

CITYLAND NEW FILINGS & DECISIONS | February 2014

CITY PLANNING PIPELINE

New Applications Filed with DCP — February 1 to February 28, 2014

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
Hunters Point 49 LLC	49th Avenue Rezoning, QN	Map amendment to modify the rezoning area from M1-4 to M1-5/R7X and to extend the special LIC mixed-use dist.; text amendment to ZR Section 117-00, App. A, Special LIC mixed-use dist. and subdist. to include the proposed rezoning area and to allow unenclosed sidewalk cafes on 49th Ave., btwn. 11th and 21st Streets.	140275ZMQ; 140274ZRQ	Akerman Senterfitt
SPECIAL PERMITS/OTHER ACTIONS				
HPD	Henry Apts., 768-770 Decatur St./ 1696-1712 Broadway, BK	Special permit to facilitate the dev. of a six-story mixed-use bldg. w/ approx. 79 supportive and affordable units and ground floor commercial use; UDAAP designation and a disposition of a C-O-P	140277ZSK; 140278HAK	HPD
NYC SCA	Susan Wagner HS, 1220 Manor Rd., SI	Certification pursuant to ZR 105-41	140289ZCR	Domenico & Partners
DCAS	123 William St., MN	Office space acquisition of 17,000 sf. on 6th fl. for HRA Business Link office	140267PXM	DCAS
DCAS	431 West 125th St., MN	Not available at this time	140268PXM	DCAS
Jason Harick	Barlett Ave., SI	School seat cert. for 1 two-family and 1 one-family residence	140269RCR	Peter J. Calvanico
Brandon Property Group	Herbert St., SI	School seat cert. for 2 two-family dwellings	140270RCR	Peter J. Calvanico
Brandon Property Group	860 Herbert St., SI	Subdivision of 1 zoning lot into 2 zoning lots	140271RCR	Peter J. Calvanico
Jem Building Corp.	Edgegrove Ave., SI	School seat. cert. for 3 detached two-family dwellings	140272RCR	Lobue & Valenziano
FJN Development	252 Barnard Ave., SI	School seat cert. for 1 two-family residence	140273RCR	S. Krebushevski
Nicholas Criscitelli	80 Poughkeepsie Ct., SI	School seat cert. for 1 one-family residence	140276RCR	Rampulla Assoc.
Oak Developers LLC	16, 20 & 24 Jeannette Ave., 21 & 25 Lorrain Ave., SI	Within the SSRD, a school seat cert. for the development of 5 detached two-family residences	140280RCR	Joseph Morace

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
Henry Apartments	UDAAP designation, project approval, disposition of a C-O-P and a special permit	BK 16	140278HAK; 140277ZSK	2/18/2014
Disposition of City-Owned Property	Disposition of City-owned property	BX 4	140231PPX	2/18/2014
11-55 49th Avenue Rezoning	Zoning text amendment and zoning map amendment	QN 2	140274ZRQ; 140275ZMQ	2/18/2014
Woodward Avenue Rezoning	Zoning map amendment	QN 5	140111ZMQ	2/18/2014

BSA PIPELINE

New Applications Filed with BSA — February 2014

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
496 Broadway LLC	496 Broadway, MN	Permit retail use in 1st floor and cellar	27-14-BZ	Sheldon Lobel, PC
310-312 Owners Corp. LLC	312 E. 23rd St., MN	Permit physical culture establishment	20-14-BZ	Sandy Anagnostou
The Hewitt School	45 E. 75th St., MN	Construct roof and rear additions	26-14-BZ	Francis R. Angelino
Cong. Machne Chaim	6101 16th Ave., BK	Enlarge school building	30-14-BZ	Moshe M. Friedman
Yeshiva of Flatbush LLC	1601-1623 Avenue J, BK	Enlarge yeshiva	25-14-BZ	Lyra J. Altman
Frank Moreno	106-02 Sutter Ave., QN	Enlarge one-family dwelling	24-14-BZ	Gerald J. Caliendo
SPECIAL PERMITS/OTHER ACTION				
201 Pearl LLC	101 Maiden Lane, MN	Permit physical culture establishment	36-14-BZ	Rothkrug Rothkrug
Leon Goldenberg	1255 E. 27th St., BK	Extend first floor at rear, add greenhouse	39-14-BZ	Lewis Garfinkel
McDonald's Corp.	3540 Nostrand Ave., BK	Legalize eating and drinking establishment	28-14-BZ	Eric Palatnik, PC
Glenchi LLC	2250 Linden Blvd., BK	Extension of term for retail use	22-14-BZ	Fredrick A. Becker
FSJ Realty Group	115-02 Jamaica Ave., QN	Permit physical culture establishment	21-14-BZ	Eric Palatnik, PC
Demetrius Partridge	40-06 Astoria Blvd., QN	Permit physical culture establishment	35-14-BZ	Gerald J. Caliendo
Anthony Vasaturo	2131 Hylan Blvd., SI	Convert building to physical culture establishment	34-14-BZ	Rampulla Assocs.
APEALS				
Quentin Road Dev. LLC	902 Quentin Rd., BK	Appeal DOB determination on bulk regulations	33-14-A	Rothkrug Rothkrug
Cheong Wing Chung	198-35 51st Ave., QN	Vested right to complete construction	23-14-A	Eric Palatnik, PC
Little Morrow LLC	2560 Forest Ave., SI	Appeal DOB determination denying retail building	32-14-A	Rothkrug Rothkrug

