

CITYLAND NEW FILINGS & DECISIONS | May 2015

CITY PLANNING PIPELINE

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
14-18 Carroll LLC	14-18 Carroll Street Rezoning, BK	Three lots on Carroll Street between Van Brunt and Columbia to be included in adjacent R6B zoning district to allow for a new residential development in current M1-1 district	150360ZMK	Rothkrug & Spector
Conover King Realty, LLC	Oxford Nursing Home, BK	Rezoning to facilitate the development of a 200-bed, nine-story nursing home and ambulatory facility in Red Hook, Brooklyn	150361ZMK	DHC, LLP
SPECIAL PERMITS/OTHER ACTIONS				
Conover King Realty, LLC	Oxford Nursing Home, BK	Special permit to facilitate the development of a 200-bed, nine-story nursing home and ambulatory facility in Red Hook, Brooklyn; certification to facilitate the development of a 200-bed, nine-story nursing home and ambulatory facility in Red Hook, Brooklyn	150362ZSK; 150363ZCK	DHC, LLP
50 & 79 W. 93 Member, LLC	70 West 93rd Street, MN	Modification to residential large-scale special permit pursuant to 78-06(B)(3) to construct new ground floor retail	920493HZAM	Greenberg Traurig
Saltru Associates Joint Venture	Caesar's Bay Shopping Center, BK	Waterfront authorization; waterfront authorization	150364ZAK; 150365ZCK	Eric Palatnik
31 Lincoln Road Development	31 Lincoln Road Apartments, BK	Mixed-use development with affordable housing and fresh store; mixed-use development with affordable housing and fresh store	150368ZAK; 150369ZCK	Davidoff Hatcher
Kato International, LLC	Tower 49 Open Air Café, MN	Certification for open-air café	150378ZCM	Sheldon Lobel
One Flatbush Avenue Property	1 Flatbush Avenue, BK	Private application for a subway stair relocation waiver per ZR 37-44 within the Special Downtown Brooklyn District	150383ZCK	Greenberg Traurig
Joseph Palermo	David Street, SI	Zoning lot subdivision proposal for two detached two-family dwellings on two separate zoning lots	150357RCR	Lobue & Valenziano
Allied Princess Bay Co. #2, LP	Princes Point, SI	School seat certification for two- and one-family residences	150373RCR	Rampulla Associates
Venmar Properties, LLC	75 Venus Pl & 1115 Woodrow Rd, SI	Subdivision of two zoning lots into nine zoning lots with school seat certification of 18 dwelling units; subdivision of two zoning lots into nine zoning lots with school seat certification of 18 dwelling units	150374RCR; 150375RCR	Peter J. Calvanico
CMW Realty, LLC	173 Woodrow Road, SI	School seat certification for four dwelling units	150377RCR	Joseph M. Morace
Josif A LLC	South Avenue Retail Development, SI	Mapping action to demap streets	150359MMR	AKRF Engineering
DCAS & NYPD	375 Pearl Street Office Space, MN	Notice of intent to acquire office space	150350PXM	DCAS
DCAS & NYPD	90 West Street Office Space, MN	Notice of intent to acquire office space	150351PXM	DCAS
LPC	Bank of the Manhattan Co. Bldg, QN	Landmark designation list 481	150387HKQ	LPC
SBS	Amended Dist. Plan Metrotech BID, BK	Extend the Metrotech BID created in 1991 by six blocks	150356BDK	SBS
HPD	LPC Warehouse, BK	Application for a UDAAP and disposition to facilitate a mixed-use development composed of affordable housing, commercial space, and a community facility in Williamsburg, Brooklyn, in the former LPC warehouse	150358HAK	HPD

CITY PLANNING PIPELINE (continued)

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
Castle View Associates, LLC	20 Elmhurst Avenue, SI	Application for renewal of authorization	150376CMR	Joseph M. Morace
NYC DPR	Freshkills Park North Park Phase 1, SI	Renewal of previously-approved natural area authorization	150386CMR	NYC DPR

