

**CITYLAND** **NEW FILINGS & DECISIONS** | March 2015

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — March 1 to March 31, 2015*

| APPLICANT                             | PROJECT/ADDRESS                     | DESCRIPTION   | ULURP NO.               | REPRESENTATIVE         |
|---------------------------------------|-------------------------------------|---|-------------------------|------------------------|
| <b>ZONING TEXT AND MAP AMENDMENTS</b> |                                     |   |                         |                        |
| Upper Manhattan Development Corp.     | Concourse Village West Apartments   | Zoning text amendment to ZR section 23-933 appendix F to designate the proposed R7D and R7D/C1-4 districts and a portion of R8(C) district as inclusionary designated areas to facilitate the construction of three buildings with approximately 212 residential units on three tax lots; proposed zoning map change to Map 6A from C8-3 to R7D, R7D/C1-4 and R8 zoning districts | 150313ZRX;<br>150312ZMX | Akerman LLP            |
| Neighborhood Recovery                 | Queens, Brooklyn, and Staten Island | Text amendment to accelerate post-Hurricane Sandy recovery and enable flood-resilient residential construction in certain waterfront neighborhoods  | 150302ZRY               | NYC DCP                |
| <b>SPECIAL PERMITS/OTHER ACTIONS</b>  |                                     |   |                         |                        |
| WC 28 Realty LLC                      | 530 West 28th Street, MN            | Special permit for an accessory off-street parking garage with maximum capacity of 39 spaces  | 150309ZSM               | Greenberg Traurig      |
| NYC HPD                               | Melrose Commons North RFP Site B    | Special permit to allow development over a railroad right of way; disposition of City-owned property and UDAAP designation  | 150303ZSX;<br>150306HAX | NYC HPD                |
| 560 7th Avenue Owner, LLC             | 560 Seventh Avenue, MN              | CPC certification for transfer of development rights from the Neil Simon Theatre to 560 Seventh Avenue  | 150281ZCM               | Fox Rothschild, LLP    |
| 555 10th Avenue LLC                   | 555 Tenth Avenue, MN                | Chair certification to allow an increase of the basic maximum FAR, as part of the HYDIF   | 150284ZCM               | Holland & Knight       |
| James Heavey                          | Heavey Residence, BX                | SNAD certification for a vertical extension   | 150280ZCX               | Bldg Studio Architects |
| John Giuffre 2012 SI Trust            | 60 Louise Lane, SI                  | Certification of a restoration plan for removal of trees previously approved for preservation-N890377   | 150304ZCR               | Land Planning 7        |
| Rizo and Esma Kolar                   | 314 Wilson Avenue, SI               | A CPC certification of restoration for tree removal   | 150283RCR               | Anthony Cucich         |
| Lawrence O'Friel                      | 100 Giegerich Avenue, SI            | Chair certification (school seats) for a two-story, one-family residence  | 150285RCR               | Rampulla Associates    |
| Linus Realty, LLC                     | Johnson Street, SI                  | A CPC certification for a subdivision of one zoning lot into three zoning lots  | 150286RCR               | Rampulla Associates    |
| Brandon Property Group, Inc.          | 178 Foster Road, SI                 | Chair certification for school seats in order to facilitate the construction of two two-family dwellings; CPC certification for a subdivision of one zoning lot into two lots in order to facilitate the construction of two two-family dwellings   | 150295RCR;<br>150296RCR | Peter J. Calvanico     |
| Andrew Esposito                       | 324 Robinson Avenue, SI             | CPC certification for a sub-division of one zoning lot into two zoning lots   | 150298RCR               | Stanley Krebushevski   |
| Ayal Iunger                           | 708 Rockaway Street, SI             | CPC certification for a future sub-division of one zoning lot into two lots; chair certification for school seats to facilitate the construction of two two-family dwellings  | 150310RCR;<br>150311RCR | Stanley Krebushevski   |
| Manizha Sayar                         | Bamiyan / 385 Third Avenue, MN      | New enclosed sidewalk café with seven table and 28 seats  | 150294ECM               | Yuliya Ilizarov, R.A.  |
| Sigifredo Zamargo                     | Pollos Mario / 40-19 Broadway, QN   | Enclosed sidewalk café (new) with 10 tables and 30 seats  | 150293ECQ               | Sigifredo Zamargo      |
| NYC DPR                               | Moffat Street Park Mapping, BK      | A city map change establishing Moffat Street Park between Wilson and Irving Avenues   | 150307MMK               | NYC DPR                |

