

CITY PLANNING PIPELINE

New Applications Filed with DCP - April 1 to April 30, 2013

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS				
Halletts A Development Co.	Halletts Point, QN	Special permit for bulk mods. to fac. a multi-bldg., mixed-use, mixed-rate housing complex and neighborhood; auth. to mod. design req., location area and min. dimensions for visual corridors and waterfront public access areas	130244ZSQ; 130245ZAQ; 130246ZAQ	Cozen O'Connor
1114 6th Ave. Co. LLC	Grace Plaza Cafe, MN	Chair cert. to allow kiosk & open air cafe w/in plaza in midtown special district	130242ZCM	Bryan Cave
Anthony Oronato	252 St. Andrews Rd., SI	Auth. to enlarge 1 fam. home, add swimming pool in Special Natural Area Dist.	130243ZAR	Valentino Pompeo

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
Adapt NYC, 335 E. 27th St.	Rezone to extend existing C2-5 overlay on R8 site; UDAAP designation & disposition of C-O-P to develop 9-story mixed-use micro-unit bldg.	MN 6	130235ZMM; 130236HAM	4/8/2013
East Midtown Subdistrict	Zoning text amendment and zoning map amendment to protect and strengthen East Midtown, enhance pedestrian network	MN 5, 6	N130247ZRM; N130248ZMM	4/22/2013
Goethals Bridge Project	City map amendment to facilitate the "new" Goethals Bridge	SI 1, 2	130227MMR	4/22/2013
Halletts Point	City map amendment to facilitate a 542-unit, 5-bldg. mixed-use development complex with waterfront public access; rezone M1-1 to R9/C2-4; zoning text amendment to designate project site as an inclusionary housing area; special permit under Large-Scale Residential Development regulations to modify a group parking facility; special permit for bulk modifications; authorization to mod. design requirement for the waterfront public access areas and visual corridors; certification that no WFPAA or VC are required	QN 1	130068MMQ; 090484ZMQ; N090485ZRQ; 090486ZSQ; 130244ZSQ; N130245ZAQ; N130246ZAQ; N090488ZCQ	4/22/2013
22-44 Jackson Avenue	Spec. perm. to mod. street wall and FAR for mixed-use development	QN 2	130191ZSQ	4/22/2013

Non-ULURP Referrals

PROJECT	DESCRIPTION	COMM. BD.	APP. NO.	REFERRED
945 Second Avenue	Zoning text amendment to ZR section 32-421 to allow second floor commercial use in certain C1 or C2 districts	MN 2-8, MN 10-11, QN 2	N130232ZRM	4/8/2013
36 Bleecker Street	Auth. to mod. height/setback/facade regs. to fac. conv. to res. use	MN 2	N130238ZAM	4/22/2013