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
NYPD College Point Tow Pound Facility	Site selection and acquisition of property for use as a tow pound by the NYPD	QN 07	150330PCQ	5/4/2015
Brooklyn Court House Relocation	Proposal to allow the continuation and expansion of the existing court uses as interim site until relocation is finalized; site selection for court uses at an existing city-owned property	BK 02	150319PQK; 150320PSK	5/4/2015
FDNY Rescue 2 Facility	Site selection to construct an approximately 15,000 square-foot facility for Rescue 2 on city-owned property; public facility special permit to construct an approximately 15,000 square-foot facility for Rescue 2 on city-owned property	BK 16	150326PSK; 150327ZSK	5/4/2015
357 Canal Street	Special permit to allow UG6 use below the floor level of the second story in an M1-5B district	MN 02	150333ZSM	5/18/2015
359 Canal Street	Special permit to allow UG6 use below the floor level of the second story in an M1-5B district	MN 02	150334ZSM	5/18/2015
449 Broadway	Subdivision pursuant to ZR 107-08	MN 02	150335ZSN	5/18/2015

BSA PIPELINE

New Applications Filed with BSA — May 2015

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
Society of the 3rd St. Music School Settlement	235 E. 11th St., MN	Enlarge security booth, entrance; enclose exterior stair	112-15-BZ	Fredrick A. Becker
24 E 39 LLC	24 E. 39th St., MN	Change use from apartment hotel to transient hotel	100-15-BZ	Eric Palatnik, PC
4452 Broadway Mazal LLC	4452 Broadway, MN	Enable development of res. building with ground floor retail	104-15-BZ	Rosenberg & Estis
N/A	2102 Avenue Z, BK	Bulk variance for four-story building	105-15-BZ	Eric Palatnik, PC
98 Third Ave. Realty	98 Third Ave., BK	Construct six-story mixed-use bldg. in M1-2 district	111-15-BZ	Eric Palatnik, PC
Nesiv Hatorah Inc.	830 Hicksville Rd., QN	Construct synagogue in a R2X district	101-15-BZ	Jay Goldstein
Leonard T. D'Amico	21-51 Shore Blvd., QN	Enlarge dwelling, convert from one-family to two-family	103-15-BZ	Gerald J. Caliendo
John Massamillo	680 Van Duzer St., SI	Waive yard reqs. for three-unit building	128-15-BZ- 130-15-BZ	Steven Simicich
SPECIAL PERMITS/OTHER ACTION				
E. 54th St. Partnership	240 E. 54th St., MN	Permit physical culture establishment	98-15-BZ; 99-15-BZ	Rothkrug Rothkrug
Hannah Hendel	1782 E. 27th St., BK	Enlarge one-family dwelling	126-15-BZ	Sheldon Lobel, PC
Jerry Karlik	135-35 Northern Blvd., QN	Construct building exceeding zoning height limits	127-15-BZ	Goldman Harris
APPEALS				
Lightstone Acquisitions X	90 Fulton St., MN	Development in mapped street bed	113-15-A	Goldman Harris
Glebe Partners LLC	2317 Glebe Ave., BX	Vested right to complete construction	108-15-A- 110-15-A	Rothkrug Rothkrug
Woodpoint Gardens, LLC	179 Woodpoint Rd., BK	Extend time to complete construction, obtain C of O	346-12-A	Eric Palatnik, PC

BSA PIPELINE (continued)

New Applications Filed with BSA — April 2015

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
APPEALS (continued)				
Evan Zhang	42-29 149 St., QN	Build two-family dwelling in mapped street bed	106-15-A	Eric Palatnik, PC
Evan Zhang	42-31 149 St., QN	Build twp-family dwelling in mapped street bed	107-15-A	Eric Palatnik, PC
John Guida	18 Colon St., SI	Construct two-family dwelling not fronting mapped street	96-15-A	Lawrence Mandarino
Douglas Road Development	221 Douglas Rd., SI	Appeal Borough Commissioner decision on street frontage	97-15-A	Rothkrug Rothkrug
Kathleen Spezio	1088 Rossville Ave., SI	Enlarge residential building	102-15-A	Eric Palatnik, PC
Rossville AME Zion Church	9 Jade Court, SI	Appeal Borough Commissioner decision on street frontage	114-15-A-125-15-A	Rothkrug Rothkrug

LANDMARKS PIPELINE

Proposed Designations — May 2015

NAME	ADDRESS	ACTION	DATE
Corbin Building	11 John St., MN	Heard	5/12/15
Bank of Manhattan Co., Long Island City	29-27 Queens Plaza N., QN	Designated	5/12/15