## CITY PLANNING PIPELINE (continued)

*New Applications Filed with DCP — March 1 to March 31, 2015*

| APPLICANT                     | PROJECT/ADDRESS                          | DESCRIPTION   | ULURP NO. | REPRESENTATIVE |
|-------------------------------|--|---|-----------|----------------|
| SPECIAL PERMITS/OTHER ACTIONS |  |   |           |                |
| NYC ACS                       | Friends of Crown Heights 2 CCC, BK       | Lease renewal for a child care center   | 150282PQK | NYC ACS        |
| NYC ACS                       | Grace Harewood SC, Young Minds CC        | Lease renewal for a child care center   | 150297PQK | NYC ACS        |
| NYC ACS                       | Early Life Center 1-Bronxworks, BX       | Renewal of a lease for a child care and senior center   | 150314PQX | NYC ACS        |
| NYC HPD                       | Seward Park Mixed-Use Development Site 5 | Renewal of special permit C120228ZSM to facilitate the construction of open space with landscaping, play area, and seating  | 150292CMM | NYC HPD        |
| 39 West 23rd Street, LLC      | 35-41 West 23rd Street, MN               | Renewal of a previously approved special permit—060310ZSM—allowing the modification of use regulations                      | 150308CMM | Kramer Levin   |
| NYC DOT                       | Fordham Plaza Major Concession, BX       | Major concession for the Fordham Road BID to operate, maintain, and manage Fordham Plaza with revenue-generating activities | 150301MCX | NYC DOT        |

## ULURP PIPELINE

*New Applications Certified into ULURP*

| PROJECT                              | DESCRIPTION  | COMM. BD. | ULURP NO.               | CERTIFIED |
|--------------------------------------|--|-----------|-------------------------|-----------|
| City Island Water Supply Easements   | Acquisition of two easements to facilitate a new water supply main, new storm sewers, and outfalls.  | BX 10     | 150205PQX               | 3/16/2015 |
| St. Vincent's Park                   | Within the Greenwich Village Historic District Map as parkland, the open space to be developed on the triangle site; text amendment to establish a park within the West Village Residences large-scale general development                                 | MN 02     | 150203MMM;<br>150267ZRM | 3/30/2015 |
| Hospital for Special Surgery W. Wing | Special permit to allow for an increase in permitted lot coverage and approval by CPC to allow development in demapped air space; renewal of a certification pursuant to a 1973 agreement among the City, HSS, NY Presbyterian, and Rockefeller University | MN 08     | 150248ZSM;<br>150264CMM | 3/30/2015 |
| NYPD Evidence Storage/Ctrl Records   | Site selection and acquisition of approximately 93,000 S.F. for storage and records  | BK 07     | 150188PCK               | 3/30/2015 |
| NY County D.A. Storage Facility      | Manhattan D.A.'s Office proposes to enter into long-term lease for fifth and portion of second floors for storage facility   | BK 07     | 150305PCK               | 3/30/2015 |
| Melrose Commons North RFP Site B     | Disposition of C-O-P and UDAAP designation; special permit to allow development over a railroad right of way   | BX 03     | 150306HAX;<br>150303ZSX | 3/30/2015 |

