

CITYLAND NEW FILINGS & DECISIONS | November 2014

CITY PLANNING PIPELINE

New Applications Filed with DCP — November 1 to November 30, 2014

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
UDR Rivergate, LLC	Rivergate Plaza, MN	Sixth modification of the restrictive declaration to permit design changes to the plaza.	790634FZMM	Greenberg Traurig
SPECIAL PERMITS/OTHER ACTIONS				
UDR Rivergate, LLC	Rivergate Plaza, MN	Chair certification that elimination of non-bonus area in a plaza would not cause non-compliance in order to facilitate various design changes; chair certification that the design changes to the plaza would result in the plaza coming into greater accordance with standards.	150169ZCM; 150170ZCM	Greenberg Traurig
ACS; DFTA; DCAS	LSMNY Early Life Center 9, BK	Renewal of a lease for a building that houses a child care center for up to 90 pre-schoolers and a senior center that services approximately 200 residents.	150168PQK	
GM Staten Island 2, LLC	96 Driggs St. and 23 Lillian Pl., SI	Within the SSRD, a chair certification for school seats in order to build four units.	150155RCR	Joseph Morace
Block 7094 Associates, LLC	8-119 Bershire Ln. and 11-35 Wilshire Ln., SI	Within the SSRD, a chair certification to facilitate building 16 one-family and 23 two-family homes.	150166RCR	Moss & Syad

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
2702 West 15th Street	Special permit to allow the development of a new commercial warehouse and modification (ZR 106-31 and 106-34) of the required open area.	BK13	140209ZSK	11/3/2014
Melrose Commons North RFP Site C	An amendment to rezone portions of Blocks 2383 and 2384 from R7-2 and R8 to R8 and R9/C1-4; third amendment to the Melrose Commons Urban Renewal Plan; UDAAP disposition and designation to facilitate construction of a mixed-use development with 262 residential units and 8,699 sq. ft. of commercial use on the ground floor; elimination of Melrose Crescent and the establishment of portions of E. 162nd and 163rd Streets.	BX3	150152ZMX; 150153HUX; 150154HAX; 120323MMX	11/17/2014

BSA PIPELINE

New Applications Filed with BSA — November 2014

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
United Talmudical Academy	115 Heyward St., BK	Enlarge yeshiva	316-14-BZ	Jay Goldstein
Kenfa Madison, LLC	231-06 Northern Blvd., QN	Enlarge eating and drinking establishment	268-14-BZ	Warshaw Burstein
SPECIAL PERMITS/OTHER ACTION				
Manny Malekan	212 E. 57th St., MN	Change use to enable construction of physical culture establishment	313-14-BZ	Charles Schmitt
Carnegie Pk. Land Holding	203 E. 92nd St., MN	Permit physical culture establishment	270-14-BZ	Rothkrug Rothkrug
Maurice Realty	1604 Williamsbridge Rd., BK	Construct health care facility	314-14-BZ	Sheldon Lobel, PC
257 Pacific St., LLC	267 Pacific St., BK	Permit physical culture establishment	284-14-BZ	Jay Goldstein
Morris Weiss	3255 Bedford Ave., BK	Enlarge two-family dwelling, convert to one-family	283-14-BZ	Dennis Dell'Angelo
Arcadia 3780-3858	3780 Nostrand Ave., BK	Allow reduced parking	317-14-BZ	Fredrick A. Becker
Dafna Martha Koshanfar	2311 Quentin Rd., BK	Enlarge one-family dwelling	290-14-BZ	Lyra J. Altman
Stanfordville, LLC	45-04 Francis Lewis Blvd., QN	Allow health care facility	302-14-BZ	Rothkrug Rothkrug
22-32 31st St. LLC	22-32 31st St., QN	Extend restaurant into adjoining zoning district	289-14-BZ	Sheldon Lobel, PC
89-40 Realty LLC	89-44 Metropolitan Ave., QN	Permit physical culture establishment	269-14-BZ	Gerald J. Caliendo
N/A	Staten Island	Waive bulk regs. to replace hurricane-damaged homes	291-14-BZ; 293-14-BZ; 295-14-BZ; 297-14-BZ; 299-14-BZ	NYC HPD
N/A	Staten Island	N/A	292-14-A; 294-14-A; 296-14-A; 298-14-A; 300-14-A	NYC HPD
N/A	Staten Island	Waive bulk regs. to replace hurricane-damaged homes	303-14-BZ- 307-14-BZ	NYC HPD
N/A	Staten Island	Waive bulk regs. to replace hurricane-damaged homes	308-14-BZ- 312-14-BZ	NYC HPD
N/A	Staten Island	Waive bulk regs. to replace hurricane-damaged homes	285-14-BZ- 288-14-BZ	NYC HPD
APPEALS				
485 Seventh Ave. Assocs.	485 Seventh Ave., MN	Vary MDL to allow small addition	315-14-A	Mitchell A. Korbey
91 Seguire Ave. LLC	15 Herbert St., SI	Develop seven one-family dwellings	271-14-A- 282-14-A	Eric Palatnik, PC
EXTEND CONSTRUCTION PERIOD				
232 Skillman LLC	232 Skillman St., BK	Extend time to complete construction/obtain C of O	301-14-BZY	Patrick Jones, PC

