

CITYLAND NEW FILINGS & DECISIONS | August 2014

CITY PLANNING PIPELINE

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
Malatesta Trattoria	649 Washington Street, MN	Within the Greenwich Village Historic District extension, rezone from R6 to R6/C1-5 to allow several existing ground floor commercial uses and to facilitate the legalization of a sidewalk café accessory to the existing restaurant.	150084ZMM	Sheldon Lobel
D Skolnick Design & Dev.	441 West 37th Street, MN	Zoning text amendment of the height and setback requirements within the D4 and D5 subareas of the Hudson Yards Special District	150083ZRM	D Skolnick Design
7 West 21, LLC	7 West 21st Street, MN	Within the Ladies' Mile Historic Districts, a special permit to allow additional parking for residential growth to effectuate a new mixed-use building; within the Ladies' Mile Historic District, a special permit for various waivers to facilitate development of a new mixed-use building	150077ZSM; 150078ZSM	Kramer Levin
Lula Enterprises	2826 and 2902 Ft Hamilton Pkwy, BK	Within the Special Ocean Parkway District, a zoning map change from R5 to R5/C2-4 to allow a preexisting legal nonconforming use to be brought into conformance to permit a sidewalk café	150076ZMK	Vincent Petraro
SPECIAL PERMITS/OTHER ACTIONS				
SGN 443 Greenwich St.	443 Greenwich Street, MN	Within the Tribeca North Historic District, an authorization to allow an off-street attended parking facility in an existing seven-story building	150085ZAM	Greenberg Traurig
Michael Bosco	38 Ridge Avenue, SI	Within the SINA District, a CPC certification for approval of a restoration plan	150074ZCR	Dennis Del'Angelo
Vincent Ciala	Ionia Avenue, SI	Within the SSRD, a chair certification for school seats to build one two-family home	150075RCR	Chris Pionsi
William Loger	178 Stafford Avenue, SI	Within the SSRD, a chair certification to subdivide one zoning lot into three for three two-family homes	150079RCR	Al Saulo
Karabinis Diner Corp.	2132 Flatbush Avenue, BK	Renewal for 46 seats	150082ECK	
FKNG Corp.	71-02 Kissena Blvd, QN	New sidewalk café for 56 seats	150080ECQ	
Star Parker LLC	5725 Roosevelt Ave, QN	New sidewalk café for 16 seats	150081ECQ	
NYC DCAS	420 Lexington Ave, MN	Lease of office space for an associate judge of the New York State Court of Appeals	150021PXM	
NYC DCAS	570 Lexington Ave, MN	Lease of office space for an associate judge of the New York State Court of Appeals	150022PXM	
NYC DCAS	1 Metrotech, BK	Lease of approximately 27,000 square feet for the relocation of two HRA units	150023PXX	
401 Hotel Reit, LLC	15 Penn Plaza, MN	Within the Special Midtown District, renewal of permit to modify height and setback requirements within; renewal of permit to allow a floor area bonus for subway and mass transit facility improvement within the Special Midtown District	150086CMM; 150087CMM	Kramer Levin
West Village Residences, LLC	76 Greenwich Ave, MN	A chair follow-up and a modification of the restrictive declaration to permit the memorial in the triangle site	150088CMM	Rudin Management

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
102 Greene Street	Within the SoHo Cast Iron Historic District, a special permit to modify the use and bulk provisions to facilitate reconstruction of floors 4 and 5, and add a penthouse.	MN 2	140353ZSM	8/18/2014