## BSA PIPELINE

*New Applications Filed with BSA — March 2015*

| APPLICANT                           | PROJECT/ADDRESS            | DESCRIPTION  | APP. NO.             | REPRESENTATIVE      |
|-------------------------------------|----------------------------|--|----------------------|---------------------|
| <b>VARIANCES</b>                    |                            |  |                      |                     |
| J.P.L. Realty Corp.                 | 39 Clarkson St., MN        | Convert manufacturing building to residential                        | 64-15-BZ             | Greenberg Traurig   |
| Chun Woo Realty Corp.               | 74 Eighth Ave., MN         | Construct 12-story office/retail building                            | 39-15-BZ             | Bryan Cave LLP      |
| 548 W 22 Holding LLC                | 538 W. 22nd St., MN        | Enlarge four-story building to 20 stories                            | 71-15-BZ             | 548 W 22 Holding    |
| 140 East 46th Street LLC            | 140 E. 46th St., MN        | Permit physical culture establishment                                | 41-15-BZ             | Francis R. Angelino |
| Alvin Ailey Dance Found.            | 405 W. 55th St., MN        | Permit expansion   | 55-15-BZ             | Kramer Levin        |
| Sutton Owners Corp.                 | 35 Sutton Pl., MN          | Legalize terrace enclosures  | 63-15-BZ             | Sheldon Lobel, PC   |
| 361 Central Park W. LLC             | 361 Central Park West, MN  | Vary multiple dwelling law   | 65-15-BZ;<br>66-15-A | Akerman LLP         |
| 145 CPN LLC                         | 145 Central Park North, MN | Permit 14-story residential building                                 | 44-15-BZ             | Akerman LLP         |
| Yossi Toleando                      | 482 Logan St., BK          | Permit three-story residential development                           | 57-15-BZ             | Eric Palatnik, PC   |
| Murray Page 74 LLC                  | 245 Page Ave., SI          | Construct eating and drinking establishment w/drive-through          | 69-15-BZ             | Glen V. Cutrona     |
| 39 Bay Street Pt. LLC               | 139 Bay St., SI            | Enlarge mixed-use building   | 62-15-BZ             | Glen V. Cutrona     |
| <b>SPECIAL PERMITS/OTHER ACTION</b> |                            |  |                      |                     |
| Jacob Klein                         | 111 Fulton St., MN         | Permit physical culture establishment                                | 60-15-BZ             | Eric Palatnik, PC   |
| Ames Assocs.                        | 80 Fifth Ave., MN          | Legalize, reestablish expired permit                                 | 59-15-BZ             | Jeffrey A. Chester  |
| Alan Manocherian                    | 338 W. 23rd St., MN        | Legalize Cell Theatre  | 67-15-BZ             | Francis R. Angelino |
| 545 W. 26th St. Investors           | 540 W. 26th St., MN        | Allow Use Group 3A in M1 district                                    | 61-15-BZ             | Deirdre Carson      |
| 465 Lexington Ave. LLC              | 465 Lexington Ave., MN     | Permit physical culture establishment                                | 40-15-BZ             | Francis R. Angelino |
| 10E53 Owner LLC                     | 10 E. 53rd St., MN         | Permit physical culture establishment                                | 53-15-BZ             | Rothkrug Rothkrug   |
| Joseph Toiv                         | 2617 Avenue R, BK          | Enlarge two-story dwelling   | 43-15-BZ             | Eric Palatnik, PC   |
| Neil Fink                           | 1348 E. 26th St., BK       | Extend all floors, attic   | 51-15-BZ             | Lewis Garfinkel     |
| Florence Polizzotto                 | 9029 Flatlands Ave., BK    | Permit physical culture establishment                                | 72-15-BZ             | Rothkrug Rothkrug   |
| Michael Feiger                      | 2124 Avenue J, BK          | Enlarge one-family dwelling  | 56-15-BZ             | Eric Palatnik, PC   |
| Liberty Ave. Development            | 102-16 Liberty Ave., QN    | Permit physical culture establishment                                | 52-15-BZ             | Rothkrug Rothkrug   |
| Queensboro Development              | 23-10 41st Ave., QN        | Permit physical culture establishment                                | 45-15-BZ             | Simons & Wright     |
| <b>APPEALS</b>                      |                            |  |                      |                     |
| D.A.B. Group LLC                    | 139 Orchard St., MN        | Vested right to complete construction under prior zoning             | 58-15-A              | Mitchell A. Korbey  |
| Thor 172 5th Ave, LLC               | 172 Fifth Ave., MN         | Allow vertical enlargement   | 54-15-A              | Marvin B. Mitzner   |
| 230 West 97th Street LLC            | 230 W. 97th St., MN        | Permit penthouse enlargement   | 68-15-A              | Pryor Cashman LLP   |
| 210 Park Place Holdings             | 210 Park Pl., BK           | Modify C of O to require sprinklers, fire stair                      | 38-15-A              | Anthony Scaduto     |
| Beach 26th St. Equities             | 170 Beach 26th St., QN     | Vested right to complete construction of five three-family dwellings | 46-15-A-<br>50-15-A  | Patrick W. Jones    |
| Mario Bolusi                        | 75 Lipsett Ave., SI        | Appeal Borough Commissioner denial of new building                   | 42-15-A              | Rothkrug Rothkrug   |
| Ashland Building LLC                | 170, 176 Arbutus Ave., SI  | Appeal Borough Commissioner denial of two new buildings              | 73-15-A-<br>74-15-A  | Rothkrug Rothkrug   |
| <b>EXTEND CONSTRUCTION PERIOD</b>   |                            |  |                      |                     |
| Cooper Square Assocs.               | 38 Cooper Sq., MN          | Extend time to complete gymnasium construction                       | 70-15-BZ             | Friedman Gotbaum    |