LANDMARKS PIPELINE

Proposed Designations — November 2014

NAME	ADDRESS	ACTION	DATE
Chester Court HD	Prospect Lefferts Gardens, BK	Heard	11/25/2014
Hawthorne Court Apartments	215-37 43rd Ave., QN	Designated	11/25/2014

Actions Taken — November 2014

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
November 18, 2014				
85 Grand St., MN	SoHo-Cast Iron HD	Alter facade, replace steps, install access lift	15-8692	Yes
175 Sullivan St., MN	South Village HD	Install canopies, signage; infill windows	16-2189	W/Mod
70 E. 4th St., MN	East Village/LES HD	Redesign facade, construct rear retaining wall	16-2807	W/Mod
259 W. 10th St., MN	Greenwich Village HD	Replace entrance infill	16-2970	Yes
53 W. 71st St., MN	Upper West Side/CPW HD	Replace windows	16-3755	Yes
302 W. 86th St., MN	Riverside-West End HD Ext. I	Est. master plan (installation of air conditioners)	16-1864	Yes
445 E. 140th St., MN	Mott Haven East HD	Replace windows	16-0850	Yes
451 E. 140th St., MN	Mott Haven East HD	Replace windows	16-0851	Yes
455 E. 140th St., MN	Mott Haven East HD	Replace windows	16-0852	Yes
461 E. 140th St., MN	Mott Haven East HD	Replace windows	16-0853	Yes
465 E. 140th St., MN	Mott Haven East HD	Replace windows	16-0854	Yes
471 E. 140th St., MN	Mott Haven East HD	Replace windows	16-0856	Yes
481 E. 140th St., MN	Mott Haven East HD	Replace windows	16-0857	Yes
132 Remsen St., BK	Brooklyn Heights HD	Legalize window replacement	13-8563	Yes
105 Prospect Pk. W., MN	Park Slope HD	Legalize signage	16-2124	W/Mod
203 Prospect Pl., BK	Prospect Heights HD	Construct rear addition, alter areaway	16-0973	W/Mod
November 25, 2014				
1466 Broadway, MN	Knickerbocker Hotel	Modify master plan (signage installation)	15-8191	Yes
456 Greenwich St., MN	Tribeca North HD	Redesign facade; construct bulkhead, wall, canopy	16-0797	W/Mod
220 12th St., MN	West Chelsea HD	Amend status update letter to install signs, lighting	16-4128	Yes
38 W. 18th St., MN	Ladies' Mile HD	Construct new building, restore facades, replace windows; issue report to CPC (modification of use)	15-8949; 15-8948	Yes Yes
245 Fifth Ave., MN	Madison Square North HD	Replace infill, modify opening	16-3399	Yes
48 E. 73rd St., MN	Upper East Side HD	Reconstruct rooftop add., replace rear facade, exc. cellar	15-6310	Yes
295 Hicks St., BK	Brooklyn Heights HD	Construct three new buildings	15-4553	Yes
20 Old Fulton St., BK	Fulton Ferry HD	Construct new building	15-7102	Yes

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
469	Ridgewood Lodge No. 710, BK	Landmark designation	11/13/2014
470	5 Borough Shops Relocation Site, BX	Site selection, acquisition of property (repair and storage facility)	11/13/2014
471	242 25th St., BK	Construct new offices for Green-Wood Cemetery	11/13/2014