Actions Taken — May 2015

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
May 5, 2015				
190 Bowery, MN	Germania Bank Building	Alter facade, install entrance, modify windows	16-9367	Yes
154 W. 14th St., MN	154 West 14th Street Building	Install rooftop mechanical equipment	16-2086	Yes
150 Mercer St., MN	SoHo-Cast Iron HD	Install infill, signs, lighting	16-8173	Yes
135 Greene St., MN	SoHo-Cast Iron HD	Create window	16-5522	Yes
73 Washington Pl., MN	Greenwich Village HD	Inst. stoop gate, construct rear and roof add., excavate lot	16-8622	W/Mod
421 E. 6th St., MN	East Village/LES HD	Demo wall and ramp, enlg. bulkhead, alter rear facade	16-6192	Yes
16 Charles St., MN	Greenwich Village HD	Legalize facade and areaway alterations	16-9365	W/Mod
444 Sixth Ave., MN	Greenwich Village HD	Modify roof addition; legalize railings, HVAC equip.	16-7343	W/Mod
111 Noble St., BK	Greenpoint HD	Legalize siding and windows, alter areaway	16-8795	Yes
May 12, 2015				
140 Broadway, MN	Marine Midland Bank Building	Install infill, alter base	16-6653	Yes
851 Lexington Ave., MN	Upper East Side HD Ext.	Install infill	11-9003	W/Mod
174 Washington Pk., BK	Fort Greene HD	Construct roof, rear yard additions	16-3536	Yes
May 19, 2015				
150 E. 42nd St., MN	Socony-Mobile Building	Install signage	16-6138	Yes
375 Park Ave., MN	Four Seasons Restaurant	Alter interiors	16-8263	In Part
8-11 Sutphin Blvd., QN	Queens General Courthouse	Install through-wall HVAC equipment	16-6895	Yes
249 Church St., MN	Tribeca East HD	Install infill, access ramp	16-8660	W/Mod
212 E. 16th St., MN	Stuyvesant Square HD	Combine row houses, construct roof and rear additions	16-8072	Yes
36 E. 68th St., MN	Upper East Side HD	Reconstruct facade, modify roof and rear facade	16-4137	W/Mod
12 W. 72nd St., MN	Upper West Side/CPW HD	Install windows, alter facade	16-8892	W/D
2195 Broadway, MN	West End-Collegiate HD	Install infill, signage	16-9149	Yes
310 W. 88th St., MN	Riverside-West End HD	Construct rear and roof additions, modify rear facade	16-4785	Yes
127 Noble St., BK	Greenpoint HD	Construct rear and roof additions	16-7294	W/Mod
413 Sterling Pl., BK	Prospect Heights HD	Alter rear facade, construct rear addition	16-8089	W/Mod

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
704	222 E. 13th St., MN	UDAAP by HPD (one lot)	5/5/2014

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
179 Ludlow St. Office Space	Acquisition of office space	MN 3	N150299PXM	5/6/2015
510 W. 23rd St. W. Chelsea Text Amendment	Transfer development rights from the High Line Transfer Corridor	MN 4	N090311ZRM	5/6/2015
20 E. 71st Street	Special permit (mod. reqs. for courtyards, windows)	MN 8	C150213ZSM	5/6/2015
3291 Broadway Office Space	Acquisition of office space	MN 9	N150300PXM	5/6/2015
Early Life Center 11	Acquisition of property for child care center; acquisition of property for senior center	MN 10	C150121PQM ; C150122PQM	5/6/2015
Early Life Center 13	Acquisition of property for child care center	MN 10	C140363PQM	5/6/2015
Amico Senior Center	Acquisition of property for senior center	BK 12	C150115PQK	5/6/2015
Crown Hts. North III HD	Landmark district designation	BK 8	N150321HKK	5/20/2015