BSA PIPELINE

New Applications Filed with BSA — April 2013

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
Urban Health Plan, Inc.	1054 Simpson St., BX	Construct diagnostic treatment health facility	96-13-BZ	Rothkrug Rothkrug
Lai Ho Chen	3120 Corlear Ave., BX	Enlarge 2nd-floor school	95-13-BZ	Eric Palatnik, PC
Blackstone New York LLC	81 Jefferson St., BK	Develop 4-story, 8-family dwelling	103-13-BZ	Rothkrug Rothkrug
Cong. Beth Aron Moshe	1514 57th St., BK	Build synagogue (yards)	121-13-BZ	Moshe M. Friedman
95 Grattan Street LLC	95 Grattan St., BK	Develop 4-story, 7-family dwelling	124-13-BZ	Rothkrug Rothkrug
97 Grattan Street LLC	97 Grattan St., BK	Develop 4-story, 7-family dwelling	125-13-BZ	Rothkrug Rothkrug
SPECIAL PERMITS/OTHER ACTION				
William Achenbaum	80 John St., MN	Permit physical culture establishment	109-13-BZ	GoldmanHarris
EOP-Retail LLC	100 W. 42nd St., MN	Permit physical culture establishment	108-13-BZ	Rothkrug Rothkrug
Zipporah Farkas	1352 E. 24th St., BK	Enlarge 1-family dwelling	100-13-BZ	Fredrick A. Becker
Jacqueline Sakkal	1080 E. 8th St., BK	Enlarge 1-family dwelling	122-13-BZ	Fredrick A. Becker
Harriet Mandalaoui	2022 E. 21st St., BK	Enlarge 1-family dwelling	106-13-BZ	Fredrick A. Becker
Nicole Orfali	1932 E. 24th St., BK	Enlarge 1-family dwelling	105-13-BZ	Fredrick A. Becker
Gates Ave. Properties LLC	1002 Gates Ave., BK	Permit physical culture establishment	104-13-BZ	Rothkrug Rothkrug
Meira N. Sussman	1271 E. 23rd St., BK	Enlarge 1-family dwelling	101-13-BZ	Dennis Dell'Angelo
Elky Ogorek Willner	1848 E. 24th St., BK	Extend rear at first floor	97-13-BZ	Lewis E. Garfinkel
Mehran Equities Ltd.	32-27 Steinway St., QN	Permit physical culture establishment	99-13-BZ	Rothkrug Rothkrug
Okun Jacobson	1815 Forest Ave., SI	Permit eating & drinking establishment w/ drive-through	120-13-BZ	Eric Palatnik, PC
APPEALS				
Speakeasy 86 LLC	86 Bedford St., MN	Appeal permit revocation	123-13-A	Speakeasy 86 LLC
Sky East LLC	638 E. 11th St., MN	Appeal decision that completed site vested under prior zoning	107-13-A	Marvin B. Mitzner
Laurence Heimarth	120 President St., BK	Reinstate permit for pool excavation	110-13-A	Laurence Heimarth
Woodmere Development	65-70 Austin St., QN	Appeal DOB determination that rear yard required	126-13-A	Sheldon Lobel, PC
Scott Berman	107 Haven Ave., SI	Permit 2-story development in mapped street bed	98-13-A	Eric Palatnik, PC
EXTEND CONSTRUCTION PERIOD				
Chapel Farm Estates	5041 Grosvenor Ave., BX	Extend time to complete construction	111-13-BZY- 119-13-BZY	Sheldon Lobel, PC

LANDMARKS PIPELINE

Proposed Designations — April 2013

NAME	ADDRESS	ACTION	DATE
Marine Midland Bank Building	140 Broadway, MN	Heard	4/2/13
NYPL, Seward Park Branch	192 E. Broadway, MN	Heard	4/2/13
M.H. Renken Dairy Building	584 Myrtle Ave., BK	Heard	4/2/13
Jamaica High School	162-02 Hillside Ave., QN	Calendared	4/2/13
Holland Plaza Building	73 Varick St., MN	Calendared	4/16/13
Bedford-Stuyvesant/Expanded Stuyvesant Heights HD	Bedford-Stuyvesant, BK	Designated	4/16/13

Chart continues on next page

LANDMARKS PIPELINE (CONT.)