## LANDMARKS PIPELINE

### *Proposed Designations — March 2014*

| NAME  | ADDRESS                   | ACTION     | DATE      |
|---|---------------------------|------------|-----------|
| BK Public Library, Stone Avenue Branch              | 581 Stone Ave., BK        | Calendared | 3/3/2015  |
| Crown Heights North HD III                          | Crown Heights, BK         | Designated | 3/24/2015 |
| Bank of Manhattan, Long Island City Branch Building | 29-27 Queens Plaza N., QN | Calendared | 3/24/2015 |

### *Actions Taken — March 2015*

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

| ADDRESS                 | LANDMARK/HISTORIC DISTRICT        | DESCRIPTION  | CASE NO. | APP'D |
|-------------------------|-----------------------------------|--|----------|-------|
| <b>March 3, 2015</b>    |                                   |  |          |       |
| 438 Greenwich St., MN   | Tribeca North HD                  | Inst. infill, signs, access ramps, stairs; mod. openings   | 16-7100  | Yes   |
| 463 Greenwich St., MN   | Tribeca North HD                  | Construct roof bulkhead                                    | 15-6116  | W/Mod |
| 421 Broome St., MN      | SoHo-Cast Iron HD Ext.            | Construct rear balconies                                   | 15-3441  | Yes   |
| 237 Bleecker St., MN    | Greenwich Village HD Ext. II      | Reconstruct facade, install infill                         | 16-6164  | W/Mod |
| 282 W. 4th St., MN      | Greenwich Village HD              | Excavate sub-cellar, alter facades, const. roof additions  | 16-2099  | W/Mod |
| 57 Greenwich Ave., MN   | Greenwich Village HD              | Modify opening   | 15-1330  | W/Mod |
| 15 Eighth Ave., MN      | Greenwich Village HD              | Legalize replacement of windows                            | 16-6618  | Yes   |
| 17 E. 80th St., MN      | Metropolitan Museum HD            | Replace windows  | 16-2686  | Yes   |
| 187 Lenox Ave., MN      | Mount Morris Park HD              | Install storefront, alter areaway                          | 16-5781  | Yes   |
| 8 Fulton St., BK        | Fulton Ferry HD                   | Replace stair, alter areaway                               | 16-0620  | Yes   |
| 141 Clinton St., BK     | Brooklyn Heights HD               | Construct roof addition                                    | 16-3916  | W/Mod |
| 54 State St., BK        | Brooklyn Heights HD               | Alter facade, areaway; legalize alterations; relocate HVAC | 16-7221  | W/Mod |
| 123 Gates Ave., BK      | Clinton Hill HD                   | Const. stoop, legalize facade alterations, repl. windows   | 16-2563  | Yes   |
| <b>March 10, 2015</b>   |                                   |  |          |       |
| 44 Union Sq. E., MN     | Tammany Hall                      | Const. roof addition; install infill, signage              | 16-3899  | W/Mod |
| 281 Park Ave. S., MN    | Church Missions House             | Replace infill, install access ramp                        | 16-6208  | Yes   |
| 361 Central Park W., MN | First Church of Christ, Scientist | Const. roof add.; inst. mech. equip., lights, windows      | 16-2966  | W/Mod |
| 93 Reade St., MN        | Tribeca South HD                  | Install decorative capitals                                | 16-7553  | Yes   |
| 184 Duane St., MN       | Tribeca West HD                   | Enlarge roof addition, bulkhead                            | 16-0368  | W/Mod |
| 29 Greene St., MN       | SoHo-Cast Iron HD                 | Install fiberglass cornice, facade elements                | 16-5900  | Yes   |
| <b>March 17, 2015</b>   |                                   |  |          |       |
| 485 Seventh Ave., MN    | Mills Hotel                       | Alter base, light courts; construct roof addition          | 16-7603  | W/Mod |
| 363 Greenwich St., MN   | Tribeca West HD                   | Install infill, railings                                   | 16-6251  | Yes   |
| 24 Christopher St., MN  | Greenwich Village HD              | Legalize alterations to planters                           | 16-6774  | Yes   |
| 317 W. 11th St., MN     | Greenwich Village HD              | Construct bulkhead, reconstruct rear extension             | 16-0478  | Yes   |
| 223 W. 13th St., MN     | Greenwich Village HD              | Alter facade, excavate areaway                             | 16-6754  | W/Mod |
| 18 Gramercy Park S., MN | Gramercy Park HD                  | Install sidewalk planters                                  | 16-7585  | Yes   |
| 30 E. 20th St., MN      | Ladies' Mile HD                   | Remove fire shutters                                       | 16-5404  | W/Mod |
| 471 W. 21st St., MN     | Chelsea HD                        | Construct rear yard addition                               | 16-4988  | W/Mod |
| 1133 Broadway, MN       | Madison Square North HD           | Replace storefront infill                                  | 16-7320  | Yes   |
| 3 E. 27th St., MN       | Madison Square North HD           | Modify windows, install mechanical equipment at roof       | 15-3560  | Yes   |
| 33 Central Park W., MN  | Upper West Side/CPW HD            | Alter railings   | 16-3864  | W/Mod |
| 27 W. 67th St., N       | Upper West Side/CPW HD            | Replace windows  | 16-6866  | Yes   |
| 132 E. 73rd St., MN     | Upper East Side HD                | Alter facade, install fence                                | 15-7421  | W/Mod |
| 353A Clinton St., BK    | Cobble Hill HD                    | Remove pavers, enlarge tree pit                            | 16-6982  | W/D   |
| 101 Park Pl., BK        | Park Slope HD                     | Construct rear, roof additions                             | 16-7052  | Yes   |

