

CITYLAND NEW FILINGS & DECISIONS | October 2014

CITY PLANNING PIPELINE

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
NYC Dept. of City Planning	Vanderbilt Corridor Text Amendment, MN	Amendment of various sections of the zoning resolution for the Special Midtown District to facilitate commercial development and pedestrian circulation, and allow greater opportunity for area landmarks to transfer their unused development rights	150127ZRM	
NYC HPD	Hanac Corona Senior Housing, QN	Zoning map change from R6B to R6 to facilitate the development of an eight-story building with approximately 68 units for seniors	150125ZMQ	
30-70 Astoria, LLC	Rezoning of 38th St. and 31st Ave., QN	Rezoning from R5B/R6B to R6B to facilitate the development of a new five-story residential building	150135ZMQ	Sheldon Lobel
SPECIAL PERMITS/OTHER ACTIONS				
Exg 332 W. 44th, LLC.	332 West 44th St. Garage, MN	First modification to the special permit to reflect a configuration of the ground floor and roof parking plan	090377AZSM	Kramer Levin
Green 317 Madison, LLC	1 Vanderbilt Avenue, MN	A special permit to transfer development rights from a landmark building to facilitate construction of an approximately 1.3 million square-foot mixed-use building within the Special Midtown District; a special permit for a Grand Central public real improvement bonus to facilitate construction of an approximately 1.3 million square-foot mixed-use building within the Special Midtown District; a special permit for a Grand Central public real improvement bonus for additional floor area to facilitate construction of an approximately 1.3 million square-foot mixed-use building within the Special Midtown District	150128ZSM; 150129ZSM; 150130ZSM	Fried Frank
Starbucks Corp.	Starbucks Coffee Company, MN	Enclosed sidewalk café for 77 seats	150118ECM	Starbucks Corp
388 Bridge Street, LLC	388 Bridge Street, BK	A chair certification to waive the requirements for a subway stair relocation to facilitate the conversion of approximately 14,000 square feet in the building from accessory parking to commercial and/or community facility use.	150136ZCK	Kramer Levin
NYC LPC	Doering-Bohack House, BK	Landmark Preservation Commission LP 2548, DL 474	150124HKK	NYC LPC
NYC HPD	Hanac Corona Senior Housing, QN	UDAAP designation and disposition to facilitate the development of an eight-story building with approximately 68 units for seniors	150126HAQ	
Elliott Scheinberg	Scheinberg Residence, SI	Within the Staten Island Natural Area District, a certification that no authorization or special permit is required to enlarge a one-family home	150131ZCR	Rampulla Associates
Kelly Jackson	47 Nicolosi Loop, SI	Within the SSRD Wetlands Area, a chair certification for school seats to facilitate the construction of a one-family home	150123RCR	Think Design
NYC SBS	S. Shore Bus. Improve. Dist. BID Plan, SI	Within the SSRD BID plan, including sections of Annadale, Eltingville, and Great Kills, there are 217 tax lots, not listed	150134BDR	

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
Vanderbilt Corridor	Amendment of various sections of the zoning resolution for the Special Midtown District to facilitate commercial development and pedestrian circulation, and allow greater opportunity for area landmarks to transfer their unused development rights; City map amendment to redesignate a portion of Vanderbilt Avenue as a public place	MN5 MN6	N150127ZRM; 140440MMM	10/20/2014
One Vanderbilt Avenue	A special permit to transfer development rights from a landmark building to facilitate construction of an approximately 1.3 million square-foot mixed-use building within the Special Midtown District; a special permit for a Grand Central public realm improvement bonus to facilitate construction of an approximately 1.3 million square-foot mixed-use building within the Special Midtown District; a special permit for a Grand Central public realm improvement bonus for additional floor area to facilitate construction of an approximately 1.3 million square-foot mixed-use building within the Special Midtown District	MN5 MN6	150128ZSM; 150129ZSM; 150130ZSM	10/20/2014
180 Orchard St Public Parking Garage	Special permit for a below-grade attended accessory parking garage in a mixed-use building now under construction	MN3	130321ZSM	10/20/2014
39-41 West 23rd Street	Within the Ladies' Mile Historic District, a special permit to modify the bulk requirements and use requirements to construct a new mixed-use building; within the Ladies' Mile Historic District, a special permit to allow an accessory parking garage with up to 50 spaces in a new mixed-use building	MN5	140404ZSM; 140405ZSM	10/20/2014
5402 Fort Hamilton Parkway	Rezoning to R3/C1-3 in order to build a six-story community facility building with ground floor retail space	BK12	140288ZMK	10/20/2014
Xu Hotel and Residences Rezoning	Rezoning from R6/C2-2 to C4-3 to allow the development of a residential community facility building	QN7	120403ZMQ	10/20/2014
Corona Senior Residence	Zoning map change from R-6B to R6 to facilitate the development of an eight-story building with approximately 68 units for seniors; UDAAP designation and disposition to facilitate the development of an eight-story building with approximately 68 units for seniors	QN4	150125ZMQ; 150126HAQ	10/20/2014

