

CITYLAND NEW FILINGS & DECISIONS | March 2014

CITY PLANNING PIPELINE

New Applications Filed with DCP — March 1 to March 31, 2014

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS				
MC 19 East Houston St. LLC	19 East Houston St., MN	Build a six-story building w/ floors basement-3 flrs. for retail and flrs. 4-6 for offices w/in the SoHo Cast Iron District; special permit to waive the bulk requirements in a historic district	140300ZSM; 140301ZSM; 140302ZSM	Fox Rothschild
Veterans Realty Corp.	2040 Veterans Road West, SI	Within the SSRD, a special permit to build a large store with no limitation on floor area per establishment; w/in the SSRD a cert. for cross access connection; w/in the SSRD, a cert. for no cross access, etc.; w/in the SSRD, an auth. to waive cross access connection, etc.; w/in the SSRD, an auth. to mod. the topography to facilitate a large retail dev. w/ accessory off street parking for 171 cars; w/in the SSRD, an auth. to mod. group parking, etc.	140316ZSR; 140320ZCR; 140321ZCR; 140319ZAR; 140317RAR; 140318RAR	Moss & Syad
Madison Avenue Leasehold	437 Madison Ave. Plaza, MN	Cert. that the proposed expansion of the lobby and reduction in the non-bonus area of the arcade is permissible; cert. that the proposed design changes to the existing plaza are in accordance w/ standards for public plazas	140303ZCM; 140304ZCM	Kramer Levin
Broadway Trio	217 West 57th St., MN	Cert. to waive the req. to move an existing subway entrance to this zoning lot in order to facilitate a new mixed-use building	140308ZCM	Kramer Levin
Phillip Farrinacci	169 Castleton Ave., SI	Within the Hillside District a cert. to subdivide 1 zoning lot into 2 to build a two-family home	140315ZCR	Jorge Canepa
Michael Ammiriate	56 East Entry Road, SI	Within the Sina District, an auth. to mod. the topography to build a pool and other work	140309ZAR	James Morri
Archdioceses of N.Y.	Cardinal Egan Pavillion, 5655 Arlington Ave., BX	Within the Riverdale NA, an auth. to facilitate an enlargement to the existing residence for retired priests	140311ZAX	Fox Rothschild
Oakdale Holdings Corp.	131 & 125 McBaine Ave., SI	Within the SSRD, a cert. to subdivide 1 zoning lot into 2.	140294RCR	Valenziano Arch.
Mario Bousi	75 Lipsett Ave., SI	Within the SSRD, a cert. for school seats to build a two-family house	140305RCR	Calvanico Assoc.
Ashland Building LLC	119 Hanover Ave., SI	Within the SSRD, a cert. for school seats to build 3 one-family homes; w/in the SSRD, a cert. to subdivide 1 zoning lot into 3 to build 3 one-family homes;	140306RCR; 140307RCR	Calvanico Assoc.
Clifford Siegel	Sweetbrook Road, SI	Within the SSRD, a cert. to build 3 two-family units	140312RCR	Sanna & Loccisana
Guy Mangano	220 Yetman Ave., SI	Within the SSRD, a cert. for school seats to build a two-family home	140313RCR	Guy Mangano
55 Broadway Associates	55 Broadway, MN	Renewal of a special permit to eliminate mandatory improvement in order to facilitate enlargement of ground fl. space in an existing 34-story bldg.	140310CMM	Interstate Companies
Eleven Food & Beverage Inc.	Eleven Food, 11 Sixth Ave., MN	New enclosed café with 26 seats	140296ECM	
Park Ave. A LLC	Ainsworth Park, 111 E 18 St., MN	New enclosed café with 40 seats	140297ECM	
Feya Inc.	Harmony Terrace, 47-57 41 St., QN	New enclosed café with 20 seats	140295ECQ	
NSM Restaurant Inc.	Marten's Table, 10840 Corona Ave, QN	New enclosed café with 40 seats	140298ECQ	
NYCDCAS	19 East Houston St., MN	To build a six-story bldg. w/ floors basement-3 flrs. or retail and flrs 4-6 for offices w/in the SoHo Cast Iron Dist.; disposition from NYC to NYCLDC then to NYCEDC and finally to MC 19 East Houston Street LLC	140299PPM	