## LANDMARKS PIPELINE (continued)

*Actions Taken — March 2015*

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

| ADDRESS                | LANDMARK/HISTORIC DISTRICT    | DESCRIPTION  | CASE NO. | APP'D |
|------------------------|-------------------------------|--|----------|-------|
| 211 Carlton Ave., BK   | Fort Greene HD                | Combine windows and doors at rear                          | 16-4606  | Yes   |
| 34-21 78th St., QN     | Jackson Heights HD            | Replace siding   | 16-7501  | Yes   |
| 34-41 78th St., QN     | Jackson Heights HD            | Replace siding   | 16-7502  | Yes   |
| 34-20 79th St., QN     | Jackson Heights HD            | Replace siding   | 16-7504  | Yes   |
| 34-40 79th St., QN     | Jackson Heights HD            | Replace siding   | 16-7505  | Yes   |
| <b>March 24, 2015</b>  |                               |  |          |       |
| 3 E. 57th St., MN      | L.P. Hollander & Co. Building | Install infill, alter base                                 | 16-1175  | Yes   |
| 5 Mercer St., MN       | SoHo-Cast Iron HD             | Install infill   | 16-5447  | W/Mod |
| 69 Greene St., MN      | SoHo-Cast Iron HD             | Remove fire escapes, balconies; construct vestibule        | 16-3169  | W/Mod |
| 334 Bowery, MN         | NoHo HD Ext.                  | Amend C of A to alter ground floor                         | 16-8311  | Yes   |
| 315 W. 85th St., MN    | Riverside West HD Ext. I      | Construct roof and rear additions, access ramp             | 16-6889  | Yes   |
| 135 Atlantic Ave., BK  | Brooklyn Heights HD           | Mod. cellar entry, alter facade, install railings          | 16-3684  | Yes   |
| 178 Court St., BK      | Cobble Hill HD                | Construct two-story building                               | 16-3310  | Yes   |
| 10 Jay St., MN         | DUMBO HD                      | Demo wall, alter north elevation, construct roof additions | 16-5902  | Yes   |
| 41-23 240th St., QN    | Douglaston Hill HD            | Construct addition, install terrace, railings, shutters    | 16-3406  | W/Mod |
| 404 Richmond Terr., SI | St. George HD                 | Alter facades, demo wall, reconstruct wall, inst. fence    | 16-2685  | W/Mod |

