

CITYLAND NEW FILINGS & DECISIONS | July 2015

CITY PLANNING PIPELINE

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS				
Pavillion Hill Terrace LLC	12 Van Duzer Street, SI	CPC authorization for site alteration on steep slope to facilitate development of a new six-story mixed-use building with a commercial use at grade level and ten residential units on the second through sixth floors, within the Special Hillside Preservation District	160004ZAR	V&B Architecture
Nick Petrosino	147 Benedict Road, SI	Construct a one-family home in the SNAD District	160017ZAR	Sanna & Loccisano
Sal Rusi	163 Benedict Road, SI	Construct a one-family home in the SNAD District	160018ZAR	Sanna & Loccisano
Gregory Amato	30 Cunard Avenue, SI	Violation received for construction without permit of a concrete block retaining wall and masonry steps in steep slope. Authorization to modify steep slope; restoration for unauthorized alteration of steep slope	160019ZAR; 160020ZCR	Land Planning & Eng.
Steven & Heather Krentsel	563 Todt Hill Rd, SI	Request to alter steep slope, seeking authorization of site alteration within steep slope and buffer, and authorization for modification of Tier 1 topography; request to alter steep slope, seeking authorization of site alteration within steep slope and buffer, and authorization for modification of Tier 1 topography	160023ZAR; 160024ZAR	Calvanico & Assoc.
250 West 49 Assocs. LLC	240 W. 44th and 250 W. 49th Sts., MN	Transfer to development rights by certification	160013ZCM	Goldman Harris
338 West LLC	338 and 346 West 36th St., MN	Chairman certifications pursuant to 93-31 for 2.0 FAR on Block 759, Lot 67. Adjacent lot 61, which is part of zoning lot, was previously granted 2.0 FAR	160014ZCM	Patrick W. Jones, PC
Anthony Lenza	300 Four Corners Road, SI	Request certification that no authorization or special permit is required pursuant to 105-41	160008ZCR	Peter Calvanico, P.E.
Douglas Road Devlpmnt LLC	221, 223, 225 Douglas Road, SI	Request for certification of no authorization section 105-41. One zoning lot and three tax lots	160009ZCR	Peter Calvanico, P.E.
Murray Page 74 LLC	Page Avenue and Murray Street, SI	SRD modification of topography to develop a Burger King	160012RAR	Glen Cutrona Assoc.
Carmine Cautella	90 Craig Avenue, SI	Request subdivision of existing zoning lot into two new zoning lots	150461RCR	Stanley Krebushevski
Sal Buttaro	5 Drenzo Court, SI	School seat certification	160007RCR	Steven R. Savino, PC
Scott Dobrin	620 Sheldon Avenue, SI	Subdivide one zoning lot into three zoning lots	160010RCR	Joseph M. Morace
COBP Corp	180 Columbus Avenue, MN	Enclosed sidewalk café with 15 tables and 36 seats.	160005ECM	Blanca Mejia
DCAS	1775 Grand Concourse, BX	195 application for the relocation of the Bronx Borough Office to 1775 Grand Concourse	160001PXX	DCP
ACS	343 Warren Street, BK	Public facility acquisition to ensure the continued provision of child care services	160006PQK	DCAS
ACS	2023 Pacific Street, BK	ACS requests an acquisition of the property	160021PQK	DCAS
443 Greenwich St Fee Owner	443-453 Greenwich St, MN	Renewal of a previously-approved special permit (C080313 ZSM) for use and bulk modifications	160015CMM	Greenberg Traurig

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
New York Wheel	Potential modifications to the approved plans for the NY Wheel development in St. George	SI 01	150447ZSR	7/13/2015

