

CITYLAND NEW FILINGS & DECISIONS | NOVEMBER 2013

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
300 Lafayette Street	Zoning text amendment and special permits	MN 2	N140092ZRM; 140093ZSM; 140095ZSM; 140096ZSM	10/7/2013
688 Broadway	Special permits	MN 2	140055ZSM; 140056ZSM	10/21/2013
606 West 57th Street	Zoning map amendment, zoning text amendments, special permit and authorization	MN 4	130336ZMM; N130337ZRM; N130338ZRM; 130339ZSM; 130340ZAM	10/21/2013
Franklin Avenue Shuttle Bridges	City map amendment	BK 9	010345MMK; 010371MMK; 010415MMK; 010421MMK	10/21/2013
Bergen Saratoga Apartments	UDAAP designation, project approval and disposition of a c-o-p	BK 16	140115HAK	10/7/2013
Yeshiva Rambam	Disposition of City-owned property	BK 18	140122PPK	10/21/2013
Braddock-Hillside Rezoning	Zoning map amendment	QN 13	140037ZMQ	10/21/2013

BSA PIPELINE

New Applications Filed with BSA October 2013

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
Susan Golick	220 Lafayette St., MN	Build residential building with ground-floor commercial use	294-13-BZ	Marvin B. Mitzner
Michael Trebinski	2904 Voorhies Ave., BK	Enlarge 1-story dwelling (fl. area, lot coverage, parking)	286-13-BZ	Eric Palatnik, PC
N.Y. Methodist Hospital	473 6th St., BK	Develop ambulatory care facility	289-13-BZ	Kramer Levin
Congregation Bet Yaakob	2085 Ocean Pkwy., BK	Construct house of worship	292-13-BZ	Sheldon Lobel, PC
308 Cooper LLC	308 Cooper St., BK	Develop residential building in M1-1 district	297-13-BZ	Sheldon Lobel, PC
134-22 35th Ave. LLC	36-41 Main St., QN	Waive reqs. for fl. area, parking, permit phys. cult. est.	280-13-BZ	Sheldon Lobel, PC
SPECIAL PERMITS/OTHER ACTION				
FC-Canal LLC	350 Canal St., MN	Permit physical culture establishment	281-13-BZ	Sheldon Lobel, PC
34th Street Penn Assoc.	218 W. 35th St., MN	Permit physical culture establishment	279-13-BZ	Sheldon Lobel, PC
JSB Realty No. 2	78-04 S. Conduit Ave., BK	Permit physical culture establishment	293-13-BZ	Slater & Beckerman
840-842 LLC	842 Lefferts Ave., BK	Permit physical culture establishment	291-13-BZ	Eric Palatnik, PC
Church Ave. Development	2244 Church Ave., BK	Permit physical culture establishment	290-13-BZ	Herrick Feinstein
495 Flatbush Ave. LLC	495 Flatbush Ave., BK	Permit physical culture establishment	285-13-BZ	Sheldon Lobel, PC
100 Elmwood Realty	4930 20th Ave., BK	Permit physical culture establishment	283-13-BZ	Alexander Levkovich
Red Hook Property Group	556 Columbia St., BK	N/A	282-13-BZ	Flora Edwards
168-42 Jamaica LLC	168-42 Jamaica Ave., QN	Permit physical culture establishment	284-13-BZ	Sheldon Lobel, PC
APEALS				
N/A	280 Bond St., BK	Appeal DOB determination	296-13-A	Jack L. Lester
EXTEND CONSTRUCTION PERIOD				
Empire Cornerstone Dean	1137 Dean St., BK	Extend time of construction 3 months	295-13-BZY	Empire Cornerstone

LANDMARKS PIPELINE

Proposed Designations — October 2013

NAME	ADDRESS	ACTION	DATE
39 Worth Street Building	39 Worth St., MN	Designated	10/29/13
41 Worth Street Building	41 Worth St., MN	Designated	10/29/13
339 Grand Street House	339 Grand St., MN	Designated	10/29/13
Tammany Hall	100 E. 17th St., MN	Designated	10/29/13
Ardasley Garage	165 E. 77th St., MN	Calendared	10/29/13
Bronx General Post Office Lobby	560 Grand Concourse, BX	Heard	10/29/13
Park Slope HD Extension	Park Slope, BK	Heard	10/29/13
M.H. Renken Dairy Co. Bldg.	582 Myrtle Ave., BK	Heard	10/29/13
Doering Bohack House	1090 Greene Ave., BK	Heard	10/29/13
Ridgewood Mason Lodge No. 710	1054 Bushwick Ave., BK	Heard	10/29/13

