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Brooklyn Chamber of Commerce and Council Member Stephen Levin met with local food manufacturers on February 26, 2013. Read coverage of the event on page 45 and Brooklyn Chambers' Carlo A. Scissura's commentary on page 41. Image Courtesy: Brooklyn Chamber of Commerce.

CITY COUNCIL

Rezoning/Text Amendment

Hudson Square, Manhattan

Trinity Church's Special Hudson Square District Wins Council Approval

Modifications to private rezoning application centered on encouraging affordable housing. On March 13, 2013, the City Council voted to approve [Trinity Church's](#) Special Hudson Square District proposal with modifications. The proposal was intended to facilitate residential development and protect existing office space. Zoning & Franchises

Subcommittee Chair Mark Weprin announced modifications to the proposal at a Subcommittee meeting on March 13, 2013. The modifications addressed many of the concerns expressed by community residents and building owners at the City Planning Commission's hearing on November 28, 2012 and the Subcommittee's hearing on February 12, 2013. (See *CityLand's* past coverage [here](#)).

Chair Weprin announced a few modifications meant to encourage and increase the amount of affordable housing in the District. During the [Subcommittee's hearing](#), several building owners testified that in order to reach the *(cont'd on page 37)*

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12.0 floor area ratio allowed under the City's [Inclusionary Housing Program](#), the height limit on narrow streets should be set at between 210 and 230 feet. Owners also criticized the City Planning Commission's imposition of a special permit in order to achieve a maximum height of 210 feet on narrow streets. Under the Council's modifications, the maximum building height on narrow streets will remain at 185 feet as originally proposed. However, the height limit can be increased to 210 feet for residential developments, but only if 20 percent of the development's units are permanently affordable. The modification thus eliminated the City Planning Commission's special permit provision.

Modifications were also made in response to testimony given at the February 12th [Subcommittee hearing](#) regarding a property at [274 Sprint Street](#). [Jesse Masyr](#), of [Wachtel, Masyr & Missry](#), testified on behalf of Edison Properties, the owners of 274 Spring Street. He testified that because of the shallow depth of that particular property and the 210 foot height maximum, a residential development would not be able to reach the full 12.0 FAR available under the Inclusionary Housing Program. According to City Council staff, the modifications to the proposal include an exemption for this particular property to allow a maximum height of 230 feet, if 20 percent of the development's units are permanently affordable.

Chair Weprin also announced that Trinity's \$5.6 million contribution to open space would be shared equally between the [Tony Dapolito Recreation Center](#) and [Pier 40](#). Pier 40 is part of the Hudson River Park system and has three all-purpose sports fields. Trinity also agreed to work with the City's Department of Education to provide recreation space within its proposed mixed-use development to be located in Subdistrict A.

The Landmarks Preservation Commission also agreed to study

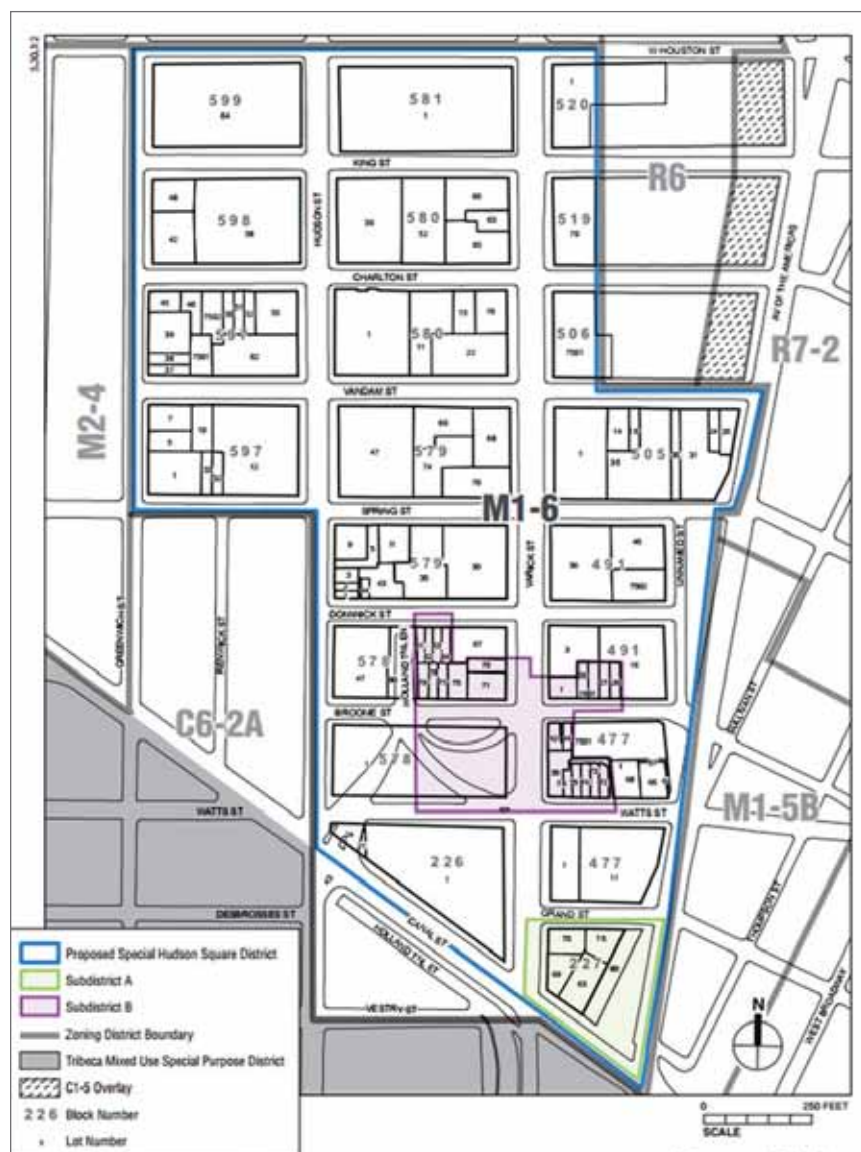
and consider landmarking a portion of the [South Village](#). There was a strong public concern at the previous City Planning Commission and Council hearings that without designation, the South Village would fall victim to significant development.

The Subcommittee and the Land Use Committee voted to approve the proposal on March 13, 2013. Council Member Charles Barron cast the lone negative vote, explaining that rezoning inevitably leads to higher land values for developers but provides too little incentive to provide realistic affordable housing in great numbers, especially for the African-American and La-

tino populations of the City. Council Member Jessica Lappin thanked Andrew Berman of the [Greenwich Village Society for Historic Preservation](#) for his South Village landmarking efforts and all the community parents who came out to the hearing to push for open space.

The City Council voted to approve the proposal at its stated meeting on March 13, 2013.

Council: [Special Hudson Square Rezoning and Text Amendment](#) (C 120380 ZMM – rezoning); (N 120381(A) ZRM – text amendment) (March 13, 2013).



Map of Special Hudson Square District. Subdistrict B was eliminated from the proposal by the CPC. Image Courtesy: DCP.

LANDMARKS PRESERVATION COMMISSION

Certificate of Appropriateness

SoHo, Manhattan

New Developer's Changes to 2007 SoHo Project Approved by Landmarks

New project would entail the demolition of two buildings, the restoration of a Wooster Street structure, and the construction of a new nine-story building. On March 12, 2013, the



Rendering of proposed nine-story building at 325 West Broadway. Image Courtesy: DDG.

Landmarks Preservation Commission approved a proposal by developer [DDG](#) for a new development at [325 West Broadway](#), at the corner of Wooster Street, in the [SoHo-Cast Iron Historic District](#). The application sought to amend a certificate of appropriateness [issued in 2007](#) to a different developer. The project would retain the essential bulk and massing of the previous plan. However, the design of the new building, as well as additions to existing buildings at [23 and 25 Wooster Street](#), would change.

As in the previous plan, the two buildings facing Wooster Street would be restored. Two mid-20th-century buildings, a garage and a

warehouse, would be demolished to make way for the new structure. The new building would be residential, with two ground-floor retail spaces. Sidewalls, partially visible from the street, would be clad in concrete panels. Kramer Levin attorney [Valerie Campbell](#) said that the project would retain waivers issued by the Department of City Planning to change the site's use to residential with ground-floor retail, as well as for height and setback waivers.

At the Landmarks hearing on March 5, 2013, architect Peter Guthrie presented a plan for a building that would rise to eight stories at the streetwall, with the eighth story set back behind a colonnade, and a ninth floor penthouse. In addition to the change in materials, the new facade would be reorganized into a tripartite design, both horizontally and vertically. Guthrie said the facade would be more related to the cast-iron architecture of the district. The facade would be constructed of cast-aluminum columns and spandrels, which Guthrie called a "utilitarian material" that would suit the aesthetics of the district. The facade would have a depth of approximately two feet from the window glass to

the front of the spandrels. The set back stories would emulate the form of a mansard roof. Guthrie said the design was an attempt to "connect to the spirit of the loft buildings" of the district. Planters would be installed on the facade, with cables guiding vines, creating "a tracery of green." The recessed base would be faced in glass, and Guthrie said the storefront would add to the street life of the "desolate" stretch of West Broadway.

