

CITY PLANNING PIPELINE

New Applications Filed with DCP - February 1 to February 28, 2013

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
Trust for Governors Island	Special Governors Island District, MN	Zoning map amendment to establish the Special Governors Island District; text amendment to create a new section	130190ZMM; 130189ZRM	AKRF
John Young	Bellerose, Floral Pk., Glen Oaks, QN	Rezoning of 411 blocks in north-eastern Queens	130188ZMQ	NYC-DCP Queens
SPECIAL PERMITS/OTHER ACTIONS				
G&M Realty LP	22-44 Jackson Ave., QN	Special perm. to mod. street wall, FAR to build mixed-use dev. in Sp. LIC Dist.	130191ZSQ	Kramer Levin
NYC DCAS	NYPD 90 Church St., MN	Acquisition of 50,000-square-foot office space for police unit relocation	130196PXM	Chris Fleming
NYC DCAS	NYPD 233 Broadway, MN	Acquisition of 13,000-square-foot office space for police unit relocation	130195PXM	Chris Fleming
El Nuevo Sandy Rest.	2261 Second Ave., MN	New enclosed 36-seat sidewalk cafe (El Nuevo Sandy Restaurant)	130184ECM	
GVS Bakery, Inc.	36-21 Ditmars Blvd., QN	New enclosed 66-seat sidewalk cafe (Martha's Bakery)	130185ECQ	
Sherwood 20 Assoc. LLC	508 West 20th St., MN	Cert. for 1.0 FAR HL transfer for 1-story commercial bldg. in Sp. W. Chel. Dist.	130183ZCM	Herrick Feinstein
YYY 35th Street LLC	Dyer Ave. btw W. 35 & 36 Sts., MN	Auth. to mod. height, setback to fac. two 2-story res. in Sp. Hud. Yrds. Dist.	130187ZAM	Akerman Senterfitt
Ralph J. Giogio	95 Detroit Ave., SI	Certification to build a 2-family home in Special South Richmond District	130186RCR	Michael Rowe
Jacob Agai	312 London Rd., SI	Certification to subdivide 1 lot into 2 to build two 1-family homes in SSRD	130182ZCR	James V. Morri
Joseph Ferdinando	5851 & 5855 Amboy Rd., SI	Certification for an additional curb cut on an arterial street in SSRD	130181RCR	Michael Deruvo

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
Pitkin-Berriman Rezoning	Zoning map amendment to facilitate 7-story mixed-use building	BK 5	130161ZMK	2/4/2013
Special Governors Island District	Zoning map amendment to establish the Special Governors Island District; zoning text amendment to create a new section	MN 1	C130190ZMM; N130189ZRM	2/19/2013
McCarren Park Addition	City map change to demap & close Union Ave., remap as park addition	BK 1	110254MMK	2/19/2013
Bellerose/Floral Pk./Glen Oaks	Rezoning of 411 blocks in north-eastern Queens	QN 13	130188ZMQ	2/19/2013
<i>Non-ULURP Referrals</i>				
PROJECT	DESCRIPTION	COMM. BD.	APP. NO.	REFERRED
Culture Shed/Hudson Yards Subarea	Zoning text amendment to allow cultural site in Sp. Hud. Yrds. Dist.	MN 4	N130178ZRM	2/4/2013
Forest Ave. Shoppers Town Retail	Authorization to reduce accessory parking requirement; certification that no new cross access connection is required to facilitate enlargement of a shopping center	SI 1	N130084ZAR; N130085ZCR; N130095ZCR	2/4/2013