## New Decisions Added to [www.CityAdmin.org](http://www.CityAdmin.org) — March 2015

### CITY COUNCIL

| RES. NOS.  | PROJECT                                      | DESCRIPTION   | DATE      |
|--|--|---|-----------|
| <a href="#">601</a>  | Hudson Yards Sliver Text Amend., MN          | Zoning text amendment (facilitate development of 11-story building)   | 2/26/2015 |
| <a href="#">602</a>  | Hawthorne Court Apartments, QN               | Landmark designation  | 2/26/2015 |
| <a href="#">603</a>  | 89 MacDougal St., MN                         | Revocable consent for unenclosed sidewalk café  | 2/26/2015 |
| <a href="#">604</a>  | 102 Greene St., MN                           | Enlarge building containing artists' joint live-work quarters   | 2/26/2015 |
| <a href="#">605</a>  | Hamilton's Patio, BK                         | Rezoning (Est. C2-4 in R5 district)   | 2/26/2015 |
| <a href="#">606</a>  | <a href="#">5402 Fort Hamilton Pkwy., BK</a> | Rezoning (Change R5/C1-3 district to R6/C1-3)   | 2/26/2015 |
| <a href="#">607</a>  | Central Ridgewood HD, QN                     | Landmark district designation   | 2/26/2015 |
| <a href="#">608</a>  | Chester Court HD, BK                         | Landmark district designation   | 2/26/2015 |
| <a href="#">628</a> ;<br><a href="#">629</a> ;<br><a href="#">630</a> ;<br><a href="#">631</a> | Melrose Commons North, BX                    | Approve amended urban renewal plan; rezoning (R7-2 to R8, est. C1-4 in R8, R7-2); UDAAP by HPD (261 housing units, retail space); City map amendment (extend 163rd and 162nd Streets) | 3/11/2015 |
| <a href="#">632</a> ;<br><a href="#">633</a>   | Corona Senior Residence, QN                  | UDAAP by HPD (67 housing units); rezoning (R6B to R6)   | 3/11/2015 |

### CITY PLANNING COMMISSION

| PROJECT NAME              | DESCRIPTION   | LOCATION | ULURP NO.  | DATE      |
|---------------------------|---|----------|--|-----------|
| 180 Orchard Street Garage | Special permit (99-space garage)  | MN 3     | <a href="#">C130321ZSM</a>   | 3/4/2015  |
| 505/513 West 43rd Street  | Special permits (mod. and waive height and setback reqs., street walls, yards; cover railroad right-of-way) | MN 4     | <a href="#">C140409ZSM</a> ;<br><a href="#">N140407ZRM</a> ;<br><a href="#">C140408ZSM</a> | 3/4/2015  |
| 137-61 Northern Boulevard | Rezoning (eliminate C2-2 from R6, change R6 to C4-3)  | QN 7     | <a href="#">C120403ZMQ</a>   | 3/4/2015  |
| Stairwells Text Amendment | Zoning text amendment to facilitate safety measures in Code   | CW       | <a href="#">N150167ZRY</a>   | 3/18/2015 |
| 2702 West 15th Street     | Special (use, yards) for new warehouse building   | BK 13    | <a href="#">C140209ZSK</a>   | 3/18/2015 |

