

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

**CITY PLANNING PIPELINE**

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
Durst Pyramid LLC	625 West 57th Street, MN	Text amendment to zoning resolution 96-34 and to appendix A of article IX, which would map the project area as a new area C1-2 of the special Clinton District and allow for automobile repair and preparation of vehicles for delivery in area C1-2 of the special Clinton District.	160069ZRM	Fried Frank LLP
Conover King Realty LLC	141 Conover Street, BK	A zoning text amendment to appendix F to establish a Mandatory Inclusionary Housing Area (MIHA) and to section 12363 to reflect the creation of the new MIHA.	160081ZRK	Davidoff Hatcher
Auer's Moving Company, Inc.	96 — 104 E 120th St., MN	Zoning map amendment to rezone the rezoning area from M1-4 to M1-5 zoning district. The proposed action & resulting development will be consistent with the existing land uses in the rezoning area & the immediate north & south, which already have a mix of commercial & industrial uses.	160088ZMM	Akerman LLP
Idlelots LLC	227-01 & 227-09 145th Rd., QN	Zoning map amendment to change the project area from an R3-1 zoning district to an M1-1 zoning district to facilitate construction of a permitted parking area accessory to the logistics facility, a UG-16D warehouse.	160070ZMQ	Akerman LLP
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
42 West 18th Realty Corp.	38-42 West 18th Street, MN	Application for a special permit pursuant to ZR 74-711, landmark preservation in all districts. Applicant seeks bulk waivers to effectuate the development of a mixed-use building containing commercial and residential uses.	160082ZSM	Kramer Levin LLP
2401 3rd Avenue Associates	2401 3rd Avenue, BX	Certification of exemption pursuant to ZR section 62-811(A)(1), from the provision of waterfront public access and visual corridors. This will facilitate construction of a mixed use development on the development site.	160079ZCX	Kramer Levin LLP
Ocean Terrace Development	704 Ocean Terrace, SI	CPC certification that no authorizations are required pursuant to the special natural area district to facilitate construction of 4 townhouses, one zoning lot, and 4 tax lots.	160087ZCR	Calvanico & Assoc.
St. Paul's United Methodist	7558 Amboy Road, SI	Certification to subdivide existing St. Paul's United Methodist Church tax lot #1 into two separate zoning/tax lots. Proposed corner lot #1 will retain existing church structures and front Amboy Road and Swinnerton Street. Proposed corner lot #5 will be vacant property fronting Amboy & Main.	160066RCR	Differndale & Kubec
Helen Curtin	193 Sheldon Avenue, SI	Proposed to subdivide 1 existing zoning lot into 3 zoning lots. The zoning lot is a 12,000 SF built up zoning lot, located in the special South Richmond district. The property will be developed with 3 detached, 2 story 2 family residences. Request certification of section 107-08.	160076RCR	Joseph M. Morace
CMW Realty LLC	173 Woodrow Road, SI	Request a certification of section 107-08 "future subdivision". Proposed to subdivide 1 existing zoning lot into 2 zoning lots. The site is a 10,000 SF vacant zoning lot. The property will be developed with 2 semi-detached, 2 story 2 family residences; Request a certification of section 107-121 "school seats".	160077RCR; 160078RCR	Joseph M. Morace
Lillian Savo	953 & 963 Edgegrove Avenue, SI	Request a certification for subdivision of two existing zoning lots into three new zoning lots.	160083RCR	Stanley Michael, PC

