

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

**CITY PLANNING PIPELINE**

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
385 Gold Property Investors	141 Willoughby Street, BK	Private application for a zoning map amendment, street demapping, and a zoning text change to facilitate a new 310,065 SF mixed-use development, including 62,013 SF of retail and office, and 248,052 SF of residential (270 dwelling units) including 74,416 SF of affordable residential (81 DUs).	160029 ZRK; 160030 ZMK	Greenberg Traurig
Gleitman Realty Associates	Seagirt Blvd at Fernside Place, QN	Zoning change to facilitate construction of an approximately 5,629 SF, one-story commercial building with 14 parking spaces and to facilitate construction of a five-story, approximately 31,850 SF residential building with 29 spaces and zoning change to establish a C1-3 commercial overlay.	160033ZMQ	Holland & Knight
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
Hamilton Plaza Associates	1-37 12th Street, BK	Applicants would like to amend the conditions of the Goya special permit to allow non-warehouse and non-office uses on the third floor of the building to allow them to build a physical culture establishment.	780389BZSK	Sheldon Lobel
Buffalo Ave. Realty Associates	170 Buffalo Avenue, BK	St. Mary's Hospital Nursing Home special permit to allow for the repurposing of the former St. Mary's Hospital as a Use Group 3 nursing home.	160028ZSK	Eric Palatnik
Hamilton Plaza Associates	1-37 12th Street, BK	Certification by the Chairperson, pursuant to ZR 62-811 waterfront public access and visual corridors.	160026ZCK	Sheldon Lobel
Mike Siad	115 Merrick Avenue, SI	Construct a new single-family detached residence with an accessory in-ground swimming pool and cabana on a presently vacant site.	160027RAR	Rampull Associates
NYC HPD	272 - 286 Cornelia Avenue, SI	Subdivisions of one zoning lot into nine new zoning lots in previously zoned parkland (Wolfe's Pond Park).	160031RCR	
ACS	1638 Anthony Avenue, BX	ACS requests an acquisition of the property.	160038PQX	DCAS
249 W. 28th Street Properties	241-251 W. 28th Street, MN	Renewal of a special permit pursuant to ZR 13-562 and 74-52, which was approved by the City Planning Commission.	160032CMM	Kramer Levin Naftalis
Edgestone Group LLC	151-45 Sixth Road, QN	Special permit to facilitate the development of a 52-unit single-family residential development on approximately 13.7 upland acres on the East River Waterfront in Whitestone, Queens. The facts upon which the special permit was granted have not been changed.	160034CMQ	JLS Designs

**ULURP PIPELINE**

*New Applications Certified into ULURP*

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
Van Sinderen Plaza	Zoning map amendment and UDAAP to facilitate the development of two buildings containing a total of 130 affordable rental units as well as commercial and community facility space.	BK 05	160002ZMK; 160003HAK	8/3/2015