### BOARD OF STANDARDS & APPEALS

| ADDRESS                    | DESCRIPTION   | ACTION | CASE NO.   | REPRESENTATIVE      |
|----------------------------|---|--------|--|---------------------|
| 86 Bedford St., MN         | Appeal to revoke permit for eating and drinking establishment                             | Denied | <a href="#">113-14-A</a>   | Howard Goldman      |
| 18 W. 8th St., MN          | Permit physical culture establishment (305 Fitness)                                       | App'd  | <a href="#">203-14-BZ</a>  | Rothkrug Rothkrug   |
| 652 Sixth Ave., MN         | Permit physical culture establishment (Barton Gym)  | App'd  | <a href="#">170-14-BZ</a>  | Mango & Lacoviello  |
| 45 E. 75th St., MN         | Enlarge community facility (Hewitt School)  | App'd  | <a href="#">26-14-BZ</a>   | Francis R. Angelino |
| 101 W. 91st St., MN        | Construct two-story addition (Trinity School)   | App'd  | <a href="#">117-14-BZ</a>  | Kramer Levin        |
| 2465 Broadway, MN          | Permit physical culture establishment (SoulCycle)   | App'd  | <a href="#">141-14-BZ</a>  | Rothkrug Rothkrug   |
| 200 Baychester Ave., BX    | Permit physical culture establishment (X Sport Fitness)                                   | App'd  | <a href="#">249-14-BZ</a>  | Akerman LLP         |
| 97 Franklin Ave., BK       | Permit three-story, two-family dwelling   | App'd  | <a href="#">185-13-BZ</a>  | Eric Palatnik, PC   |
| 210 Joralemon St., BK      | Permit physical culture establishment (SoulCycle)   | App'd  | <a href="#">246-14-BZ</a>  | Rothkrug Rothkrug   |
| 1038 Flatbush Ave., BK     | Permit physical culture establishment (Crunch Fitness)                                    | App'd  | <a href="#">177-14-BZ</a>  | Eric Palatnik, PC   |
| 1151 E. 29th St., BK       | Enlarge dwelling, convert one-family to two-family dwelling                               | App'd  | <a href="#">157-14-BZ</a>  | Lewis Garfinkel     |
| 337 99th St., BK           | Enlarge dwelling, convert one-family to two-family dwelling                               | App'd  | <a href="#">45-14-BZ</a>   | Eric Palatnik, PC   |
| 2442 E. 14th St., BK       | Enlarge one-family dwelling   | App'd  | <a href="#">114-14-BZ</a>  | Eric Palatnik, PC   |
| 145 Girard St., BK         | Enlarge one-family dwelling   | App'd  | <a href="#">329-13-BZ</a>  | Alexander Levkovich |
| 6934 Fifth Ave., BK        | Permit addition to mixed-use building   | App'd  | <a href="#">154-14-BZ</a>  | Sheldon Lobel, PC   |
| 1504 Coney Island Ave., BK | Reduce required accessory parking   | App'd  | <a href="#">327-13-BZ</a>  | Goldman Harris      |
| 78-70 Winchester Blvd., QN | Construct two assisted-living buildings; construct buildings not facing mapped street bed | App'd  | <a href="#">78-11-BZ</a> ;<br><a href="#">33-12-A</a> ;<br><a href="#">37-12-A</a> | Sheldon Lobel, PC   |
| 131 Cedar Grove Ave., SI   | Waive bulk regs. to replace storm-damaged homes   | App'd  | <a href="#">288-14-BZ</a>  | NYC HPD             |
| 2560 Forest Ave., SI       | Construct commercial building in mapped street bed  | App'd  | <a href="#">32-14-A</a>  | Rothkrug Rothkrug   |



## New Decisions Added to [www.CityAdmin.org](http://www.CityAdmin.org) — March 2015 (continued)

### BOARD OF STANDARDS & APPEALS (continued)

| ADDRESS               | DESCRIPTION                                     | ACTION | CASE NO.                           | REPRESENTATIVE    |
|-----------------------|---|--------|------------------------------------|-------------------|
| 84 McLaughlin St., SI | Waive bulk regs. to replace storm-damaged homes | App'd  | <a href="#">285-14-BZ</a>          | NYC HPD           |
| 28 Topping St., SI    | Waive bulk regs. to replace storm-damaged homes | App'd  | <a href="#">299-14-BZ-300-14-A</a> | NYC HPD           |
| 6 Topping St., SI     | Waive bulk regs. to replace storm-damaged homes | App'd  | <a href="#">297-14-BZ-298-14-A</a> | NYC HPD           |
| 65 Hempstead Ave., SI | Waive bulk regs. to replace storm-damaged homes | App'd  | <a href="#">312-14-BZ</a>          | NYC HPD           |
| 540 Hunter Ave., SI   | Waive bulk regs. to replace storm-damaged homes | App'd  | <a href="#">307-14-BZ</a>          | NYC HPD           |
| 179 Kiswick St., SI   | Waive bulk regs. to replace storm-damaged homes | App'd  | <a href="#">308-14-BZ</a>          | NYC HPD           |
| 1891 Richmond Rd., SI | Permit 16-unit condo with accessory parking     | App'd  | <a href="#">118-14-BZ</a>          | Rampulla Assocs.  |
| 10 Winslow Pl., SI    | Construct building not fronting mapped street   | App'd  | <a href="#">192-14-A-198-14-A</a>  | Rothkrug Rothkrug |

