

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

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — April 1 to April 30, 2015*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
Zhongyin Apparel LLC	85 Mercer Street, MN	Modification by special permit of the CPC for uses in M1-5A and M1-5B districts	150348ZSM	Eric Palatnik
FDNY and DCAS	FDNY Rescue 2 Facility, BK	Public facility special permit to construct an approximately 15,000 square-foot facility for Rescue 2 on City-owned property; site selection to construct an approximately 15,000 square-foot facility for Rescue 2 on City-owned property	150327ZSK; 150326PSK	DCAS
Third Ave. Tower Owner LLC	660 Third Avenue, MN	Design change to existing plaza	150328ZCM	Kramer Levin
Henry V Murray Senior LLC	101 Murray Street, MN	Chairman's certification of a bonusable public plaza	150284ZCM	Goldman Harris LLC
Broome Property Owner JV	Varick Street, MN	Chairperson certification to allow residential use on a zoning lot with a qualifying building in the Special Hudson Square District	150332ZCM	Holland & Knight
420 Kent Avenue, LLC	Kedem Winery, BK	Certification that a site plan has been submitted in compliance with ZR section 62-50 to facilitate the development of two mixed-use buildings	150324ZCK	Sheldon Lobel
75 Greene LLC	75 Greene Avenue, BK	Chair certification for minor modification to reduce the amount of rooftop open space	150331ZCK	Kramer Levin
Joline Estates LLC	229 Carteret Street, SI	Certification for school seats	150322RCR	Calvanico Associates
DCAS	179 Ludlow Street, MN	Proposed acquisition of approximately 1,700 square feet of office space for the relocation of district offices of CB 3	150299PXM	DCAS
DCAS	3291 Broadway, MN	Proposed acquisition of approximately 1,700 square feet of office space for the relocation of district offices of CB 9	150300PXM	DCAS
NYC LPC	Crown Heights North III Historic Dist.	Designation list 479	150321HKK	NYC LPC
NYC LPC	Brooklyn Public Library Stone Ave, BK	Landmark and landmark site designation by LPC; designation list 480	150353HKK	NYC LPC
NYPD and DCAS	31-22 College Point Boulevard, QN	Site selection and acquisition of property for use as a tow pound by the NYPD	150330PCQ	NYPD
DCAS	114A Marcus Garvey Boulevard, BK	Disposition and approval for four City-owned Brooklyn properties	920308APPK	DCAS
HRA and DCAS	10300 Foster Avenue, BK	Proposal to expand existing warehouse for use as record storage, information retrieval services, a print shop, a trade shop, a trade shop warehouse, and a management information systems warehouse	150318PQK	HRA
MOCJ and DCAS	141 Livingston Street, BK	Proposal to allow the continuation and expansion of the existing court uses as interim site until relocation is finalized	150319PQK	MOCJ
ACS and DCAS	143-04 101st Avenue, QN	Acquisition of property (lease) for continued use as a day care center	150329PQQ	ACS
MOCJ and DCAS	210 Joralemon Street, BK	Site selection for court uses at an existing City-owned property	150320PSK	MOCJ
Stanley Lots LLC	80 Evergreen Avenue, BK	An application for chair certification for a public access area pursuant to a restrictive declaration connected with the Rheingold Rezoning	150325CMK	Herrick, Feinstein

## ULURP PIPELINE

### *New Applications Certified into ULURP*

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
Foster Avenue Warehouse Expansion	Proposal to expand existing warehouse for use as record storage, information retrieval services, a print shop, a trade shop, a trade shop warehouse, and a management information systems warehouse	BK 18	150318PQK	4/20/2015
Fordham Plaza Major Concession	Major concession for the Fordham Road BID to operate, maintain, and manage Fordham Plaza with revenue-generating activities	BX 06	150301MCX	4/20/2015
285 East 138th Street	Map amendment to change an R6 to R7-2, R7-2/C1-4, R7-2/C2-4 and R6 to R6/C1-4 and a modification of the restrictive declaration #D34 (C770657 ZMX); text amendment to modify ZR 74-745 to reflect the modification of parking requirements; special permit or a LSGD to permit locations of buildings without regard to applicable yard, court distance between buildings, and height and setback regulations, and to permit modifications of the parking requirements; authorization to permit a reduction or waiver of bicycle parking spaces	BX 01	150288ZMX; N150287ZRX; 150289ZSX; N150290ZAX	4/20/2015