BSA PIPELINE

New Applications Filed with BSA — February 2013

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
45 Great Jones St. LLC	45 Great Jones St., MN	Permit residential use on 7 floors of 8-story bldg.	77-13-BZ	Shelly S. Friedman
Yeshivas Novominsk	1690 60th St., BK	Enlarge yeshiva dormitory	55-13-BZ	Stuart A. Klein
Israel Rosenberg	123 Franklin Ave., BK	Permit 4-story, 7-family dwelling	65-13-BZ	Eric Palatnik, PC
Aqeel Khan	264-12 Hillside Ave., QN	Reinstate variance for auto service station	81-13-BZ	Nasir J. Khanzada
SPECIAL PERMITS/OTHER ACTION				
Everett Realty LLC	200 Park Ave. S., MN	Permit physical culture establishment	80-13-BZ	Goldman Harris
Chelsea W26 LLC	308 Eighth Ave., MN	Permit physical culture establishment	74-13-BZ	Rothkrug Rothkrug
B. Bros. Broadway Realty	1385 Broadway, MN	Permit physical culture establishment	61-13-BZ	Wachtel Masyr
200 East Tenants Corp.	201 E. 56th St., MN	Permit physical culture establishment	56-13-BZ	Francis R. Angelino
Triangle Plaza Hub LLC	459 E. 149th St., BX	Permit rooftop parking lot	73-13-BZ	Triangle Plaza Hub
Lyudmila Kofman	282 Beaumont St., BK	Enlarge 2-story dwelling	57-13-BZ	Eric Palatnik, PC
Norma Chakkalo	712 Avenue W, BK	Enlarge 1-family dwelling	64-13-BZ	Fredrick A. Becker
Victor Pometko	176 Oxford St., BK	Enlarge 1-story dwelling	76-13-BZ	Eric Palatnik, PC
Michal Cohen	1957 E. 14th St., BK	Enlarge 1-family dwelling	82-13-BZ	Fredrick A. Becker
Western Beef Properties	38-15 Northern Blvd., QN	Legalize physical culture establishment	72-13-BZ	Sheldon Lobel, PC
Cel-Net Holdings	11-11 44th Dr., QN	Permit physical culture establishment	63-13-BZ	Sheldon Lobel, PC
APPEALS				
5 Beekman Prop. Owner	5 Beekman St., MN	Convert commercial building to transient hotel	75-13-A	Fredrick A. Becker
813 Park Ave. Holdings	807 Park Ave., MN	Appeal zoning lot status determination	79-13-A	Howard B. Hornstein
Tuck-It-Away Assocs.	261 Walton Ave., BX	Appeal determination that advertising sign not non-conforming use	71-13-A	Goldman Harris
Esther Freund	261 Walton Ave., BX	Appeal determination that advertising sign not non-conforming use	70-13-A	Goldman Harris
Ess Prisa II LLC	330 Bruckner Blvd., BX	Appeal sign registration rejection	68-13-A	OTR Media Group
Wall & Assocs.	111 E. 161 St., BX	Appeal sign registration rejection	66-13-A	OTR Media Group
71 Greene LLC	71 Greene Ave., BK	N/A	60-13-A	NYC DOB
25 Skillman LLC	25 Skillman Ave., BK	Appeal sign registration rejection	69-13-A	OTR Media Group
Sylvaton Holdings LLC	4 Wiman Pl., SI	Appeal denial of construction of 12-story building	58-13-A	Rothkrug Rothkrug

LANDMARKS PIPELINE

Proposed Designations — February 2013

NAME	ADDRESS	ACTION	DATE
Bialystoker Home	228-230 E. Broadway, MN	Heard	2/12/2013
Firehouse, Engine Co. 46	451-453 E. 176th St., BX	Designated	2/12/2013
Firehouse, Engine Co. 73	659-661 Prospect Ave., BX	Designated	2/12/2013
Firehouse, Engine Co. 28	436 39th St., BK	Designated	2/12/2013
Firehouse, Engine Co. 40	1307-1309 Prospect Ave., BK	Designated	2/12/2013
Firehouse, Engine Co. 268	259 Beach 116th St., QN	Designated	2/12/2013