BSA PIPELINE

New Applications Filed with BSA — July 2015

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
118 West Corporation	118 W. 27th St., MN	Permit residential conversion of second floor	140-15-BZ	Pryor Cashman
Church of Pentecost USA	621 E. 216th St., BX	Enlarge house of worship	161-15-BZ	Sheldon Lobel, PC
Bushwack 7 LLC	58 Grattan St., BK	Develop four-story commercial building in M1-1 district	168-15-BZ	Sheldon Lobel, PC
SPECIAL PERMITS/OTHER ACTION				
125 Park Owner LLC	125 Park Ave., MN	Permit physical culture establishment	158-15-BZ	Rothkrug Rothkrug
Pamela Equities Corp.	18 E. 50th St., MN	Reestablish permit for physical culture establishment	156-15-BZ	Rothkrug Rothkrug
Naomi and Albert Houllou	3925 Bedford Ave., BK	Enlarge one-family dwelling	157-15-BZ	Lyra J. Altman
APPEALS				
Francesco Veltri	137 W. 86th St., MN	Allow one-story vertical enlargement	167-15-A	Marvin B. Mitzner
Jamaica 777 Inc.	139-48 88th Rd., QN	Vested rights to continue development	162-15-A 164-15-A	Warshaw Burstein
N/A	88-30 144th St., QN	Vested rights to continue development	165-15-A 166-15-A	Warshaw Burstein
JDS Seagirt LLC	126-163 Beach 5th St., QN	Ext. time to complete construction, obtain C of Os	182-06-A 211-06-A	Lyra J. Altman
1671 Hylan Blvd. LLC	200 Cheevers Ln., SI	Develop 15 one-family dwellings	141-15-A 155-15-A	Eric Palatnik, PC

LANDMARKS PIPELINE

Proposed Designations — July 2015

NAME	ADDRESS	ACTION	DATE
Mount Morris Park HD Ext.	Harlem, MN	Heard	7/21/2015

LANDMARKS PIPELINE

Actions Taken — June 2015

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
July 7, 2015				
260 Mulberry St., MN	Old St. Patrick's Cathedral	Install hatch and sculptural bust	17-1135	Yes
112 Prince St., MN	SoHo-Cast Iron HD	Enlarge elevator bulkhead	16-8291	Yes
475 W. Broadway, MN	SoHo-Cast Iron HD	Renew master plan (install painted wall signs)	17-1466	Yes
168 Bleecker St., MN	South Village HD	Modify openings, display windows, install access ramp	17-0925	Yes
255 Bleecker St., MN	Greenwich Village HD Ext. II	Paint facades, replace infill, install signs and lights	16-8077	W/Mod
122 First Ave., MN	East Village/LES HD	Install mechanical duct at rear	16-9532	Yes
100 Christopher St., MN	Greenwich Village HD	Install signage	16-6864	Yes
30 Jane St., MN	Greenwich Village HD	Install awning	16-9427	Yes
14 Horatio St., MN	Greenwich Village HD	Replace storefront infill	16-9357	Yes
30 W. 24th St., MN	Ladies' Mile HD	Install storefront infill, lighting	16-1314	Yes
525 W. 26th St., MN	West Chelsea HD	Remove exterior stair, replace door and panel with window	17-1860	Yes
July 14, 2015				
Marcus Garvey Park, MN	Watch Tower	Reconstruct tower, install fencing	17-2188	W/Mod
749 Fifth Ave., BK	Weir Greenhouse	Demo ancillary structures; const. add., new bldg.	17-2558	In Part
911 Park Ave., MN	Park Avenue HD	Establish master plan (install windows)	16-4713	W/Mod
106 W. 80th St., MN	Upper West Side/CPW HD	Legalize facade restoration work	17-1249	Yes
38 W. 83rd St., MN	Upper West Side/CPW HD	Legalize windows, facade, and window alterations	16-4475	W/Mod
155 Noble St., BK	Greenpoint HD	Const. roof bulkheads, inst. access lift, alter entry	16-1964	W/Mod
6 Pierrepont St., BK	Brooklyn Heights HD	Alter roofline, install railings	17-1132	W/Mod
298 Dekalb Ave., BK	Clinton Hill HD	Replace windows, construct rear addition	16-8561	W/Mod
580 Bergen St., BK	Prospect Heights HD	Construct rear yard addition	16-5802	Yes
51 Maple St., BK	Prospect Lefferts Gardens HD	Legalize and modify windows	15-6023	Yes
120 Hollywood Ave., QN	Douglaston HD	Construct dormers	17-1656	Yes
July 21, 2015				
545 E. 11th St., MN	11th St. Methodist Episcopal Chapel	Demolish and replace addition	17-2706	W/D
574 Sixth Ave., MN	574 Sixth Avenue Building	Replace windows	16-8658	W/Mod
365 Fifth Ave., MN	B. Altman & Co. Dep't Store	Construct rooftop addition	15-5408	Yes
Mariner's Playground, MN	Central Park	Alter playground, path	17-3703	Yes
227 Fourth Ave., BK	Public Bath No. 7	Create entrance; install signs, mech. equip, railings	17-2810	W/Mod
Prospect Park, BK	Prospect Park	Construct maintenance bldg.; inst. containers, landscaping	17-2298	Yes
Bldgs. 111, 112, 114, MN	Governors Island HD	Install pools, paths, mech. equip., signs, access lifts	17-3112	Yes
270 W. 77th St., MN	West End-Collegiate HD	Construct roof adds., mod. rear facade, raise grade	16-8293	Yes
925 Park Ave., MN	Park Avenue HD	Establish master plan (install windows)	16-8852	Yes
950 Park Ave., MN	Park Avenue HD	Replace windows	17-0303	W/Mod
2376 Powell Blvd., MN	St. Nicholas HD	Install storefront infill	17-1463	Yes
363 Carlton Ave., BK	Fort Greene HD	Construct rear yard addition	16-8884	Yes
186 1/2 Bergen St., BK	Boerum Hill HD	Construct rear yard addition	17-0112	Yes
619 3rd St., BK	Park Slope HD	Modify areaway	17-2112	Yes
196 Prospect Pk. W., MN	Park Slope HD Ext.	Create entrance, construct access lift	16-9253	Yes
25 West Dr., QN	Douglaston HD	Remove tree, install driveway, mod. windows and doors	15-2360	W/Mod