On the rooftop additions facing Wooster Street, stucco in the original approved plan would be changed to slate, and an elevator bulkhead would be raised.

Jane McCarthy, representing Manhattan Community Board 2, recommended denial of the project, finding it insufficiently referential to the architecture of SoHo, as well as objecting to the design of the ground floor and lack of a distinct cornice. The Historic Districts Council's Nadezhda Williams found the project to be a "great improvement" over the previously approved plan, and a "welcome addition to the SoHo-Cast Iron Historic District."

The Commissioners generally praised the design, finding it supe-



Rendering of 325 West Broadway, view from Grand Street. Image Courtesy: DDG.

rior to the approved plan for the site, with Commissioner Fred Bland calling it “a huge positive change” from the previous plan, but asked for some modifications. Some commissioners expressed concerns about the building’s glass base, with Commissioner Diana Chapin saying she was initially perturbed by the “floating aspect,” but ultimately found it appropriate. Commissioners also criticized the gap in the side facade created by the colonnade in front of the set-back eighth floor. Commissioner Michael Goldblum thought the addition to the bulkhead on Wooster Street was “a lot to add,” and that the hollowness of the cast-aluminum elements would undermine the facade’s sculptural quality. Commissioner Libby Ryan thought the “void” at the base was not appropriate for the district, while Commissioner Michael Devonshire was convinced it was acceptable for a contemporary building. Chair Robert B. Tierney commended the applicants on their “excellent proposal,” but asked that they return with a refined plan before Landmarks could vote for approval.

When the applicants returned to Landmarks a week later on March 12, they presented a design that pulled the sidewalls forward at the eighth floor, eliminating the idiosyncratic gap in the side facade. They responded to the criticisms of the hollow cast-metal components by making the columns deeper, to accentuate the facade’s sculptural presence.

The Commissioners unanimously supported the revised proposal as appropriate. Commissioner Chapin called the final proposal “an exceptionally exciting” interpretation of cast-iron architecture “in contemporary materials.” Commissioner Devonshire said he “wholeheartedly” endorsed approval. Commissioner Goldblum found the proposal to be a “somewhat peculiar building,” but nonetheless “entirely appropriate.”

LPC: 325-329 West Broadway, Man-

hattan (14-0294) (March 12, 2013) (Architect: DDG).

LANDMARKS PRESERVATION COMMISSION

Certificate of Appropriateness

East Village, Manhattan

Commissioners Reject Design for Proposed Building Adjacent to Merchant’s House

Applicants responded to public testimony, which focused on potential damage to the adjoining landmarks, by detailing the excavation, construction and monitoring plans for the new building. On March 12, 2013, the Landmarks Preservation Commission continued a hearing on a proposed new building at [27 East 4th Street](#), in the [NoHo Historic District Extension](#). The proposed building is adjacent to the Merchant’s House, an [individual exterior](#) and [interior landmark](#) and [museum](#) at 29 East 4th Street.

At the first hearing on September 11, 2012, elected officials, representatives of the museum, the NYC Department of Parks & Recreation, which owns the property, Manhattan Community Board 2, and members of the public, all expressed strong concern about the potential negative impact of the project on the Merchant’s House. (See *CityLand’s* past coverage [here](#)). The hearing was cut short due to the quantity of public testimony and without an opportunity for the applicants to respond to the criticism or for Commissioners to comment on the application.

At the continuation of the public hearing on March 12, 2013, Troutman Sanders attorney [Jeremiah Candreva](#), representing the developers, said the “primary goal” of the project was to improve the site without damaging the Merchant’s House. Architect Edward Carroll, of SRA Architecture and Engineering, said the proposed new building was



Rendering of proposed building at 27 East 4th Street. Image Credit: SRA Architecture and Engineering.

“consistent with the character of the neighborhood,” and represented an “opportunity to create an impression on the City’s landscape.” He said the new nine-story building massing was consistent with later development in the historic district, and noted that the building that previously stood at the site had been taller than the current proposal. According to the applicants, the new building will be utilized for office or hotel use. The building would be faced in gray-tinted glass, with darker spandrel panels, divided by structural steel beams, and framed in cast stone. The sidewalls would be clad in masonry.

Structural engineer Karl Rubenacker of [Gilsanz Murray Steficek](#) stated that tests were conducted to determine the geometry of nearby foundations. The plan for the new building would place no additional burden on the Merchant House’s side wall, all load bearing would be borne by an interior structure, and the new building would serve to brace and stabilize the historic house, while also protecting it from

the elements. Vibration during construction would be monitored by seismographs and reviewed daily. Any existing cracks would be identified and monitored to ensure that they do not grow. Construction will start from the rear of the lot, and the Merchant House will be braced as they move forward. No removal of the existing garage building would be conducted until the new building infrastructure is in place.

Landmarks counsel John Weiss noted that Department of Buildings' Executive Director of Forensic Engineering Tim Lynch had signed off on the proposal, and that the Parks Department was also "agreeable" to the proposal.

Commissioner Fred Bland said he was glad that the hole in the block would be filled. Bland was persuaded that the project would not negatively affect the Merchant's House. However, he criticized the design of the proposal and said that the top two floors should be reexamined, the spandrel panels should be metal instead of glass, and that there should not be tinted glass on the facade. Commissioner Margery Perlmutter thought human oversight of the monitoring program should be increased. She found that the proposal's architecture "didn't rise to the quality of the site" and compared it to a 1960s office building. Commissioner Michael Goldblum suggested that Landmarks withhold approval until the museum issued a communication that it believed the mitigation measures were adequate. Goldblum noted that if the interior plaster of the Merchant's House began to crack, "you can monitor all you want: it's gone." Commissioner Michael Devonshire concurred that the proposed facade was "banal." He also suggested reducing the height of the new structure by two stories, so that the Merchant's House wouldn't be "dwarfed."

Chair Robert B. Tierney agreed that the new building should be lowered, and that the most critical aspect of the proposal was that

it "do no harm" to the Merchant's House. He asked the applicants to take the Commissioners' comments under advisement, and return to Landmarks with a revised plan at a later date.

.....
LPC: 27 East 4th Street, Manhattan (13-0884) ([March 12, 2013](#)) (Architect: SRA Architecture and Engineering).

LANDMARKS PRESERVATION COMMISSION

Certificate of Appropriateness

DUMBO, Brooklyn

Design Modifications Win Approval for DUMBO Townhouses

Proposal garners high praise from Commissioners after reduction in visible height, revisions to alleyway entrance. On March 12, 2013, the Landmarks Preservation Commission voted to approve a proposal by [Alloy Development](#) to construct a five-story residential structure where a garage now stands at [55 Pearl Street](#) in the [DUMBO Historic District](#). The corner-lot building will house five individual townhouses with entrances on both Pearl and Water Streets. The project will total approximately 3,000 square feet.

Commissioners originally considered a proposal for the site on February 5, 2013. (See *CityLand's* coverage [here](#)). At the hearing, preservationist organizations objected to the bulk of the proposed structure. A representative of the DUMBO Neighborhood Alliance asserted that the existing early-20th-century garage building should be preserved in some form. Commissioners found the scale generally appropriate, but objected to the design of an "alley" on Pearl Street that would serve as a garage entrance, and asked for further design refinements.

Architect [Jared Della Valle](#) presented the original proposal and announced a number of revisions to the proposal at the March 12th hearing. As the original plan proposed,



Rendering of 55 Pearl Street entrance.
Image Courtesy: Alloy Development.

the building would be clad primarily in wood on the ground floor, while the glass facade of the upper stories would stand behind a pattern of ductile concrete fins. Della Valle produced a sample of the concrete material that would be used for the one-inch-thick fins on the upper stories and used the sample to demonstrate the "warm palette" of the planned building.

In the revised proposal, a one-story screen at the sixth story street wall, which served to protect a setback penthouse from noise, was eliminated. This modification would reduce the apparent height of the building and bring the building into closer alignment with the corner line of nearby buildings. The entrance to the alley would be set back from the street wall and utilize a gate rather than a garage door. Additionally, the sidewalk in front of the entrance would be restored with historic cobblestones and the ground-floor windows would feature cast-iron grilles.

Commissioner Fred Bland, who supported approval of the previous iteration of the project, called the proposal one of the best he'd seen in his tenure as commissioner. He praised the "ravishing" mate-

Brooklyn Chamber of Commerce: Finding Suitable and Affordable Space for Food Manufacturing in Brooklyn



Brooklyn's growing sector of small food makers has meant more jobs for the local economy over the past few years. As part of this growth, Brooklyn itself has become a brand for artisanal food makers who have set up in small kitchens and incubator spaces across the borough to make their tasty creations.

The Brooklyn "Food Chain" — starting with food manufacturing and wholesale distribution, and including grocery stores, specialty stores, restaurants, and coffee shops — account for 12.5 percent of the borough's 472,000 private sector jobs. According to the Brooklyn Chamber's [Winter 2012 Brooklyn Labor Market Review](#), food accounts for one out of six of the 49,000 businesses in Brooklyn — with nearly 59,000 people employed by 7,800 businesses.