## BSA PIPELINE

### *New Applications Filed with BSA — April 2015*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
<b>VARIANCES</b>				
Acquafredda Enterprises	3094 Dare Pl., BX	Develop two two-family dwellings on two tax lots	79-15-BZ-82-15-BZ	Gino O. Longo
Yeshiva Machzikei Hadas	182 Minna St., BK	Develop community facility building	87-15-BZ	Jay Goldstein
Buffalo Avenue Realty	170 Buffalo Ave., BK	Vary setback reqs. for new eight-story hospital	92-15-BZ	Eric Palatnik, PC
Arasu Jambukeswaran	244-36 85th Ave., QN	Enlarge two-family dwelling	77-15-BZ	Rothkrug Rothkrug
Shalom Stein	1011 Read Ln., QN	Construct new synagogue	93-15-BZ	Sheldon Lobel, PC
<b>SPECIAL PERMITS/OTHER ACTION</b>				
201 E. 66th St. LLC	201 E. 66th St., MN	Permit physical culture establishment	78-15-BZ	Eric Palatnik, PC
Shalev Shoshani	1203 Jerome Ave., BX	Permit physical culture establishment	95-15-BZ	Eric Palatnik, PC
Lisa Wortman	1834 E. 21st St., BK	Enlarge one-family dwelling	88-15-BZ	Lyra J. Altman
Gregory Tulston	16 Brighton 11 St., BK	Legalize physical culture establishment	94-15-BZ	Issa Khorasanchi
Adi Weiss	1825 E. 22nd St., BK	Enlarge one-family dwelling	76-15-BZ	Lyra J. Altman
<b>APPEALS</b>				
Bush Terminal Owner, LP	202 36th St., BK	Build in mapped street bed	83-15-A	Jesse Masyr
Bush Terminal Owner, LP	219 Third Ave., BK	Build in mapped street bed	84-15-A	Jesse Masyr
Bush Terminal Owner, LP	33 35th St., BK	Build in mapped street bed	85-15-A	Jesse Masyr
Bush Terminal Owner, LP	33 34th St., BK	Build in mapped street bed	86-15-A	Jesse Masyr
JMFA 2 Realty	54 Industrial Loop, SI	Construct building not fronting mapped street	90-15-A	Rothkrug Rothkrug
Gerard Petri	55 Englewood Ave., SI	Construct building not fronting mapped street	91-15-A	Edward Lauria

## LANDMARKS PIPELINE

### Proposed Designations — April 2015

NAME	ADDRESS	ACTION	DATE
BK Public Library, Stone Avenue Branch	581 Stone Ave., BK	<a href="#">Heard;</a> <a href="#">Designated</a>	4/7/2015 4/14/2015
Mount Morris Park HD Extension	Harlem, MN	<a href="#">Calendared</a>	4/14/2015
Corbin Building	11 John St., MN	Calendared	4/21/2015
Bank of Manhattan Co. Long Island City Branch Building	29-27 Queens Plaza N., QN	<a href="#">Heard</a>	4/21/2015