LANDMARKS PIPELINE

Proposed Designations — February 2014

NAME	ADDRESS	ACTION	DATE
Firehouse Engine Co. 29	160 Chambers St., MN	Heard	2/11/2014
Salvation Army Headquarters	120 W. 14th St., MN	Heard	2/11/2014
Park Avenue HD	Upper East Side, MN	Heard	2/11/2014

Actions Taken — February 2014

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
February 4, 2014				
195 Broadway, MN	AT&T Building	Modify entrances, subway enclosure	15-2236	Yes
140 West St., MN	Vesey Building	Modify facade, est. master plan (storefronts, signs)	15-2641	Yes
462 Broadway, MN	SoHo-Cast Iron HD	Install signage	15-1872	Yes
385 Sixth Ave., MN	Greenwich Village HD	Legalize facade work, lights, fencing, gate	14-9712	No
829 Washington St., MN	Gansevoort Market HD	Install hanging sign	15-2121	Yes
27 W. 20th St., MN	Ladies' Mile HD	Replace windows	14-8321	W/Mod
332 W. 87th St., MN	Riverside-West End HD	Construct rooftop addition	14-8841	Yes
137 St. Felix St., BK	BK Academy of Music HD	Enlg. rear and roof extensions, alter rear facade, yard	15-1193	Yes
777 Carroll St., BK	Park Slope HD	Alter areaway	15-0140	Yes
138 Underhill Ave., BK	Prospect Heights HD	Alter rear facade	14-7990	Yes
79-15 35th Ave., QN	Jackson Heights HD	Modify illegal areaway fence, curbing	15-1987	Yes

LANDMARKS PIPELINE (CONT.)

Actions Taken — February 2014

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
February 11, 2014				
70 Pine St., MN	The Cities Service Building	Alter lobby	15-3520	W/Mod
40 Peck Slip, MN	South St. Seaport HD	Const. roof addition, inst. infill, flagpoles, mod. fire escape	13-7147	Yes
57 Laight St., MN	Tribeca North HD	Replace windows	14-9023	Yes
702-704 Madison Ave., MN	Upper East Side HD	Demo. building, wall, construct building	14-3274	Yes
127 E. 71st St., MN	Upper East Side HD	Alter front facade, areaway	14-3218	W/Mod
Various Addresses, BX	Fieldston HD	Master plans to govern alterations	09-3008; 09-6620	Yes; Yes
706 Shore Rd., QN	Douglaston HD	Install generator	14-3122	Yes
February 18th, 2014				
100 Broadway, MN	American Surety Co. Building	Install signage	14-9096	W/Mod
29 E. 26th St., MN	Morgan Library and Annex	Legalize security cameras	15-2083	Yes
3560 Broadway, MN	Hamilton Theater	Construct addition	15-1646	Yes
190 Fordham St., BX	Public School 102	Install dormer window	14-1418	W/Mod
39 W. 10th St., MN	Greenwich Village HD	Construct roof and rear yard additions	15-0349	Yes
400 Bleecker St., MN	Greenwich Village HD	Install infill, awning	15-1340	Yes
208 W. 11th St., MN	Greenwich Village HD	Const. bulkhead, inst. mech. equip., repl. windows	15-2071	W/Mod
305 W. 72nd St., MN	West End-Collegiate HD Ext.	Modify window opening	15-1885	Yes
294 Columbus Ave., MN	Upper West Side/CPW HD	Replace infill, install louvers, lighting, signage	14-7673	W/Mod
60 Riverside Dr., MN	West End-Collegiate HD Ext.	Modify window opening	15-2386	Yes
616 Halsey St., BK	Stuyvesant/Exp. Stuyvesant Hts. HD	Install infill, garbage enclosure, lighting, signage	15-2127	W/Mod
960 Sterling Pl., BK	Crown Heights North HD II	Construct access ramp, alter portico	15-1769	W/Mod
39-68 44th St., QN	Sunnyside Gardens HD	Legalize condenser units	15-0433	W/Mod