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
803	317 Greenwich St., MN	Withdraw application for revocable consent (unenclosed sidewalk café)	7/23/2015
804	132 Fourth Ave., MN	Withdraw application for revocable consent (unenclosed sidewalk café)	7/23/2015
805	14 Spring St., MN	Approval of revocable consent (unenclosed sidewalk café)	7/23/2015
806	41 Great Jones St., MN	Special permit (use modifications)	7/23/2015
807	Hospital for Special Surgery Addition, MN	Special permit (lot coverage reqs.)	7/23/2015
808	Special Regs for Neighborhood Recovery, CW	Zoning text amendment to expedite rebuilding Sandy-damaged homes	7/23/2015
809	S&L Aerospace Metals, QN	Dispose of City-owned properties	7/23/2015
810 811	Promesa (AKA Acacia Gardens), MN	UDAAP by HPD (one lot); rezoning (R7-2 to R7X/C1-5)	7/23/2015
812	Bank of Manhattan Co. Building, QN	Landmark designation	7/23/2015

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
76 Greenwich Ave./St. Vincent's Park	Establish park; zoning text amendment to allow development of open space	MN 2	C150203MMM ; N150267ZRM	7/1/2015
520 W. 28th St. Garage	Special permit for 29-space accessory parking facility	MN 3	C150147ZSM	7/1/2015
Promesa	UDAAP by HPD (179 units); rezoning (R7-2 to R7X, C1-5)	MN 11	C150212ZAM ; C150211ZMM	7/1/2015
Tres Puentes/285 E. 138th St.	Zoning text amend. to allow CPC to waive or reduce parking reqs. for nonprofit residences for the elderly; rezoning (R6 to R7-2, C1-4, C2-4); special permit (mod. heights, setback, court, yard reqs.); authorization to waiving of reqs. for bicycle parking; special permit (waive, reduce off-street parking spaces)	BX 1	N150287ZRX ; C150288ZMX ; C150289ZSX ; N150290ZAX ; C150344ZSX	7/1/2015
Melrose Commons N. Site B	UDAAP by HPD (277 units); special permit (include railroad right of way in lot area)	BX 3	C150306HAX ; C150303ZSX	7/1/2015
Bank of Manhattan	Landmark designation	QN 1	N150387HKQ	7/1/2015
269 Henry Street	UDAAP by HPD (community facility)	MN 3	N150317HAM	7/15/2015
Metrotech Area BID	Amend plan for Business Improvement District	BK 2	N150356BDK	7/15/2015
Bright Horizons Children's Center	Zoning text amend. (floor use provisions)	QN 1, 2	N150141ZRQ	7/15/2015

