

CITYLAND NEW FILINGS & DECISIONS | January 2015

CITY PLANNING PIPELINE

New Applications Filed with DCP — January 1 to January 31, 2015

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
251 Front Street Realty Inc.	251 Front Street, MN	A zoning resolution amendment to designate the proposed R7A district as an inclusionary housing (IH) designated area	150231ZRK	Simmons & Wright
SPECIAL PERMITS/OTHER ACTIONS				
Ilan Rubenstein	341 Canal Street, MN	Within the SoHo Cast-Iron District, a "minor mod" to the special permit to allow several small design changes and a reduction of the proposed units from 34 to 31	070161ZSM	R. Akerman
DDG/WH 325 West Broadway	325 Broadway, MN	Minor modification of plans to allow a reduction of residential units and changes to the facade and floor area	070241ZSM	Kramer Levin
Green 317 Madison LLC	One Vanderbilt Ave, MN	Within the Special Midtown District, a change requiring a waiver of mandatory district plan elements	150130ZSM	Fried Frank
Greene Mercer Holdings, LLC	57-63 Greene St, MN	Within the SoHo Cast-Iron Historical District, a special permit to allow the conversion of 15 of the 23 previously approved JLWOAs to Group 2 residential units	150217ZSM	DeCampo Diamond
Greg Lipenzo	107 Circle Road, SI	Within a SINA, an authorization to modify the topography, in order to build an in-ground swimming pool, outdoor kitchen, and patio surround	150225ZAR	
Edward Esposito	30 East Loop Road, SI	Within the SINA, an authorization to modify the topography in order to build a one-family home with an in-ground swimming pool	150226ZAR	Sana & Locassano
Edward Esposito	46 East Loop Road, SI	Within the SINA, an authorization to modify the topography in order to build a one-family home with an in-ground swimming pool	150227ZAR	Sana & Locassano
Edward Esposito	62 East Loop Road, SI	Within the SINA, an authorization to modify the topography in order to build a one-family home with an in-ground swimming pool	150228ZAR	Sana & Locassano
Park Place Partners Development	43-51 Park Place, MN	Within the Special Lower Manhattan District, chair certification of compliance with the design guidelines for public plazas	150216ZCM	Fox Rothschild
HY38 Owner, LLC	509 West 38th Street, MN	Within the Hudson Special District, a chair certification for a bonus of the FAR with a district improvement fund payment to facilitate construction of a residential building providing inclusionary housing	150219ZCM	Kramer Levin
Meushar 34th Street, LLC	400 Eleventh Avenue, MN	A chairperson certification to permit an increase in the basic maximum FAR through a contribution to the district improvement fund; a chairperson certification for a distribution of floor area to the project site from the Eastern Rail Yards subarea A1; a chairperson certification that the proposed redevelopment of use group 6B office space in the Hudson Yards Redevelopment Area utilizes floor area increases and will not result in a total amount of use group 6B office floor area developed or enlarged after January 19, 2005; a chairperson certification to allow for the proposed development of use group 2 residential space in large scale plan subdistrict A; a chairperson certification to allow an 88-space accessory off-street parking facility in connection with a new mixed-use building	150236ZCM; 150237ZCM; 150238ZCM; 150239ZCM; 150240ZCM	Fried Frank

CITY PLANNING PIPELINE (CONTINUED)

New Applications Filed with DCP — January 1 to January 31, 2015

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (CONTINUED)				
Greg Lipenzo	107 Circle Road, SI	Within the SINA, a CPC certification for restoration plans to facilitate an in-ground swimming pool, outdoor kitchen, and patio surround	150224ZCR	
P & C Building Corp.	363 Ridgewood Avenue, SI	Within the SSRD, a chair certification for school seats in order to build a one-family home	150220RCR	Calvanico Associates
Jayden Associates Estates	286 Loretto Street, SI	Within the SSRD, a certification to subdivide one zoning lot into two to facilitate building two two-family homes; Within the SSRD, a certification for school seats to facilitate construction of two two-family homes	150221RCR; 150222RCR	Calvanico Associates
Kevin Mullano	240 Lee Avenue, SI	Within the SSRD, a chair certification for school seats in order to build a two-family residence	150229RCR	Sanna & Locasanno
Jade's Path, LLC	9-43 Jade Court, SI	Within the SSRD, a certification to subdivide two zoning lots into 12 to facilitate building 12 one-family homes; within the SSRD, a chair certification for school seats in order to build 12 one-family homes	150230RCR; 150231RCR	Calvanico Associates
NYC ACS	All My Children Daycare, BK	Renewal of a lease for a daycare center that services up to 138 infants, toddlers, and preschoolers	150223PQK	NYC DCAS
NYC ACS and NYC DCAS	All My Children Daycare 14, BK	A renewal of a lease for a child care center that services up to 44 babies, toddlers, and preschoolers	150232PQX	
NYC ACS and NYC DCAS	Iola Jordan DCC - ACS Type 2, BX	A renewal of the lease for a child care center that services up to 154 preschoolers and 25 school-age children	150232 PQX	
NYC DEP	Newtown Creek East Branch, QN	Site selection to facilitate construction	150218PSQ	NYC DCAS