New Decisions Added to www.CityAdmin.org — February 2014

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
33 ; 34 ; 35 ; 36	300 Lafayette St., MN	Special permits for development in historic districts/M1-5A, M1-5B; modify height and setback reqs. for seven-story development; permit large retail establishments; modify use regs.	2/4/2014
37	39 Worth St., MN	Landmark designation	2/4/2014
38	41 Worth St., MN	Landmark designation	2/4/2014
39	339 Grand St., MN	Landmark designation	2/4/2014
40	Tammany Hall, MN	Landmark designation	2/4/2014
41	1446-1458 Plimpton Ave., BX	UDAAP by HPD (4 lots)	2/4/2014
42	317 Saratoga Ave., BK	UDAAP by HPD (13 lots)	2/4/2014

New Decisions Added to www.CityAdmin.org — February 2014

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Disposition of C-O-P	Dispose of 2 City-owned properties	BX 6	C140089PPX	2/5/2014
East River Text Amendment	Zoning text amendment (ferry and water taxi docking regs.)	BK 1	N140099ZRK	2/5/2014
Yeshiva Rambam	Dispose of City-owned property	BK 18	C140122PPK	2/5/2014
Union Turnpike Rezoning	Rezoning (R3-2, R3-2/C-2 to R5D/C1-3)	QN 8	C120178ZMQ	2/5/2014

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
22 Thames St., MN	Construct mixed-use building	App'd	243-13-BZ	Kramer Levin
136 Church St., MN	Permit physical culture establishment (Ultrafit)	App'd	218-13-BZ	Warshaw Burstein
25 Great Jones St., MN	Permit residential building (use regs.)	App'd	43-12-BZ	Wachtel & Masyr
110 Waverly Pl., MN	Extension of term for eating and drinking est. (Babbo)	App'd	239-02-BZ	Greenberg Traurig
12 W. 21st St., MN	Permit physical culture establishment (NY Phys. Training Fitness Studio)	App'd	209-13-BZ	Sheldon Lobel, PC
220-236 W. 28th St., MN	Extend time to complete construction of community use facility	App'd	176-09-BZ	Bryan Cave
515 Seventh Ave., MN	Extend time to obtain C of O (parking garage)	App'd	74-49-BZ	Sheldon Lobel, PC
1221 Sixth Ave., MN	Extension of term (NY Sports Club)	App'd	42-03-BZ	Fredrick A. Becker
689 Fifth Ave., MN	Permit physical culture establishment (The Bar Method)	App'd	267-13-BZ	Jay Goldstein
150 Central Park S., MN	Extension of term (Exhale Spa)	App'd	209-03-BZ	Fredrick A. Becker
10 Columbus Circle, MN	Extension of term (Equinox)	App'd	119-03-BZ	Rothkrug Rothkrug
108 E. 89th St., MN	Amend variance to enlarge Dalton School	App'd	360-65-BZ	Greenberg Traurig
330 Bruckner St., BX	Challenge DOB determination that sign not entitled to non-conforming use status	Denied	68-13-A	Bryan Cave
1314 Avenue S, BK	Vested right to continue development under prior zoning	App'd	41-11-A	Eric Palatnik, PC
1054 Bergen Ave., BK	Construct retail building in R5 district	App'd	154-13-BZ	Sheldon Lobel, PC
747 Broadway, BK	Permit physical culture establishment (Crunch Fitness)	App'd	249-13-BZ	Eric Palatnik, PC
83 Bushwick Pl., BK	Construct four-story residential building	App'd	381-04-BZ	Sheldon Lobel, PC
1614 86th St., BK	Enlarge auto sales establishment	App'd	167-13-BZ	Rothkrug Rothkrug
2660 E. 27th St., BK	Enlarge one-family dwelling	App'd	245-13-BZ	Eric Palatnik, PC
151 Coleridge St., BK	Enlarge one-family dwelling	App'd	212-13-BZ	Eric Palatnik, PC
2085 Ocean Pkwy., BK	Develop house of worship	App'd	292-13-BZ	Sheldon Lobel, PC
2411 86th St., BK	Extension of term (McDonald's)	App'd	406-82-BZ	Eric Palatnik, PC
444 Beach 6th St., QN	Amend variance to construct school	App'd	25-08-BZ	Eric Palatnik, PC
29-19 Newtown Ave., QN	Construct four-story residential building	App'd	230-13-A	Nikolaos Sellas
264-12 Hillside Ave., QN	Reinstate variance, change use from auto service to repair	App'd	81-13-BZ	Nasir J. Khanzada
27-24 College Pt. Blvd., QN	Permit bank in residential district	App'd	279-12-BZ	Akerman Senterfitt
3560 White Plains Rd., QN	Permit physical culture establishment (Blink Fitness)	App'd	255-13-BZ	Rothkrug Rothkrug
29-15 Newtown Ave., QN	Construct residential building in mapped street bed	App'd	231-13-A	Nikolaos Sellas
136-36 39th Ave., QN	Legalize restaurant mezzanine	App'd	327-88-BZ	Eric Palatnik, PC
130 Montgomery Ave., SI	Extend time to complete construction of residential building	App'd	297-06-BZ	Eric Palatnik, PC
43 & 47 Cecilia Ct., SI	Construct residence not fronting mapped street	App'd	131-13-A ; 132-13-A	Sheldon Lobel, PC
3161 Richmond Terr., SI	Construct office building in mapped street bed	App'd	191-13-A	Rothkrug Rothkrug
15 & 19 Starr Ave., SI	Construct 2 one-family dwellings in mapped street bed	App'd	348-12-A ; 349-12-A	Rothkrug Rothkrug
525 Durant Ave., SI	Construct building not fronting mapped street	App'd	287-13-A ; 288-13-A	Rothkrug Rothkrug

