

**CITYLAND** NEW FILINGS & DECISIONS | September 2014

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — September 1 to September 30, 2014*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
Cherry Hill Gourmet Restaurant	1901 Emmons Ave., BK	Within the Special Sheepshead Bay District, a zoning text amendment to permit food stores on block 8775, lot 41	150109ZRK	Sheldon Lobel
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
551 W. 21st Street Owner LLC	551 West 21st Street Parking Garage	Within the Special West Chelsea District, a special permit to allow a 53-space attended public parking garage in a mixed-use building under construction	150110ZSM	Kramer Levin
Norbert Shtaynberg	40 Willowpond Road, SI	Within the SINA District, authorization to modify the topography and the botanic environment in order to construct an in-ground swimming pool and patio.	150107ZAR	Sannat Luccisano
Franklin Plaza Apartments, Inc.	2086 2nd Avenue, MN	Within the Special Transit Land Use District, a certification that a transit easement is not required in order to build a boiler room for eight existing 20-story apartment buildings	150106ZCM	Slater & Beckerman
Kadima Tenth Avenue SPE LLC	509 West 28th Street, MN	Chair certification within the High Line Transfer Corridor to increase the basic maximum FAR for portions of lot 38, of block 700, in order to facilitate the construction of a one-story commercial building	150111ZCM	Holland & Knight
Dithold Associates LLC	Ditmas Park Care Center Enlargement	A CPC certification that a special permit is not required for the enlargement of the nursing home	150114ZCK	Slater & Beckerman
Mitchell Pacifico	76 Silver Lake Road, SI	Commission certification for a future subdivision, within the Special Hillside Preservation District, to subdivide one zoning lot into two	150113ZCR	Peter J. Calvanico
Ralph T. Perricone	362 and 368 Brighton Street, SI	Within the SSRD, a CPC certification to subdivide two zoning lots into three in order to build five units; within the SSRD, a chair certification for school seats in order to build five units	150103RCR; 150104RCR	Stanley Krebushevski
Fred Larocca	381 Harold Avenue, SI	Within the SSRD, a CPC certification to subdivide one zoning lot into two in order to build on each zoning lot a two-family home	150108RCR	Stanley Krebushevski
Stevenson Realty Group LLC	Stevenson Place/Sharrott Avenue, SI	Chair certification within the SSRD for school seats in order to build one two-family home	150112RCR	Peter J. Calvanico

## ULURP PIPELINE

### *New Applications Certified into ULURP*

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
Special West Chelsea District	Expansion of the Special West Chelsea District	MN 4	150101ZMM; 150102ZRM	9/2/2014
Library Lane St. Reconstruction	Changing the name to Library Lane, acquisition of part of a lot to facilitate street improvements and public access along the project corridor.	BX7	140282MM	9/15/2014
505-513 West 43rd Street	Text change to zoning resolution 96-32 to allow modification of height setbacks, planting, and obstructions to facilitate construction of a 16-story building over a right-of-way; special permit to facilitate construction; special permit to allow in R9 districts height and setback modifications to facilitate construction	MN4	140407ZRM; 140408ZSM; 140409ZSM	9/29/2014
7 West 21st Street	Within the Ladies Mile Historic District, 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	MN5	150077ZSM; 150078ZSM	9/29/2014
118 East 70th Street	Modifications of bulk regulations and waivers for rear yards requirements, outer court requirements, and maximum lot coverage	MN8	150059ZSM	9/29/2014
498 Broome Street	Special permit to allow a new sixth-floor penthouse and residential use on floors 2 through penthouse	MN2	130066ZSM	9/29/2014
Beatrice Lewis Senior Center	Renewal of a lease for a day care center that serves approximately 130 preschoolers and a senior center that serves approximately 125 persons	MN11	140352PQM	9/29/2014
Hamilton's Patio	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	BK7	150076ZMK	9/29/2014
Demapping of Vaux Road	Demap part of Vaux Road between 59th and 60th Streets to facilitate the use of accessory parking	QN2	130383MMQ	9/29/2014