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
New Roads Plaza	UDAAP designation to facilitate construction of an eight-story building with approximately 94 units; special permit to allow the community facility FAR, to facilitate the construction of an eight-story building with approximately 94 units	BX 3	150196HAX; 150197ZSX	1/5/2015
20 East 71st Street	Within the Upper East Side Historic District, Special Madison Avenue Preservation District, and the Madison Avenue BID, a special permit to renovate the five-story building and convert it to its original single-family residential use	MN 8	150213ZSM	1/20/2015
Newtown Creek East Branch Aeration	Site selection to facilitate construction	QN 5	150218PSQ	1/20/2015

BSA PIPELINE

New Applications Filed with BSA — January 2015

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
Manhattan Country School	150 W. 85th St., MN	Enlarge school structure	1-15-BZ	Fredrick A. Becker
Bais Chaya Esther Inc.	119 Webster Ave., BK	Convert residential building to community facility	4-15-BZ	Sheldon Lobel, PC
SPECIAL PERMITS/OTHER ACTION				
Panasia Estate Inc.	31 W. 19th St., MN	Permit physical culture establishment	2-15-BZ	Jay Goldstein
APEALS				
Jeff Schaffer	47 Trioka Way, SI	Construct building not fronting mapped street	3-15-A	Edward Lauria

LANDMARKS PIPELINE

Actions Taken — January 2015

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
January 6, 2015				
15 E. 90th St., MN	15 East 90th Street House	Install security camera	16-5032	Yes
131 Seventh Ave. S., MN	Greenwich Village HD	Install signage	16-4640	Yes
41 W. 11th St., MN	Greenwich Village HD	Demo rear add.; const roof and rear adds., pergola, planters	16-1705	Yes
45 Remsen St., BK	Brooklyn Heights HD	Alter rear ell, construct deck	16-3782	Yes
January 13, 2015				
Bogardus Triangle, MN	Tribeca West HD	Install paving, street furniture	16-3713	Yes
38 Greene St., MN	SoHo-Cast Iron HD	Construct rooftop addition	16-3954	Yes
687B Greenwich St., MN	Greenwich Village HD	Construct rooftop addition	15-5149	Yes
52 W. 21st St., MN	Ladies' Mile HD	Legalize facade alterations	11-5526	W/Mod
126 E. 78th St., MN	Upper East Side HD	Construct roof, rear additions	16-4381	W/Mod
1010 Park Ave., MN	Park Avenue HD	Demo building, construct new building	16-1604	W/Mod
360 Central Park W., MN	Upper West Side/CPW HD	Create windows, modify elements	16-2565	Yes
68 Jay St., BK	DUMBO HD	Est. master plan (infill, signage), legalize dock alterations	13-1910	Yes
6 S. Oxford St., BK	Fort Greene HD	Replace, enlarge windows	16-3536	Yes
70 Willow St., BK	Brooklyn Heights HD	Replace doors; alter facades; exc. Yard; inst. pool, shed	16-5466	W/Mod
January 20, 2015				
260 Mulberry St., MN	Old St. Patrick's Cathedral	Reconstruct stairs; replace stairs, areaway; install ramp	16-4668	Yes
152 Franklin St., MN	Tribeca West HD	Install access ramp	16-4735	Yes
464 Greenwich St., MN	Tribeca North HD	Legalize storefront installation	16-3991	Yes
402 W. Broadway, MN	SoHo-Cast Iron HD Ext.	Replace infill, modify platform	16-3509	Yes
640 Broadway, MN	NoHo HD	Construct rooftop addition; issue report to CPC (modification of bulk)	16-5517; 16-5773	Yes
16 Morton St., MN	Greenwich Village HD Ext.	Construct rear addition, install signage	16-5287	Yes
12 MacDougal Alley, MN	Greenwich Village HD	Install awning	16-1246	Yes
60 Gansevoort St., MN	Gansevoort Market HD	Install infill	16-3617	Yes
243 E. 17th St., MN	Stuyvesant Square HD	Replace windows	16-3912	Yes
767 St Nicholas Ave., MN	Hamilton Hts./Sugar Hill HD	Construct roof and rear additions, reconstruct stoop	15-1294	Yes
869 President St., BK	Park Slope HD	Alter areaway, const. rear add., alter rear facade	16-4980	Yes
367 Seventh Ave., BK	Park Slope HD Ext.	Install infill, signage, awnings, mechanical equipment	16-5156	Yes
111 Ridge Rd., QN	Douglaston HD	Replace infill, windows; mod. windows; inst. vents	16-2102	Yes