Brooklyn's food artisans, however, have become a victim of their own success. Many are struggling to grow by trying to hire more employees without having to move part of their business out of Brooklyn. Only when more industrial space is made available to manufacturers can these mom-and-pop businesses blossom and new ones get started.

One of the greatest needs for food manufacturers are co-packing facilities, companies that handle the packaging needs of several small food companies. Any co-packer who sets up shop in Brooklyn needs a place to do so. What our partners in government need to do, on both the City and State level, is make more space available by helping convert existing spaces that are underutilized. The creation of more incubators — [like what was done years ago in DUMBO for the budding tech community](#) — will go a long way in helping manufacturers.

The Chamber's premier food event, [Brooklyn Eats](#), will be held on June 26 at the former Pfizer plant in South Williamsburg. The Chamber aims to rebrand this event from one previously focused on restaurants to one that spotlights artisanal food makers. This will ultimately give them increased exposure to consumers, help create jobs, and continue to make Brooklyn

the food capitol of the country. The all-day trade show will include fun events, celebrity chefs, and a kick-off panel. The day will culminate with a foodie extravaganza — all done in unique Brooklyn style!

Crain's New York Business [highlighted the food manufacturing space issue](#) in its March 10 edition. Crain's reported that nearly two-thirds of the roughly 40 Brooklyn artisanal food makers that [Council Member Stephen Levin](#) surveyed last year said they were looking for places to set up larger facilities. Of those, over three-quarters — 77 percent to be exact — were unable to find the space they needed. As a result, many have been forced to move their operations out of state in search of larger and cheaper spaces.

In the meantime, these small businesses share restaurant kitchens in order to make their products. It's not the best solution, but it is a way to continue working while searching for larger, affordable spaces in Brooklyn. We all know that real estate in New York, be it residential or commercial, comes at a premium. But for these businesses to thrive, we need to ensure that there is space for them right here in Brooklyn where it is also affordable to do business. Just like affordable housing is needed for the middle class, affordable industrial space is needed for entrepreneurs.

The vacancy rate citywide for industrial space is about 4 percent. Even though industrial spaces within Brooklyn — such as the former Pfizer factory, the Navy Yard, and Industry City — have been made available over the past few years, there is a need for more real estate to be dedicated to the small food manufacturing community.

The lack of reasonably priced space — and space in general — will ultimately drive these businesses away. That's something Brooklyn can't afford.

— Carlo A. Scissura

Carlo A. Scissura is the President & CEO of the [Brooklyn Chamber of Commerce](#).

For CityLand's coverage of the Brooklyn Chambers' recent food manufacturing event, see page 45.

riality and ingenuity in creating a contextual form for townhouses in DUMBO. Commissioner Margery Perlmutter praised the plan as a successful example of designing a contextual building in a historic district "in a completely contemporary lan-

guage." Perlmutter found that the fins recalled the brick colonnades of historic industrial architecture and said that the concrete grid over glass was reminiscent of the district's window patterns. Commissioner Joan Gerner commended the proj-

ect as being "playful," while speaking to the industrial character of the neighborhood.

Chair Robert B. Tierney described himself as "particularly pleased" by the restoration of cobblestones and led a unanimous vote



Rendering of 55 Pearl Street, view from Water Street. Image Courtesy: Alloy Development.

for approval.

LPC: 55-57 Pearl Street, Brooklyn (13-9538) ([March 12, 2013](#)) (Architect: Alloy Development).

LANDMARKS PRESERVATION COMMISSION

Certificate of Appropriateness

SoHo, Manhattan

New SoHo Structure Would Retain Cast-Iron Facade of Former Building

Original 19th-century cast-iron facade preserved and stored as part of prior demolition application. On March 19, 2013, the Landmarks Preservation Commission considered an application by SoHo Equities to construct a new building at [74 Grand Street](#) in the [SoHo-Cast Iron Historic District](#). The currently vacant lot previously hosted an 1886 neo-Grec store-and-loft building, which was demolished in 2010 because it was structurally unsound. Landmarks granted a [certificate of appropriateness](#) for the demolition in 2009 after the owners agreed to disassemble the facade and store its cast-iron components securely, so that the retained elements would be incorporated into any future struc-

ture at the site.

Attorney [Caroline Harris](#) of Goldman Harris represented the applicants and explained that the historic structure was occupied by a co-op. After an adjoining property was excavated without proper underpinning, the Department of Buildings ordered the occupants to vacate the co-op, and then ordered the building's demolition. She said the fabric salvaged from the original building was protected and stored in a New Jersey storage facility. The old facade would be reutilized on the new building, but it would be impossible to construct a replica of the original structure because the original structure was not in compliance with the Building Code. Harris said the proposal would integrate the historic material into the new building in a way that would "recognize that something happened." She further claimed the design was "sensitive and thoughtful in integrating the history and the recent past" by putting a gap between the preserved facade and the rest of the new building. She added that "the design [was] consistent with surrounding buildings," and was supported by numerous architects whose letters were submitted to Landmarks. The project will require waivers for ground floor commer-

cial use and residential use on the upper stories, height and setback, as well as for additional floor area.

The plan for the eight-story plus penthouse building was presented by Joseph Levine, of [Bone/Levine Architects](#). He said the mandate to design a new building in a historic district using a historic facade was an "unprecedented and unique" project presenting "a variety of challenges." He characterized the project as "caught between a pre-building code and the current building code."

He said the new building would stand about eight feet behind the restored facade, "to achieve a reasonable measure of efficiency" and "mediate dimensions" between the old and the new structures. The distance would be filled by "green space open from ground to sky, with balconies for residents," and the facade would be attached to the new building by a steel armature. He said the historic facade "remains the primary architectural feature of



Rendering of proposed building front at 74 Grand Street. Image Credit: Bone/Levine Architects.



Rendering of proposed building at 74 Grand Street, view from Wooster Street. Image Credit: Bone/Levine Architects.

this new building.” He described the new building behind the facade as “modest, and honestly contemporary,” with a simple glass and metal facade that would not “compete” with the historic cast iron. He said the proposal “tells the story of the undermining and loss of the original building.” The floor-to-floor height of the new structure would not match that of the facade, because of the ground floor courtyard, ingress, and egress requirements, and because floor-to-ceiling heights would differ from the original building.

The side walls would be clad in red brick, and Levine said he expected the empty adjacent lot to be filled in the near future. He claimed the penthouse would fit in with rooftop bulkheads and other roof structures common to the district.

A representative from Manhattan Community Board 2 said the Board strongly recommended denial, and requested that the developer come forward with a new plan that “respects the spirit of the original building.” The [Historic Districts Council’s](#) Nadezhda Williams spoke in opposition to the proposal, stating “the cast iron deserves to be a true part of a building as was intended.” Christabel Gough, of the Soci-

ety for the Architecture of the City, found the proposal disrespectful of the original structure and its architect George da Cunha, and said that “the original floor heights should be retained and the facade rebuilt retaining the historic proportions.”

Commissioner Michael Goldblum expressed appreciation for the difficulty of the applicant’s task. He found the proposal needed significant revisions before approval, and particularly needed to resolve the “disembodied facade” by finding a way to “knit together the old and the new.” He also said the windows could be better aligned with the historic facade. Vice Chair Pablo Vengoechea appreciated the applicant’s efforts in the “invention of something new,” but agreed there was “too much of a disconnect” between the new and old fabric. Vengoechea also believed the proposal should be reduced by one story. Commissioner Margery Perlmutter said the new building did not relate to the historic district without the salvaged facade, and that the proposal left the historic facade “wafting in the breeze.” Commissioner Libby Ryan determined that the mismatching floor heights created a “discordant note in the historic district.”

Chair Robert B. Tierney asked the applicants to consider reducing the height of the proposal, as well as to further refine the design, and to return to the Commission with a revised proposal at a future public meeting.

LPC: 74 Grand Street, Manhattan (14-0893) ([Mar. 19, 2013](#)) (Architect: Bone/Levine Architects).

HISTORIC DISTRICTS COUNCIL

19th Annual Preservation Conference
Citywide

Preservationists Focused on United Priorities for the Next Administration

*Historic Districts Council’s annual
preservation conference celebrated*

City history, identified priorities, and looked forward to new battles and a new administration. The [Historic Districts Council](#) hosted its [19th Annual Preservation Conference](#) over three days from March 1 to 3, 2013. The conference featured receptions, guest speakers, panel discussions, and walking tours. The [American Institute of Architects](#) also provided continuing education credits. New York Law School hosted the conference on Saturday, March 2nd. Participants from various fields spoke on panels regarding preservation campaigns in the public and private sectors. Panelists presented individual talks on preservation issues and took questions from the audience and panel moderators. The event attracted people actively engaged in preservation advocacy and sought to strengthen connections between disparate groups pursuing a common cause. In her introduction, HDC President Francoise Bollack called the preservation of historic architecture “a collective endeavor.” Panelists and speakers repeatedly criticized the Bloomberg Administration and City Planning Commission Chair Amanda Burden for their perceived lack of consideration of preservation issues.