BSA PIPELINE

New Applications Filed with BSA — October 2014

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
Trinity Church	68 Trinity Pl., MN	Bulk variance, waive rear yard reqs.	259-14-BZ	Fried Frank Harris
DDG 100 Franklin LLC	98 Franklin St., MN	Modify lot coverage regs., ht. and setback, obstruction regs.	238-14-BZ	Kramer Levin
The Chapin School	100 East End Ave., MN	Permit three-story enlargement to school	260-14-BZ	Goldman Harris
1963 McDonald LLC	1963 McDonald Ave., BK	Waive fl. area, lot coverage, space, rear yard regs.	223-14-BZ	Sheldon Lobel, PC
Post Industrial Thinking	8 Underhill Ave., BK	Construct three-story one-family dwelling	220-14-BZ; 221-14-BZ	Slater & Beckerman
People 4 Parks LLC	64 DeGraw St., BK	Construct three-story one-family dwelling	219-14-BZ	Slater & Beckerman
Henry Atlantic Partners	112 Atlantic Ave., BK	Construct four-story mixed use building in R6 district	258-14-BZ	Sheldon Lobel, PC
Two Fulton Square LLC	133-31 39th Ave., QN	N/A	245-14-BZ	Stroock & Stroock
Sharey Tefilah	147-02 76th Rd., QN	Permit synagogue, school, office	226-14-BZ	Gerald J. Caliendo
Fernando Fernandez	50-11 103rd St., QN	Legalize two buildings, permit two new buildings	215-14-BZ	Sheldon Lobel, PC
Mick Family Trust	109 Eltingville Blvd., SI	Alter one-family dwelling (street line depth)	247-14-BZ	Rothkrug Rothkrug
1534 Victory Blvd. LLC	1534 Victory Blvd., SI	Allow 28 accessory parking spaces	224-14-BZ	Eric Palatnik, PC

BSA PIPELINE (continued)