Actions Taken — October 2013

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
October 1, 2013				
1 Riverside Dr., MN	Prentiss Residence	Construct areaway stair	14-5341	W/Mod
103 W. 135th St., MN	NYPL, Schomburg Collection	Install mechanical equipment at roof	13-0918	W/Mod
623 Broadway, MN	NoHo HD	Install signage	13-9596	Yes
90 MacDougal St., MN	MacDougal-Sullivan Gdns. HD	Paint facade, refinish door & sash	14-6987	Yes
270 Bleecker St., MN	Greenwich Village HD Ext. II	Legalize condenser units	14-5566	W/Mod
2 Fifth Ave., MN	Greenwich Village HD	Alter driveway, courtyard	14-7631	Yes
30 Perry St., MN	Greenwich Village HD	Construct roof & rear yard additions	14-1851	Yes
30 Gansevoort St., MN	Gansevoort Market HD	Legalize vinyl covering on facade	14-7040	Yes
31 Gramercy Park S., MN	Gramercy Park HD	Construct rooftop bulkhead	13-7282	Yes
514 West End Ave., MN	Riverside-West End HD Ext. I	Construct additions	14-6809	Yes
149 Calyer St., BK	Greenpoint HD	Construct roof addition, alter facades, replace fence	14-6691	W/Mod
215 Clermont Ave., BK	Fort Greene HD	Construct rear yard addition	14-7295	W/Mod
331 President St., BK	Carroll Gardens HD	Excavate basement	14-5872	Yes
345 Park Pl., BK	Prospect Heights HD	Reconstruct garage, construct roof decks, legalize cameras	14-3145	W/Mod
85 Buckingham Rd., BK	Prospect Park S. HD	Alter front facade	14-6065	Denied
102 Park Ln., QN	Douglaston HD	Construct addition, alter facades	12-6740	Yes
October 8, 2013				
40 Wall St., MN	Manhattan Company Building	Replace infill, modify stair, install sign	14-7982	Yes
5 Madison Ave., MN	Met Life Insurance Co. Tower	Replace entrance, infill, install canopies	14-7025	Yes
51 W. 52nd St., MN	CBS Building	Install plaza planters	14-5054	Yes
9 Dekalb Ave., BK	Dime Savings Bank	Install access ramp	14-7557	W/Mod
102 Greene St., MN	SoHo-Cast Iron HD	Reconstruct 2 stories, construct addition; issue report to CPC (modification of use)	14-2926; 14-6599	Yes; Yes
324 Lafayette St., MN	NoHo HD	Install awnings, lights, HVAC equip., alter fire escape	14-7139	W/Mod
35 Grove St., MN	Greenwich Village HD	Legalize alterations, removal of facade fabric	14-7424	No
508 W. 26th St., MN	West Chelsea HD	Alter openings, install infill, modify access ramp	14-4199	W/Mod
14 E. 60th St., MN	Upper East Side HD	Replace window, install signage, alter steps	14-7516	Yes
189 Columbus Ave., MN	Upper West Side/CPW HD	Legalize storefront infill	14-7724	Yes
135 Central Park W., MN	Upper West Side/CPW HD	Modify ironwork	14-7161	Yes
313 W. 74th St., MN	West End-Collegiate HD	Legalize rooftop construction	14-2013	W/Mod
128 W. 82nd St., MN	Upper West Side/CPW HD	Alter rear facade, rear addition	13-5726	Yes

LANDMARKS PIPELINE (CONT.)

