CITY PLANNING PIPELINE

New Applications Filed with DCP — February 1 to February 28, 2015

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
		SPECIAL PERMITS/OTHER ACTIONS		
Hospital for Special Surgery	Hospital for Special Surgery, MN	Special permit to allow for an increase in permitted lot coverage and approval by CPC to allow development in demapped air space	150248ZSM	Fried Frank
GGP Staten Island Mall, LLC	Staten Island Mall Enlargement, SI	Authorization to assure the layout of the parking spaces in relation to the uses on the site; authorization to reduce the parking requirements by 48 percent; authorization to permit modification and waiver of the maneuverability and landscaping provisions	150271ZAR; 150272ZAR; 150273ZAR	Fox Rothschild
BOP West 31st St., LLC	Manhattan West, 371 9th Avenue, MN	A chair certification to facilitate development of 748,279 square feet of a primarily residential building	150250ZCM	Holland & Knight
Panoramic Hudson, LLC	537-545 W. 37th St./540-548 W. 38th St., MN	Certification to allow residential use for a property within the large-scale plan subdistrict A; certification to allow an increase in the basic maximum FAR by contribution to the Hudson Yards District Improvement Fund; certification to allow the distribution of floor area from the Eastern Rail Yard subarea A1 to zoning lots on the subareas A2 through A5 of the large scale plan subdistrict A; certification to allow parking when the reservoir is greater than or equal to zero	150254ZCM; 150256ZCM; 150257ZCM; 150258ZCM	Kramer Levin
37-11 Owner, LLC	450 11th Avenue, MN	Chair certification for an increase of the basic maximum FAR by contribution to the HY District Improvement Fund	150261ZCM	DSM Design Group
GGP Staten Island Mall, LLC	Staten Island Mall Enlargement, SI	Chair certification of cross access connections; chair certification that no connection is required	150274ZCR; 150275ZCR	Fox Rothschild
YMCA of Greater New York	3939 Richmond Avenue, SI	Authorization for the conversion of an existing temporary parking lot into a permanent parking lot for 75 spaces	150249RAR	Michael Biagioli, AIA
Vincent Cicala	Detroit Avenue, SI	A chair certification for school seats to build two two-family dwellings	150251RCR	Chris Ponisi
Alex Grinberg	30 Newton Street, SI	CPC certification to subdivide one zoning lot into two lots; chair certification for school seats to build one two-family residence	150259RCR; 150260RCR	Calvanico Associates
NYC ACS	Marcus Garvey Early Life Center, BK	Lease renewal for a child care center	150252PQK	
NYC ACS	St. Andrews Community Daycare Ctr., BK	Lease renewal for a child care center	150253PQK	
NYC ACS	Omega Psi Phi ECEC, Rockaway Blvd. SC, QN	Lease renewal for a child care center and senior center	150255PQQ	
Ruby Ventures	341 Canal Street, MN	Renewal of a special permit (C070161ZSM) to modify the use regulations to allow residential uses on the second to sixth floors and UG 6 uses on portions of the ground floor and cellar	150276CMM	Akerman LLP

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
La Promesa, MN	UDAAP designation and disposition to facilitate construction of a 12-story mixed-use building with approximately 180 units; rezoning from R7-2 to R7X/C1-5 to facilitate construction of a 12-story mixed-use building with approximately 180 units	MN 11	150212HAM; 150211ZMM	2/2/2015
41 Great Jones Street, MN	Within the NoHo Historic District Extension, a special permit to facilitate the conversion of a five-story commercial building to residential use	MN 02	150146ZSM	2/2/2015
520 West 28th Street, MN	Within the Special West Chelsea District, a special permit to allow a 41-accessory off-street parking facility in a mixed-use building now under construction	MN 04	150147ZSM	2/17/2015
S&L Aerospace Metals	Disposition to the New York City Land Development Corporation, which will then dispose of the property to the New York City E.D.C., which in turn will dispose of it to Bao Jia Holding, LLC to facilitate the enlargement of Aerospace Metals	QN 07	150173PPQ	2/17/2015