## CITY PLANNING PIPELINE (continued)

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS (continued)</b>				
Kramer Enterprises, Inc.	5508 Amboy Road, SI	Request school seat certification as block is less than 75% built; Request certification for a subdivision of 1 zoning lot & 1 tax lot into 4 zoning lots and 4 tax lots for development of 4 two-family detached dwellings.	160085RCR; 160086RCR	Calvanico & Assoc.
Vida Enterprises Inc.	251 Dyckman St., MN	Enclosed sidewalk café request for recommendation with 19 tables and 38 chairs.	160073ECM	Maria Figueroa
Campania Felix LLC	1559 2nd Avenue, MN	Enclosed sidewalk café request for recommendation with 14 tables and 23 chairs.	160075ECM	Fabio Casella
LPC	Powell to Lenox b/w W 118 & 123 St.	Designation list 484. Item no. 1 LP-2571.	160068HKM	
DCAS	247 Bushwick Avenue, BK	The removal of the AEE restriction, would give the property owner the option to develop the property pursuant to zoning.	990095APPK	
DCAS	Staten Island Block 6861, Lot 43	DCAS disposition of parcel in community board 3-Albourn Avenue.	160067PPR	
ACS	851 Liberty Avenue, BK	ACS request an acquisition of the property on block 3976 lot 70 to ensure the continued provision of childcare services.	160071PQK	DCAS
ACS	1435 Prospect Place, BK	ACS requests an acquisition of the property on block 1361, lot 66, to ensure the continued provision of childcare services.	160072PQK	DCAS
ACS	69-71 Saratoga Avenue, BK	An acquisition of the building located at 69-71 Saratoga Avenue for use by the Administration for Children's Services as a child day care center.	160084PQK	DCAS
Union 16 Parking LLC	110 East 16th Street, MN	Renewal of an authorization that allows for a public garage with a capacity of 200 motor vehicles, that has existed since 1960. The garage has been renewed 3 times for operation by a term of years by the CPC. No changes to the garage are proposed as part of the proposed action.	160089CMM	Rothkrug & Spector
FNC Realty Corporation	470 New Dorp Lane, SI	A renewal of an authorization pursuant to section 36-023 of the zoning resolution to facilitate the development of an approximately 100,000 SF retail establishment with 370 accessory parking spaces.	160080CMR	Fox Rothschild LLP

## ULURP PIPELINE

*New Applications Certified into ULURP*

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
150 Wooster Street	Special permit to allow residential use within the SoHo Cast Iron Historic District; Special permit to modify height and setback requirements; Proposed text amendment to modify lot coverage requirements for eligible development sites.	MN 02	150417 ZSM; 150418 ZSM; 150416 ZRM	10/5/2015
3133-3155 Emmons Avenue	Proposed amendment to Special Sheepshead Bay District (SSBD) to facilitate enlargement of home health care facility; Special permit to allow 2.0 commercial FAR in area G and parking waiver for enlargement.	BK 15	150342 ZRK; 150343 ZSK	10/5/2015
Friends of Crown Heights 26	Renewal of a lease for a child care center that serves approximately 135 pre-schoolers and schoolers.	BK 16	150171 PQK	10/5/2015
The Landmark Colony	Zoning text amendment to modify bulk, parking, grading, & private roads regulations. The Landmark Colony proposal is for a private road, age-restricted residential development on a portion of the former NYC Farm Colony parcel which is the NYC Farm Colony-Seaview Hospital historic district; Proposed zoning map change from R3-2 to R3-2/C1-3; Authorization pursuant to ZR 105-421, modification of topographic features on a tier 1 site; Authorization pursuant to ZR 105-425, modification of botanic environment; Authorization pursuant to ZR 105-432, modification of yard, height, & setback regulations and parking lot; Authorization pursuant to ZR 105-434, modification of requirements for private roads and driveways; Certification pursuant to ZR 105-90, future subdivision; Disposition from DCAS to NYC Land Development Corporation.	SI 02	150421 ZRR; 150422 ZMR; 150423 ZAR; 150424 ZAR; 150425 ZAR; 150426 ZAR; 150427 ZCR; 150428 PPR	10/19/2015