BSA PIPELINE

New Applications Filed with BSA — August 2014

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
1660 E. Gunhill Rd. Rlty.	N/A, BX	Subdivide vacant parcel into five zoning lots	187-14-BZ-191-14-BZ	Duane Morris LLP
Bond Street Owner LLC	51-63 Bond St., BK	Variance for 13-story hotel	186-14-BZ	Lyra J. Altman
Greek School of Plato	670 92nd St., BK	Construct educational facility	181-14-BZ	Sheldon Lobel, PC
Masjid-e-Noor, Inc.	46-05 Parsons Blvd., QN	Construct community facility in R5 district	200-14-BZ	Simons & Wright
Wayne Bilotti	165 Woolley Ave., SI	Construct one-family dwelling	213-14-BZ	Steven Simicich
SPECIAL PERMITS/OTHER ACTION				
Roza 14W LLC	14 Wall St., MN	Permit physical culture establishment	185-14-BZ	Sheldon Lobel, PC
Ann/Nassau Realty LLC	113 Nassau St., MN	Permit physical culture establishment	183-14-BZ	Rothkrug Rothkrug
16 West 8th LLC	18 W. 8th St., MN	Permit physical culture establishment	203-14-BZ	Rothkrug Rothkrug
Joseph Pogostin	3524 Third Ave., BX	Permit physical culture establishment	201-14-BZ	Francis R. Angelino
Rochelle Beyda	2268 W. 1st St., BK	Enlarge dwelling, convert two-family dwelling to one-family	202-14-BZ	Lyra J. Altman
Hamilton Plaza Assocs.	1-37 12th St., BK	Permit physical culture establishment	184-14-BZ	Sheldon Lobel, PC
Izhak Lati	1977 Homecrest Ave., BK	Enlarge two-family dwelling	182-14-BZ	Eric Palatnik, PC
Wythe Berry LLC	55 Wythe Ave., BK	Waive number of required accessory parking spaces	204-14-BZ	Sheldon Lobel, PC
100-02 Rockaway 26 LLC	100-02 Rockaway Blvd., QN	Permit physical culture establishment	205-14-BZ	Rothkrug Rothkrug
N/A	N/A, QN	Waive bulk regs for replacement of storm-damaged homes	206-14-BZ-212-14-BZ	NYC HPD
APPEALS				
EXG 332W44 LLC	332 W. 44th St., MN	N/A	180-14-A	Fried Frank Harris
Hector Florimon	102-11 Roosevelt Ave., QN	Legalize accessory parking in mapped street bed	199-14-A	Alfonso Duarte
Thomas Mantione	10 Winslow Pl., SI	Appeal Borough Commissioner denial of permission to construct buildings not fronting mapped street	192-14-A-198-14-A	Rothkrug Rothkrug

LANDMARKS PIPELINE

Actions Taken — August 2014

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
August 5, 2014				
380 Lafayette St., MN	380 Lafayette Street Building	Replace doors	15-7515	W/Mod
434 Lafayette St., MN	434 Lafayette Street Building	Install marquee, signage, lighting	14-9952	Yes
30 Rockefeller Plaza, MN	RCA Building	Create sign vitrine, apply finish to mezzanine ceiling	15-8983	Yes
15 E. 90th St., MN	15 East 90th Street House	Legalize facade work	12-7232	Yes
Building 301, MN	Governors Island HD	Install access ramp, mechanical equipment; alter doors	15-8991	Yes
33 Peck Slip, MN	South Street Seaport HD	Install awnings, lights, railings; remove landing platform	15-7602	W/Mod
233 Water St., MN	South Street Seaport HD	Alter facades; repl. windows, doors; inst. fence, mech. equip.	15-7715	Yes
40 Mercer St., MN	SoHo-Cast Iron HD	Alter sidewalk	15-2081	Yes
201 Lafayette St., MN	SoHo-Cast Iron HD Ext.	Install mechanical duct	15-9066	W/Mod
284 Lafayette St., MN	SoHo-Cast Iron HD Ext.	Remove light covers, install plate at sidewalk	15-8917	Yes
15 Commerce St., MN	Greenwich Village HD	Construct rear addition	15-5305	W/Mod
738 Broadway, MN	NoHo HD	Install signage, lighting	15-8617	Yes
101 Perry St., MN	Greenwich Village HD	Create window, doors openings; install awnings	15-7009	Yes
340 W. 12th St., MN	Greenwich Village HD	Construct roof addition, terrace; alter rear; excavate	15-3736	W/Mod
152 W. 13th St., MN	Greenwich Village HD	Construct roof and rear adds., replace windows	15-3774	W/Mod
Fifth Ave. and W. 28th St., MN	Madison Square North HD	Install newsstand	15-8412	Yes
20 W. 72nd St., MN	Upper West Side/CPW HD	Install infill	15-7562	W/Mod
292 Court St., BK	Cobble Hill HD	Alter facade; install infill, ramps, canopy, bulkhead	15-6273	W/Mod
112 Manor Rd., QN	Douglaston HD	Enclose, enlarge porch; const. garage; create curb cut	15-8868	W/Mod
August 12, 2014				
597 Fifth Ave., MN	Charles Scribner's Sons Bldg.	Install rooftop water towers	15-8252	Yes
390 West End Ave., MN	Apthorp Apartments	Construct rooftop additions	14-3727	W/Mod
60 White St., MN	Tribeca East HD	Replace windows	16-0989	Yes
4 Bedford St., MN	Greenwich Village HD Ext. II	Construct front facade, rear addition, bulkhead	15-1248	Yes
277 W. 10th St., MN	Greenwich Village HD Ext.	Replace one-story building, enlarge addition, inst. mech. equip.	15-9132	Yes
1 Perry St., MN	Greenwich Village HD	Install rooftop mechanical equipment	15-5886	Yes
5 Gramercy Park W., MN	Gramercy Park HD	Amend C of A for facade modifications	14-9672	Yes
33 E. 21st St., MN	Ladies' Mile HD	Install infill, awnings; enlarge bulkhead	15-9654	Yes
332 W. 84th St., MN	Riverside-West End HD Ext. I	Amend previous approval for roof and rear additions	15-9182	W/Mod
121 St. James Pl., BK	Clinton Hill HD	Modify rear windows	15-6014	Yes
132 Kane St., BK	Cobble Hill HD	Replace storefronts	15-8556	Yes
2 Fillmore Pl., BK	Fillmore Place HD	Construct new building	15-7494	Yes
35-45 79th St., QN	Douglaston HD	Demolish garage	15-9764	Yes