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
155 Mercer Street	Special permit	MN 2	140263ZSM	3/17/2014
19 East Houston Street	Special permits and disposition of City-owned property	MN 2	140299PPM; 140300ZSM; 140301ZSM; 140302ZSM	3/17/2014
Disposition of City-Owned Properties	Disposition of 14 C-O-Cs pursuant to zoning	QN 12	140291PPQ	3/31/2014
Dikeman Street Demapping	City map amendment	BK 6	120093MMK	3/31/2014

BSA PIPELINE

New Applications Filed with BSA — March 2014

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTION				
97-101 Reade Street LLC	97 Reade St., MN	Permit physical culture establishment	39-14-BZ	Francis R. Angelino
AA Olympic LLC	92 Laight St., MN	Legalize physical culture establishment	44-14-BZ	Sheldon Lobel, PC
783/5 Lex Associates	783 Lexington Ave., MN	Permit physical culture establishment	42-14-BZ	Eric Palatnik, PC
Bill Stathakos	1413 Fulton St., BK	Permit physical culture establishment	40-14-BZ	Rothkrug Rothkrug
Vlad Benjamin	147 Falmouth St., BK	Enlarge one-family dwelling	48-14-BZ	Eric Palatnik, PC
United Talmudic Academy	21 Waverly Ave., BK	Legalize yeshiva	41-14-BZ	Jay Goldstein
Athina Orthodoxou	337 99th St., BK	Enlarge two-family dwelling, convert to one-family	45-14-BZ	Eric Palatnik, PC
Boerum Place LLC	252 Atlantic Ave., BK	Permit physical culture establishment	46-14-BZ	Rothkrug Rothkrug
RKR Properties	122-214 Merrick Blvd., QN	Permit eating and drinking establishment with drive-through	47-14-BZ	John M. Marmora
APPEALS				
The Milburn Hotel, LLC	242 W. 76th St., MN	Legalize 120 hotel units	43-14-A	The Milburn Hotel
Archdiocese of N.Y.	5655 Independence Ave., BX	N/A	49-14-A	Jesse Masyr

LANDMARKS PIPELINE

Proposed Designations — February 2014

NAME	ADDRESS	ACTION	DATE
Congregation Tifereth Israel Town and Village Synagogue	334 E. 14th St., MN	Heard	3/25/14
Ardsley Garage	165 E. 77th St., MN	Heard	3/25/14

LANDMARKS PIPELINE (CONT.)