BSA PIPELINE

New Applications Filed with BSA — February 2015

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
		VARIANCES		
Steven Israel	461 Avenue X, BK	Construct house of worship	20-15-BZ	Alexander Levkovich
219 26th Street LLC	219 26th St., BK	Construct residential building in M1-1D district	22-15-BZ	Simons & Wright
Peter Grassia	158 Beach 114th St., QN	Legalize transient hotel, eating and drinking establishment	23-15-BZ	Sheldon Lobel, PC
Keren Peulos	224-12 F. Lewis Blvd., QN	Construct house of worship	30-15-BZ	Sheldon Lobel, PC
		SPECIAL PERMITS/OTHER ACTION		
Thurcon Properties	88 Fulton St., MN	Permit physical culture establishment	28-15-BZ	Marvin B. Mitzner
3rd and 60th Assocs., LP	200 E. 61st St., MN	Legalize physical culture establishment	29-15-BZ	Stuart Klein
2857 West 8th Assocs.	2847 W. 8th St., MN	Permit physical culture establishment	32-15-BZ	Rothkrug Rothkrug
Equity One Inc.	5510 Broadway, BX	Permit physical culture establishment	33-15-BZ	Rothkrug Rothkrug
Eli Kafif	2316 Ocean Pkwy., BK	Enlarge two-story dwelling	34-15-BZ	Eric Palatnik, PC
CAC Atlantic, LLC	66 Boerum Pl., BK	Permit physical culture establishment	36-15-BZ	Warshaw Burstein
R.C. Church of St. John the Baptist	71 Lewis Ave., BK	Waive parking reqs., convert five-story building to residential use	25-15-BZ	Slater & Beckerman
Edward Nektalov	112-35 69th Ave., QN	Enlarge one-family dwelling	21-15-BZ	Eric Palatnik, PC
Roosevelt 5 LLC	71-17 Roosevelt Ave., QN	Construct 15-story residential/community facility building	24-15-BZ	Cozen O'Connor
CUNY	2800 Victory Blvd., SI	Modify wireless facility	31-15-BZ	Snyder & Snyder
		APPEALS		
Baychester Realty III	2001 Bartow Ave., BX	Appeal DOB det. regarding installation of 54 signs	35-15-A	Mitchell A. Korbey
Louis Devivo	2020 Demerest Rd., QN	N/A	37-15-A	Jeffrey Geary
PeteRock, Inc.	57 Alberta Ave., SI	Construct two dwellings not fronting mapped street	26-15-A	Steven Simicich