## BSA PIPELINE

*New Applications Filed with BSA — August 2015*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
<b>VARIANCES</b>				
Carmine Limited	51 Carmine St., MN	Permit six-story mixed-use building	190-15-BZ	Francis R. Angelino
Liberty Theaters	44 Union Square E., MN	Enlarge, restore, reuse former Tammany Hall	203-15-BZ	Gary R. Tarnoff
6469 Broadway HDFC Inc.	6469 Broadway, MN	Reduce required parking for residence for elderly	202-15-BZ	Benjamin Stark
55 San Jose LLC	129 Taaffe Pl., BK	Construct four-story residential building	179-15-BZ	Moshe M. Friedman
146-45 22nd Ave. LLC	146-45 22nd Ave., QN	Permit two-family dwelling	172-15-BZ	Eric Palatnik, PC
Margarita Bravo	99-47 Davenport Ct., QN	Legalize two-family dwelling (FAR, yards)	178-15-BZ	Rothkrug Rothkrug
<b>SPECIAL PERMITS/OTHER ACTION</b>				
Mercer Sq. LLC	250 Mercer St., MN	Permit physical culture establishment (Haven Spa)	196-15-BZ	Eric Palatnik, PC
Caledonia Retail Assocs.	98 Tenth Ave., MN	Permit physical culture establishment	204-15-BZ	Rothkrug Rothkrug
277 Park Avenue LLC	500 Lexington Ave., MN	Permit physical culture establishment	187-15-BZ	Jay Goldstein
100 West 72nd St. Assocs.	100 W. 72nd St., MN	Permit physical culture establishment	188-15-BZ	Sheldon Lobel, PC
Waterview Lofts LLC	157 Kent Ave., BK	Permit physical culture establishment	173-15-BZ	Sheldon Lobel, PC
Jim Sidiropoulos	218 57th St., BK	Enlarge, convert warehouse into five-story mixed-use building	201-15-BZ	Steven Simicich
7311 Third Avenue LLC	7311 Third Ave., BK	Enlarge mixed-use building	189-15-BZ	Sheldon Lobel, PC
<b>APPEALS</b>				
9th and 10th Street LLC	605 E. 9th St., MN	Challenge to approval of conversion of school to dormitory	180-15-A	East Village Community Coal.
Harlem Commonwealth Council	500 Oak Point Ave., BX	Construct transportation facility not fronting mapped street	198-15-A; 199-15-A	Gary R. Tarnoff
Mihata Corp.	32 Berry St., BK	Appeal denial of advertising sign location	197-15-A	Stefanie Marazzi
Farhad Bokhour	144-14 181st St., BK	Construct two-family dwelling in mapped street bed	215-15-A	Gerald J. Caliendo
Atid Development	128-60 Hook Creek Blvd., QN	Appeal denial of construction of 10 buildings in mapped street bed	205-15-A- 214-15-A	Rothkrug Rothkrug
8105 Kneeland Ave. LLC	51-99 Manilla St., QN	Permit development in mapped street bed	191-15-A- 195-15-A	Sheldon Lobel, PC
Joseph McGinn	7 Carriage Ct., SI	Construct residences not fronting mapped street	181-15-A- 186-15-A	Eric Palatnik, PC
Linus Realty LLC	27 Johnson St., SI	Construct three buildings not fronting mapped street	174-15-A- 176-15-A	Philip L. Rampulla

## LANDMARKS PIPELINE

*Actions Taken — August 2015*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<b>August 4, 2015</b>				
65 Broadway, MN	American Express Co. Building	Alter entrances	16-8495	Yes
28 Liberty St., MN	One Chase Manhattan Plaza	<a href="#">Alter plaza base; install storefronts</a>	16-8200	Yes
35 Park Row, MN	Potter Building	Install storefronts, infill, surrounds	17-3148	Yes
366 Broadway, MN	Tribeca East HD	Install access ramp	17-3111	Yes
80 White St., MN	Tribeca East HD	Install lift, lights; repl. windows; enlg. bulkhead	17-2096	W/Mod
157 Hudson St., MN	Tribeca North HD	Construct rooftop addition	15-8394	Yes
53 Downing St., MN	Greenwich Village HD Ext. II	Const. roof and rear adds., reclad facade, repl. windows	16-4701	Yes
28 Little W 12th St., MN	Gansevoort Market HD	Install roof deck enclosure	16-1015	Yes