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
47 E. 3rd St., MN	Challenge to DOB determination that loading berth not an accessory to medical office	Denied	128-14-A	Bryan Cave
485 Seventh Ave., MN	Permit conversion to hotel use and small addition	App'd	315-14-A	Mitchel A. Korbey
1929 Bruckner Blvd., BX	Amend permit for service station to convert bays to convenience store	App'd	1203-65-BZ	Warshaw Burstein
4167 Ocean Ave., BK	Enlarge one-family dwelling	App'd	147-14-BZ	Lyra J. Altman
267 Pacific St., BK	Permit physical culture establishment (The Bar Method)	App'd	284-14-BZ	Jay Goldstein
1179 E. 28th St., BK	Enlarge one-family dwelling	App'd	248-13-BZ	Sheldon Lobel, PC
1112 Gilmore Ct., BK	Enlarge one-family dwelling, convert to two-family	App'd	124-14-BZ	Sheldon Lobel, PC
46-03 88th St., QN	Construct 11-unit residential building	App'd	218-14-A	Paul F. Bonfilio
464 Arthur Kill Rd., SI	Construct three dwelling in mapped street bed	App'd	131-11-A ; 133-11-A ; 159-14-A ; 161-14-A	

LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
375 Park Ave., MN	Four Seasons Restaurant	Replace carpeting	17-1696	Yes	5/19/2015
65 Jumel Terr., MN	Morris-Jumel Mansion Interior	Install condensing unit, floor vents	17-1963	Yes	5/26/2015
88-11 Sutphin Blvd., QN	Queens General Courthouse	Install louvers	17-2000	Yes	5/26/2015
78 Richmond Terr., SI	120th Precinct Station House	Install rooftop mechanical equipment	17-1334	Yes	5/12/2015
438 Greenwich St., MN	Tribeca North HD	Replace infill, modify openings	17-1126	Yes	5/6/2015
146 Wooster St., MN	SoHo-Cast Iron HD	Demo garage, construct new building	17-0749	Yes	4/28/2015
37 W. 12th St., MN	Greenwich Village HD	Establish master plan (window installation)	17-0850	Yes	4/29/2015
107 Greenwich Ave., MN	Greenwich Village HD	Construct roof and rear additions	17-0729	Yes	4/28/2015
4 W. 19th St., MN	Ladies' Mile HD	Replace infill	17-1158	Yes	5/7/2015
18 Gramercy Park S., MN	Gramercy Park HD	Replace tree pits, planters	17-1131	Yes	5/6/2015
53 W. 23rd St., MN	Ladies' Mile HD	Alter base, replace infill, install flagpoles	17-1966	Yes	5/22/2015
3 E. 27th St., MN	Madison Square North HD	Relocate mechanical equip., create windows	17-0771	Yes	4/28/2015
27 W. 67th St., MN	Upper West Side/CPW HD	Replace windows	17-0744	Yes	4/28/2015
326 Columbus Ave., MN	Upper West Side/CPW HD	Replace windows	17-0613	Yes	4/24/2015

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

LANDMARKS PRESERVATION COMMISSION (continued)

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
17 E. 80th St., MN	Metropolitan Museum HD	Replace windows	17-1261	Yes	5/11/2015
159 W. 85th St., MN	Upper West Side/CPW HD	Demo vestibule, inst. canopy, repl. windows	17-1713	Yes	5/20/2015
315 W. 85th St., MN	Riverside-West End HD Ext. I	Construct roof and rear yard additions	17-0825	Yes	4/29/2015
721 St. Nicholas Ave., MN	Hamilton Hts./Sugar Hill HD	Const. bulkhead, inst. railings, replace doors	17-1095	Yes	5/5/2015
295 Hicks St., BK	Brooklyn Heights HD	Construct three new buildings	17-1085	Yes	5/5/2015
297 Hicks St., BK	Brooklyn Heights HD	Construct three new buildings	17-1086	Yes	5/5/2015
299 Hicks St., BK	Brooklyn Heights HD	Construct three new buildings	17-1084	Yes	5/5/2015
174 Washington Pk., BK	Fort Greene HD	Construct rear yard addition	17-1629	Yes	5/20/2015
111 Noble St., BK	Greenpoint HD	Legalize replacement of siding, windows, gate	17-1043	Yes	5/5/2015
178 Court St., BK	Cobble Hill HD	Construct two-story building	17-0987	Yes	5/4/2015
442 Henry St., BK	Cobble Hill HD	Demo deck, construct rear yard addition	17-1151	Yes	5/7/2015
349 Smith St., BK	Carroll Gardens HD	Replace infill, install signage	17-1262	Yes	5/11/2015
111 Ridge Rd., QN	Douglaston HD	Replace door, windows	17-0636	Yes	4/24/2015