Actions Taken — February 2013

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	DOCKET NO.	APP'D
February 5, 2013				
277 Bleecker St., MN	Greenwich Village HD	Install sidewalk railing, cellar storefront, mod. storefront	12-6776	W/Mod
289 Bleecker St., MN	Greenwich Village HD	Replace storefront infill	13-8569	Yes
76 Greenwich Ave., MN	Greenwich Village HD	Amend C of A to demo. building, construct park	14-0327	Yes
425 W. 13th St., MN	Gansevoort Market HD	Install infill, signage	13-8840	Yes
138 E. 65th St., MN	Upper East Side HD Ext.	Alter facades, excavate rear yard	13-7754	Yes
22 E. 72nd St., MN	Upper East Side HD	Legalize rooftop mechanical equipment	13-6612	W/Mod
791 Park Ave., MN	Upper East Side HD	Replace HVAC units	13-6260	W/D
446 Columbus Ave., MN	Upper West Side/CPW HD	Replace storefront infill	13-7900	W/Mod
5255 Sycamore Ave., BX	Riverdale HD	Construct dormer windows	12-7982	Yes
430 W. 250th St., BX	Fieldston HD	Alter facade, gutters, eaves, enlarge windows	13-7779	W/Mod
1 Pierrepont St., BK	Brooklyn Heights HD	Legalize replacement of windows	13-9147	Yes
68 Cranberry St., BK	Brooklyn Heights HD	Demo. rear addition, construct rear addition	13-7791	Yes
142 Franklin St., BK	Greenpoint HD	Install storefront infill	13-7051	Yes
201 Water St., BK	DUMBO HD	Const. rooftop adds., alter openings, repl. windows, inst. infill	13-6825	Yes
600 West Dr., QN	Douglaston HD	Modify railing, install access lift	13-8666	W/Mod
February 12, 2013				
6 Varick St., MN	Tribeca West HD	Amend C of A to est. master plan for windows	13-6948	Yes
291 W. 4th St., MN	Greenwich Village HD	Const. rear, roof adds., alter rear facade, excavate basement	11-3630	Yes
241 W. 11th St., MN	Greenwich Village HD	Const. rear, roof adds., excavate basement, yard, areaway	12-6604	Yes
234 W. 13th St., MN	Greenwich Village HD	Alter ground floor, replace storefront infill	13-8203	W/Mod
11 E. 68th St., MN	Upper East Side HD	Const. roof, rear adds., alter windows, install door, lighting	13-6227	Yes
25 Montgomery Pl., BK	Park Slope HD	Replace rear window	13-4850	Yes
February 26, 2013				
451 Washington St., MN	Fleming Smith Warehouse	Replace window	13-8990	W/Mod
21 E. 70th St., MN	Pagenstecher House	Alter ground fl., rear parapet, inst. balconies, bulkhead	13-6385	W/Mod
1201 Lafayette Ave., BX	American Bank Note Co. Print. Plant	Install infill, signage, rooftop mechanical equipment	13-9875	W/Mod
462 Broadway, MN	SoHo-Cast Iron HD	Install infill, entrance canopy	14-0221	Yes
10 Downing St., MN	Greenwich Village HD Ext. II	Legalize heat lamps	13-9888	W/Mod
20 E. 64th St., MN	Upper East Side HD	Const. bulkheads, alter rear, excavate sub-cellar	13-9666	Yes
789 Madison Ave., MN	Upper East Side HD	Install infill, awnings	13-7626	Yes
165 W. 78th St., MN	Upper West Side/CPW HD	Alter areaway, install handrails	13-9859	Yes
6 Henderson Pl., MN	Henderson Place HD	Reconstruct facade	13-7317	Yes
165 Columbia Hts., BK	Brooklyn Heights HD	Reconstruct facade, replace windows & doors	13-9439	Yes
144 Montague St., BK	Brooklyn Heights HD	Legalize bracket sign	13-7685	Yes
16-20 Columbia Pl., BK	Brooklyn Heights HD	Legalize awnings	13-9012	Yes
297 Prospect Pl., BK	Prospect Heights HD	Alter opening, install doors, balcony	14-0409	W/Mod
255 Lincoln Rd., BK	Prospect Lefferts Gardens HD	Install rear deck, alter windows	13-9908	Yes
193 Ocean Ave., BK	Ocean on the Park HD	Legalize driveway, stoop alterations	13-9663	No

Chart continues on next page

New Decisions Added to CITYADMIN www.CityAdmin.org February 2013

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1656	1413 Pitkin Avenue, BK	UDAAP by HPD (2 lots)	2/5/2013
1657 ; 1658 ; 1659	Durst West 57th Street, MN	Rezoning (M1-5 to C6-2); special permit (wall height, setback, tower requirements, distance between buildings); special permit (285-space garage)	2/5/2013
1660	East Village/Lower East Side HD, MN	Landmark district designation	2/5/2013
1661	10 Downing Street, MN	Revocable consent (sidewalk cafe)	2/5/2013

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
South Street Seaport/Pier 17	Special permit (use regs., height & setback); rezoning (C2-8 to C4-6); special permit (mod. yard regs.); special permit (sign surface area, height); zoning text amendment (modify dimension reqs. for waterfront access and visual corridors); dispose of City-owned property; zoning text amendment (hours of operation for waterfront access areas)	MN 1	C130055ZSM ; C130052ZMM ; C130053ZSM ; C130054ZSM ; N130056ZAM ; C130059PPM ; N130080ZRM	2/6/2013
400 Liberty Ave. Office Space	Acquisition of office space (Dep't of Probation)	BK 5	N130163PXK	2/6/2013
Flushing Meadows East	Rezoning (M1-1, M1-2 to C2-6A)	QN 7	C070352ZMQ	2/6/2013