### Actions Taken — April 2015

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<b>April 7, 2015</b>				
37 Harrison St., MN	Harrison Street House	Legalize shutter removal, enlarge rear dormer	16-5987	In Part
71 Franklin St., MN	Tribeca East HD	Construct roof addition, alter ground floor	14-6038	W/Mod
272 Canal St., MN	Tribeca East HD	Install storefronts, alter facades, create floor space	16-4707	W/Mod
30 Howard St., MN	SoHo-Cast Iron HD	Construct roof additions, alter rear facade	16-1238	Yes
185 Bleecker St., MN	South Village HD	Replace infill; install signs, awnings, lights, access ramp	16-6957	Yes
311 W. 4th St., MN	Greenwich Village HD	Construct roof additions, modify rear addition	16-5836	Yes
753 Greenwich St., MN	Greenwich Village HD	Install cornice, deck, bulkhead, HVAC equip.; enlarge chimneys	16-7844	W/Mod
70 Bank St., MN	Greenwich Village HD	Alter facade; const. stoop, bulkheads; excavate. rear yard	16-7781	W/Mod
45 Fifth Ave., MN	Greenwich Village HD	Install fence, planting bed	15-8368	Yes
426 W. 14th St., MN	Gansevoort Market HD	Install infill, cellar stairwell	16-1133	W/Mod
353 W. 20th St., MN	Chelsea HD	Construct roof and rear additions, excavate rear yard	16-3465	W/Mod
4 Water St., BK	Fulton Ferry HD	Replace penthouse terrace doors	16-8371	Yes
10 Remsen St., BK	Brooklyn Heights HD	Alter facade, excavate areaway	16-6577	W/Mod
111 Columbia Hts., BK	Brooklyn Heights HD	Const. rear addition, roof bulkhead; alter areaway	16-4893	W/Mod
188 Columbia Hts., BK	Brooklyn Heights HD	Install HVAC unit at rear	16-7680	W/Mod
220 Carlton Ave., BK	Fort Greene HD	Alter rear facade, construct rear addition	16-6343	Yes
<b>April 14, 2015</b>				
65 Jumel Terr., MN	Morris-Jumel Mansion Interior	Install condenser unit, floor vent	16-6237	Yes
146 Wooster St., MN	SoHo-Cast Iron HD	<a href="#">Demo garage, construct new building</a>	16-5750	W/Mod
212 Fifth Ave., MN	Madison Square North HD	Construct roof addition; install infill, windows, canopy	16-6089	W/Mod
326 Columbus Ave., MN	Upper West Side/CPW HD	Replace windows	16-7189	Yes
249 W. 138th St., MN	St. Nicholas HD	Modify, enlarge rear addition and garage	16-2349	W/Mod
721 St. Nicholas Ave, MN	Hamilton Heights-Sugar Hill HD	Const. bulkhead; inst. fire escape; replace windows, doors	16-7507	Yes
448 W. 152nd St., MN	Hamilton Heights-Sugar Hill HD	Replace signage	16-4779	W/Mod
<b>April 21, 2015</b>				
78 Richmond Terr., SI	120th Precinct Station House	Install rooftop mechanical equipment	16-7926	Yes
40 Wooster St., MN	SoHo-Cast Iron HD	Construct rooftop addition; issue report to CPC (modification of use and bulk)	16-1235; 16-8526	Yes Yes
49 Carmine St., MN	Greenwich Village HD Ext. II	Replace storefront windows	16-8368	Yes
4 W. 19th St., MN	Ladies' Mile HD	Modify infill	16-5098	Yes
27 E. 62nd St., MN	Upper East Side HD	Construct additions	16-8419	W/Mod
16 E. 84th St., MN	Metropolitan Museum HD	Legalize windows	16-8938	Yes
316 W. 88th St., MN	Riverside-West End HD	Construct roof and rear adds., reconstruct stoop	16-2993	Yes
5001 Fieldston Rd., BX	Fieldston HD	Replace windows	15-3796	Yes
442 Henry St., BK	Cobble Hill HD	Construct rear yard addition	16-7644	Yes
35-19 87th St., QN	Jackson Heights HD	Legalize areaway wall, steps, pavers	16-7797	Yes