New Applications Filed with BSA — October 2014

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTION				
New York REIT, Inc.	245 W. 17th St., MN	Legalize physical culture establishment	217-14-BZ	Stuart Klein
Orangetheory Fitness	124 W. 23rd St., MN	Permit physical culture establishment	231-14-BZ	Sheldon Lobel, PC
Chong Duk Chung	22 W. 32nd St., MN	Permit physical culture establishment	244-14-BZ	Eric Palatnik, PC
The 57th St. Dorchester	106 E. 57th St., MN	Legalize eating and drinking establishment	236-14-BZ	Stuart Klein
Sutton Realty LLC	212 E. 57th St., MN	Permit physical culture establishment	242-14-BZ	Jay Goldstein, Esq.
GP NY Partners LLC	344 E. 63rd St., MN	Permit physical culture establishment	222-14-BZ	Sheldon Lobel, PC
150 Amsterdam Ave. LLC	150 Amsterdam Ave., MN	Legalize physical culture establishment	216-14-BZ	Stuart Klein
Tiago Holdings, LLC	517 E. 117th St., MN	Permit physical culture establishment	241-14-BZ	Warshaw Burstein
GS 149 LLC	436 E. 149th St., BX	Permit physical culture establishment	264-14-BZ	Eric Palatnik, PC
Sam Shalem	200 Baychester Ave., BX	Permit physical culture establishment	249-14-BZ	Akerman LLP
Julie Haas	944 E. 23rd St., BK	Enlarge one-family dwelling	261-14-BZ	Lyra J. Altman
NYC-DCAS	210 Joralemon St., BK	Permit physical culture establishment	246-14-BZ	Rothkrug Rothkrug
Viktoriya Midyany	1601 Oriental Blvd., BK	Enlarge one-family dwelling	263-14-BZ	Eric Palatnik, PC
Laura Ziba Bauta	1620 Shore Blvd., BK	Enlarge one-family dwelling	240-14-BZ	Gregory J. Tarone
Peter Haskopoulos	8008 Harbor View Terr., BK	Legalize enlargement of dwelling	239-14-BZ	Eric Palatnik, PC
Brian Spillane	606 Neptune Ave., BK	Legalize eating and drinking establishment	227-14-BZ	Eric Palatnik, PC
Henry Trost	149 Hastings St., BK	Enlarge two-story dwelling	228-14-BZ	Eric Palatnik, PC
162nd Street Realty LLC	162-01 Jamaica Ave., QN	Permit physical culture establishment	237-14-BZ	Jeffrey A. Chester
Marmel Realty Assocs.	55-05 Myrtle Ave., QN	Permit physical culture establishment	229-14-BZ	Jeffrey A. Chester
TF Cornerstone Inc.	4545 Center Blvd., QN	Permit physical culture establishment	233-14-BZ	Fredrick A. Becker
KIOP Forest Ave. L.P.	1565 Forest Ave., SI	Permit physical culture establishment	248-14-BZ	Slater & Beckerman
Victorystar LTD.	1660 Richmond Ave., SI	Legalize eating and drinking establishment	243-14-BZ	Eric Palatnik, PC
APPEALS				
Dep't of Small Business Services	260 South St., MN	Variance to build within flood plain	262-14-A	NYC EDC
Omni Properties	738 E. 6th St., MN	Appeal DOB refusal to revoke 1989 C of O and reinstate 1985 C of O	234-14-A	Marvin B. Mitzner
Villanova Heights Inc.	5041 Grosvenor Ave., BX	Vested rights to complete construction	250-14-A-257-14-A	Sheldon Lobel, PC
Kevin Voorhees	4020 Atlantic Ave., BK	N/A	235-14-A	Joseph Jabour
Fernando Fernandez	50-11 103rd St., QN	Legalize and construct buildings in mapped street bed	214-14-A	Sheldon Lobel, PC
Bo Qian	46-03 88th St., QN	N/A	218-14-A	Paul F. Bonfilio
Anthony Colietti	20 Pelton Ave., SI	Construct one-family dwelling in mapped street bed	230-14-A	Rothkrug Rothkrug

LANDMARKS PIPELINE

Proposed Designations — October 2014

NAME	ADDRESS	ACTION	DATE
Town & Village Synagogue	334 E. 14th St., MN	Designated	10/28/2014
Mills Hotel No. 3	485 Seventh Ave., MN	Designated	10/28/2014
Chester Court HD	Prospect Lefferts Gardens, BK	Calendared	10/28/2014
Hawthorne Court Apartments	215-37 43rd Ave., QN	Heard	10/28/2014