Actions Taken — April 2013

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	DOCKET NO.	APP'D
April 2, 2013				
230 Park Ave., MN	New York Central/Helmsley Building	Alter walkways, install paving	13-3794	Yes
245 Bleecker St., MN	Greenwich Village HD Ext. II	Install signage, paint base	14-0263	Yes
755 Washington St., MN	Greenwich Village HD	Install infill, signage, lights, railings, repl. windows	14-0976	Yes
180 Tenth Ave., MN	Chelsea HD	Modify areaway, doors, install canopy, lights, signage	13-9985	Yes
304 W. 90th St., MN	Riverside-West End HD	Construct rooftop, rear yard addition	13-9304	Yes
4686 Waldo Ave., BX	Fieldston HD	Amend certificate of appropriateness	14-0431	Yes
231 Cumberland St., BK	Fort Greene HD	Alter roof, front facade, replace windows	12-9221	Yes
239 Carlton Ave., BK	Fort Greene HD	Construct rear yard addition, excavate rear yard	12-6510	Yes
April 9, 2013				
150-152 Mercer St., MN	SoHo-Cast Iron HD	Install infill, signage, lighting	13-3149	W/Mod
298 Lafayette St., MN	SoHo-Cast Iron HD Ext.	Demo. buildings, construct new building	14-1612	Yes
415 E. 6th St., MN	East Village/LES HD	Construct rooftop addition, mechanical equipment	14-0675	W/Mod
33 Greenwich Ave., MN	Greenwich Village HD	Remove illegal canopy, install new canopy	14-1634	W/D
41 Charles St., MN	Greenwich Village HD	Replace window, const. roof & rear additions	13-7681	Yes
11 W. 12th St., MN	Greenwich Village HD	Alter facade, rebuild rear facade, const. bulkhead	13-7977	W/Mod
110 E. 17th St., MN	East 17th St./Irving Place HD	Replace newel post	13-7073	W/Mod
5 E. 20th St., MN	Ladies' Mile HD	Install flagpole, banner, legalize awning, sign	13-9086	W/Mod
4 E. 62nd St., MN	Upper East Side HD	Legalize awning, lighting	14-0578	W/Mod
112 E. 73rd St., MN	Upper East Side HD	Alter facades, inst. access ramp, const. roof, rear adds.	13-9416	Yes
421 Amsterdam Ave., MN	Upper West Side/CPW HD	Install storefront infill	12-7550	Yes
320 Clermont Ave., BK	Fort Greene HD	Construct rear yard, roof additions	13-9780	Yes
222 Baltic St., BK	Cobble Hill HD	Install areaway access ramp	14-1806	Yes
April 16, 2013				
1552 Broadway, MN	I. Miller Building	Install infill, signage, lighting	13-9470	Yes
E. 79th St. Playground, MN	Central Park	Replace paving, fences, benches, play equipment	14-2035	Yes
Eastern Parkway, BK	Eastern Parkway	Install refuge islands at Brooklyn & Kingston Avenues	13-9926	Yes
91 Flagg Ct., SI	Ernest Flagg Estate	Alter garage facade, const. addition	10-8898	W/Mod
66 Reade St., MN	Tribeca South HD	Construct rooftop addition, bulkhead	13-1190	Yes
79 Horatio St., MN	Greenwich Village HD	Inst. stoop, const. bulkhead, alter rear facade	13-9917	Yes
126-128 Fifth Ave., MN	Ladies' Mile HD	Replace signage, modify infill	13-9470	Yes
1170 Broadway, MN	Madison Square North HD	Amend C of A (construct bulkheads)	13-9317	Yes
869 President St., BK	Park Slope HD	Amend C of A (bulkheads, alter rear, areaway, exc. yard)	14-1113	Yes
April 23, 2013				
200 Park Ave. S., MN	The Everett Building	Install signage, replace doors	14-1084	Yes
1127 Third Ave., MN	Manhattan House	Install HVAC louvers	14-2598	W/D
11 E. 70th St., MN	Chandler and deBebian Moore House	Amend C of A to install windows	14-1501	Yes
165 W. 86th St., MN	West Park Presbyterian Church	Install canopy, signage	14-2160	Yes
24-02 19th St., QN	Astoria Park Pool & Play Center	Modify bleachers, wall, pool, inst. signage, paving	14-2234	Yes
Governors Island, MN	Governors Island HD	Remove brick pathways	14-2329	Yes
74 Wooster St., MN	SoHo-Cast Iron HD	Install infill, const. roof addition, remove shutters	13-2604	W/Mod
54 King St., MN	Charlton-King-Vandam HD	Modify roof, rear facade	14-1825	Yes
275 Bleecker St., MN	Greenwich Village HD Ext. II	Modify illegal storefront cladding	13-3756	W/Mod
33 Greenwich Ave., MN	Greenwich Village HD	Replace illegal sidewalk cafe enclosure	14-1240	Yes
11 W. 12th St., MN	Greenwich Village HD	Alter facade, reconstruct rear facade, modify bulkhead	13-7977	W/D
455 W. 22nd St., MN	Chelsea HD	Construct rear yard addition	13-4449	Yes
242 Fifth Ave., MN	Madison Square North HD	Construct roof & rear additions, install infill	14-0476	W/Mod
827 Madison Ave., MN	Upper East Side HD	Re-clad the first floor	14-0003	Yes
132 W. 81st St., MN	Upper West Side/CPW HD	Alter facade, demo. rear ext., const. roof & rear adds.	13-9170	Yes
152 W. 88th St., MN	Upper West Side/CPW HD	Excavate rear yard	14-1525	Yes
127 St. Felix St., BK	Brooklyn Academy of Music HD	Const. bulkhead, alter rear facade, excavate cellar, rear yd.	13-8919	Yes