Actions Taken — October 2013

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
384 Vanderbilt Ave., BK	Fort Greene HD	Enlarge rear windows	14-2065	Yes
429 Washington Ave., BK	Clinton Hill HD	Construct rear yard addition	14-7111	W/Mod
247 Kane St., BK	Cobble Hill HD	Construct rear yard addition	14-6770	Yes
177 Water St., BK	DUMBO HD	Alter ground floor, install infill	14-4263	Yes
305A President St., BK	Carroll Gardens HD	Alter facades, const. bulkhead, excavate rear yard	14-4256	Yes
140 Prospect Ave., QN	Douglaston HD	Legalize alterations, install pergola, gate	08-1365	Yes
October 15, 2013				
109-113 W. 57th St., MN	Steinway Hall	Construct new building on portion of landmark site	14-7876	Yes
89 South St., MN	South Street Seaport HD	Amend C of A for new building	14-8497	W/Mod
307 W. 4th St., MN	Greenwich Village HD	Alter windows, modify bulkhead	14-6342	Yes
425 Sixth Ave., MN	Greenwich Village HD	Replace infill, modify windows, install ramp	14-4593	Yes
271 W. 10th St., MN	Greenwich Village HD Ext.	Construct roof addition, alter facades, excavate cellar	14-6124	Yes
7 W. 21st St., MN	Ladies' Mile HD	Construct new building	14-7856	Yes
39-41 W. 23rd St., MN	Ladies' Mile HD	Construct new building; issue report to CPC (modification of use & bulk)	14-7572; 14-7831	Yes; Yes
61 W. 83rd St., MN	Upper West Side/CPW HD	Alter facade, enlarge rear add., const. roof add.	14-3574	W/Mod
66 E. 91st St., MN	Carnegie Hill HD	Replace rear yard addition, inst. roof mech. equip.	14-3566	Yes
39-88 48th St., QN	Sunnyside Gardens HD	Install door, mech. equip., alter openings	14-7228	Yes
39-84 48th St., QN	Sunnyside Gardens HD	Install door hood	14-8217	Yes
October 22, 2013				
139 Fulton St., MN	Bennett Building	Legalize storefront infill	14-3822	Yes
233 Broadway, MN	The Woolworth Building	Create & alter windows, const. adds., mod. entrance	14-7747	Yes
1501 Broadway, MN	Paramount Building	Install illuminated signs	14-7867	W/Mod
1790 Broadway, MN	U.S. Rubber Co. Building	Mod. 1st & 2nd floor facades, install infill	14-9058	W/Mod
215 W. 57th St., MN	The American Fine Arts Society	Allow adjacent building to cantilever over landmark	14-9057	Yes
1780 Broadway, MN	B.F. Goodrich Co. Building	Install storefront infill	14-9056	Yes
86-15 Lefferts Blvd., QN	Richmond Hill Republican Club	Install fence & gate; issue report to CPC (modification of use)	14-6295 14-6295	In Part; Yes
25 N. Moore St., MN	Tribeca West HD	Install pergola, solar panels	14-7536	Yes
120 Fifth Ave., MN	Ladies' Mile HD	Install infill, illuminated signage	14-7983	W/Mod
122 Fifth Ave., MN	Ladies' Mile HD	Install infill, illuminated signage	14-7980	W/Mod
116 Prospect Park W., BK	Park Slope HD	Install railings, legalize roof deck	14-6660	W/Mod
1473 Pacific St., BK	Crown Heights North HD	Alter door, legalize light fixture, replace cameras	14-5123	Yes
80-01 35th Ave., QN	Jackson Heights HD	Legalize fence	14-3623	W/Mod
October 29, 2013				
520 Broadway, MN	SoHo-Cast Iron HD	Replace infill	14-5622	W/Mod
14 E. 11th St., MN	Greenwich Village HD	Amend C of A for rear yard excavation, addition	14-9019	Yes
607 Hudson St., MN	Greenwich Village HD	Construct rooftop pergola, acoustic walls	14-8425	W/Mod
53 W. 23rd St., MN	Ladies' Mile HD	Install storefronts, infill, flagpoles, alter facade	14-4075	Yes
63 E. 92nd St., MN	Carnegie Hill HD	Amend C of A to reclad facade	14-9650	Yes