## LANDMARKS PIPELINE

### *Proposed Designations — September 2014*

NAME	ADDRESS	ACTION	DATE
Doering-Bohack House	1090 Greene Ave., BK	Designated	9/30/14

### *Actions Taken — September 2014*

#### FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<b>September 9, 2014</b>				
319 Broadway, MN	319 Broadway Building	Legalize, modify signage and awnings	15-8766	W/D
170 Central Park W., MN	New York Historical Society	Install signage	15-8905	Yes
279 Lafayette Ave., BK	Emmanuel Baptist Church	Construct access ramp; install railings, lighting	15-9610	W/Mod
448 Broome St., MN	SoHo-Cast Iron HD	Alter illegal infill	15-6587	Yes
155 Bleecker St., MN	South Village HD	Install signage	15-7221	Yes
205 Bleecker St., MN	South Village HD	Create opening; install door, awning	15-9429	Yes
383 Lafayette St., MN	NoHo HD	Replace infill, reconstruct facades, construct new building	15-8323	Yes
76 Second Ave., MN	East Village/LES HD	Alter facade; replace windows; install signage, roof screen	15-5903	Yes
313 W. 4th St., MN	Greenwich Village HD	Construct roof and rear adds., alter facade, repl. windows	15-8114	Yes
38 Cooper Sq., MN	NoHo HD	Construct roof gymnasium; install railing, mech. equip.	15-8924	Yes
910 Fifth Ave., MN	Upper East Side HD	Amend C of A (master plan for window replacement)	14-9858	Yes
135 Cambridge Pl., BK	Clinton Hill HD	Construct rear yard addition	14-3550	Yes
72 Middagh St., BK	Brooklyn Heights HD	Replace rear yard addition, build outbuilding	15-7914	Yes
198 Warren St., BK	Cobble Hill HD	Construct rear yard addition	15-7865	Yes
37-18 79th St., QN	Jackson Heights HD	Modify window	15-5446	W/Mod
24 Knollwood Ave., QN	Douglaston HD	Modify windows, install mech. equip., relocate hatch	16-0105	Yes
10 Richmond Rd., QN	Douglaston HD	Legalize repaving; rebuild steps, retaining wall	15-7412	W/Mod

## LANDMARKS PIPELINE (CONTINUED)

*Actions Taken — August 2014*

### FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<b>September 16, 2014</b>				
601 W. 26th St., MN	Starrett-Lehigh Building	Replace windows	13-6318	W/Mod
144 Spring St., MN	SoHo-Cast Iron HD	Construct new building	15-0708	W/Mod
31 Bond St., MN	NoHo HD Ext.	Install infill, replace windows, const. rear facade and roof add.	N/A	Yes
860 Broadway, MN	Ladies' Mile HD	Construct roof addition, install infill	14-8061	Yes
605 Park Ave., MN	Upper East Side HD	Replace windows, enclose terraces, mod. ground floor	15-6543	Yes
817 Madison Ave., MN	Upper East Side HD	Construct rear yard addition	14-8858	Yes
34 E. 68th St., MN	Upper East Side HD	Amend C of A (reconstruct primary facade)	16-2114	Yes
4601 Fieldston Rd., BX	Fieldston HD	Amend C of A (replace windows)	16-1368	Yes
<b>September 23, 2014</b>				
103 Broadway, BK	Smith, Gray & Co. Building	Construct bulkheads, install infill	16-0471	Yes
150 Thompson St., MN	SoHo-Cast Iron HD	Replace infill, install marquee	15-7022	W/Mod
333 W. 20th St., MN	Chelsea HD	Replace doors	16-0759	W/Mod
116 W. 23rd St., MN	Ladies' Mile HD	Issue report to CPC (waiver to maintain sign)	16-1461	Yes
240 E. 49th St., MN	Turtle Bay Gardens HD	Install bronze plaque	15-4719	W/Mod
127 E. 71st St., MN	Upper East Side HD	Construct rear yard addition	16-0254	Yes
249 Lenox Ave., MN	Mount Morris Park HD	Install infill, signage	15-3181	Yes
419 W. 145th St., MN	Hamilton Hts./Sugar Hill HD	Construct bulkhead, install access ramp	15-6896	Yes
145 Vanderbilt Ave., BK	Wallabout HD	Install access lift	16-0760	Yes
50 Bridge St., BK	DUMBO HD	Install HVAC unit	16-0337	W/Mod
123 Pierrepont St., BK	Brooklyn Heights HD	Replace windows	15-4637	W/D
168 Court St., BK	Cobble Hill HD	Legalize installation of windows, paint facade	15-6873	W/D
25 Tompkins Pl., BK	Cobble Hill HD	Alter facades, construct rear and roof additions	15-8733	W/Mod
39-38 47th St., QN	Sunnyside Gardens HD	Alter porch, stoop, sidewalk; construct rear addition	15-8355	Yes
<b>September 30, 2014</b>				
447 Hudson St., MN	Greenwich Village HD	Install storefront infill	16-0047	Yes
744 Greenwich St., MN	Greenwich Village HD	Alter penthouse enclosure, inst. HVAC, repl. railings	16-1646	Yes
740 Madison Ave., MN	Upper East Side HD	Alter facades, install storefronts, construct addition	15-3558	Yes
785 Park Ave., MN	Upper East Side HD	Reclad, alter building's base	15-7517	Yes
140 W. 81st St., MN	Upper West Side/CPW HD	Demo portions, const. add., relocate stained-glass windows	16-2063	Yes
314 Hicks St., BK	Brooklyn Heights HD	Construct stair bulkhead	15-5791	W/D
447 Pacific St., BK	Boerum Hill HD	Construct rear addition, reconstruct rear facade	15-5578	Yes