Actions Taken — October 2014

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
October 7, 2014				
129 Charles St., MN	Greenwich Village HD Ext.	Alter ground floor, construct roof addition	16-3305	W/D
192 Seventh Ave. S., MN	Greenwich Village HD	Demolish building, construct new building	14-7382	Yes
203 W. 79th St., MN	Upper West Side/CPW HD	Demolish building, construct new building	15-9134	Yes
141 W. 81st St., MN	Upper West Side/CPW HD	Construct roof and rear additions	14-8148	Yes
886 Manhattan Ave., BK	Greenpoint HD	Construct rear addition, install infill	15-4721	W/Mod
15 Willow St., BK	Brooklyn Heights HD	Alter facades, roof; inst. decks and mechanical units	16-1708	W/Mod
182 Dean St., BK	Boerum Hill HD	Construct roof addition	15-9747	W/Mod
October 21, 2014				
192 Grand St., MN	192 Grand Street House	Reconstruct facade, replace infill, construct addition	15-8081	W/Mod
Central Park, MN	Central Park	Construct ramp, modify wall, install railings, repl. paving	16-2793	Yes
161-02 Jamaica Ave., QN	Jamaica Savings Bank	Const. rear and side adds., repl. doors, inst. awnings	15-8081	W/Mod
1000A Richmond Terr., SI	Sailor's Snug Harbor	Install banners, signs	15-5819	In Part
G.I. Bldg. 109, MN	Governors Island HD	Demolish building	16-2967	Yes
484 Broadway, MN	SoHo-Cast Iron HD	Install access ramp	16-2851	Yes
125 MacDougal St., MN	South Village HD	Install awnings, legalize facade alterations	15-9016	W/Mod
696 Madison Ave., MN	Upper East Side HD	Legalize storefront infill, cladding; replace awning	16-1157	W/Mod
990 Fifth Ave., MN	Metropolitan Museum HD	Alter, replace windows	16-2089	W/Mod
35-45 79th St., QN	Jackson Heights HD	Legalize fence	14-7657	W/Mod
319 38th Rd., QN	Douglaston HD	Legalize alterations to facade and landscape	16-1351	Yes
October 28, 2014				
195 Broadway, MN	AT&T Co. Building	Install access ramp	16-3249	Yes
211 W. Broadway, MN	Tribeca East HD	Remove vault lights, reconstruct stair and loading platform	16-0061	Yes
294 Columbus Ave., MN	Upper West Side/CPW HD	Install signage	16-2569	Yes
48 Hicks St., BK	Brooklyn Heights HD	Reclad facades, replace infill	15-8351	Yes
491 E. 17th St., BK	Ditmas Park HD	Alter extension to create porch	15-6700	Yes
475 Brielle Ave., SI	NYC Farm Colony-Seaview HD	Demolish buildings; construct new buildings, construct additions, stabilize existing structure	16-2300; 16-1601	W/Mod W/Mod

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
425	24 Fifth Ave., MN	Revocable consent (sidewalk café)	9/23/2014
437	282 Bowery, MN	Revocable consent (sidewalk café)	10/7/2014
438	19 East Houston St., MN	Special permit to allow large retail establishment	10/7/2014
439	161-79 86th Ave., QN	UDAAP by HPD (three lots)	10/7/2014
440	403 E. 12th St., MN	Revocable consent (sidewalk café)	10/7/2014
441	Northern Manhattan Equities, MN	Real property tax exemption (19 lots)	10/7/2014
457	370 W. 58th St., MN	Revocable consent (sidewalk café)	10/22/2014
458 ; 459	19 East Houston St., MN	Special permits (modify use regulations, height and setback requirements)	10/22/2014

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
130 Prince Street	Special permit to allow retail use on ground floor and cellar	MN 2	C140330ZSM	9/29/2014
Five Borough Shops Relocation Site	Site selection and acquisition of property for repair, maintenance, and storage facility	BX 1	C140388PCX	9/29/2014
Abe Stark Senior Center	Acquisition of property for senior center	BK 18	C140365POK	9/29/2014
Auto Showroom Text Amend.	Zoning text amend. (allow auto service and repair in dealership)	MN 4	N140410ZRM	10/22/2014