In the first panel, Jack Goldstein, former Executive Director of Save the Theaters, spoke on the decades-spanning effort to protect Manhattan’s Theater District, which he called “one of the premier cultural resources in the U.S.” He detailed the multiple stakeholders in the neighborhood — including unions, residents, theaters, and the pornography industry — and said he learned that it was “possible to



The East Midtown Rezoning and the Future of New York City

(Economic) Heart Trouble

More than 30 years after its last major zoning change, the economic heart of New York City merits a checkup. According to City planners, the prognosis for East Midtown is not good: an aging office stock, a congested pedestrian network, global competition, and the lack of new office development threaten to undermine the economic competitiveness of the City. The cure, proposed by the Bloomberg Administration, is a rezoning of 78 blocks of East Midtown centered around Grand Central Terminal and generally bounded by Fifth and Third Avenues, East 57th and East 39th Streets.

The proposed East Midtown Rezoning seeks to incentivize the development of state-of-the-art office buildings by allowing for an increase in the permitted floor area ratio. The proposed FAR varies throughout the rezoning area, although the highest densities are reserved for large sites with full avenue frontage that surround Grand Central Terminal. These select properties, of which the City has identified four as potential development sites, could achieve a FAR of 24 on an as-of-right basis and up to 30 FAR with a special permit. Sites slightly further from Grand Central Terminal would be allowed a FAR of 21.6 as-of-right, while certain properties along Park Avenue could achieve 21.6 FAR as-of-right or up to 24 FAR through a special permit.

The proposal would allow qualifying sites to achieve the higher FAR in two ways. The first would slightly expand the existing opportunities for floor area transfers from Grand Central Terminal. The second involves the creation of a District Improvement Bonus (DIB), whereby higher FARs would be permitted through cash contributions to a fund dedicated to above- and below-grade pedestrian network improvements within East Midtown. Development rights would be available pursuant to the DIB at an initial contribution rate of \$250 per square foot, subject to adjustment by the City.

What Goes Around Comes Around

The 1980s were a boom time for East Midtown. So much so, that in the 1982 Special Midtown District, most of East Midtown was designated as a “Stabilization Area” where commercial development was discouraged. New development was steered to the West Midtown “Growth Area” (Times Square and environs) through the establishment of higher FARs in this area.

Picking up where the Midtown Special District left off, the City in 2005 approved the Hudson Yards Special District encompassing Midtown’s Far West

Side (Eighth Avenue to the River). Building upon the Midtown Zoning, Hudson Yards sought to facilitate new Class A office buildings, but with even larger footprints. Now, the City has returned its attention to East Midtown.

You Can’t Always Get What You Want

The East Midtown Rezoning would be the last major City-sponsored rezoning under the current Administration, which seeks to have the proposal approved before the Mayor leaves office at the end of 2013. However, with the proposal first released to the public in July 2012, the expedited timeline has been criticized by some as inadequate. Landmarks preservation groups also have voiced concern that the increase in permitted density would encourage the demolition of some of the area’s architecturally noteworthy but non-landmarked buildings. Many of the buildings sought to be protected also contribute to prime development sites and one of the open issues at this time is how many of these buildings will be designated as landmarks, effectively cancelling out the new zoning.

At the opposite end of the conversation, developers and owners have voiced concern over different aspects of the proposal. Following the 1982 rezoning, many of East Midtown’s buildings became non-complying, meaning that they are larger than allowed under the new zoning. These buildings may be reconstructed only up to the current FAR. Under the proposed East Midtown Rezoning, qualifying overbuilt sites may be reconstructed in their entirety by paying a discounted DIB rate for the overbuilt floor area. At a proposed rate of \$125 per square foot (slightly more than the current DIB contribution rate in the Hudson Yards), developers have questioned the economic viability of this approach, pointing out that this amounts to paying twice for the same floor area — once upon initial construction and again upon reconstruction.

Landmark properties may also have grounds to object, as the government-controlled DIB mechanism may compete with and undercut the price of development rights purchased from landmarked sites. The Zoning Resolution has historically sought to facilitate landmark transfers to compensate for the difficulty or impossibility of developing a landmarked site; a zoning amendment that reduces the marketability of landmark development rights arguably defeats this purpose.

Finally, the proposed East Midtown Rezoning represents a continuation of the City’s policy, embedded in the Special Hudson Yards District, of granting

GUEST COMMENTARY

The East Midtown Rezoning (Cont.)

additional development rights in exchange for cash contributions for area-wide infrastructure improvements. For many years, the City Planning Commission resisted the exchange of additional density for cash, requiring bonusable amenities such as plazas and subway improvements to be constructed on or adjacent to the development site. The policy of allowing cash contributions for district-wide improvements raises a number of legal and planning issues, including whether this amounts to “zoning for sale.”

A Work in Progress

The East Midtown Rezoning is a necessary un-

dertaking and the Administration should be applauded for its efforts. However, as with any major land use initiative in our fair City, there are a multiplicity of interests and concerns. It will be interesting to see what emerges at the end of 2013, and the shape of East Midtown in the years to come.

— Howard Goldman & Eugene Travers

Howard Goldman is a partner at [GoldmanHarris LLC](#), a New York City land use firm. [Eugene Travers](#) is an associate at the firm.

resolve issues through collaboration.” [Andrew Dolkart](#), Director of the [Historic Preservation Program](#) at Columbia University, gave a presentation on the history and architecture of the Garment District, an area worthy of protection. Dolkart said the area was “of major historical significance to the history of New York” comprised of a collection of high-rise buildings “unique in the world,” even if it was not designed by celebrated architects. Architectural historian Kerri Culhane, Associate Director of the [Two Bridges Neighborhood Council](#), discussed the proposed [East Midtown rezoning](#), which would affect approximately 587 buildings. She said preservationist effort is needed to preserve significant buildings in the face of an up-zoning that would likely lead to their alteration or demolition.

During the panel discussion, Dolkart lamented the lack of cohesion among preservation organizations that led to a recent [damning article](#) in the New York Post. The article discussed how several major preservationist groups could not agree on which buildings to landmark near [Grand Central](#).

In the second panel, Pratt Institute’s [Lacey Tauber](#) addressed the failure of City-driven rezoning to adequately preserve the waterfront neighborhoods of north Brooklyn. She also discussed some local community organization victories, such

as demanding public access to the waterfront. Tauber said that ethnic enclaves and historic industrial buildings were being threatened by rising property values. Brooklyn realtor [Donald Brennan](#) discussed “the economics of preservation,” especially the impact of landmark designation on a local real estate market. As a broker, he has seen demand for homes in landmarked districts far exceed supply. He contended that properties within historic districts were more valuable per square foot than those on the outside of historic districts. Brennan noted that properties in landmarked districts possessed a form of “insurance,” in that owners could be assured their property would not lose value due to “adjacency problems” — inappropriate or out-of-scale development next door.

Social historian John Reddick gave the final talk on the intertwining of African-American and Jewish social history in Harlem from the 1890s to the 1930s. He also discussed notable lost and existing Harlem structures.

During a question-and-answer period, panelists urged preservationists to attend mayoral campaign functions to compel candidates to take stances on land use issues. Andrew Dolkart again took the microphone to encourage attendees to pressure candidates to appoint a professional preserva-

tionist as chair of the Landmarks Preservation Commission.

A walking tour of Tribeca followed the event.

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HDC: 19th Annual Preservation Conference, Preservation Now! Today’s Victories, Losses and Ongoing Battles! (March 2, 2013).

BROOKLYN CHAMBER OF COMMERCE

Local Food Manufacturing
Brooklyn

Small Food Manufacturers Discussed Common Business Hazards at Community Meeting

Work space, affordable insurance, and information access among chief concerns of small Brooklyn food and beverage manufacturers. On February 26, 2013, the [Brooklyn Chamber of Commerce](#) and [Council Member Stephen Levin](#) hosted an event for local food and beverage manufacturing businesses at the [Wythe Hotel](#) in Williamsburg, Brooklyn. The organizers sought to give Brooklyn entrepreneurs a chance to raise issues related to starting and growing a successful food-based small business. Organizers hoped to take the ideas generated from the event and help make Brooklyn a top food manufacturing industry location.

Landmarks Research Director Mary Beth Betts on her Career, the Commission, and the Fabric of the City



New York City Landmarks Preservation Commission Director of Research Mary Beth Betts supervises a staff of 12 that is responsible for the research and writing of designation reports, the review of requests for evaluation submitted to the Commission, and the conduct of surveys to identify buildings or districts worthy of designation. She is also involved in the environmental review process for major City projects, the identification of significant historic resources, and helps to educate the public about the City's landmarks.

Betts has served the Commission for almost 14 years, after a career spent largely in academia and museums. She received her doctorate in architectural history from City University after obtaining her undergraduate degree in art history from the University of Virginia. The subject of her doctoral dissertation was Austrian-born architect Joseph Urban, whose work in the City includes the New School and the Hearst Building. She has taught architectural history at Cooper Union, worked for the Brooklyn Museum, where she helped organize their archives, and served as curator of architecture for the [New York Historical Society](#). She began serving the City in the mid-1980s through the Art Commission, where she worked in the archives and curated exhibitions. Betts applied to Landmarks after the preceding Director of Research, Marjorie Pearson, left the position in 1999, and has been at Landmarks ever since.