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1725	2110 Amsterdam Ave., MN	UDAAP by HPD (2 lots)	4/9/2013
1726 ; 1727 ; 1728 ; 1729	Pier 57, MN	Rezoning (M2-3 to M1-5); zoning text amendment (modify use regs. for piers, waterfront yard reqs., height & setback); special permits (allow large retail establishment; 74-space garage)	4/9/2013
1730	AirTrain Text Amendment, QN	Zoning text amend. (modify bulk, sidewalk widening regs.)	4/9/2013
1731	2410 Arthur Ave., BX	Withdraw application for revocable consent (sidewalk cafe)	4/9/2013

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
62 Wooster Street	Special permit (permit retail & residential use)	MN 2	C080104ZSM	4/10/2013
Firehouse Engine Co. 73	Landmark designation	BX 1	N130199HKX	4/10/2013
580 Gerard Ave. Rezoning	Rezoning (M1-2 to R7A/C2-4); zoning text amendment (make inclusionary housing program applicable)	BX 4	C130064ZMX ; N130065ZRX	4/10/2013
Firehouse Engine Co. 46	Landmark designation	BX 6	N130198HKX	4/10/2013
Firehouse Engine Co. 28	Landmark designation	BK 7	N130200HKK	4/10/2013
Firehouse Engine Co. 40	Landmark designation	BK 7	N130201HKK	4/10/2013
Special Long Island City Text	Zoning text amend. (sidewalk cafe provisions, ht. & setback)	QN 1, 2	N130134ZRQ	4/10/2013
Oceanview Manor Home	Special permits (health facility use; modify floor area reqs. for community facility use; modify yard, height & setback requirements)	QN 13	C130107ZSK ; C130108ZSK ; C130109ZSK	4/10/2013
Firehouse Engine Co. 268	Landmark designation	QN 14	N130202HKQ	4/10/2013
BAM South	Special permit (increase floor area, modify street wall reqs., height & setback reqs., sign reqs.); rezoning (C6-1 to C6-2); special permit (use & bulk modifications)	BK 2	C130118ZSK ; C130116ZMK ; N130117ZRK	4/24/2013
2713-2715 Knapp Street	Modify restrictive declaration to construct self-storage facility	BK 15	M840631(B)ZMK	4/24/2013

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
246 Front St., MN	Develop 7-story residential/commercial building	App'd	374-04-BZ	Greenberg Traurig
53-55 Beach St., MN	Enlarge existing warehouse	App'd	20-08-BZ	Fredrick A. Becker
547 Broadway, MN	Legalize retail use	App'd	75-12-BZ	Sheldon Lobel, PC
45 Crosby St., MN	Permit physical culture establishment (SoulCycle)	App'd	318-12-BZ	Rothkrug Rothkrug
216 Lafayette St., MN	Permit restaurant in cellar and 1st floor	App'd	61-12-BZ	Sheldon Lobel, PC
180 Orchard St., MN	Extend time to complete construction of minor development	App'd	201-10-BZY	Kramer Levin
8-12 Bond St., MN	Construct new mixed-use building	App'd	241-12-BZ	Greenberg Traurig
434 Sixth Ave., MN	Permit physical culture establishment (Moksha Yoga)	App'd	1-12-BZ	Fredrick A. Becker
32 W. 18th St., MN	Permit physical culture establishment (Lithe Method)	App'd	302-12-BZ	Davidoff Hutcher
54 W. 39th St., MN	Permit physical culture establishment (Narita Bodyworks)	App'd	285-12-BZ	Sheldon Lobel, PC
1442 First Ave., MN	Extend eating & drinking establishment to 2nd floor	W/D	67-12-BZ	Sheldon Lobel, PC
1968 Second Ave., MN	Legalize supermarket	W/D	157-11-BZ	Sheldon Lobel, PC
23 W. 116th St., MN	Permit physical culture establishment (Blink Fitness)	App'd	320-12-BZ	Rothkrug Rothkrug
2102 Jerome Ave., BX	Permit new one-story retail building	App'd	106-12-BZ	Eric Palatnik, PC
2374 Grand Concourse, BX	Permit physical culture establishment (Blink Fitness)	App'd	296-12-BZ	Rothkrug Rothkrug
1776 Eastchester Rd., BX	Permit physical culture establishment (LA Fitness)	App'd	234-12-BZ	Rothkrug Rothkrug
154 Girard St., BK	Enlarge 1-family dwelling (fl. area, lot coverage, rear yard)	App'd	149-12-BZ	Alexander Levkovich
2084 60th St., BK	Extend time to construct synagogue	App'd	141-06-BZ	Eric Palatnik, PC
2011 E. 22nd St., BK	Enlarge 1-family dwelling (lot, yards, wall height)	App'd	82-12-BZ	Fredrick A. Becker
762 Wythe Ave., BK	Legalize religious school	App'd	55-12-BZ	Eric Palatnik, PC
1249 E. 28th St., BK	Enlarge 1-family dwelling (fl. area, open space, yards)	App'd	280-12-BZ	Fredrick A. Becker
2359 E. 5th St., BK	Enlarge 1-family dwelling (fl. area, open space, lot coverage)	App'd	257-12-BZ	Fredrick A. Becker
81 E. 98th St., BK	Permit physical culture establishment (Retro Fitness)	App'd	161-12-BZ	Francis R. Angelino
46-12 3rd Ave., BK	Appeal DOB determination that signs not non-conforming use	Denied	108-12-A ; 109-12-A	Davidoff Hutcher
25 Olive Walk, QN	Reconstruct, enlarge 1-family dwelling not fronting mapped street	App'd	307-12-A	Gary Lenhart
19 Marion Walk, QN	Reconstruct, enlarge 1-family dwelling in mapped street bed	App'd	292-12-A	Gary Lenhart
246-12 S. Conduit Ave., QN	Legalize advertising sign	App'd	233-12-BZ	Fried Frank Harris
123 Beach 93rd St., QN	Extend time to complete construction of minor development	App'd	110-10-BZY	Sheldon Lobel, PC