New Decisions Added to www.CityAdmin.org — October 2013

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1939	Crown Heights Rezoning & Text	Modify bulk regs. & inclusionary housing areas; rezone 55	9/24/2013
1940	Amendment, BK	blocks	9/24/2013
1941	56 Ninth Ave., MN	Withdraw revocable consent (sidewalk cafe)	9/24/2013
1942	190 Sixth Ave., MN	Approve revocable consent (sidewalk cafe)	9/24/2013
1943	1186 Broadway, MN	Approve revocable consent (sidewalk cafe)	9/24/2013
1944	2847 Broadway, MN	Approve revocable consent (sidewalk cafe)	9/24/2013
1945	NYPL, Seward Park Branch, MN	Affirm landmark designation	9/24/2013
1946	St. Louis Hotel, MN	Affirm landmark designation	9/24/2013
1947	Marine Midland Bank Building, MN	Affirm landmark designation	9/24/2013
1948	Church of St. Paul the Apostle, MN	Affirm landmark designation	9/24/2013
1949	Beaumont Apartments, MN	Affirm landmark designation	9/24/2013
1950	Lipsius House, BK	Affirm landmark designation	9/24/2013
1951	Forest Park Carousel, QN	Affirm landmark designation	9/24/2013
1952	Jamaica High School, QN	Affirm landmark designation	9/24/2013
1960 ; 1961 ; 1962 ; 1963 ; 1964 ; 1965	Special Willets Point District Text Amendment, QN	Permit transitional uses; special permits (2,650-space parking lot; modify use & bulk reqs.; 83-space parking lot; 98-space parking lot; 181-space parking lot); City map amendment to eliminate streets	10/9/2013
1966 ; 1967 ; 1968 ; 1969 ; 1970 ; 1971	MSK/CUNY, MN	Rezoning to facilitate large-scale development; zoning text amendment to permit floor area increase in exchange for public amenity; special permits (modify yard reqs., ht. & setback; sign surface area reqs; 248-space garage); dispose of City-owned property	10/9/2013
1972	New Hope Transitional Housing, BX	Special permit (mod. fl. area reqs. for community facility)	10/9/2013
1973 ; 1974	Brooklyn College Campus, BK	City map amendment (eliminate streets, adjust grades); rezoning to facilitate academic space & 242-bed dormitory	10/9/2013
1975	203/205 E. 92nd St., MN	Amend ownership provisions to allow application for authorizations	10/9/2013
1976	22-44 Jackson Ave., QN	Special permit (increase floor area, modify streetwall, setback reqs.)	10/9/2013
1977 ; 1978 ; 1979 ; 1980 ; 1981 ; 1982	Halletts Point, QN	Text amend. to allow inclusionary housing, FRESH food stores; rezoning to facilitate large-scale development; special permits (modify setback, height, floor area, wall, distance reqs.; fl. area distribution, building location, tower size, setback); text amend. to modify visual corridor reqs.; City map amendment to eliminate streets, establish park	10/9/2013
1983	178 Rockaway Ave., BK	UDAAP by HPD (7 lots)	10/9/2013
1984	Flood Resilience Text Amend., CW	Text amend. pertaining flood-resilient construction in flood zones	10/9/2013
1985 ; 1986	East Fordham Road Rezoning, BX	Rezone 12-block area; zoning text amendment to facilitate rezoning	10/9/2013
1987	384 Grand Concourse, BX	UDAAP by HPD (2 lots)	10/9/2013

New Decisions Added to www.CityAdmin.org — October 2013

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Hudson Yards BID	Establish Business Improvement District	MN 4	N140038BDM	9/30/2013
East Midtown Rezoning	Zoning text amendment; rezoning (establish Special Midtown District)	MN 5, 6	N130247(A)ZRM ; C130248ZMM	9/30/2013
Harlem Dowling	UDAAP by HPD (10-story mixed-use building); rezoning (R7-2 to R8A)	MN 10	C130272HAM ; C130271ZMM	10/9/2013
Disposition of C-O-P	Dispose of 2 City-owned properties	BK 10	C130266PPK	10/9/2013
510 Gates Ave. Office Space	Acquisition of office space	BK 3	N140094PXX	10/23/2013
Rheingold Rezoning & Text Amendment	Rezoning to facilitate development of 10 mixed-use bldgs.; City map amendment (est. streets, extinguish sewer easement); zoning text amend. (inclusionary housing)	BK 4	C080322ZMK ; C070250MMK ; N110179ZRK	10/23/2013

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
5 Beekman St., MN	Appeal MDL reqs. to allow conversion to transient hotel	App'd	75-13-A	Fredrick A. Becker
349 E. 76th St., MN	Extend special permit (physical culture establishment); extend time to obtain C of O	App'd	161-99-BZ ; 162-99-BZ	Fredrick A. Becker
3356 Eastchester Rd., BX	Extension of term (catering establishment)	App'd	274-59-BZ	Laurence Dalfino
701 Avenue P, BK	Enlarge 1-family dwelling (open space, lot coverage, yards, wall height)	App'd	322-12-BZ	Fredrick A. Becker
227 Clinton St., BK	Legalize enlargement of 2-family dwelling	App'd	169-13-BZ	Greenberg Traurig
213-11 35th Ave., QN	Permit extension of commercial use into residential district	App'd	301-12-BZ	Rothkrug Rothkrug
154-11 H. Harding Expwy., QN	Extension of term (Gulf station)	App'd	615-57-BZ	Sheldon Lobel, PC
241-02 Northern Blvd., QN	Extension of term (medical office)	App'd	723-84-BZ	Gerald J. Caliendo
159-17 159th St., QN	Reverse DOB order of closure	Denied	29-12-A	Vincent Brancato