## New Decisions Added to [www.CityAdmin.org](http://www.CityAdmin.org) — September 2014

### CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
<a href="#">412</a>	254 Fifth Ave., MN	Revocable consent for sidewalk café	9/10/2014
<a href="#">413</a>	Irish Arts Center, MN	<a href="#">UDAAP by HPD to develop community facility building</a>	9/10/2014

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
420 Lexington Office Space	Acquisition of office space	MN 5	<a href="#">N150021PXM</a>	9/3/2014
570 Lexington Office Space	Acquisition of office space	MN 5	<a href="#">N150022PXM</a>	9/3/2014
Metrotech Ctr. Office Space	Acquisition of office space	BK 1	<a href="#">N150023PXK</a>	9/3/2014
Shirley Chisholm Child Care	Acquisition of property for child care center	BK 1, 6	<a href="#">C140351POK</a>	9/3/2014
Empire Blvd. Grade Changes	Modify legal grades, delineate bridge easement	BK 9	<a href="#">C010610MMK</a>	9/3/2014
Astoria Cove Development	Special permit to facilitate development of large mixed-use development; City map amendment; rezoning; special permit for height and setback; zoning text amendment for waterfront public access area; zoning text amendment for inclusionary housing	QN 1	<a href="#">C140323(A)ZSQ</a> ; <a href="#">C130384MMQ</a> ; <a href="#">C140322ZMQ</a> ; <a href="#">C140324(A)ZSQ</a> ; <a href="#">N140325ZAO</a> ; <a href="#">N140329(A)ZRQ</a>	9/29/2014

### BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
415 Greenwich St., MN	Legalize physical culture establishment (Flywheel Sports)	App'd	<a href="#">315-13-BZ</a>	Stuart Klein
496 Broadway, MN	Permit retail use in first floor and cellar	App'd	<a href="#">27-14-BZ</a>	Sheldon Lobel, PC
220 Lafayette St., MN	Enlarge building and convert to residential use	App'd	<a href="#">294-13-BZ</a>	Marvin B. Mitzner
790 Seventh Ave., MN	Vary reqs. for court and windows for residential addition to hotel	App'd	<a href="#">92-14-A</a>	Greenberg Traurig
246 West 80th St., MN	Ext. of term for physical culture establishment (N.Y. Sports Club)	App'd	<a href="#">169-93-BZ</a>	Fredrick A. Becker
12 E. 89th St., MN	Enlarge school (Saint David's School)	App'd	<a href="#">3-14-BZ</a>	Friedman & Gotbaum
1769 Ft. George Hill, MN	Develop 12-story residential building	App'd	<a href="#">277-13-BZ</a>	Jeffrey A. Chester
300 E. Tremont Ave., BX	Extension of term for diner	App'd	<a href="#">88-92-BZ</a>	Kenneth H. Koons
945 Zerega Ave., BX	Reopening of review of whether sign a permitted non-conforming use	Denied	<a href="#">67-13-A</a>	NYC BSA
1430 Unionport Rd., BX	Extension of term for funeral parlor	App'd	<a href="#">765-50-BZ</a>	Kenneth H. Koons
1215 E. 15th St., BK	Extend to complete yeshiva enlargement	App'd	<a href="#">254-08-BZ</a>	Eric Palatnik, PC
1601 Gravesend Neck Rd., BK	Legalize physical culture establishment (Fitness Gallery)	App'd	<a href="#">208-13-BZ</a>	Issa Khorasanchi
2784 Coney Island Ave., BK	Permit auto laundry	App'd	<a href="#">214-12-BZ</a>	Phillips Nizer
1339 E. 28th St., BK	Enlarge one-family dwelling	App'd	<a href="#">52-14-BZ</a>	Lewis Garfinkel
1413 Fulton St., BK	Permit physical culture establishment (Blink Fitness)	App'd	<a href="#">40-14-BZ</a>	Rothkrug Rothkrug
280 Bond St., BK	Appeal DOB determination to allow eating and drinking establishment	App'd	<a href="#">296-13-A</a>	Jack Lester
964 Dean St., BK	Permit residential conversion of factory	App'd	<a href="#">311-12-BZ</a>	Eric Palatnik, PC
120 President St., BK	Appeal DOB's interpretation of code requiring walkway around pool	W/D	<a href="#">110-13-A</a>	Abrams Fensterman
164 Coffey St., BK	Permit reestablishment of residential building	App'd	<a href="#">211-12-BZ</a>	Rothkrug Rothkrug
11-11 131st St., QN	Permit 13 accessory rooftop parking spaces	App'd	<a href="#">298-13-BZ</a>	Eric Palatnik, PC
39-21 Crescent St., QN	Extend time to complete school enlargement	App'd	<a href="#">140-92-BZ</a>	Fredrick A. Becker
244-04 F. Lewis Blvd., QN	Ext. of term for service station, ext. time to obtain C of O	App'd	<a href="#">160-00-BZ</a>	Vassalotti Assocs.
223-15 Union Tpke., QN	Extend time to obtain C of O for service station (Gulf)	App'd	<a href="#">68-91-BZ</a>	Warshaw Burstein
38-01 Beach Channel Dr., QN	Amend variance for service station to legalize convenience store	App'd	<a href="#">427-70-BZ</a>	Carl A. Sulfaro
35-35 24th St., QN	Extension of term for warehouse	App'd	<a href="#">611-52-BZ</a>	Gerald J. Caliendo
200-15 Northern Blvd., QN	Ext. of term for auto repair shop, ext. time to obtain C of O	App'd	<a href="#">751-78-BZ</a>	Rothkrug Rothkrug
101-06 Astoria Blvd., QN	Extend time to obtain C of O for service station (Getty)	App'd	<a href="#">72-11-BZ</a>	Walter T. Gorman
4299 Hylan Blvd., SI	Partial legalization of ambulatory health care facilities	App'd	<a href="#">299-13-BZ</a>	Eric Palatnik, PC