Chart continues on next page

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

BOARD OF STANDARDS & APPEALS (CONT.)

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
223-15 Union Tpke., QN	Extension of term (auto service station)	App'd	68-91-BZ	Sheldon Lobel, PC
94-07 156th Ave., QN	Enlarge medical office (yard reqs.)	App'd	159-12-BZ	Eric Palatnik, PC
2955 Veterans Rd. W., SI	Permit physical culture establishment (La Vida Massage)	App'd	306-12-BZ	Eric Palatnik, PC

LANDMARKS PRESERVATION COMMISSION - APPROVALS & CERTIFICATES

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
123 W. 44th St., MN	The Gerard	Install painted wall signs, illuminated sign	14-2667	Yes	4/8/2013
Rufus King Park, QN	Rufus King Mansion	Replace pathway system, install fencing	14-2523	Yes	4/3/2013
482 Broome St., MN	SoHo-Cast Iron HD	Replace infill, install signs, replace ramp	14-1752	Yes	4/12/2013
33 Bond St., MN	NoHo HD Ext.	Construct roof, rear adds., inst. metal decks	14-2910	Yes	4/15/2013
130 W. 12th St., MN	Greenwich Village HD	Modify openings, repl. windows, doors, inst. planters	14-2975	Yes	4/16/2013
46 W. 22nd St., MN	Ladies' Mile HD	Construct rear yard addition	14-2584	Yes	4/5/2013
220 Twelfth Ave., MN	West Chelsea HD	Install loading platform, storefront infill	14-2534	Yes	4/4/2013
121 E. 64th St., MN	Upper East Side HD	Resurface facade, remove ironwork, inst. fences, gates	14-2404	Yes	4/2/2013
138 E. 65th St., MN	Upper East Side HD Ext.	Replace door with window, replace windows	14-3042	Yes	4/18/2013
22 E. 72nd St., MN	Upper East Side HD	Legalize painting of rooftop mechanical unit	14-2530	Yes	4/11/2013
421 Amsterdam Ave., MN	Upper West Side/CPW HD	Replace illegal storefront	14-2969	Yes	4/16/2013
6 Henderson Pl., MN	Henderson Place HD	Alter, reconstruct 2 facades	14-2377	Yes	4/1/2013
50 Court St., BK	Borough Hall Skyscraper HD	Replace marquee, transom window	14-3058	Yes	4/18/2013
25 Montgomery Pl., BK	Park Slope HD	Replace bay window	14-2729	Yes	4/9/2013
1 Pierrepont St., BK	Brooklyn Heights HD	Legalize replacement of windows	14-2549	Yes	4/4/2013
222 Baltic St., BK	Cobble Hill HD	Install access lift, gate section	14-3073	Yes	4/18/2013
226 Court St., BK	Cobble Hill HD	Construct rear yard addition	14-3032	Yes	4/14/2013