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

### CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
<a href="#">645</a>	137-61 Northern Blvd., QN	Rezoning (R6/C2-2 to C4-3)	3/31/2015
<a href="#">646</a>	Blocks 2685 and 2740, BX	Real property tax exemption	3/31/2015
<a href="#">659</a>	131 Seventh Ave. South, MN	Revocable consent for unenclosed sidewalk café	4/16/2015
<a href="#">660</a>	137 Seventh Ave. South, MN	Revocable consent for unenclosed sidewalk café	4/16/2015
<a href="#">661</a>	2702 W. 15th St., BK	Special permit (use, yards) to facilitate warehouse development	4/16/2015
<a href="#">662</a>	150 Nevins St., BK	Real property tax exemption	4/16/2015
<a href="#">663</a>	251 W. 145th St., MN	Real property tax exemption	4/16/2015
<a href="#">677</a>	Stairwells Text Amendment, CW	Zoning text amendment exempting certain floor space from counting towards zoning floor area	4/28/2015
<a href="#">678</a>	181 E. 78th St., MN	Revocable consent for unenclosed sidewalk café	4/28/2015
<a href="#">679</a> <a href="#">680</a>	New Roads Plaza, BX	UDAAP by HPD (nine lots); special permit (modify floor area reqs. for community facility)	4/28/2015
<a href="#">681</a> <a href="#">682</a>	1561 Walton Ave., BX	UDAAP by HPD, disposition of City property; acquisition of property	4/28/2015
<a href="#">683</a> <a href="#">684</a> <a href="#">685</a>	505 W. 43rd St., MN	Special permits (waive height and setback regs.; cover over railroad right-of-way; waive planting reqs.)	4/28/2015

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
39-41 West 23rd Street	Special permits (use and bulk regs. for residential development with 50-space accessory parking garage)	MN 5	<a href="#">C140404ZSM</a> ; <a href="#">C140405ZSM</a> ;	3/30/2015
One Vanderbilt Corridor	Zoning text amendment; City map amendment (eliminate and establish streets); special permits (grant additional floor area; transfer floor area from landmark building; modify bulk regs)	MN 5, 6	<a href="#">N150127ZRM</a> ; <a href="#">C140440MMM</a> ; <a href="#">C150129ZSM</a> ; <a href="#">C150128ZSM</a> ; <a href="#">C150130(A)ZSM</a>	3/30/2015
Cherry Hill Gourmet	Zoning text amendment (legalize food store)	BK 15	<a href="#">N150109ZRK</a>	3/30/2015
New Roads Plaza	UDAAP by HPD (94 supportive housing units); special permit (floor area for community facility)	BX 3	<a href="#">N150196HAX</a> ; <a href="#">C150197ZSX</a>	4/1/2015
1561 Walton Avenue	UDAAP by HPD (60 units); acquisition of property	BX 4	<a href="#">C150175HAX</a> ; <a href="#">C150174POX</a>	4/1/2015
Drew Early Learning Center	Acquisition of property (child care and senior center)	QN 12	<a href="#">C150149POQ</a>	4/1/2015
551 W. 21st St. Garage	Special permit (53-space garage)	MN 4	<a href="#">C150110ZSM</a>	4/22/2015

### BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
31 Bond St., MN	Permit residential use in M1-5B district	App'd	<a href="#">176-13-BZ</a>	Sheldon Lobel, PC
1162 Broadway, MN	Construct 14-story hotel	App'd	<a href="#">175-14-BZ</a>	Greenberg Traurig
212 E. 57th St., MN	Permit physical culture establishment (Halevy Life)	App'd	<a href="#">242-14-BZ</a>	Jay Goldstein
517 E. 117th St., MN	Permit physical culture establishment (Planet Fitness)	App'd	<a href="#">241-14-BZ</a>	Warshaw Burstein
5500 Broadway, BX	Permit physical culture establishment (Astral Fitness)	App'd	<a href="#">63-14-BZ</a>	Rothkrug Rothkrug
123 Franklin Ave., BK	Permit residential development	App'd	<a href="#">65-13-BZ</a>	Eric Palatnik, PC
148 Norfolk St., BK	Modify special permit to enlarge one-family dwelling	App'd	<a href="#">76-12-BZ</a>	Sheldon Lobel, PC
1318 E. 28th St., BK	Enlarge one-family dwelling	App'd	<a href="#">122-14-BZ</a>	Lewis E. Garfinkel
2881 Nostrand Ave., BK	Permit residential development	App'd	<a href="#">254-13-BZ</a>	Marvin B. Mitzner
946 Pennsylvania Ave., BK	Permit physical culture establishment (Planet Fitness)	App'd	<a href="#">232-14-BZ</a>	Warshaw Burstein
2797 Linden Blvd., BK	Ext. of term for eating and drinking est., legalize addition	App'd	<a href="#">195-02-BZ</a>	Jeffrey A. Chester
1016 E. 16th St., BK	Appeal (vested right to complete construction)	App'd	<a href="#">140-14-A</a>	Eric Palatnik, PC
746 61st St., BK	Permit physical culture establishment (99 Health Club)	App'd	<a href="#">143-14-BZ</a>	Eric Palatnik, PC
810 Kent Ave., BK	Permit development of four-story dwelling	W/D	<a href="#">225-13-BZ</a>	Eric Palatnik, PC
252 Atlantic Ave., BK	Permit physical culture establishment (Blink Fitness)	App'd	<a href="#">46-14-BZ</a>	Rothkrug Rothkrug
3540 Nostrand Ave., BK	Permit continued use as eating and drinking establishment	App'd	<a href="#">28-14-BZ</a>	Eric Palatnik, PC