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
98 Franklin St., MN	Construct two mixed-use buildings on one zoning lot	App'd	238-14-BZ	Kramer Levin
129 Elizabeth St., MN	Amend variance for four-story building with garage	App'd	150-04-BZ	Sheldon Lobel, PC
180 Orchard St., MN	Extend construction time; vested right to continue development	App'd	7-15-BZY ; 8-15-A	Duval & Stackenfeld
1065 Sixth Ave., MN	Permit physical culture establishment (Soulcycle)	App'd	335-14-BZ	Rothkrug Rothkrug
332 W. 44th St., MN	Appeal of DOB determination on impermissible accessory sign	Denied	180-14-A	Fried Frank Harris
1782 E. 28th St., BK	Enlarge synagogue, rabbi's residence	App'd	155-13-BZ	Fredrick A. Becker
2940 Cropsy Ave., BK	Reinstate variance for eating and drinking est. with drive-through	App'd	619-73-BZ	Sheldon Lobel, PC
1502 Avenue N, BK	Add three stories to existing synagogue	App'd	301-13-BZ	Eric Palatnik, PC
32-41 101st St., QN	Construct two-family dwelling	App'd	127-14-BZ	Rothkrug Rothkrug
188-02 Union Tpke., QN	Permit physical culture establishment, dance studio	App'd	51-06-BZ	Sheldon Lobel, PC
1565 Forest Ave., SI	Permit physical culture establishment (LA Fitness)	App'd	248-14-BZ	Slater & Beckerman, PC
20 Pelton Ave., SI	Construct one-family dwelling partially in mapped street bed	App'd	230-14-A	Rothkrug Rothkrug

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

LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
195 Broadway, MN	AT&T Company Building	Clean, repoint, repair facades	17-4244	Yes	7/16/2015
260 Mulberry St., MN	Old St. Patrick's Cathedral	Install sculptural bust, remove panels, inst. hatch	17-3968	Yes	7/9/2015
1005 Jerome Ave., BX	Park Plaza Apartments	Replace windows	17-3544	Yes	6/29/2015
184 Duane St., MN	Tribeca West HD	Demo bulkheads, enlarge penthouse	17-3446	Yes	6/26/2015
249 Church St., MN	Tribeca East HD	Install access ramp, doors,	17-3689	Yes	7/14/2015
30 Howard St., MN	SoHo-Cast Iron HD	Demo rear extension; construct addition, bulkhead	17-3541	Yes	6/29/2015
150 Thompson St., MN	SoHo-Cast Iron HD Ext.	Replace infill	17-3740	Yes	7/6/2015
311 W. 4th St., MN	Greenwich Village HD	Construct roof addition, replace rear addition	17-1106	Yes	6/24/2015
122 First Ave., MN	East Village/LES HD	Install mechanical duct	17-3819	Yes	7/7/2015
14 Horatio St., MN	Greenwich Village HD	Replace storefront infill	17-4148	Yes	7/14/2015
837 Washington St., MN	Gansevoort Market HD	Install infill	17-3471	Yes	6/29/2015
525 W. 26th St., MN	West Chelsea HD	Remove stair, replace infill	17-3994	Yes	7/10/2015
27 E. 62nd St., MN	Upper East Side HD	Construct five-story addition	17-3970	Yes	7/9/2015
39 E. 72nd St., MN	Upper East Side HD	Reclad facade, const. roof add., alter windows	17-3595	Yes	7/1/2015
132 W. 75th St., MN	Upper West Side/CPW HD	Demo roof; const. roof add., greenhouse extension	17-3469	Yes	6/26/2015
118 W. 76th St., MN	Upper West Side/CPW HD	Construct rear, roof addition	17-3565	Yes	6/30/2015
106 W. 80th St., MN	Upper West Side/CPW HD	Legalize mortar door	17-4104	Yes	7/14/2015
413 Sterling Pl., BK	Prospect Heights HD	Replace rear addition	17-3470	Yes	6/26/2015
41-23 240th St., QN	Douglaston HD	Replace rear extension with rear addition	17-3636	Yes	7/1/2015