### LANDMARKS PRESERVATION COMMISSION

| ADDRESS                        | LANDMARK/HISTORIC DISTRICT   | DESCRIPTION  | CASE NO.                | APP'D | ISSUED    |
|--------------------------------|------------------------------|--|-------------------------|-------|-----------|
| CERTIFICATE OF APPROPRIATENESS |                              |  |                         |       |           |
| 1619 Broadway, MN              | The Brill Building           | Replace infill, install canopy, construct entrance           | <a href="#">16-8496</a> | Yes   | 3/3/2015  |
| 45 E. 66th St., MN             | East 66th Street Apartments  | Construct addition to penthouse                              | <a href="#">16-8087</a> | Yes   | 2/26/2015 |
| 503 Fulton St., BK             | Offerman Building            | Remove roof, bulkheads; construct roof addition              | <a href="#">16-8868</a> | Yes   | 3/12/2015 |
| 152 Franklin St., MN           | Tribeca West HD              | Install access ramp  | <a href="#">16-7191</a> | Yes   | 1/23/2015 |
| 1 White St., MN                | Tribeca East HD              | Replace bulkhead; replace infill, doors; inst. railing       | <a href="#">16-8338</a> | Yes   | 2/26/2015 |
| 53 Wooster St., MN             | SoHo-Cast Iron HD            | Reconstruct roof, construct rooftop addition                 | <a href="#">16-7716</a> | Yes   | 2/6/2015  |
| 640 Broadway, MN               | NoHo HD                      | Construct penthouse addition                                 | <a href="#">16-8911</a> | Yes   | 3/13/2015 |
| 282 W. 4th St., MN             | Greenwich Village HD         | Excavate sub-cellar, alter facades, construct roof additions | <a href="#">16-8723</a> | Yes   | 3/9/2015  |
| 357 Bleecker St., MN           | Greenwich Village HD         | Construct rear yard addition                                 | <a href="#">16-8215</a> | Yes   | 2/25/2015 |
| 210 W. 11th St., MN            | Greenwich Village HD         | Construct stoop, bulkhead, deck; alter windows               | <a href="#">16-8696</a> | Yes   | 3/9/2015  |
| 15 Eighth Ave., MN             | Greenwich Village HD         | Replace lintels  | <a href="#">16-8498</a> | Yes   | 3/3/2015  |
| 817 Madison Ave., MN           | Upper East Side HD           | Construct rear and roof additions                            | <a href="#">16-8795</a> | Yes   | 3/10/2015 |
| 150 E. 72nd St., MN            | Upper East Side HD Ext.      | Alter entry, windows; replace doors; install lights, canopy  | <a href="#">16-8589</a> | Yes   | 3/5/2015  |
| 129 E. 94th St., MN            | Expanded Carnegie Hill HD    | Construct three-story rear addition                          | <a href="#">16-8973</a> | Yes   | 3/16/2015 |
| 48 Hicks St., BK               | Brooklyn Heights HD          | Replace cladding; enlarge, replace windows                   | <a href="#">16-8882</a> | Yes   | 3/12/2015 |
| 15 Willow St., BK              | Brooklyn Heights HD          | Replace infill, bulkhead; install windows                    | <a href="#">16-6705</a> | Yes   | 3/3/2015  |
| 139 Lefferts Ave., BK          | Prospect Lefferts Gardens HD | Legalize installation of doors                               | <a href="#">16-7992</a> | Yes   | 2/17/2015 |