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
695 Grand Street	UDAAP by HPD (eight-story mixed-use building)	BK 1	C140411HAK	11/19/2014
Sollazzo Plaza Rezoning	Rezoning (elim. C1-1 from R3-2, est. C1-2 in R3-2)	SI 1	C110122ZMR	11/19/2014

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
84 William St., MN	Vary court reqs. to convert building from residential to hotel use	App'd	106-14-A	Greenberg Traurig
92 Fulton St., MN	Mixed-use development in mapped street bed	App'd	142-14-A	Goldman Harris
68 Spring St., MN	Extend time to complete construction	App'd	159-08-BZ	Greenberg Traurig
12 W. 27th St., MN	Permit physical culture establishment (Evolution Muay Thai)	App'd	53-14-BZ	Evolution Muay Thai
2519 Creston Ave., BX	Extend time to obtain C of O	App'd	302-01-BZ	Deirdre A. Carson
8701 Fourth Ave., BK	Ext. of term for physical culture establishment (Dolphin)	App'd	152-07-BZ	Eric Palatnik, PC
4930 20th Ave., BK	Permit physical culture establishment (NYC Fitness Club)	App'd	283-13-BZ	Alexander Levkovich
2402 86th St., BK	Ext. of term for physical culture establishment (Stillwell Sports Ctr.)	App'd	159-07-BZ	Eric Palatnik, PC
4020 Atlantic Ave., BK	Build one-family dwelling not fronting mapped street	App'd	235-14-A	Joseph Jabour
12224 E. 27th St., BK	Enlarge one-family dwelling	App'd	105-14-BZ	Lewis E. Garfinkel
75-28 Queens Blvd., QN	Ext. of term for physical culture establishment (Bally's Total Fitness)	App'd	229-84-BZ	Troutman Sanders
198-35 51st Ave., QN	Vested right to continue development under prior zoning	App'd	23-14-A	Eric Palatnik, PC
Santa Monica Ln., SI	Extend time to complete construction, obtain C of O	App'd	57-09-A-112-09-A-129-09-A-152-09-A	Eric Palatnik, PC

LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
1250 Sixth Ave., MN	RCA Bldg. W./Rockefeller Center	Remove, alter canopies; inst. lights, signs, cladding	16-4560	Yes	11/6/2014
109 W. 57th St., MN	Steinway Hall	Alterations to accommodate tower	16-4522	Yes	11/5/2014
Central Park, MN	Central Park	Const. entrance, ramp, pathways	16-4823	Yes	10/28/2014
103 Broadway, BK	Smith, Gray & Co. Building	Replace bulkhead, infill; inst. mechanical equip.	16-4917	Yes	11/17/2014
1000A Richmond Terr., SI	Sailor's Snug Harbor	Install rigging for banners	16-4715	Yes	11/12/2014
484 Broadway, MN	SoHo-Cast Iron HD	Remove light, install ramp	16-4297	Yes	10/29/2014
125 MacDougal St., MN	South Village HD	Legalize facades, windows; install awning	16-4696	Yes	11/10/2014
383 Lafayette St., MN	NoHo HD	Replace infill, inst. roof equip., const. building	16-4471	Yes	11/3/2014
271 W. 10th St., MN	Greenwich Village HD	Construct roof add., inst. roof equip, replace infill	16-5067	Yes	11/20/2014
740 Madison Ave., MN	Upper East Side HD	Construct rear add.; replace windows, cladding	16-4650	Yes	11/10/2014
20 E. 71st St., MN	Upper East Side HD	Install guardrail at rear	16-4454	Yes	11/3/2014
498 West End Ave., MN	Riverside-West End HD Ext. I	Construct roof addition, alter entrance	16-4572	Yes	11/6/2014
280 Convent Ave., MN	Hamilton Heights HD	Construct rear addition; inst. mech. equip., windows	16-4279	Yes	10/28/2014
285 Park Pl., BK	Prospect Heights HD	Alter rear facade, construct deck	16-4212	Yes	10/27/2014
132 Kane St., BK	Cobble Hill HD	Replace storefront, doors	16-4122	Yes	10/23/2014
319 38th Rd., QN	Douglaston HD	Legalize alterations to facade and landscape	16-4010	Yes	10/21/2014