## New Decisions Added to [www.CityAdmin.org](http://www.CityAdmin.org) — September 2014

### LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
<b>CERTIFICATE OF APPROPRIATENESS</b>					
60 Pine St., MN	Down Town Association	Alter previously approved roof addition	<a href="#">16-0856</a>	Yes	8/26/2014
217 W. 43rd St., MN	New York Times Building	Amend C of A to install signage, replace clock	<a href="#">16-1025</a>	Yes	8/28/2014
170 Central Park West, MN	New York Historical Society	Install temporary banner	<a href="#">16-2429</a>	Yes	9/10/2014
56 W. 130th St., MN	Astor Row	Replace fence, reconstruct porch, alter facade	<a href="#">16-2247</a>	Yes	9/5/2014
162-24 Jamaica Ave., QN	Kurtz and Sons Store	Replace and later storefront elements	<a href="#">15-9900</a>	Yes	8/26/2014
229 Water St., MN	South Street Seaport HD	Reconstruct facade	<a href="#">16-2367</a>	Yes	9/9/2014
341 Canal St., MN	SoHo-Cast Iron HD	<a href="#">Build six-story building</a>	<a href="#">16-1766</a>	Yes	8/22/2014
40 Mercer St., MN	SoHo-Cast Iron HD	Install new curb with preserved slabs	<a href="#">16-1759</a>	Yes	9/17/2014
43 King St., MN	Charlton-King-Vandam HD	Alter facade, construct roof and rear adds.	<a href="#">16-2455</a>	Yes	9/11/2014
15 Commerce St., MN	Greenwich Village HD	Demo rear addition, construct rear addition	<a href="#">16-2010</a>	Yes	8/28/2014
738 Broadway, MN	NoHo HD	Alter storefront, install signage	<a href="#">16-1809</a>	Yes	8/25/2014
101 Perry St., MN	Greenwich Village HD	Create windows, install lintels, sign	<a href="#">16-2198</a>	Yes	9/4/2014
1 Perry St., MN	Greenwich Village HD	Install rooftop HVAC units	<a href="#">16-1843</a>	Yes	9/3/2014
320 W. 12th St., MN	Greenwich Village HD	Construct penthouse pergola	<a href="#">15-9541</a>	Yes	9/9/2014
58 Ninth Ave., MN	Gansevoort Market HD	Excavate cellar	<a href="#">16-2673</a>	Yes	9/17/2014
33 E. 21st St., MN	Ladies' Mile HD	Replace infill, awnings, cladding; inst. piers, sign	<a href="#">16-2645</a>	Yes	9/16/2014
1162 Broadway, MN	Madison Square North HD	Demo building, construct 14-story building	<a href="#">16-1709</a>	Yes	9/8/2014
1016 Lexington Ave., MN	Upper East Side HD Ext.	Replace infill, install awning	<a href="#">16-2028</a>	Yes	8/28/2014
110 W. 78th St., MN	Upper West Side-CPW HD	Replace windows	<a href="#">16-2258</a>	Yes	9/5/2014
505 Columbus Ave., MN	Upper West Side-CPW HD	Extend fire escape platforms	<a href="#">16-1890</a>	Yes	8/27/2014
110 W. 88th St., MN	Upper West Side-CPW HD	Build five-story building	<a href="#">16-1988</a>	Yes	8/28/2014
31 W. 89th St., MN	Upper West Side-CPW HD	Alter facade, construct rear addition	<a href="#">16-1925</a>	Yes	8/27/2014
369 Park Pl., BK	Prospect Heights HD	Install ladder, doors; replace windows	<a href="#">16-1979</a>	Yes	8/27/2014
160 Clinton St., BK	Brooklyn Heights HD	Demo rear addition, construct rear addition	<a href="#">16-2403</a>	Yes	9/17/2014
77 Columbia Hts., BK	Brooklyn Heights HD	Const. bulkheads, roof deck, railings; ext. chimney	<a href="#">16-2667</a>	Yes	9/16/2014
2 Fillmore Pl., BK	Fillmore Place HD	Construct school	<a href="#">16-1742</a>	Yes	9/11/2014
121 St. James Pl., BK	Cobble Hill HD	Alter rear facade to create window	<a href="#">16-2659</a>	Yes	9/15/2014
135 Cambridge Pl., BK	Clinton Hill HD	Construct rear addition	<a href="#">16-2397</a>	Yes	9/10/2014