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

### BOARD OF STANDARDS & APPEALS (continued)

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
221-18 Merrick Blvd., QN	Demo commercial building, construct building for retail use	App'd	<a href="#">25-57-BZ</a>	Rothkrug Rothkrug
37-19 104th St., QN	Construct three-family dwelling (yards, parking)	App'd	<a href="#">321-13-BZ</a>	Eric Palatnik, PC
161-51 Bailey Blvd., QN	Reinstate variance for auto service station	App'd	<a href="#">56-14-BZ</a>	Walter Gorman
98-01 Metropolitan Ave., QN	Demo and reconstruct eating and drinking establishment	App'd	<a href="#">81-12-BZ</a>	Eric Palatnik, PC
3153 Richmond Terr., SI	Construct warehouse in mapped street bed	App'd	<a href="#">126-14-A</a>	Rothkrug Rothkrug
1680 Richmond Ave., SI	Ext. of term for service station, permit convenience store	App'd	<a href="#">26-02-BZ</a>	Eric Palatnik, PC
200 Cambridge Ave., SI	Construct school in mapped street bed	App'd	<a href="#">153-14-A</a>	Rothkrug Rothkrug

### LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
<b>CERTIFICATE OF APPROPRIATENESS</b>					
37 Harrison St., MN	Harrison Street Houses	Enlarge rear dormer, legalize shutter removal	<a href="#">16-9911</a>	Yes	4/8/2015
192 Grand St., MN	192 Grand Street House	Demolish and reconstruct front facade	<a href="#">16-7820</a>	Yes	3/27/2015
260 Mulberry St., MN	Old St. Patrick's Cathedral	Remove, restore stained glass; install access ramp	<a href="#">16-9177</a>	Yes	3/20/2015
3 E. 57th St., MN	L.P. Hollander & Co. Building	Replace cladding; install doors, infill, signs	<a href="#">17-0033</a>	Yes	4/9/2015
60 White St., MN	Tribeca East HD	Replace windows	<a href="#">16-9445</a>	Yes	3/27/2015
66 White St., MN	Tribeca East HD	Replace windows	<a href="#">16-9446</a>	Yes	3/27/2015
463 Greenwich St., MN	Tribeca North HD	Construct elevator bulkhead	<a href="#">16-9613</a>	Yes	3/31/2015
5 Mercer St., MN	SoHo-Cast Iron HD	Install storefront infill	<a href="#">16-9703</a>	Yes	4/13/2015
421 Broome St., MN	SoHo-Cast Iron HD Ext.	Construct balconies	<a href="#">17-0261</a>	Yes	4/16/2015
622 Broadway, MN	NoHo HD	Construct elevator bulkhead	<a href="#">16-9728</a>	Yes	4/2/2015
185 Bleecker St., MN	South Village HD	Replace infill, construct cornice, install infill	<a href="#">17-0099</a>	Yes	4/13/2015
45 Fifth Ave., MN	Greenwich Village HD	Install fence, planting bed	<a href="#">17-0101</a>	Yes	4/13/2015
41 W. 11th St., MN	Greenwich Village HD	Demo rear addition; construct rear, roof additions	<a href="#">16-9252</a>	Yes	3/23/2015