Betts identifies the [Bedford Stuyvesant Historic District](#), which was the subject of spirited hearings where wide community support was voiced, as a matter of particular pride. In a process which began in the 1980s, Landmarks outreach, which included educational seminars by research department staff, forged successful community partnerships and helped persuade residents of the benefits of landmark pro-

tection. The Commission is expected to vote on the designation by the end of June, which Betts hopes will bring satisfactory "closure" to the department's efforts in "a beautiful, beautiful area."

She was also pleased by the designation of the [Cities Service Building](#) which she says "I have loved since I moved to New York," in 1979. Given her love of Modernist architecture, the [Summit Hotel](#), the [Japan Society](#), and the [Paul Rudolph House](#) are also sources of satisfaction. Fieldston, Sunnyside Gardens, St. Paul's Avenue-Stapleton Heights, and DUMBO Historic Districts are district designations she identifies as personally resonant.

Betts says the biggest change in the research department during her tenure has been that "we have definitely leapt on the technology." When she first arrived at Landmarks, research was almost entirely "library-driven," and a significant amount of staff time was spent travelling and accessing resources in public institutions. The research done by Betts's department is often original and from the ground up, using Department of Buildings and Department of Finance records, tax photos, and contemporary periodicals, as well as some secondary sources like the works of Robert A.M. Stern. With the online accessibility of resources like the New York Times' archives, Ancestry.com, and Google Books, the research department's work has become exponentially more efficient. She cites the recently designated [Rainbow Room](#) as a rare example of a subject with a plethora of secondary histories, but staff still went to the Rockefeller archives to understand the site's early history and the contributions of various architects and designers for different components of the space.

Betts stated that the thinking on landmarking has changed during her time to include more than just striking architecture remaining substantially intact since its construction. Such thinking was reflected in the designation of [individual landmarks](#) in Staten Island's Sandy Ground, where, though the structures have been sub-

stantially altered, they are significant as "the last things that remain" of the unique community in an area that is being "subsumed by rowhouse development." Thinking about significant structures and areas can also change as scholarship evolves, and Betts maintains involvement in the Society of Architectural Historians and the Vernacular Architecture Forum, to stay abreast of scholarship in her field, and to know which colleagues to reach out to. As an example, Betts notes that the City's apartment buildings were not considered a significant building type before Elizabeth Cromley's work on the subject in the 1990s. Similarly, Art Deco architecture, a style for which there is now "a real appreciation," was widely disregarded prior to the establishment of Landmarks.

Under Betts's guidance, the Research Department has grown from two full-time and two part-time staff members, to its current team of 12, a number at which Betts believes is finally able to "respond to demand," and can adequately survey and make recommendations on historic districts, and in being responsive to advocacy groups and other community stakeholders. Betts credits the Bloomberg administration for allowing the Commission to expand its staff across departments in response to increased permit activity.

Betts has also seen the level of community engagement with preservation increase during her time at the Commission. Staff members are "in the field" interacting with communities in areas of historic interest and her office is also open to inquiries from community members. She describes this aspect of public interaction as "mostly a real pleasure." Another benefit of the hands-on work of Landmarks, is the "incredible way to see parts of New York, that, if you were an academic, you would never see." She describes her position as "not only engaged with the built fabric, but you're engaged with the social life of the community."

— Jesse Denno

Over 70 attendees participated in the event, which also provided small businesses an opportunity to network and showcase their products. Attendees sat at ten-person tables and were encouraged to talk through the common pitfalls and problems of starting and maintaining a food manufacturing business in Brooklyn, as well as to brainstorm solutions. Attendees were instructed to present the highlights of the small group sessions with the rest of the room at the end of the meeting.

Attendees represented a wide variety of experience and products, such as [Salty Road](#), a salt water taffy maker; [The Brooklyn Kitchen](#), a Williamsburg kitchen supply store and educational facility; [Industry City Distillery](#), a Sunset Park vodka distillery; and the [Coalition for the Improvement of Bedford-Stuyvesant](#), an organization focused on the economic and social advancement of the Bed-Stuy community.

The main issue of the night, shared by most food businesses,

concerned space to either start or grow production. Start-up businesses were looking for incubators — small, commercial kitchens for rent — to legally produce food products. Established businesses were looking for co-packing facilities — high volume food manufacturing and packaging plants — to expand into wider market distribution. Location, price, and capacity are issues for both incubators and co-packing services; most Brooklyn businesses want to stay local but have difficulty finding facilities that fit their small manufacturing needs. Businesses are forced to look outside of Brooklyn as well as outside of the state to find adequate facilities. Attendees suggested a government-run co-packing and kitchen facility that could accommodate a variety of foods and volumes.

Affordable insurance was also a big issue of the event, whether for employees and worker's compensation, credit, liability, or commercial vehicles. Council Member Levin in-

formed the audience that although insurance is mostly a state issue, he would work with the State Assembly on addressing their concerns. Many attendees also expressed frustration with access to information. Small food manufacturers face a seemingly unlimited web of issues, including City, State, and Federal regulations and requirements, funding resources, facility directories, and workforce development and management. Attendees suggested one central hub — either a dedicated government agency or a non-profit organization — where small businesses can access relevant food manufacturing information.

The evening ended with an exchange of business cards amongst attendees and a general hopefulness that their concerns and ideas would be addressed, either by cooperation between the businesses or with the help of elected representatives.

Brooklyn Chamber of Commerce: Food Industry Community Meeting (February 26, 2013).

CENTER FOR NEW YORK CITY LAW



THE ROOFTOPS CONFERENCE NYC 2013

Friday, April 19, 2013, 8:30 a.m. to 4:00 p.m.

New York Law School • 185 West Broadway (between Worth & Leonard Streets), New York, New York

Snapshots from the Rooftops

Conference Moderator: James Hagy, *Distinguished Adjunct Professor, Director of The Rooftops Project, New York Law School*

For information on speakers and panelists featured during presentations listed below, please visit: www.nyls.edu/RooftopsConference.

Professor Sandy: Lessons from the Hurricane

Who's Watching? The Role of Project Management in Not-for-Profit Construction, Renovation, and Repair

Markets, Missions, and Not-for-Profit Property Strategies

Real Estate Tax Exemption for Not-for-Profit Organizations

Luncheon Program: Not-for-Profit as Urban Neighbor

In Any Event: Perspectives on Effective Event Spaces as Owner, Renter, Planner, Performer, and Guest

Sustainability Practice and Economics

At the Intersection of State and Main: Not-for-Profit - Regulatory Compliance in Property Decisions

Registration: Not-for-profit executives, staff, and board members are invited to attend free of charge. General Registration is \$95 per person.

RSVP: Registration is required. Seating is limited. Please register online at www.nyls.edu/RooftopsConferenceRSVP or call 212.431.2135.

All conference information can be found by visiting: www.nyls.edu/RooftopsConference.

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CITY PLANNING PIPELINE

New Applications Filed with DCP - March 1 to March 31, 2013

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
DCP	Water Street POPS Text Amend., MN	Zoning text amend. to allow seasonal prog. & amen. in Sp. Lower MN. Dist.	130206(A)ZRM	DCP
MSK & CUNY	Memorial Sloan-Kettering/CUNY 525-545 East 73 St., MN	Rezone two parts of site to C1-9 and M1-4; zoning text amendment to allow development to 12 FAR; bulk modification to large scale general development; mods. to sign regulations; increase accessory parking from 166 to 248 spaces to fac. the development of a new ambulatory care center and parking fac. for the Hunter College Science and Health Professions building	130214ZMM; 130215ZRM; 130216ZSM; 130217ZSM; 130218ZSM	Friedman/Gotbaum
PWV	West 106 St. Rezoning, MN	Rezone 2 lots from R7-2 to R8A and R8B to fac. 2 new residential buildings	130208ZMM	Kramer Levin
DCP	Crown Heights West Rezoning, BK	Rezone 55-block area in portion of Crown Heights; create new inclusionary housing areas and modify height and setback regulations	130213ZMK; 130212ZRK	DCP
Queens Dvlpt. Group, LLC	Willetts Point Development, QN	Zoning text amendment to allow proposed use via special permit; sp. perm. to mod. use/bulk regs. for 2,650 spaces for recreational use during baseball off-season and other times; sp. perm. to mod. use/bulk regs. for 83 spaces for proposed hotel & retail use; spec. perms. to mod. use/bulk regs. for 99 spaces & 184 spaces for recreational use during certain times	130220ZRO; 130222ZSQ; 130223ZSQ; 130224ZSQ; 130225ZSQ	Wachtel Masyr
NYC DOT and DPR	Charleston Mixed-Use Dvlpt., SI	Map amend. to fac. const. of senior citizen fac., pub. sch., retail & pub. library	130229MMR	NYCEDC
NYC DOT and DPR	Gulf Avenue Realignment, SI	Amendments to official city map to facilitate the "new" Goethals Bridge	130227MMR	NYC DOT and DPR
SPECIAL PERMITS/OTHER ACTIONS				
145 West St. LLC	145-155 West St., BK	Renewal of spec. perm. to mod. height reqs. and auth. to mod. waterfront pub. access design standards for 640 res. unit/256 parking space mixed-use bldg.	130228CMK; 130230CMK	Cozen O'Connor
DCAS	510 Gates Ave., BK	Acquisition of 1,700 sq.ft. of office space for NYC Dept. of Probation	130221PXX	DCAS
DCAS	525-545 East 73 St., MN	Disposition of C-O-P to Memorial Sloan-Kettering/CUNY	130219PPM	DCAS
E & D Food Corp.	71-02 Kissena Blvd., QN	Renewal for enclosed 44-seat sidewalk cafe (The Dominican Diner)	130207ECQ	E & D Food Corp.
The Lightstone Group	363-365 Bond St., BK	Approval req. by rest. dec. for 2 mixed-use bldgs./316 parking spaces	130226CMK	Greenberg Traurig
Aswcand Bldg., LLC	518 Bradford Ave., SI	Auth. to mod. topography for 1-fam. home in Special South Richmond District	130211RAR	Calvanico Assoc.
Joseph Guddemi	Swaim Ave., SI	Certification for school seats to build a 1-family home in SSRD	130209RCR	Calvanico Assoc.
Michael Picciallo	495 Bradford Ave., SI	Certification for school seats to build a 1-family home in SSRD	130210RCR	Calvanico Assoc.