## LANDMARKS PIPELINE (continued)

*Actions Taken — August 2015*

### FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN (continued)

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
188 Eighth Ave., BK	Park Slope HD	Construct rear yard addition	16-7606	Yes
41 Montgomery Pl., BK	Park Slope HD	Const. roof and rear adds., excavate rear yard	17-1028	Yes
177 Pacific St., BK	Cobble Hill HD	Legalize facade alterations, window replacement	17-3570	W/Mod
170 Amity St., BK	Cobble Hill HD	Construct rear yard addition	17-0091	Yes
<b>August 11, 2015</b>				
221 Park Ave. S., MN	Church Missions House/ Protestant Welfare Agencies	Install covered walkway at roof, install roof on rear fire stair	17-2626	Yes
139 W. 44th St., MN	Hudson Theater Interior	Alter ticket and inner lobbies	17-3518	Yes
2516 Grand Concourse, BX	Dollar Savings Bank	Construct interior wall, install flooring	17-0672	W/Mod
34 Howard St., MN	SoHo-Cast Iron HD	Replace infill; install signs, awnings; mod. fire escape	17-1160	W/Mod
33 Wooster St., MN	SoHo-Cast Iron HD	Legalize security gate, signage	17-3226	Yes
Bleecker and Sixth, MN	South Village HD	Install paving, lighting, seating	17-1530	Yes
162 W. 4th St., MN	Greenwich Village HD Ext. II	Remove sidewalk café; install infill, railing	17-1286	Yes
44 Horatio St., MN	Greenwich Village HD	Const. roof add.; remove fire escape; mod., repl. windows	17-2210	W/Mod
46 Horatio St., MN	Greenwich Village HD	Construct areaway, alter facade, install roof mech. equip.	17-2211	W/Mod
5 E. 17th St., MN	Ladies' Mile HD	Construct elevator bulkhead, install cornice	16-6154	Yes
56 E. 66th St., MN	Upper East Side HD	Alter facade, areaway; construct rear add., bulkheads	16-8431	W/Mod
953 Fifth Ave., MN	Upper East Side HD	Replace windows	17-2486	Yes
10 E. 78th St., MN	Metropolitan Museum HD	Alter facades, areaway; construct roof addition	16-7289	Yes
875 Manhattan Ave., BK	Greenpoint HD	Establish master plan (signage installation)	15-3643	W/Mod
58 Court St., BK	Borough Hall Skyscraper HD	Alter storefront	17-1707	Yes
59 Middagh St., MN	Brooklyn Heights HD	Construct stoop, rear, and roof adds.; install windows	17-2872	W/Mod
139 Lefferts Ave., BK	Prospect Lefferts Gardens HD	Legalize window alterations	17-2541	No
<b>August 18, 2015</b>				
120 E. 106th St., MN	Saint Cecilia's Church	Install fences and railings	16-9373	W/Mod
130 Duane St., MN	Tribeca South HD	Install windows, awnings, lights, plantings; clad piers	15-9697	Yes
17 Leonard St., MN	Tribeca West HD	Const. roof add., redesign rear, alter front facade	17-1637	W/Mod
27 N. Moore St., MN	Tribeca West HD	Construct rooftop pergolas, screens	17-1678	W/Mod
27 Vandam St., MN	Charlton-King-Vandam HD	Legalize painting of windows	14-6520	Yes
32 W. 76th St., MN	CPW-West 76th St. HD	Alter rear facade; excavate cellar, rear yard	17-3088	W/Mod
470 W. End Ave., MN	Riverside-West End HD	Establish master plan (windows)	17-3153	Yes
11 E. 89th St., MN	Carnegie Hill HD	Const. roof add., inst. fencing, repl. windows, alt. entry	17-1128	W/Mod
328 W. 108th St., MN	Riverside-West End HD Ext. II	Construct rooftop and rear yard additions	17-4022	Yes
314 Cumberland St., BK	Fort Greene HD	Construct rear yard addition	17-1253	W/Mod
201 MacDonough St., BK	Stuyvesant Heights HD	Construct rear yard addition	17-3334	Yes
543 Halsey St., BK	Bedford-Stuyvesant/Expanded Stuyvesant Heights HD	Legalize lamp post, security cameras	17-1569	W/Mod
145 Gates Ave., BK	Clinton Hill HD	Construct new building	14-5362	W/Mod
108 Montague St., BK	Brooklyn Heights HD	Legalize roofing	14-1301	W/Mod
47 Remsen St., BK	Brooklyn Heights HD	Construct rooftop addition	16-5867	W/Mod
857 Carroll St., BK	Park Slope HD	Const. roof and rear adds., excavate cellar	16-8028	Yes