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
24 Market St., MN	Appeal DOB determination that signs are not a non-conforming use	Denied	169-12-A ; 170-12-A	Davidoff Hutcher
1 York St., MN	Permit physical culture establishment (Barry's Bootcamp)	App'd	261-12-BZ	Sheldon Lobel, PC
440 Broadway, MN	Permit retail use on 1st floor and cellar	App'd	283-12-BZ	Sheldon Lobel, PC
100 Varick St., MN	Build residential building with ground-floor retail	App'd	12-12-BZ	Greenberg Traurig
111 Varick St., MN	Appeal DOB determination regarding advertising signs	Denied	90-12-A	Fried Frank
600 Washington St., MN	Permit physical culture establishment (Gotham Gym)	App'd	244-12-BZ	Wachtel Masyr
39 W. 21st St., MN	Permit physical culture establishment (Flywheel Sports)	App'd	150-12-BZ	Goldman Harris
339 W. 29th St., MN	Appeal determination that owner required Landmarks approval	App'd	145-12-A	Marvin Mitzner
74 Park Ave., MN	Extension of term (accessory parking garage)	App'd	812-61-BZ	Peter Hirshman
620 12th Ave., MN	Appeal DOB determination regarding advertising signs	Denied	97-12-A ; 98-12-A	Fried Frank
301 W. 125h St., MN	Permit physical culture establishment (Blink)	App'd	291-12-BZ	Rothkrug Rothkrug
101 Macombs Pl., MN	Appeal DOB determination that sign not a non-conforming use	Denied	167-12-A	Davidoff Hutcher
1197 Bryant Ave., BX	Legalize retail store use	App'd	190-11-BZ	Sheldon Lobel, PC
66 Van Cortlandt Park S., BX	Enlarge nursing home (rear yard reqs.)	App'd	113-11-BZ	Slater & Beckerman
50 E. 153rd St., BX	Appeal DOB determination regarding advertising signs	Denied	85-12-A	Fried Frank
1320 E. 27th St., BK	Enlarge 1-family dwelling (fl. area, open space, yards)	App'd	249-12-BZ	Lewis E. Garfinkel
1815 86th St., BK	Extension of term (auto laundry)	App'd	135-01-BZ	Rothkrug Rothkrug
186 Girard St., BK	Enlarge 1-family dwelling (floor area)	App'd	9-12-BZ	Eric Palatnik, PC
2122 Avenue N, BK	Enlarge 1-family dwelling (fl. area, open space, yards)	App'd	275-12-BZ	Fredrick A. Becker
2701 Knapp St., BK	Amend variance to convert auto bays to store, ext. of term	App'd	39-65-BZ	Eric Palatnik, PC
3143 Atlantic Ave., BK	Extend commerical use into residential district (McDonald's)	App'd	278-12-BZ	John M. Marmora
43-60 Ditmars Blvd., QN	Extension of term (Matrix Fitness Club)	App'd	173-99-BZ	Gerald J. Caliendo
24-47 95th St., QN	Construct 1-family dwelling (floor area, yards)	App'd	147-11-BZ	Sheldon Lobel, PC
49-21 Astoria Blvd., QN	Appeal DOB determination that sign not a non-conforming use	Denied	162-12-A	Davidoff Hutcher
136-21 Roosevelt Ave., QN	Amend permit to change use from parking to office	W/D	93-97-BZ	Eric Palatnik, PC
114-01 Sutphin Blvd., QN	Permit drive-through facility (McDonald's)	App'd	260-12-BZ	John M. Marmora
142-41 Roosevelt Ave., QN	Permit accessory parking on supermarket roof	Denied	30-12-BZ	Eric Palatnik, PC
24-02 89th St., QN	Amend waiver to construct community facility building	App'd	142-12-A	Sheldon Lobel, PC