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
23rd Street Rezoning	Rezone R5 to R5/C1-4 to bring res./comm. fac. dev. into compliance	QN 1	110178ZMQ	3/4/2013
Memorial Sloan-Kettering/CUNY	Rezone to C1-9 and M1-4; zoning text amendment to allow development to 12 FAR; bulk modification to large scale general development; modifications to sign regulations; increase accessory parking from 166 to 248 spaces; disposition of C-O-P to facilitate the development of a new ambulatory care center and parking garage for the Hunter College Science and Health Professions building	MN 8	130214ZMM; N130215ZRM; 130216ZSM; 130217ZSM; 130218ZSM; 130219PPM	3/18/2013
New Hope Transitional Housing	Special permit to allow community facility FAR to apply	BX 2	110154ZSX	3/18/2013
River Plaza Rezoning	Rezoning from M1-1 and R6/C1-3 TO C8-3 in Marble Hill neighborhood	BX 7	130120ZMX	3/18/2013
Crown Heights West Rezoning	Rezone 55-block area in portion of Crown Heights; create new inclusionary housing areas and modify height and setback regulations	BK 8	130213ZMK; N130212ZRK	3/18/2013
Willetts Point Development	Zoning text amend. to allow proposed use via special permit; sp. perm. to mod. use/bulk regs. for 2,650 spaces for recreational use; sp. perm. to mod. use/bulk regs. for 83 spaces for proposed hotel & retail use; spec. perm. to mod. use/bulk regs. for 99 spaces for recreational use; spec. perm. to mod. use/bulk regs. for 184 spaces for recreational use; minor mod. to city map to permit closure of streets	QN 7	N130220ZRO; 130222ZSQ; 130223ZSQ; 130224ZSQ; 130225ZSQ; M080221(A)MMQ	3/18/2013
St. Francis Prep. School Rezoning	Rezone from R3-2 to R4 to facilitate the expansion of school	QN 8	130170ZMQ	3/18/2013

Chart continues on next page

ULURP PIPELINE (CONT.)

Non-ULURP Referrals

PROJECT	DESCRIPTION	COMM. BD.	APP. NO.	REFERRED
Water Street POPS Text Amendment	Zoning text amend. to allow seasonal programming & amenities	MN 1	N130206ZRM	3/4/2013
361 Broadway	Auth. to mod. special street wall location, height, and setback regs.	MN 1	N130119ZAM	3/18/2013
223-237 St. Nicholas Avenue	Auth. to mod. height reqs. to fac. mixed-use bldg. w. fresh food store	MN 10	N130112ZAM	3/18/2013
The Shops at Gateway	Renewal of spec. perm. to fac. construction of 230,000 sq.ft. of retail	BK 5	N130154CMK	3/18/2013
363-365 Bond Street	Approval req. by rest. dec. for 2 mixed-use bldgs./316 parking spaces	BK 6	N130226CMK	3/18/2013

BSA PIPELINE

New Applications Filed with BSA — March 2013

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
Eleftherios Lagos	166-05 Cryders Ln., QN	Construct 1-family dwelling (open air reqs.)	90-13-BZ	Akerman Senterfitt
FHR Development	22 & 26 Lewiston St., SI	Construct 2, 1-family dwellings (rear yard reqs.)	92-13-BZ; 93-13-BZ	Rothkrug Rothkrug
SPECIAL PERMITS/OTHER ACTION				
ELAD LLC	115 E. 57th St., MN	Permit physical culture establishment on 3 floors of 57-story bldg.	91-13-BZ	Eric Palatnik, PC
Michal Cohen	1957 E. 14th St., BK	Enlarge 1-family dwelling	82-13-BZ	Fredrick A. Becker
David Burekhovich	3089 Bedford Ave., BK	Enlarge 1-family dwelling	83-13-BZ	Boris Saks
184 Kent Ave. Fee LLC	184 Kent Ave., BK	Permit physical culture establishment	84-13-BZ	Rothkrug Rothkrug
St. Matthew's RC Church	250 Utica Ave., BK	Permit physical culture establishment	85-13-BZ	Rothkrug Rothkrug
Yefim Portnov	65-43 171st St., QN	Enlarge 1-family dwelling	86-13-BZ	Eric Palatnik, PC
Allied Austin LLC	69-40 Austin St., QN	Legalize physical culture establishment	88-13-BZ	Lawrence M. Gerson
Peachy Enterprise LLC	11-11 40th Ave., QN	Convert office space to day care	94-13-BZ	Vinod Tewari
APPEALS				
176 Canal Corp.	174 Canal St., MN	Appeal revocation of sign permit	87-13-A	OTR Media Group
The Milburn Hotel, LLC	242 W. 76th St., MN	Extend time to obtain C of O (legalize 120 hotel units)	89-13-A	Milburn Hotel, LLC

LANDMARKS PIPELINE

Actions Taken — March 2013

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	DOCKET NO.	APP'D
March 5, 2013				
Rufus King Park, QN	Rufus King Mansion	Alter pathways	14-0169	Yes
482 Broome St., MN	SoHo-Cast Iron HD	Install infill, modify access ramp	13-7558	W/Mod
42 W. 11th St., MN	Greenwich Village HD	Construct roof addition, rebuild rear extension, exc. cellar	13-8241	W/Mod
130 W. 12th St., MN	Greenwich Village HD	Modify windows, install pergola	13-9414	Yes
107 Greenwich Ave., MN	Greenwich Village HD	Construct rear add., roof bulkhead, exc. cellar, alter rear façade	13-5673	W/Mod
108 Fifth Ave., MN	Ladies' Mile HD	Replace windows, install HVAC unit	13-9624	Yes
438 W. 20th St., MN	Chelsea HD	Construct roof addition, alter rear extension	13-8753	W/D
43 W. 70th St., MN	Upper West Side/CPW HD	Excavate rear yard, construct roof & rear additions	12-9581	Yes
737 Park Ave., MN	Upper East Side HD	Create, alter, replace windows	14-0364	Yes
22 W. 123rd St., MN	Mount Morris Park HD	Replace windows	14-0105	Yes
146 Montague St., BK	Brooklyn Heights HD	Legalize display box	13-2190	No
226 Lincoln Pl., BK	Park Slope HD	Alter cornices, roof, rear facade, install deck, railing	13-8050	W/Mod
March 12, 2013				
Tavern on the Green, MN	Central Park	Repl. paving, const. stair, inst. fencing, lighting, planters	14-0345	Yes
105-107 Reade St., MN	Tribeca South HD	Construct roof addition, alter rear facade	12-6363	Yes
325-329 W. Broadway, MN	SoHo-Cast Iron HD	Amend C of A (const. new bldg., rooftop additions)	14-0294	Yes
117 Second Ave., MN	East Village/LES HD	Legalize 2nd floor facade reconstruction; replace storefront infill	13-9818; 13-8921	Yes Yes
129 Charles St., MN	Greenwich Village HD	Amend C of A (alter ground floor, const. roof addition)	14-0800	W/Mod
220 Twelfth Ave., MN	West Chelsea HD	Install stair platform, storefront infill	13-5405	Yes
10 W. 84th St., MN	Upper West Side/CPW HD	Alter facades, modify window openings	13-8833	Yes
471 W. 140th St., MN	Hamilton Heights HD	Legalize rear porch, facade painting	11-7736	Yes
167 Lafayette Ave., BK	Fort Greene HD	Construct new building	13-8712	Yes
256 Prospect Pl., BK	Prospect Heights HD	Construct rooftop, rear yard additions	13-6863	W/Mod
188 Underhill Ave., BK	Prospect Heights HD	Construct rear yard addition	13-4753	Yes
55-57 Pearl St., BK	DUMBO HD	Demo building, construct new building	13-9538	Yes
March 19, 2013				
25 Broadway, MN	Cunard Building	Install signage	13-8440	W/D
101 E. 15th St., MN	Union Square Savings Bank	Install light fixtures	14-0116	Yes
217-247 W. 43rd St., MN	New York Times Building	Install signage, lighting	13-9951	W/Mod
1780 Broadway, MN	B.F. Goodrich Co. Building	Demo. reconstruct secondary facades, excavate cellar	14-1012	Yes
112 Second Ave., MN	East Village/LES HD	Alter facades	14-0645	Yes
635 Sixth Ave., MN	Ladies' Mile HD	Demo. penthouse, construct roof addition, inst. storefronts	14-0933	Yes
46 W. 22nd St., MN	Ladies' Mile HD	Construct rear addition	12-4939	Yes
118 W. 70th St., MN	Upper West Side/CPW HD	Modify penthouse	13-6826	Yes
100 W. 78th St., MN	Upper West Side/CPW HD	Install pergola, railings	13-6559	Yes
90 Riverside Dr., MN	Riverside-West End HD Ext. I	Enlarge penthouse openings	14-0570	Yes
325 W. 86th St., MN	Riverside-West End HD Ext. I	Replace windows	13-5497	Yes
162 Columbia Hts., BK	Brooklyn Heights HD	Enlarge masonry openings, replace windows	14-0139	W/Mod
226 Court St., BK	Cobble Hill HD	Construct rear yard addition	12-6721	W/Mod
540 4th St., BK	Park Slope HD	Install lamp post, excavate basement, rear yard	14-0704	Yes