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

### CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
<a href="#">819</a>	Curtis High School Annex, SI	Site plan approval for 345-seat school annex	8/13/2015
<a href="#">820</a>	Public School 398, QN	Site plan approval for 450-seat primary school	8/13/2015
<a href="#">821</a>	93rd Street & Third Ave., BK	Site plan approval for 240-seat pre-kindergarten school	8/13/2015
<a href="#">822</a>	Public School 335, QN	Site plan approval for 540-seat primary school	8/13/2015
<a href="#">823</a>	411 Third Ave., MN	Revocable consent (unenclosed sidewalk café)	8/13/2015
<a href="#">824</a>	431 Third Ave., MN	Revocable consent (unenclosed sidewalk café)	8/13/2015
<a href="#">825</a>	398 E. 52nd St., MN	Revocable consent (unenclosed sidewalk café)	8/13/2015
<a href="#">826</a> ; <a href="#">827</a> ; <a href="#">828</a> ; <a href="#">829</a>	Tres Puentes/285 E. 138th St., BX	Zoning text amend. (parking reqs. for non-profit residences); rezoning (R6 to R7-2, C1-4, C2-4); special permits (vary height and setback reqs.); reduce required accessory parking	8/13/2015
<a href="#">830</a> ; <a href="#">831</a>	76 Greenwich Ave./St. Vincent's Park, MN	City map amendment (establish park); zoning text amendment (map open space for parkland)	8/13/2015
<a href="#">832</a>	Bright Horizons Childrens' Ctr., QN	Zoning text amend. (change ground-floor use provisions)	8/13/2015
<a href="#">833</a> ; <a href="#">834</a>	Melrose Commons North Site B, BX	Special permit (include railroad right-of-way in lot area); designation of property as urban development action area	8/13/2015
<a href="#">835</a>	269 Henry St., MN	UDAAP by HPD (one lot)	8/13/2015

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
City Island Water Supply and Drainage Easement	Acquisition of Eastchester Bay easements for construction of water main and outfalls	BX 10	<a href="#">C150205POX</a>	8/5/2015
McDonald House	Landmark designation	BK 2	<a href="#">N150445HKK</a>	8/5/2015
NY County DA Storage	Acquisition of property for warehouse facility	BK 7	<a href="#">C150305PCK</a>	8/5/2015
NYPD Evidence Storage & Central Records	Acquisition of property for warehouse and storage facility	BK 7	<a href="#">C150188PCK</a>	8/5/2015
Stonewall Inn	Landmark designation	MN 1	<a href="#">N150460HKM</a>	8/19/2015
Corbin Building	Landmark designation	MN 1	<a href="#">N150459HKM</a>	8/19/2015
Riverside-West End HD Ext. II	Landmark district designation	MN 7	<a href="#">N150458HKM</a>	8/19/2015
1775 Grand Concourse Office Space	Acquisition of office space	BX 5	<a href="#">N160001PXX</a>	8/19/2015
FDNY Rescue	Site selection for rescue facility; special permit for fire station in residential district	BK 16	<a href="#">C150326PSK</a> ; <a href="#">C150327ZSK</a>	8/19/2015
10300 Foster Ave	Acquisition of property for warehouse	BK 18	<a href="#">C150318PQK</a>	8/19/2015

### BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
150 W. 85th St., MN	Enlarge school structure (Manhattan Country School)	App'd	<a href="#">1-15-BZ</a>	Fredrick A. Becker
1560 Westchester Ave., BX	Permit physical culture establishment (Planet Fitness)	W/D	<a href="#">14-15-BZ</a>	Warshaw Burstein
1160 Ward Ave., BX	Permit physical culture establishment (Planet Fitness)	W/D	<a href="#">15-15-BZ</a>	Warshaw Burstein
145-55 Guy Brewer Blvd., QN	Extension of term for auto service station	App'd	<a href="#">268-03-BZ</a>	Eric Palatnik, PC
47 Trioka Way, SI	Construct building not fronting mapped street	App'd	<a href="#">3-15-A</a>	Edward Lauria
235 Dixon Ave., SI	Construct dwelling in mapped street bed	W/D	<a href="#">171-14-A</a>	Steven Simicich