New Decisions Added to www.CityAdmin.org — February 2014

LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
209 Broadway, MN	St. Paul's Chapel and Graveyard	Modify landscaping, install pavers	15-4033	Yes	2/10/2014
131 E. 10th St., MN	St. Marks in the Bowery	Install access ramps, handrails	15-3441	Yes	1/28/2014
5 Madison Ave., MN	Met Life Insurance Co.	Replace infill, install canopies	15-3876	Yes	2/5/2014
122 E. 42nd St., MN	Chanin Building	Est. master plan (window installation)	15-3780	Yes	2/3/2014
91-95 Chambers St., MN	Tribeca South HD	Install fence at parapet	15-3697	Yes	1/31/2014
111 Franklin St., MN	Tribeca East HD	Replace infill, remove fire escape, loading dock	15-3873	Yes	2/5/2014
462 Broadway, MN	SoHo-Cast Iron HD	Replace signage	15-4247	Yes	2/13/2014
385 Sixth Ave., MN	Greenwich Village HD	Legalize facade installations, camera installations	15-3850	No	2/4/2024
11 W. 27th St., MN	Madison Square North HD	Replace windows	15-3792	Yes	2/3/2014
101 W. 78th St., MN	Upper West Side/CPW HD	Construct one-story rooftop addition, bulkhead	15-4133	Yes	2/11/2014
60 Riverside Dr., MN	West End Collegiate HD Ext.	Enlarge opening, replace door, install door	15-4329	Yes	2/18/2014
64 W. 87th St., MN	Upper West Side/CPW HD	Demo. rear ell, construct rear addition	15-3926	Yes	2/7/2014
332 W. 87th St., MN	Upper West Side/CPW HD	Construct roof addition, restore masonry	15-3856	Yes	2/5/2014
441 Pacific St., BK	Boerum Hill HD	Remove windows, door, install door, transoms	15-3471	Yes	1/24/2014
481 E. 18th St., BK	Ditmas Park HD	Alter side and rear facades	15-4126	Yes	2/11/2014
527 1st St., BK	Park Slope HD	Alter rear facade, replace window	15-3859	Yes	2/4/2014
117 Eighth Ave., BK	Park Slope HD	Create opening at rear	15-3939	Yes	2/6/2014
200 Water St., BK	DUMBO HD	Construct. two-story roof add., replace windows	15-3595	Yes	1/28/2014
201 Water St., BK	DUMBO HD	Remove skylights, construct roof addition	15-4156	Yes	2/12/2014
79-15 35th Ave., QN	Jackson Heights HD	Alter perimeter fence, curbing	15-3813	Yes	2/4/2014