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
384 Lafayette St., MN	Amend enlargement to physical culture establishment (SoulCycle)	App'd	193-12-BZ	Rothkrug Rothkrug
855 Sixth Ave., MN	Permit physical culture establishment	App'd	123-14-BZ	Fried Frank Harris
605 Fifth Ave., MN	Permit physical culture establishment (Chiva-Som Spa)	App'd	130-14-BZ	Francis R. Angelino
36 W. 93rd St., MN	Permit enlargement of school building (Columbia Grammar and Prep.)	App'd	300-12-BZ	Davidoff Hutcher
1751 Park Ave., MN	Allow preschool on second floor of existing building	App'd	144-14-BZ	Sheldon Lobel, PC
798 Union St., BK	Amend variance for garage to convert to mixed use	App'd	997-84-BZ	Sheldon Lobel, PC
825 Manhattan Ave., BK	Permit physical culture establishment (Crunch Fitness)	App'd	50-14-BZ	Eric Palatnik, PC
118-27 Farmers Blvd., QN	Permit community facility and residential building	App'd	265-13-BZ	Eric Palatnik, PC
3-41 Beach 87th St., QN	Permit to waive bulk regs. for replacement of storm-damaged homes	App'd	211-14-BZ	NYC HPD
69-52 Thursby Ave., QN	Permit to waive bulk regs. for replacement of storm-damaged homes	App'd	210-14-BZ	NYC HPD
209A Beach 100th St., QN	Permit to waive bulk regs. for replacement of storm-damaged homes	App'd	212-14-BZ	NYC HPD
910 Lanark Rd., QN	Permit to waive bulk regs. for replacement of storm-damaged homes	App'd	206-14-BZ	NYC HPD
592 Beach 43rd St., QN	Permit to waive bulk regs. for replacement of storm-damaged homes	App'd	209-14-BZ	NYC HPD
38-30 28th St., QN	Extend time to complete construction, obtain C of O	App'd	19-12-A	Marvin B. Mitzner
136-16 Carlton Pl., QN	Construct four-story building not fronting mapped street	App'd	145-14-A	Yuk Lam
115-02 Jamaica Ave., QN	Permit physical culture establishment (Crunch Fitness)	App'd	21-14-BZ	Eric Palatnik, PC

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

LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
140 West St., MN	Barclay-Vesey Building	Replace infill, signage, alter loading docks	16-3227	Yes	9/30/2014
30 Rockefeller Pl., MN	RCA Building-Rockefeller Center	Install LCD panels and reveals at mezzanine; replace sign panels	16-3086	Yes	9/26/2014
			16-3713	Yes	10/10/2014
365 Bridge St., BK	L.I. HQ of NY Telephone Co.	Modify two display windows	16-0249	Yes	9/29/2014
11 Fulton St., MN	South Street Seaport HD	Replace infill, shift loading dock openings	16-3334	Yes	10/2/2014
33 Peck Slip, MN	South Street Seaport HD	Alter storefronts, install lights	16-3736	Yes	10/14/2014
66 Leonard St., MN	Tribeca East HD	Install flagpole	16-3360	Yes	10/2/2014
323 Canal St., MN	SoHo-Cast Iron HD	Construct rear addition, deck, dormer	16-3174	Yes	9/30/2014
321 Canal St., MN	SoHo-Cast Iron HD	Construct rear addition, deck, dormer	16-3167	Yes	9/30/2014
57 Greene St., MN	SoHo-Cast Iron HD	Extend elevator bulkhead	16-3155	Yes	9/29/2014
155 Bleecker St., MN	South Village HD	Install signage	16-3571	Yes	10/8/2014
35 Great Jones St., MN	NoHo HD Ext.	Legalize sidewalk work	16-3638	Yes	10/9/2014
416 W. 20th St., MN	Chelsea HD	Replace rear addition	16-2752	Yes	10/2/2014
1150 Broadway, MN	Madison Square North HD	Replace infill; install signage, awnings	16-3629	Yes	10/7/2014
34 E. 68th St., MN	Upper East Side HD	Replace facade	16-3349	Yes	10/2/2014
49 W. 92nd St., MN	Upper West Side HD	Construct roof, rear addition; extend chimney	16-3663	Yes	10/9/2014
21 W. 95th St., MN	Upper West Side HD	Construct rooftop addition	16-3410	Yes	10/3/2014
419 W. 145th St., MN	Hamilton Hts./Sugar Hill HD	Install access ramp	16-3329	Yes	10/2/2014
55 Water St., MN	Fulton Ferry HD	Const. roof addition, create courtyard, install infill	16-3616	Yes	10/9/2014
50 Bridge St., MN	DUMBO HD	Install HVAC unit, louver	16-3064	Yes	9/26/2014
1010 Ocean Ave., BK	Ditmas Park HD	Legalize ramp, wall, sign, lights; install cameras	16-3140	Yes	10/14/2014
145 Vanderbilt Ave., MN	Wallabout HD	Install access lift, modify porch	16-2949	Yes	9/24/2014