-5114	Yes	8/14/2012
520 Hudson St., MN	Greenwich Village HD	Replace storefront	13-4355	Yes	7/23/2012
15 Rutherford Pl., MN	Stuyvesant Square HD	Alter areaway, install ramp, reinstall deck	13-5252	Yes	8/14/2012
333 W. 20th St., MN	Chelsea HD	Demo. rear extension, construct rear addition	13-4670	Yes	7/31/2012
825 Fifth Ave., MN	Upper East Side HD	Replace parapets	13-5270	Yes	8/17/2012
47 W. 70th St., MN	Upper West Side/CPW HD	Demo. rear extension, construct rear addition	13-4547	Yes	7/27/2012
105 W. 72nd St., MN	Upper West Side/CPW HD	Amend previous C of A (restore balcony)	13-3875	Yes	8/2/2012
1050 Fifth Ave., MN	Carnegie Hill HD	Create new window	13-4502	Yes	7/26/2012
25 W. 88th St., MN	Upper West Side/CPW HD	Replace windows, construct rooftop addition	13-5023	Yes	8/10/2012
130 Clinton St., BK	Brooklyn Heights HD	Replace infill	13-4648	Yes	7/31/2012
439 Henry St., BK	Cobble Hill HD	Replace windows, steps, new areaway	13-4709	Yes	8/1/2012