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1667	Maple Lane Views, BK	Rezoning (M1-1 to R6A)	2/27/2013
1668	Prologis JFK Site, QN	Dispose of City-owned property	2/27/2013
1680	460 Brielle Ave., SI	Acquisition of property on Sea View Hospital campus	3/13/2013
1681	2875 Flatbush Ave., BK	Approval of lease agreement for marina	3/13/2013
1682	230 W. 54th St., MN	Revocable consent (sidewalk cafe)	3/13/2013
1683	50 Wyckoff Ave., BK	Revocable consent (sidewalk cafe)	3/13/2013
1684	Flushing Meadows East, QN	Rezoning (M1-1, M1-2 to C2-6A)	3/13/2013
1685	27 Albany Ave., BK	Delete development parcel from HPD project	3/13/2013
1686	272 Manhattan Ave., MN	UDAAP by HPD (1 lot)	3/13/2013
1692; 1693; 1694; 1695; 1696; 1697; 1698	South Street Seaport-Pier 17, MN	Rezoning (C2-8 to C4-6); zoning text amendments (public access area operation hours; modify yard requirements; modify sign surface area and height requirements; modify pier use requirement, height and setback; modify visual corridor requirements); dispose of City property	3/20/2013
1699	511 W. 149th St., MN	UDAAP by HPD (4 lots)	3/20/2013
1700	232-234 W. 149th St., MN	UDAAP by HPD (4 lots)	3/20/2013
1701	1480 Second Ave., MN	Revocable consent (sidewalk cafe)	3/20/2013
1702	535 Hudson St., MN	Revocable consent (sidewalk cafe)	3/20/2013
1703	75 Greenwich Ave., MN	Revocable consent (sidewalk cafe)	3/20/2013
1704	140 Seventh Ave. South, MN	Withdraw revocable consent (sidewalk cafe)	3/20/2013
1705	3720-3726 Riverdale Ave., BX	Revocable consent (sidewalk cafe)	3/20/2013

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
53 Greene Street	Special permit (residential, retail uses)	MN 2	C120325ZSM	2/20/2013
Pier 57	Special permit (use regs., waterfront yard regs., height & setback for development on piers); rezoning (M2-3 to M1-5); zoning text amendment (allow large retail establishments); special permit (74-space garage)	MN 4	C130101ZSM; C130100ZMM; C130102ZSM; C130103ZSM	3/6/2013
Aquadilla Child Care Center	Acquisition of property (child care center)	BK 3	C130018PQK	3/6/2013
AirTrain Text Amendment	Zoning text amendment (bulk, sidewalk widening regs.)	QN 12	N130096ZRM	3/6/2013
233 Broadway Office Space	Acquisition of office space for NYPD	MN 1	N130195PXM	3/20/2013
90 Church Street Office Space	Acquisition of office space for NYPD	MN 1	N130196PXM	3/20/2013
Manhattan Core Parking Text Amendment	Zoning text amendment (update off-street parking regulations)	MN 1, 2, 3, 4, 5, 6, 7, 8	N130105ZRM	3/20/2013
150 Wooster Street	Special permits (allow retail, residential use in M1-5A dist.; modify height and setback requirements)	MN 2	C120201ZSM; N120200ZRM	3/20/2013
Cornell NYC Tech Campus	Zoning text amendment (create new special district); City map amendment (establish streets and legal grades); rezoning (R7-2 to C4-5, establish special district); disposition of City-owned property	MN 8	N130077ZRM; C130007MMM; C130076ZMM; C130078PPM	3/20/2013

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
Cross Bronx Expwy., BX	Appeal determination that signs on railroad prop. subject to City zoning	App'd	171-12-A	Stroock & Stroock
Cross Bronx Expwy., BX	Appeal determination that signs on railroad prop. subject to City zoning	App'd	172-12-A	Stroock & Stroock
Cross Bronx Expwy., BX	Appeal determination that signs on railroad prop. subject to City zoning	App'd	173-12-A	Stroock & Stroock
I-95 & Hutchinson Pkwy., BX	Appeal determination that signs on railroad prop. subject to City zoning	App'd	174-12-A	Stroock & Stroock
I-95 & Hutchinson Pkwy., BX	Appeal determination that signs on railroad prop. subject to City zoning	App'd	175-12-A	Stroock & Stroock
Bruckner Blvd., BX	Appeal determination that signs on railroad prop. subject to City zoning	App'd	176-12-A	Stroock & Stroock
Bruckner Blvd., BX	Appeal determination that signs on railroad prop. subject to City zoning	App'd	177-12-A	Stroock & Stroock
Bruckner Expwy., BX	Appeal determination that signs on railroad prop. subject to City zoning	App'd	178-12-A	Stroock & Stroock
Bruckner Expwy., BX	Appeal determination that signs on railroad prop. subject to City zoning	App'd	179-12-A	Stroock & Stroock
Major Deegan Expwy., BX	Appeal determination that signs on railroad prop. subject to City zoning	App'd	180-12-A	Stroock & Stroock
Major Deegan Expwy., BX	Appeal determination that sign on railroad prop. subject to City zoning	Denied	182-12-A	Davidoff Hutcher
476 Exterior St., BX	Appeal determination that sign on railroad prop. subject to City zoning	Denied	183-12-A	Herrick Feinstein
476 Exterior St., BX	Appeal determination that sign on railroad prop. subject to City zoning	Denied	183-12-A; 184-12-A; 185-12-A	Herrick Feinstein