New Decisions Added to www.CityAdmin.org — January 2015

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
555	S. Brooklyn Marine Terminal, BK	Withdrawal of lease agreement	1/22/2015
556	Doering-Bohack House, BK	Landmark designation	1/27/2015
557	First German Baptist Church, MN	Landmark designation	1/27/2015
558	Mills Hotel No. 3, MN	Landmark designation	1/27/2015
559	11 Sixth Ave., MN	Revocable consent (sidewalk café)	1/27/2015

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
South Shore BID	Establish Business Improvement District	SI 3	N150134BDR	1/7/2015
120 Broadway Office Space	Acquisition of office space	MN 1	N150189PXM	1/21/2015
102 Greene Street	Special permit (enlarge joint live-work artists' quarters)	MN 2	C140353ZSM	1/21/2015
Meatpacking Area BID	Establish Business Improvement District	MN 2, 4	N150156BDM	1/21/2015
Hudson Yards Sliver Text	Zoning text amendment (height and setback)	MN 4	N150083ZRM	1/21/2015
Hawthorne Ct. Apartments	Landmark designation	QN 11	N150176HKQ	1/21/2015

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
113 Nassau St., MN	Permit physical culture establishment (Blink Fitness)	App'd	183-14-BZ	Rothkrug Rothkrug
419 Lafayette St., MN	Permit physical culture establishment (Barry's Bootcamp)	App'd	168-14-BZ	Warshaw Burstein
3524 Third Ave., MN	Permit physical culture establishment (Retro Fitness)	App'd	201-14-BZ	Frank Angelino
8 Berry St., BK	Legalize physical culture establishment (Brooklyn Athletic Club)	App'd	328-13-BZ	Eric Palatnik
1 12th St., BK	Permit physical culture establishment (Retro Fitness)	App'd	184-14-BZ	Sheldon Lobel, PC
44 Marjorie St., QN	Build two-story commercial building not fronting mapped street	App'd	109-14-A	Eric Palatnik
8 Lemon Drop Ct., SI	Construct multiple buildings not fronting mapped street	App'd	65-14-A-88-14-A	Rothkrug Rothkrug

LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
15 E. 90th St., MN	15 East 90th Street House	Install security camera	16-6600	Yes	1/6/2015
Governors Isl. Bldg. 109, MN	Governors Island HD	Demo building, maintain adjacent access ramp	16-6433	Yes	1/8/2015
85 Grand St., MN	SoHo-Cast Iron HD	Alter facade, replace steps, install access ramp	16-6273	Yes	12/22/2014
64 Wooster St., MN	SoHo-Cast Iron HD	Install flagpoles and banners	16-6554	Yes	1/5/2015
58 Bleecker St., MN	NoHo HD	Legalize HVAC unit	16-6226	Yes	12/22/2014
33 Washington Sq. W., MN	Greenwich Village HD	Replace windows	16-5819	Yes	12/22/2014
277 W. 10th St., MN	Greenwich Village HD Ext.	Demo building, const. entrance for adjacent building	16-6776	Yes	1/12/2015
147 W. 13th St., MN	Greenwich Village HD	Alter facade, enlarge rear addition, const. shed	16-6773	Yes	1/12/2015
290 Convent Ave., MN	Hamilton Heights HD	Legalize replacement of wall and ironwork	16-6883	Yes	1/14/2015
900 Grand Concourse, BX	Grand Concourse HD	Replace windows, infill; construct roof addition	16-6667	Yes	1/7/2015
13 S. Elliott Pl., BK	Fort Greene HD	Reconstruct facade and stoop	16-6830	Yes	1/13/2015
1010 Ocean Ave., BK	Ditmas Park HD	Install sign, legalize ramp, replace cameras	16-3140	Yes	1/21/2015
28 Fillmore Pl., BK	Fillmore Place HD	Restore facade	16-6520	Yes	1/2/2015
39-38 47th St., QN	Sunnyside Gardens HD	Alter porch; replace windows, stairs	16-6664	Yes	1/7/2015
33-54 83rd St., QN	Jackson Heights HD	Install gate, intercom, lights; modify fence	16-6654	Yes	1/7/2015
33-53 82nd St., QN	Jackson Heights HD	Install gate, intercom, lights; modify fence	16-6653	Yes	1/7/2015