LANDMARKS PIPELINE

Actions Taken — February 2015

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
February 3, 2015				
53 Wooster St., MN	SoHo-Cast Iron HD	Construct roof addition, alter rear facade	16-3850	Yes
459 W. Broadway, MN	SoHo-Cast Iron HD	Construct roof additions	16-2733	Yes
90 Barrow St., MN	Greenwich Village HD	Replace garage; install decks; const. wall, pergola	16-6443	W/Mod
16 W. 12th St., MN	Greenwich Village HD	Reconstruct, alter front facade	16-6407	W/Mod
107 Greenwich Ave., MN	Greenwich Village HD	Construct roof and rear additions	15-8808	Yes
100 Greenwich Ave., MN	Greenwich Village HD	Construct rooftop addition	16-1290	W/Mod
34 W. 17th St., MN	Ladies' Mile HD	Modify openings, install balconies	16-5801	Yes
7 E. 19th St., MN	Ladies' Mile HD	Recreate missing masonry features; issue report to CPC (residential conversion)	16-5478; 16-6356	Yes Yes
437 W. 147th St., MN	Hamilton Hts./Sugar Hill HD	Modify openings, replace infill, install deck	16-4899	Yes
349 Smith St., BK	Carroll Gardens HD	Modify infill, replace illegal door	15-6365	Yes
57 Jay St., BK	DUMBO HD	Install fire escape, access ramp, window	16-4535	Yes
116 Noble St., BK	Greenpoint HD	Legalize stoop, areaway alterations	16-3148	Yes
39-90 44th St., QN	Sunnyside Gardens HD	Legalize facade, window alterations	16-6450	Yes
February 10, 2015				
1271 Sixth Ave., MN	Time & Life Building Interior	Restore passageway; replace doors, turnstiles, flooring, entry	16-5624	Yes
558 Grand Concourse, BX	Bronx Post Office	Modify terrace; replace infill; install signage, stairs, lights	16-5723	Yes
430 Broome St., MN	SoHo-Cast Iron HD Ext.	Replace infill; alter facade; remove stairs, ironwork	16-5118	Yes
210 W. 11th St., MN	Greenwich Village HD	Construct stoop, bulkhead; alter windows	16-4759	W/Mod
920 Broadway, MN	Ladies' Mile HD	Install infill, signage, banner poles	16-5207	Yes
39 E. 72nd St., MN	Upper East Side HD	Alter facade, areaway; construct roof addition	16-2658	W/Mod
1006 Madison Ave., MN	Upper East Side HD	Replace infill	16-3359	Yes
37-12 85th St., QN	Jackson Heights HD	Const. roof addition, inst. mech equip., repl. windows	16-7038	Yes

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

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
498 Broome Street	Special permit (modify use regs.)	MN 2	C130066ZSM	2/4/2015
7 West 21st Street	Special permit (200-space parking garage; modify height and setback requirements)	MN 5	C150077ZSM; C150078ZSM	2/4/2015
110 East 70th Street	Special permit (modify yard, court, lot coverage reqs.)	MN 8	C150059ZSM	2/4/2015
Library Ln. Reconstruction	City map amendment (establish street)	BK 7	C140282MMX	2/4/2015
Hamilton's Patio	Rezoning (Est. C2-4 in R5)	BK 7	C150076ZMK	2/4/2015
Chester Court HD	Landmark district designation	BK 9	N150204HKK	2/4/2015
5402 Ft. Hamilton Pkwy.	Rezoning (change R5 to R6, est. C1-3 in R6)	BK 12	C140288ZMK	2/4/2015
Vaux Road Demapping	City map amendment (eliminate Vaux Road)	QN 2	C130383MMQ	2/4/2015
Central Ridgewood HD	Landmark district designation	QN 5	N150202HKQ	2/4/2015
106-112 Spring Street	Authorize joint live-work quarters for artists	MN 2	N140142ZAM	2/18/2015
Beatrice Lewis Senior Center	Acquisition of property (child care and senior center)	MN 11	C140352PQM	2/18/2015
Melrose Commons North	Amend Urban Renewal Plan; City map amendment (establish and eliminate streets); rezoning (R7-2 to R8, est. C1-4 in R7-2, R8); UDAAP by HPD (263 units)	BX 3	C150153HUX; C120323MMX; C150152ZMX; C150154HAX	2/18/2015
Corona Senior Residence	UDAAP by HPD (67 units); rezoning (R6B to R6)	QN 4	C150126HAQ; C150125ZMQ	2/18/2015