New Decisions Added to www.CityAdmin.org — October 2013

LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
319 Broadway, MN	319 Broadway Building	Enlg. bulkhead, inst. bulkhead, railing, repl. windows	14-9549	Yes	10/15/2013
70 Lafayette St., MN	Ahrens Building	Replace infill, install entrance, gates	14-8950	Yes	9/30/2013
101 E. 15th St., MN	Union Square Savings Bank	Install lighting	14-8996	Yes	10/1/2013
30 E. 30th St., MN	Martha Washington Hotel	Replace infill, windows install signage	14-8798	Yes	9/24/2013
66 Reade St., MN	Tribeca South HD	Construct rooftop addition	14-9199	Yes	10/3/2013
90 Franklin St., MN	Tribeca East HD	Establish master plan (window installation)	14-8814	No	9/24/13
459 Broadway, MN	SoHo-Cast Iron HD	Remove illegal door & infill	14-9133	Yes	10/3/13
90 MacDougal St., MN	MacDougal Sullivan Gardens HD	Repaint facade	14-9048	Yes	10/2/13
375 Lafayette St., MN	NoHo HD Ext.	Install parking attendant booth, signage, bollards	14-8717	Yes	9/23/13
270 Bleecker St., MN	Greenwich Village HD Ext. II	Legalize condenser units	14-9561	Yes	10/15/2013
35 Grove St., MN	Greenwich Village HD	Legalize removal, replacement of facade features	14-9326	No	10/8/2013
2 Fifth Ave., MN	Greenwich Village HD	Alter driveway, courtyard, widen sidewalk	14-9512	Yes	10/11/2013
35 W. 8th St., MN	Greenwich Village HD	Replace infill, install sign, lights, awning	14-8835	Yes	9/25/2013
64 Perry St., MN	Greenwich Village HD	Construct penthouse, rear yard addition	14-8756	Yes	9/20/2013
30 Gansevoort St., MN	Gansevoort Market HD	Legalize vinyl cladding	14-9315	Yes	10/8/2013
189 Columbus Ave., MN	Upper West Side-CPW HD	Legalize installation of doors	14-9515	Yes	10/11/2013
737 Park Ave., MN	Upper East Side HD	Create, alter windows, change window configuration	14-8675	Yes	9/20/2013
18 E. 73rd St., MN	Upper East Side HD	Construct rear addition, alter front facade	14-9540	Yes	10/15/2013
125 W. 75th St., MN	Upper West Side-CPW HD	Demo stairs, enlarge areaway, const. walls	14-8898	Yes	9/27/2013
140 W. 79th St., MN	Upper West Side-CPW HD	Enlarge penthouse	14-8723	Yes	9/23/2013
10 W. 84th St., MN	Upper West Side-CPW HD	Remove stoop, install entrance, canopy	14-9022	Yes	10/1/2013
152 W. 88th St., MN	Upper West Side-CPW HD	Construct rooftop, rear yard additions	14-9403	Yes	10/10/2013
4503 Fieldston Rd., BX	Fieldston HD	Remove roof from addition, replace with deck	14-8913	Yes	9/27/2013
5241 Independence Ave., BX	Riverdale HD	Construct house on vacant lot	14-9548	Yes	10/15/2013
228 Washington Ave., BK	Clinton Hill HD	Demo garage, construct new building	14-9414	Yes	10/10/2013
40 Cambridge Pl., BK	Clinton Hill HD	Replace cladding, windows, const. rear addition	14-9039	Yes	10/2/2013
85 Remsen St., BK	Brooklyn Heights HD	Remove, construct rear addition, excavate rear yard	14-8527	Yes	9/20/2013
31 Middagh St., BK	Brooklyn Heights HD	Alter facade, const. rear add., rooftop bulkhead	14-9440	Yes	10/10/2013
14 Garden Pl., BK	Brooklyn Heights HD	Remove window, install door	14-8836	Yes	9/25/2013
438 Pacific St., BK	Boerum Hill HD	Construct rear addition, excavate rear yard	14-8684	Yes	9/20/2013
85 Buckingham Rd., BK	Prospect Park South HD	Replace cladding	14-9071	No	10/2/2013
140 Prospect Ave., QN	Douglaston HD	Legalize path creation, driveway repaving	14-9357	Yes	10/9/2013