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

BOARD OF STANDARDS & APPEALS (CONT.)				
ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
Cross Bronx Expwy., BX; Skillman Ave., QN	Appeal determination that signs on railroad prop. subject to City zoning	App'd	130-12-A ; 171-12-A ; 179-12-A	Stroock & Stroock
Major Deegan Expwy., BX	Appeal determination that signs on railroad prop. subject to City zoning	Denied	273-12-A	Stroock & Stroock
Major Deegan Expwy., BX	Appeal determination that signs on railroad prop. subject to City zoning	Denied	274-12-A	Stroock & Stroock
Major Deegan Expwy., BX; Van Wyck Expwy., QN; Brooklyn Queens Expwy., QN; Woodhaven Blvd., QN	Appeal determination that signs on railroad prop. subject to City zoning	Denied	117-12-A ; 118-12-A ; 125-12-A ; 126-12-A ; 128-12-A ; 129-12-A ; 131-12-A ; 132-12-A ; 133-12-A ; 182-12-A ; 186-12-A ; 187-12-A ; 188-12-A	Stroock & Stroock; Davidoff Hatcher; Herrick Feinstein
Major Deegan Expwy., BX; Brooklyn Queens Expwy., QN; Long Island Expwy., QN	Appeal determination that signs on railroad prop. subject to City zoning	Denied	119-12-A ; 124-12-A ; 127-12-A ; 134-12-A ; 135-12-A ; 180-12-A ; 273-12-A ; 274-12-A	Stroock & Stroock
11-15 Old Fulton St., BK	Extension of time to complete construction (enlarge 3 bldgs.)	App'd	136-06-BZ	Fredrick A. Becker
2117-2123 Avenue M, BK	Extension of time to complete construction (enlarge 1-family dwelling)	App'd	208-08-BZ	Fredrick A. Becker
355 Major Deegan Expwy., BK	Appeal determination that sign not non-conforming use	App'd	205-12-A	Fried Frank
701 64th St., BK	Permit reduction in parking for diagnostic or treatment facility	App'd	115-12-BZ	Sheldon Lobel, PC
Long Island Expwy., QN	Appeal determination that signs on railroad prop. subject to City zoning	Denied	135-12-A	Stroock & Stroock
BQE & 34th Ave., QN	Appeal determination that signs on railroad prop. subject to City zoning	Denied	123-12-A	Stroock & Stroock
Long Island Expwy., QN	Appeal determination that signs on railroad prop. subject to City zoning	Denied	125-12-A	Stroock & Stroock
Long Island Expwy., QN	Appeal determination that signs on railroad prop. subject to City zoning	Denied	126-12-A	Stroock & Stroock
Queens Blvd. & BQE, QN	Appeal determination that signs on railroad prop. subject to City zoning	Denied	128-12-A	Stroock & Stroock
Queens Blvd. & 74th St., QN	Appeal determination that signs on railroad prop. subject to City zoning	Denied	129-12-A	Stroock & Stroock
Skillman Ave., QN	Appeal determination that signs on railroad prop. subject to City zoning	App'd	130-12-A	Stroock & Stroock
Van Wyck Expwy., QN	Appeal determination that signs on railroad prop. subject to City zoning	Denied	131-12-A	Stroock & Stroock
Van Wyck Expwy., QN	Appeal determination that signs on railroad prop. subject to City zoning	Denied	132-12-A	Stroock & Stroock
Woodhaven Blvd., QN	Appeal determination that signs on railroad prop. subject to City zoning	Denied	133-12-A	Stroock & Stroock
Long Island Expwy., QN	Appeal determination that signs on railroad prop. subject to City zoning	Denied	134-12-A	Stroock & Stroock
165 Reid Ave., QN	Enlarge dwelling in mapped street bed	App'd	287-12-A	Zygmunt Staszewski
107-10 Astoria Blvd., QN	Extension of term for gas station (BP North America)	App'd	548-69-BZ	Eric Palatnik, PC
BQE & Queens Blvd., QN	Appeal determination that signs on railroad prop. subject to City zoning	Denied	118-12-A	Stroock & Stroock
BQE & 31st Ave., QN	Appeal determination that signs on railroad prop. subject to City zoning	Denied	120-12-A	Stroock & Stroock
BQE & 32nd Ave., QN	Appeal determination that signs on railroad prop. subject to City zoning	Denied	121-12-A	Stroock & Stroock
BQE & 32nd Ave., QN	Appeal determination that signs on railroad prop. subject to City zoning	Denied	122-12-A	Stroock & Stroock
Northern Blvd. & BQE, QN	Appeal determination that signs on railroad prop. subject to City zoning	Denied	127-12-A	Stroock & Stroock
BQE & 34th Ave., QN	Appeal determination that signs on railroad prop. subject to City zoning	Denied	124-12-A	Stroock & Stroock
17 McGee Ln., SI	Construct 18 1-family dwellings not fronting mapped street	App'd	208-12-A ; 216-12-A ; 232-12-A	Rothkrug Rothkrug
19 McGee Ln., SI	Construct 18 1-family dwellings not fronting mapped street	App'd	216-12-A ; 232-12-A	Rothkrug Rothkrug
Hall Ave., SI	Construct 1-family dwelling not fronting mapped street	App'd	45-03-A ; 62-03-A ; 64-03-A	Joseph Loccisano

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

LANDMARKS PRESERVATION COMMISSION - APPROVALS & CERTIFICATES

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
Brooklyn Bridge, MN-BK	Brooklyn Bridge	Install cable enclosures, guard gates, rope covers	14-1345	Yes	2/27/2013
135 Watts St., MN	Fleming Smith Warehouse	Replace window	14-1945	Yes	3/19/2013
270 Fifth Ave., MN	Marble Collegiate Reformed Church	Demo. portico, reconfigure stoop, const. enclosure	14-1445	Yes	3/7/2013
Central Park, MN	Tavern on the Green	Alter courtyard, repl. paving, install fence, pathway	14-2285	Yes	3/28/2013
171 Steuben St., BK	Pratt Faculty Rowhouses	Replace windows	14-1110	Yes	2/25/2013
2 Eastern Pkwy., BK	Brooklyn Public Library, Central Bldg.	Construct 1-story corridor addition	14-1476	Yes	3/7/2013
6 Varick St., MN	Tribeca West HD	Amend C of A (window installation master plan)	14-2099	Yes	3/25/2013
38 Greene St., MN	SoHo-Cast Iron HD	Replace windows, sills, doors	14-1386	Yes	3/4/2013
130 Prince St., MN	SoHo-Cast Iron HD	Replace storefront infill, install lighting, sign	14-1080	Yes	2/22/2013
14 St. Luke's Pl., MN	Greenwich Village HD	Demo. rear facade, extension, const. rear addition	14-1249	Yes	2/27/2013
292 W. 4th St., MN	Greenwich Village HD	Const. roof addition., excavate for cellar extension	14-1836	Yes	3/15/2013
18 Grove St., MN	Greenwich Village HD	Amend C of A to include cellar excavation	14-1095	Yes	2/22/2013
123 Washington Pl., MN	Greenwich Village HD	Demo. rear ell, facade, const. rear extension, garden	14-1978	Yes	3/20/2013
117 Second Ave., MN	East Village/LES HD	Replace storefront infill	14-2115	Yes	3/25/2013
117 Second Ave., MN	East Village/LES HD	Remove 2nd floor infill, reconstruct facade	14-2119	Yes	3/25/2013
747 Greenwich St., MN	Greenwich Village HD	Construct 2-story building	14-0669	No	2/28/2013
425 W. 13th St., MN	Gansevoort Market HD	Remove windows, install infill	14-1150	Yes	2/26/2013
429 W. 14th St., MN	Gansevoort Market HD	Remove security gate, install infill	14-2198	Yes	3/27/2013
460 W. 22nd St., MN	Chelsea HD	Const. rooftop addition, basement extension	14-1412	Yes	3/4/2013
789 Madison Ave., MN	Upper East Side HD	Replace infill, install awnings	14-2193	Yes	3/26/2013
34 E. 68th St., MN	Upper East Side HD	Resurface primary facade, const. new rear facade	14-1865	Yes	3/18/2013
737 Park Ave., MN	Upper East Side HD	Replace windows	14-2091	Yes	3/25/2013
909 Madison Ave., MN	Upper East Side HD	Replace infill, rooftop mech. equip., inst. ramp	14-1777	Yes	3/14/2013
176 W. 82nd St., MN	Upper West Side-CPW HD	Construct 2-story rooftop addition	14-1411	Yes	3/6/2013
446 Columbus Ave., MN	Upper West Side-CPW HD	Alter storefront surround, install new infill	14-1418	Yes	3/4/2013
70 W. 85th St., MN	Upper West Side-CPW HD	Construct rear addition, roof addition	14-1785	Yes	3/14/2013
325 W. 86th St., MN	Riverside-West End HD Ext. I	Replace windows	14-1996	Yes	3/21/2013
337 W. 87th St., MN	Upper West Side-CPW HD	Demo. rear extension, construct rear extension	14-1815	Yes	3/15/2013
308 W. 88th St., MN	Riverside-West End HD Ext. I	Demo. rear addition, const. rear addition	14-1109	Yes	2/25/2013
63 E. 92nd St., MN	Carnegie Hill HD	Replace cladding, install cornice, const. roof add.	14-1040	Yes	2/21/2013
430 W. 250th St., BX	Fieldston HD	Replace windows, inst. fence, pool, ext. roofline	14-1747	Yes	3/13/2013
38 Schermerhorn St., BK	Brooklyn Heights HD	Replace windows	14-1514	Yes	3/7/2013
144 Montague St., BK	Brooklyn Heights HD	Legalize bracket sign	14-1167	Yes	2/26/2013
146 Montague St., BK	Brooklyn Heights HD	Legalize display box	14-1570	No	2/8/2013
256 Prospect Pl., BK	Prospect Heights HD	Construct rooftop addition, install railings	14-1982	Yes	3/20/2013
175 Prospect Pl., BK	Prospect Heights HD	Construct rear addition	14-2274	Yes	3/28/2013
25 8th Ave., BK	Park Slope HD	Replace railing, const. door opening	14-1493	Yes	3/7/2013
1137 Dean St., BK	Crown Heights North HD	Construct rear addition, roof addition	14-1575	Yes	3/8/2013
232 Adelphi St., BK	Fort Greene HD	Const. rear addition, dormer, inst. ramp	14-1472	Yes	3/11/2013
193 Ocean Ave., BK	Ocean on the Park HD	Legalize pavers, tiles, treads	14-1174	No	2/26/2013
142 Franklin St., BK	Greenpoint HD	Remove garage door, install infill, cornice, sign band	14-1870	Yes	3/18/2013
127 Milton St., BK	Greenpoint HD	Replace windows, rear infill, door	14-1392	Yes	3/7/2013
35-30 81st St., QN	Jackson Heights HD	Const. access ramps, inst. railings, areaway	14-1774	Yes	3/13/2013
17 Hollywood Ave., QN	Douglaston HD	Replace windows, install stairs	14-1471	Yes	3/7/2013
330 Knollwood Ave., QN	Douglaston HD	Construct rear addition	14-1421	Yes	3/4/2013