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
396	Block 1435, BK	Terminate tax exemption, approve new tax exemption	8/21/2014
397	263 Lafayette St., MN	Revocable consent for sidewalk café	8/21/2014
398	50 W. 72nd St., MN	Revocable consent for sidewalk café	8/21/2014
399	753 Washington St., MN	Revocable consent for sidewalk café	8/21/2014
400	Woodward Avenue Rezoning, QN	Rezoning (M1-1 to R5B, R6B, R6B/C2-3)	8/21/2014

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Irish Arts Center	UDAAP by HPD for community facility building	MN 4	C140386HAM	8/6/2014
19 East Houston Street	Special permit to modify use regs to facilitate construction of six-story building; special permit to allow large retail establishments; dispose of City-owned property; special permit modifying height and setback regs	MN 2	C140300ZSM ; C140302ZSM ; C140299PPM ; C140301ZSM	8/20/2014
Dikeman Street Map Amend.	City map amendment (close portion of Dikeman Street)	BK 6	C120093MMK	8/20/2014
Roosevelt Ave. Bridge Rehab	Acquisition of temp. easements to facilitate bridge repair	QN 3, 4, 7	C140385PQQ	8/20/2014
Disposition of C-O-P, QN	Dispose of 14 City-owned properties	QN 12	C140291PPQ	8/20/2014
New Stapleton Sewer Easement	Acquisition of easement	SI 1	C140361PPR	8/20/2014