New Decisions Added to CITYADMIN www.CityAdmin.org February 2013

LANDMARKS PRESERVATION COMMISSION - APPROVALS & CERTIFICATES

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
32 W. 40th St., MN	Engineers' Club Building	Replace windows	13-8606	Yes	12/4/2012
30 Rockefeller Plaza, MN	The Rainbow Room	Repl. dance floor, repl., restore decorative elements	14-0695	Yes	2/12/2013
30 Rockefeller Plaza, MN	Rockefeller Center/GE Building	Enlarge windows, inst. safety panels, remove railings	14-0778	Yes	2/12/2013
272 Water St., MN	South Street Seaport HD	Const. bulkhead, replace parapet, inst. mech. equip.	13-8132	Yes	11/21/2012
254 Front St., MN	South Street Seaport HD	Demo. building, construct 8-story building	14-0335	Yes	1/30/2013
105 Chambers St., MN	Tribeca South HD	Enlarge, install windows, install infill	13-8198	Yes	11/26/2012
78 Reade St., MN	Tribeca South HD	Legalize fire escape installation	13-8138	Yes	11/23/2012
134 Duane St., MN	Tribeca South HD	Install deck	13-8772	Yes	12/7/2012
127 Hudson St., MN	Tribeca West HD	Replace sign	13-9744	Yes	1/11/2013
230 Mercer St., MN	NoHo HD	Remove illegal banners, flagpoles, legalize banners	13-8935	Yes	12/13/2012
10 Downing St., MN	Greenwich Village HD Ext. II	Install retractable awning	14-0586	Yes	2/7/2013
8-12 Bond St., MN	NoHo HD	Demo. building, construct 7-story building	14-0770	Yes	2/12/2013
688 Broadway, MN	NoHo HD	Construct 11-story building	13-7987	Yes	11/28/2012
726 Broadway, MN	NoHo HD	Est. master plan (install rooftop mechanical equip.)	14-0472	Yes	2/4/2013
103 Second Ave., MN	East Village/LES HD	Install exhaust flue	14-0700	Yes	2/11/2013
129 Charles St., MN	Greenwich Village HD Ext.	Construct rooftop, rear yard addition	13-9073	Yes	12/17/2012
430 W. 22nd St., MN	Chelsea HD	Alter window opening	13-8609	Yes	12/4/2012
555 W. 25th St., MN	West Chelsea HD	Install rooftop bulkhead, interior stair	13-8196	Yes	11/21/2012
4 E. 27th St., MN	Madison Square North HD	Replace door, install railings	13-8917	Yes	12/12/2012
220-224 Twelfth Ave., MN	West Chelsea HD	Establish master plan (install windows)	13-9530	Yes	1/4/2013
785 Fifth Ave., MN	Upper East Side HD	Install terrace enclosure	14-0437	Yes	2/1/2013
25 Central Park W., MN	Upper West Side/CPW HD	Establish master plan (install a/c units)	13-8993	Yes	12/14/2012
55 Central Park W., MN	Upper West Side/CPW HD	Replace doors, restore trimwork, transom	14-0777	Yes	2/12/2013
11-13 E. 67th St., MN	Upper East Side HD	Demo. rear, install pool, const. interior structure	13-9148	Yes	12/19/2012
49 W. 72nd St., MN	Upper West Side/CPW HD	Install sidewalk canopy	13-8225	Yes	11/27/2012
115 West 85th St., MN	Upper West Side/CPW HD	Construct roof, rear additions	13-8177	Yes	11/23/2012
1440 Lexington Ave., MN	Carnegie Hill HD	Exc. rear yard, extend cellar, const. rear yard add.	14-0446	Yes	2/1/2013
4750 Iselin Ave., BX	Fieldston HD	Construct 1-story addition	13-8708	Yes	12/7/2012
5255 Sycamore Ave., BX	Riverdale HD	Construct 2 dormers	14-0740	Yes	2/12/2013
20 Jay St., BK	DUMBO HD	Replace infill, windows, reorient ramp	14-0750	Yes	2/12/2013
545 8th St., BK	Park Slope HD	Construct vestibule	13-9592	Yes	1/3/2013
592 10th St., BK	Park Slope HD	Replace windows, door	13-8176	Yes	11/23/2012
242 Cumberland st., BK	Fort Greene HD	Construct rear yard addition, rooftop terrace	13-9846	Yes	1/16/2013
415 Clermont Ave., BK	Fort Greene HD	Leg. replacement of grilles, fence, windows	14-0457	Yes	2/4/2013
167 State St., BK	Brooklyn Heights HD	Extend rear yard addition	14-0469	Yes	2/4/2013
511 E. 16th St., BK	Ditmas Park HD	Replace windows	13-8318	Yes	11/27/2012
216 Beverly Rd., QN	Douglaston HD	Replace, modify windows, paint facade	14-0724	Yes	2/11/2013