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
14 Wall St., MN	Permit physical culture establishment (The Vault Spa)	App'd	185-14-BZ	Sheldon Lobel, PC
245 W. 17th St., MN	Legalize physical culture establishment (Flywheel)	App'd	217-14-BZ	Stuart Klein
55 W. 44th St., MN	Amend waiver for non-compliant exit stair; appeal DOB denial of proposed addition	App'd	665-39-A; 107-14-A	Jesse Masyr
344 E. 63rd St., MN	Permit physical culture establishment (Envy Spa)	App'd	222-14-BZ	Sheldon Lobel, PC
150 Amsterdam Ave., MN	Permit physical culture establishment (Flywheel)	App'd	216-14-BZ	Stuart Klein
152 E. 87th St., MN	Amend variance for parking facility	App'd	717-28-BZ	Fried Frank
116 Oxford St., BK	Enlarge one-family dwelling	App'd	38-14-BZ	Eric Palatnik, PC
129 Norfolk St., BK	Enlarge one-family dwelling	App'd	271-13-BZ	Eric Palatnik, PC
117 Gelston Ave., BK	Enlarge one-family dwelling	App'd	186-13-BZ	Harold Weinberg
1601 Avenue J, BK	Enlarge yeshiva	App'd	25-14-BZ	Lyra J. Altman
115 Roswell Ave., SI	Construct buildings not fronting mapped street	App'd	110-14-A-112-14-A	Rothkrug Rothkrug
297 Colony Ave., SI	Waive bulk regs. for hurricane-damaged homes	W/D	310-14-BZ	NYC HPD
20 Orlando St., SI	Waive bulk regs. for hurricane-damaged homes	W/D	286-14-BZ	NYC HPD

New Decisions Added to www.CityAdmin.org — February 2015 (continued)

LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
160 Lexington Ave., MN	Pratt-N.Y. Phoenix School of Design	Legalize installation of louvers, partitions, doors	16-6813	Yes	1/23/2015
40 Peck Slip, MN	South Street Seaport HD	Construct roof addition; replace infill; mod. facade	16-7508	Yes	1/30/2015
464 Greenwich St., MN	Tribeca North HD	Legalizing glaze	16-7140	Yes	1/22/2015
402 W. Broadway, MN	SoHo-Cast Iron HD Ext.	Replace steps, windows, transoms	16-7946	Yes	2/13/2015
150 Mercer St., MN	SoHo-Cast Iron HD	Install infill, signage, lighting	16-7760	Yes	2/9/2015
16 Morton St., MN	Greenwich Village HD Ext. II	Construct rear addition	16-7600	Yes	2/3/2015
687B Greenwich St., MN	Greenwich Village HD	Construct roof addition	16-7971	Yes	2/13/2015
131 Seventh Ave. S., MN	Greenwich Village HD	Install sign	16-7947	Yes	2/13/2015
45 E. 66th St., MN	Upper East Side HD	Construct roof addition	16-8087	Yes	2/19/2015
27 W. 70th St., MN	Upper West Side-CPW HD	Replace window, infill	16-7999	Yes	2/17/2015
42 E. 76th St., MN	Upper East Side HD	Construct roof and rear yard additions	16-7281	Yes	1/26/2015
990 Fifth Ave., MN	Metropolitan Museum HD	Alter, replace windows	16-7517	Yes	1/30/2015
332 W. 84th St., MN	Riverside-West End HD Ext. II	Construct roof and rear yard additions	16-7434	Yes	1/29/2015
437 W. 147th St., MN	Hamilton Heights/Sugar Hill HD	Modify openings, replace infill, install deck	16-7811	Yes	2/10/2015
869 President St., BK	Park Slope HD	Alter areaway, rear facade, const. rear addition	16-7329	Yes	1/27/2015
355 President St., BK	Carroll Gardens HD	Construct new bldg., rear yard addition	16-8064	Yes	2/19/2015
132 Remsen St., BK	Brooklyn Heights HD	Legalize window replacement	16-7445	Yes	1/29/2015
68 Jay St., MN	DUMBO HD	Master plan (infill, signs), leg. dock alterations	16-7530	Yes	2/2/2015
57 Jay St., MN	DUMBO HD	Install fire escape, access ramp, window	16-8076	Yes	2/17/2015
581 Vanderbilt Ave., BK	Prospect Heights HD	Install rooftop HVAC units	16-7453	Yes	1/29/2015