317 W. 11th St., MN	Greenwich Village HD	Construct roof bulkhead, rear add.; install mech. equip.	<a href="#">16-9578</a>	Yes	3/31/2015
57 Greenwich St., MN	Greenwich Village HD	Modify, install windows	<a href="#">16-9497</a>	Yes	3/27/2015
16 W. 12th St., MN	Greenwich Village HD	Restore and reconstruct facade	<a href="#">16-9835</a>	Yes	4/16/2015
920 Broadway, MN	Ladies' Mile HD	Install signage	<a href="#">16-8862</a>	Yes	3/20/2015
471 W. 21st St., MN	Chelsea HD	Replace rear addition	<a href="#">16-9647</a>	Yes	4/1/2015
1133 Broadway, MN	Madison Square North HD	Replace infill, install signage	<a href="#">16-9507</a>	Yes	3/27/2015
245 Fifth Ave., MN	Madison Square North HD	Replace infill, enlarge opening	<a href="#">16-8632</a>	Yes	3/20/2015
737 Park Ave., MN	Upper East Side HD	Restore, reinstall doors; replace lights	<a href="#">16-9722</a>	Yes	4/2/2015
221 W. 79th St., MN	Upper West Side/CPW HD	Legalize cladding removal and installation	<a href="#">17-0409</a>	Yes	4/20/2015
1010 Park Ave., MN	Park Avenue HD	<a href="#">Demo annex, construct 15-story building</a>	<a href="#">16-9682</a>	Yes	4/17/2015
5 E. 88th St., MN	Carnegie Hill HD	Replace windows	<a href="#">16-9484</a>	Yes	3/27/2015
187 Lenox Ave., MN	Mount Morris Park HD	Replace infill, install ramp	<a href="#">16-9381</a>	Yes	3/31/2015
5001 Fieldston Rd., BX	Fieldston HD	Replace windows	<a href="#">17-0569</a>	Yes	4/23/2015
247 Kane St., BK	Cobble Hill HD	Remove rear deck, construct rear addition	<a href="#">17-0222</a>	Yes	4/15/2015
111 Columbia Hts., BK	Brooklyn Heights HD	Replace bulkhead; const. rear add., garbage enclosure	<a href="#">17-0217</a>	Yes	4/15/2015
135 Atlantic Ave., BK	Brooklyn Heights HD	Replace steps, cellar doors	<a href="#">16-9913</a>	Yes	4/8/2015
70 Willow St., BK	Brooklyn Heights HD	Replace facade components, windows	<a href="#">16-9625</a>	Yes	3/31/2015
141 Clinton St., BK	Brooklyn Heights HD	Install stair bulkhead	<a href="#">16-9678</a>	Yes	4/1/2015
220 Carlton Ave., BK	Fort Greene HD	Alter rear facade, replace windows	<a href="#">17-0419</a>	Yes	4/20/2015
4 Water St., BK	Fulton Ferry HD	Remove doors, widen opening, install windows	<a href="#">16-9884</a>	Yes	4/7/2015
101 Park Pl., BK	Park Slope HD	Construct rear addition, roof bulkhead	<a href="#">16-9206</a>	Yes	3/20/2015
288 Carroll St., BK	Carroll Gardens HD	Construct roof and rear additions	<a href="#">17-0036</a>	Yes	4/9/2015
29 Center Dr., QN	Douglaston HD	Const. garage add., driveway; replace steps, wall	<a href="#">16-9382</a>	Yes	3/25/2015
404 Richmond Terr., SI	St. George/New Brighton HD	Construct stairs, step; reconstruct wall	<a href="#">16-8965</a>	Yes	3/25/2015