Actions Taken — March 2014

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
March 4, 2014				
Governors Island, MN	Governors Island HD	Relocate monument within historic district	15-3566	Yes
25 Bleecker St., MN	NoHo East HD	Replace front facade, alter rear facade	15-0410	Yes
420 Amsterdam Ave., MN	Upper West Side/CPW HD	Install access ramp	14-7401	W/Mod
241 Lenox Ave., MN	Mount Morris Park HD	Install access ramp	14-7918	Yes
20 Jay St., BK	DUMBO HD	Legalize ramp	15-1967	Yes
March 11, 2014				
1560 Broadway, MN	Embassy Theater	Install escalators, modify walls	14-5168	Yes
Prospect Park, BK	Prospect Park	Replace fencing, paving, construct barriers	15-3992	Yes
344 W. 72nd St., MN	The Chatsworth Apartments	Replace and modify windows, alter areaway, construct rooftop addition	14-9984; 14-9985	W/Mod; W/Mod
15 Eighth Ave., MN	Greenwich Village HD	Alter facades, construct rooftop addition	15-0227	Yes
16 W. 12th St., MN	Greenwich Village HD	Alter roof and rear, excavate rear yard	15-1290	Yes
737 Park Ave., MN	Upper East Side HD	Replace doors, lights, modify canopy	14-4233	Yes
110 W. 88th St., MN	Upper West Side/CPW HD	Construct new building	14-9982	Yes
March 18, 2014				
452 Fifth Ave., MN	Knox Building	Amend report to CPC for bulk modification	15-3791	Yes
1230 Sixth Ave., MN	Simon & Schuster Building	Modify, replace storefront infill	15-3989	W/Mod
488 Madison Ave., MN	Look Building	Alter ground floor, inst. signage, modify marquee	15-3901	W/Mod
105 Hudson St., MN	Tribeca West HD	Install access ramp and lift	15-2108	W/Mod
142 Mercer St., MN	SoHo-Cast Iron HD	Legalize signage, menu box	15-3343	W/Mod
109 Crosby St., MN	SoHo-Cast Iron HD	Install banner	15-3535	W/D
197 Bleecker St., MN	South Village HD	Install storefront infill	15-2569	W/Mod
304 Bleecker St., MN	Greenwich Village HD	Replace windows	15-1683	W/Mod
33 Washington Sq. W., MN	Greenwich Village HD	Replace windows	15-1306	Yes
19 W. 8th St., MN	Greenwich Village HD	Modify illegally installed windows	15-0033	W/Mod
341 E. 10th St., MN	East 10th Street HD	Construct rear yard addition	13-8527	Yes
343 E. 10th St., MN	East 10th Street HD	Construct rear yard addition	13-8528	Yes
75 Greenwich Ave., MN	Greenwich Village HD	Install infill, signage, lighting, awnings	15-3422	W/Mod
105 Fifth Ave., MN	Ladies' Mile HD	Alter facade, install infill, signage	15-3775	Yes
25 Tudor City Pl., MN	Tudor City HD	Establish master plan (window replacement)	15-3248	Yes
48 W. 71st St., MN	Upper West Side/CPW HD	Replace windows	14-6281	Yes
240 W. 71st St., MN	West End-Collegiate HD	Enlarge rear yard addition	15-3448	Yes
132 78th St., MN	Upper West Side/CPW HD	Construct rear yard addition	15-3592	Yes
35 W. 92nd St., MN	Upper West Side/CPW HD	Install chimney flue	14-9571	Yes
March 25, 2014				
1 West 54th St., MN	University Club	Construct rooftop addition, railing	15-0425	Yes
768 Fifth Ave., MN	Palm Court, The Plaza Hotel	Install fixtures, lighting	15-3439	Yes
1000 Fifth Ave., MN	Metropolitan Museum of Art	Amend report on plaza redesign to add security barriers	15-4845	Yes
122 Greene St., MN	SoHo-Cast Iron HD	Alter ground floor, install storefront	15-2725	Yes
110 E. 76th St., MN	Upper East Side HD	Amend C of A for facade alterations and roof additions	15-3549	W/Mod
272 W. 86th St., MN	Riverside-West End HD Ext. I	Amend C of As for rear and roof additions	15-5159	Yes
67 Pineapple St., BK	Brooklyn Heights HD	Construct rear yard addition	13-1833	Yes

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
96	Second Avenue Text Amendment, MN	Permit commercial use on 2nd floors in certain districts	2/26/2014
97 98	North Conduit Ave. Rezoning, QN	Withdraw rezoning; withdraw City map amendment	2/26/2014
99	793 Fairmont Pl., BX	Amend previously approved tax exemption	2/26/2014
100	922 Third Ave., MN	Approve revocable consent (sidewalk café)	2/26/2014
101	310 Malcolm X Blvd., MN	Approve revocable consent (sidewalk café)	2/26/2014
102	57-21 Rockaway Beach Blvd., QN	UDAAP by HPD, disposition of property	2/26/2014
126	Union Turnpike Rezoning, QN	Rezoning to facilitate construction of mixed-use building	3/12/2014

New Decisions Added to www.CityAdmin.org — March 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	N140099ZFK	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
123 William St. Office Space	Acquisition of office space	MN 1	N140267PXM	3/5/2014
Domino Sugar	Special permit to facilitate large-scale development; zoning text amendment (inclusionary housing and loading reqs.); special permits (modify use regs.; modify loading regs.); authorization to modify regs. for waterfront public access areas	BK 1	C140132ZSK ; N140131ZRK ; C140133ZSK ; C140134ZSK ; C140135ZSK ; N140136ZAK	3/5/2014
88th Precinct Station House	Landmark designation	BK 2	N140254HKK	3/5/2014
Braddock-Hillside Rezoning	Rezoning (elim. C2-2 from R3-2, change R3-2 to C4-1)	QN 13	C140037ZMQ	3/5/2014
Manhattan West Text Amend.	Text amendment to increase public access at Hudson Yards	MN 4	N140191ZRM	3/19/2014
431 W. 125th St. Office Space	Acquisition of office space for MN Borough President offices	MN 9	N140268PXM	3/19/2014