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

### LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
<b>CERTIFICATE OF APPROPRIATENESS</b>					
126 W. 18th St., MN	126 West 18th Street Stable	Remove garage doors, recreate masonry openings	<a href="#">17-5109</a>	Yes	8/6/2015
128 W. 18th St., MN	128 West 18th Street Stable	Remove window, create opening, install door	<a href="#">17-5121</a>	Yes	8/6/2015
Mariners' Playground, MN	Central Park	Alter playground, pathways	<a href="#">17-4863</a>	Yes	7/31/2015
Prospect Park, BK	Prospect Park	Construct maintenance building	<a href="#">17-4485</a>	Yes	7/22/2015
27 N. Moore St., MN	Tribeca West HD	Install two pergolas, screen	<a href="#">17-5724</a>	Yes	8/21/2015
112 Prince St., MN	SoHo-Cast Iron HD	Enlarge elevator bulkhead	<a href="#">17-5491</a>	Yes	8/17/2015
27 Vandam St., MN	Charlton King Vandam HD	Legalize painting of windows	<a href="#">17-5518</a>	Yes	8/18/2015
168 Bleecker St., MN	South Village HD	Modify openings, display window, inst. ramp	<a href="#">17-5338</a>	Yes	8/12/2015
162 W. 4th St., MN	Greenwich Village HD Ext. II	Demo sidewalk café enclosure; inst. ramps, infill	<a href="#">17-5412</a>	Yes	8/18/2015
753 Greenwich St., MN	Greenwich Village HD	Inst. cornice; const. roof additions, deck	<a href="#">17-4274</a>	Yes	7/21/2015
28 Little W. 12th St., MN	Gansevoort Market HD	Const. roof vestibules, inst. enclosure system	<a href="#">17-5410</a>	Yes	8/13/2015
223 W. 13th St., MN	Greenwich Village HD	Replace entries, areaway	<a href="#">17-4414</a>	Yes	7/21/2015
354 W. 20th St., MN	Chelsea HD	Replace rear windows, retaining wall	<a href="#">17-5191</a>	Yes	8/7/2015
52 W. 21st St., MN	Ladies' Mile HD	Legalize windows, inst. cornice, mod. storefront	<a href="#">17-4613</a>	Yes	7/24/2015
33 Central Park W., MN	Upper West Side/CPW HD	Replace areaway railings	<a href="#">17-4430</a>	Yes	7/21/2015
36 E. 68th St., MN	Upper East Side HD	Replace cladding, create opening, install doors	<a href="#">17-5091</a>	Yes	8/6/2015
37 Riverside Dr., MN	West End-Collegiate HD	Replace penthouse greenhouse, doors	<a href="#">17-5744</a>	Yes	8/21/2015
953 Fifth Ave., MN	Upper East Side HD	Replace windows, transoms	<a href="#">17-5505</a>	Yes	8/18/2015
925 Park Ave., MN	Park Avenue HD	Est. master plan (installation of windows)	<a href="#">17-5667</a>	Yes	8/20/2015
347 W. 84th St., MN	Riverside-West End HD Ext. I	Const. roof addition, demo and const. rear addition	<a href="#">17-5037</a>	Yes	8/11/2015
310 W. 88th St., MN	Riverside-West End HD	Construct roof and rear adds., reconstruct rear ell	<a href="#">17-5527</a>	Yes	8/18/2015
645 West End Ave., MN	Riverside-West End HD	Replace windows, remove and reinstall grilles	<a href="#">17-4675</a>	Yes	7/27/2015
64 Court St., BK	Borough Hall Skyscraper HD	Replace infill, install signage	<a href="#">17-5565</a>	Yes	8/19/2015
363 Carlton Ave., BK	Fort Greene HD	Demo rear ext., construct rear addition	<a href="#">17-5006</a>	Yes	8/5/2015
590 Bergen St., BK	Prospect Heights HD	Construct rear addition, inst. deck, railing	<a href="#">17-4522</a>	Yes	7/23/2015
298 DeKalb Ave., BK	Clinton Hill HD	Replace illegal windows, const. deck, inst. door	<a href="#">17-4256</a>	Yes	8/4/2015