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
101 Maiden Ln., MN	Permit physical culture establishment (SoulCycle)	App'd	36-14-BZ	Rothkrug Rothkrug
97 Reade St., MN	Permit physical culture establishment (Exceed Fitness)	App'd	39-14-BZ	Francis R. Angelino
213 Madison St., MN	Extend time to obtain C of O (McDonald's)	App'd	24-96-BZ	Rothkrug Rothkrug
329 E. 9th St., MN	Amend previously approved waivers to MDL	App'd	103-11-A	Marvin B. Mitzner
333 E. 9th St., MN	Amend previously approved waivers to MDL	App'd	84-11-A	Marvin B. Mitzner
331 E. 9th St., MN	Amend previously approved waivers to MDL	App'd	85-11-A	Marvin B. Mitzner
335 E. 9th St., MN	Amend previously approved waivers to MDL	App'd	80-11-A	Marvin B. Mitzner
517 W. 19th St., MN	Appeal DOB determination that premises are an art gallery requiring Certificate of Operation for place of assembly	Denied	304-13-A ; 312-13-A ; 313-13-A	Simons & Wright
215 W. 23rd St., MN	Permit physical culture establishment (Crunch)	App'd	271-07-BZ	Eric Palatnik, PC
1915 Third Ave., MN	Extend time to obtain C of O (Bally's Total Fitness)	App'd	248-03-BZ	Troutman Sanders
5655 Independence St., BX	Enlarge community facility	App'd	49-14-A	Jesse Masyr
388 Bridge St., BK	Permit physical culture establishment (388 Athletic Club)	App'd	55-14-BZ	Kramer Levin
7802 Flatlands Ave., BK	Amend variance to build drug store and five retail stores	App'd	47-97-BZ	Sheldon Lobel, PC
2525 Kings Hwy., BK	Amend variance to enlarge hospital building	App'd	391-80-BZ	Sheldon Lobel, PC
55 Eckford St., BK	Appeal seeking vested right to complete construction	App'd	103-14-A	Akerman LLP
1146 E. 27th St., BK	Enlarge dwelling, convert from two-family to one-family	App'd	317-13-BZ	Lyra J. Altman
325 Avenue Y, BK	Permit physical culture establishment (Retro Fitness)	App'd	311-13-BZ	Francis R. Angelino
78-32 138th St., QN	Enlarge one-family dwelling	App'd	324-13-BZ	Sheldon Lobel, PC
13-15 37th Ave., QN	Legalize accessory parking, reduce required parking	App'd	28-12-BZ	Eric Palatnik, PC
178-02 Union Tpke., QN	Extend variance for service station and auto repair facility	App'd	24-03-BZ	Warshaw Burstein
133-33 Brookville Blvd., QN	Extend and amend variance to construct three-story office building	App'd	775-85-BZ	Sheldon Lobel, PC
43-12 50th St., QN	Legalize physical culture establishment (The Physique)	App'd	210-13-BZ	Sheldon Lobel, PC
145-21 Liberty Ave., QN	Ext. of term for warehouse and retail/office building	App'd	186-96-BZ	Rothkrug Rothkrug
174 Kiswick St., SI	Waive yard regs for replacement of storm-damaged homes	App'd	137-14-BZ	NYC HPD
1099 Olympia Blvd., SI	Waive yard regs for replacement of storm-damaged homes	App'd	138-14-BZ	NYC HPD

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

BOARD OF STANDARDS & APPEALS (continued)

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
19 Sunnymeade Village, SI	Permit dwelling not fronting mapped street	App'd	135-14-A	NYC HPD
53 Doty Ave., SI	Waive yard regs for replacement of storm-damaged homes	App'd	134-14-BZ	NYC HPD
25 Sheridan Ave., SI	Permit four dwellings; permit construction in mapped street bed	App'd	256-13-BZ ; 259-13-BZ ; 260-13-A ; 263-13-A	Eric Palatnik, PC
236 Richmond Valley, SI	Legalize physical culture establishment (Intoxx Fitness)	App'd	243-12-BZ	EPDSCO, Inc.
555 Lincoln Ave., SI	Waive yard regs for replacement of storm-damaged homes	App'd	139-14-BZ	NYC HPD

LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
25 Broadway, MN	Cunard Building	Mod. entrance; inst. plaques, doors; const. partitions	16-1312	Yes	8/12/2014
233 Broadway, MN	Woolworth Building	Replace infill, const. roof adds., inst. skylights	16-0355	Yes	7/21/2014
500 Fifth Ave., MN	500 Fifth Avenue	Replace infill, est. master plan (windows)	16-0480	Yes	7/23/2014
30 Rockefeller Plaza, MN	RCA Building- Interior	Alt. storefront, repl. door, alter lobby, relocate sign	16-0799	Yes	7/30/2014
1 W. 54th St., MN	University Club	Construct two roof adds., install cooling towers	16-0715	Yes	7/28/2014
3320 Broadway, MN	Claremont Theater Building	Replace infill, steps; install signage	16-1163	Yes	8/12/2014
250 Convent Ave., MN	City College, North Campus	Install access ramps	16-0694	Yes	7/28/2014
19 E. 70th St., MN	19 East 70th Street House	Reconstruct rear facade, const. roof add., repl. fence	16-0813	Yes	7/30/2014
160 Heberton Ave., SI	P.S. 20 Annex	Replace windows	16-0663	Yes	7/28/2014
138 Beekman St., MN	South Street Seaport HD	Construct rooftop addition	16-0441	Yes	7/21/2014
200 Lafayette St., MN	SoHo-Cast Iron HD	Install two flagpoles	16-0869	Yes	8/13/2014
151 Mercer St., MN	SoHo-Cast Iron HD	Amend C of A to construct new building	16-0775	Yes	7/29/2014
284 Lafayette St., MN	SoHo-Cast Iron HD Ext.	Remove vault light covers, install sidewalk plate	16-1043	Yes	8/5/2014
77 Bleecker St., MN	NoHo HD	Construct greenhouse addition	15-9960	Yes	7/28/2014
3 MacDougal Alley, MN	Greenwich Village HD	Repl. brick, reconstruct parapets, remove windows	16-0795	Yes	7/30/2014
20 Seventh Ave., MN	Greenwich Village HD	Modify, install signage	16-1432	Yes	8/14/2014
875 Washington St., MN	Gansevoort Market HD	Replace storefront infill	16-1374	Yes	8/13/2014
149 E. 18th St., MN	Gramercy Park HD	Repaint facades, cornice, stair, door surrounds	16-0689	Yes	7/28/2014
105 Fifth Ave., MN	Ladies' Mile HD	Replace infill, windows; inst. pilasters, sign band	16-1269	Yes	8/11/2014
604 Sixth Ave., MN	Ladies' Mile HD	Relocate sign; install flagpole, sign	16-0988	Yes	8/4/2014
909 Broadway, MN	Ladies' Mile HD	Replace windows, shutters; install cornice	16-0952	Yes	8/4/2014
250 Fifth Ave., MN	Madison Square North HD	Install newsstand	16-1301	Yes	8/12/2014
700 Park Ave., MN	Upper East Side HD	Reclad facades	16-1218	Yes	8/8/2014
219 W. 70th St., MN	West End Collegiate HD Ext.	Construct one-story rooftop addition	16-0755	Yes	7/29/2014
44 E. 74th St., MN	Upper East Side HD	Construct wall at roof	16-1371	Yes	8/13/2014
102 W. 75th St., MN	Upper West Side/CPW HD	Legalize windows	16-0444	Yes	7/23/2014
980 Madison Ave., MN	Upper East Side HD	Alter bank depository, install signs	16-0744	Yes	7/29/2014
12 E. 89th St., MN	Carnegie Hill HD	Replace rear wing, construct roof addition	16-0338	Yes	7/22/2014
138 E. 94th St., MN	Carnegie Hill HD	Install access ramp	16-1562	Yes	8/18/2014
194 Lenox Ave., MN	Mount Morris Park HD	Replace infill	16-0776	Yes	7/30/2014
261 W. 138th St., MN	St. Nicholas HD	Alter rear facade, parapet wall; const. door	16-0593	Yes	7/25/2014
842 St. Nicholas Ave., MN	Hamilton Hts. Sugar Hill NW HD	Replace shingles, gutters; install drainpipes	16-0860	Yes	8/12/2014
83 Vanderbilt Ave., BK	Wallabout HD	Alter rear facade, construct roof deck	16-1151	Yes	8/7/2014

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

LANDMARKS PRESERVATION COMMISSION (continued)

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
269 Washington Ave., BK	Clinton Hill HD	Construct two new buildings	16-1253	Yes	8/11/2014
156 St. James Pl., BK	Clinton Hill HD	Alter facade to match adjoining building	16-1561	Yes	8/18/2014
212 Greene Ave., BK	Clinton Hill HD	Replace infill	16-0488	Yes	7/23/2014
132 Kane St., BK	Cobble Hill HD	Modify storefront, replace infill	16-0346	Yes	7/21/2014
136 Argyle Rd., BK	Prospect Park South HD	Remove alterations, construct porch, repair facade	16-0916	Yes	8/1/2014
713 E. 17th St., BK	Fiske Terrace-Midwood Park HD	Replace sashes	16-0825	Yes	7/30/2014
338 Bayview Ave., QN	Douglaston HD	Construct three dormers	15-9957	Yes	7/21/2014
102 Shore Rd., QN	Douglaston HD	Legalize siding, window replacement	16-1036	Yes	8/5/2014