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
112 Fulton St., MN	Construct mixed-use development in mapped street bed	App'd	300-13-A	Goldman Harris
354 West St., MN	Construct res. building with accessory parking in M1-5 district	App'd	192-13-BZ	Fox Rothschild
110 Christopher St., MN	Extension of term for retail variance	App'd	16-93-BZ	Carl A. Sulfaro
303 Park Ave. S., MN	Extension of term for special permit (N.Y. Sports Club)	App'd	20-02-BZ	Fredrick A. Becker
423 W. 55th St., MN	Permit physical culture establishment (Planet Fitness)	App'd	236-13-BZ	Warshaw Burstein
332 W. 87th St., MN	Vertically enlarge residential building	App'd	127-13-A	Marvin B. Mitzner
3120 Corlear Ave., BX	Enlarge existing school	App'd	95-13-BZ	Eric Palatnik, PC
7914 Third Ave., BK	Permit physical culture establishment (H.I.T. Factory Improved)	App'd	274-13-BZ	Sheldon Lobel, PC
1653 Ryder St., BK	Enlarge two-family dwelling, convert to 1-family	App'd	234-13-BZ	Sheldon Lobel, PC
876 Kent Ave., BK	Permit four-story residential building	App'd	78-13-BZ	Sheldon Lobel, PC
2899 Nostrand Ave., BK	Construct synagogue and school	App'd	6-13-BZ	Sheldon Lobel, PC
107 S. 6th St., BK	Permit physical culture establishment (Soma Health Club)	App'd	153-13-BZ	Eric Palatnik, PC
1 Maspeth Ave., BK	Construct residential building	W/D	69-12-BZ	Eric Palatnik, PC
69-40 Austin St., QN	Legalize physical culture establishment (Title Boxing Club)	App'd	88-13-BZ	Lawrence M. Gerson
144-20 Liberty Ave., QN	Extension of term (plumbing supply establishment)	App'd	13-78-BZ	Sheldon Lobel, PC
5-11 47th Ave., QN	Const. 12-story mixed-use bldg. and six-story dormitory	App'd	238-07-BZ	Goldman Harris
219-08 141st Ave., QN	Appeal seeking vested right to complete construction	App'd	214-13-A	Slater & Beckerman, PC
39-06 52nd St., QN	Permit four-story residential building	W/D	6-12-BZ	Syeda Laila

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

LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
3560 Broadway, MN	Hamilton Theater	Construct rear yard addition	15-4824	Yes	3/3/2014
190 Fordham St., BX	Public School 102	Install roof dormer	15-4783	Yes	2/28/2014
292-314 Kent Ave., BK	Domino Sugar Factory	Construct roof additions, inst. windows, infill, signs	15-4491	Yes	2/21/2014
396-398 W. Broadway, MN	SoHo-Cast Iron HD	Paint facade, replace signage, install infill	15-4600	Yes	2/25/2014
37 W. 10th St., MN	Greenwich Village HD	Replace door and surround, exc. areaway, const. stoop	15-4749	Yes	2/28/2014
120 Fifth Ave., MN	Ladies' Mile HD	Replace infill, install signage	15-4769	Yes	2/28/2014
122 Fifth Ave., MN	Ladies' Mile HD	Replace infill, install signage	15-4770	Yes	2/28/14
127 E. 71st St., MN	Upper East Side HD	Replace facade	15-5409	Yes	3/18/14
105 W. 72nd St., MN	Upper West Side/CPW HD	Remove piers, landing, install access ramp	15-4644	Yes	2/26/14
132 W. 78th St., MN	Upper West Side/CPW HD	Construct rear addition	15-5443	Yes	3/19/14
2265 Broadway, MN	Riverside-West End HD Ext. I	Install storefront infill	15-4916	Yes	3/5/14
241 Lenox Ave., MN	Mount Morris Park HD	Install access ramp	15-5101	Yes	3/10/14
777 Carroll St., BK	Park Slope HD	Enlg. areaway hatch, exc. areaway, install curbing	15-4536	Yes	2/24/2014
181 Park Pl., BK	Prospect Heights HD	Construct bulkhead, install railing	15-3674	Yes	2/24/2014
960 Sterling Pl., BK	Crown Heights North HD II	Construct access ramp, alter portico	15-4685	Yes	2/27/2014
39-68 44th St., QN	Sunnyside Gardens HD	Legalize installation of condenser unit	15-4838	Yes	3/3/2014