## BSA PIPELINE

*New Applications Filed with BSA — October 2015*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
<b>VARIANCES</b>				
Moses Steinberg	1462 62nd St., BK	Legalize 3rd-floor yeshiva	246-15-BZ	Eric Palatnik, PC
George Acquisition LLC	1677 George St., QN	Develop 2-story commercial building (yards)	236-15-BZ	Sheldon Lobel, PC
Brent Carrier/CS 450 Prop	45 Vernon Blvd., QN	Permit residential use in M1-4 district	233-15-BZ	Howard Goldman
<b>SPECIAL PERMITS/OTHER ACTION</b>				
Partners VII/Ave. A Owner	98 Avenue A, MN	Permit physical culture establishment	254-15-BZ	Rothkrug Rothkrug
JAR Realty Co.	127 W. 26th St., MN	Permit physical culture establishment	251-15-BZ	Fredrick A. Becker
N.Y. Comm. Ctr. Assoc.	350 W. 50th St., MN	Permit physical culture establishment	245-15-BZ	Eric Palatnik, PC
Nawal Tosson	1223 67th St., BK	Legalize enlargement to 1-family dwelling	234-15-BZ	Sarah Tadros Awad
80 North LLC	109 Metropolitan Ave., BK	Permit physical culture establishment	237-15-BZ	Fredrick A. Becker
Dom Ben Realty Corp.	135 Plymouth St., BK	Permit physical culture establishment	247-15-BZ	Fredrick A. Becker
Starrstruck Holding LLC	321 Starr St., BK	Permit physical culture establishment	249-15-BZ	Sheldon Lobel, PC
Yaakov Max	1120 E. 24th St., BK	Enlarge 2-family dwelling	252-15-BZ	Jay Goldstein
Abraham Leitner	99 E. 22nd St., BK	Enlarge dwelling	253-15-BZ	Jay Goldstein
<b>APEALS</b>				
677 Fifth Ave. Corp.	677 Fifth Ave., MN	Appeal DOB determination that video display wall was a "sign"	244-15-A	Jay A. Segal
Thor 840 West End Ave.	840 West End Ave., MN	Vary height limitations for vertical enlargement	232-15-A	Sheldon Lobel, PC
Richard Roel	8 Cornell Ln., QN	Enlarge building not fronting mapped street	235-15-A	Sheldon Lobel, PC
Ed Sze	102-04 Dunton Ct., QN	Nor available	238-15-A- 243-15-A	Jeffrey Geary
Vincent Aiello	7 Wavecrest St., SI	Waive general city law relating to 1-family dwelling	250-15-A	Jeffrey Geary
Michael Ricco	106 Ebbits St., SI	Enlargement partly located in mapped street bed	255-15-A	David L. Businelli

## LANDMARKS PIPELINE

*Proposed Designations — October 2015*

NAME	ADDRESS	ACTION	DATE
Immaculate Conception, Church of the Blessed Virgin Mary, Convent and Priests' Residence	375 E. 150th St., BX	Heard	10/8/15
6 Ploughman's Bush Residence	6 Ploughman's Bush, BX	Heard	10/8/15
Samuel D. Babcock House	5525 Independence Ave., BX	Heard	10/8/15
65 Schofield Street House	65 Schofield St., BX	Heard	10/8/15
First Presbyterian Church of Williamsburg & Rectory	730 E. 225th St., BX	Heard	10/8/15
183 Broadway Building	183 Broadway, BK	Heard	10/8/15
Williamsburg Trust Co. Building	177 S. 5th St., BK	Heard	10/8/15
St. Barbara's Roman Catholic Church	138 Bleecker St., BK	Heard	10/8/15
St. Augustine's Roman Catholic Church & Rectory	130 Sixth Ave., BK	Heard	10/8/15
Greenwood Cemetery	Greenwood Cemetery, BK	Heard	10/8/15
Coney Island Pumping Station	2301 Neptune Ave., BK	Heard	10/8/15
Lady Moody-Van Sicklen House	27 Gravesend Neck Rd., BK	Heard	10/8/15
Old Calvary Cemetery Gatehouse	Gale & Greenpoint Aves., QN	Heard	10/8/15
Pepsi Cola Sign	4600 Fifth St., QN	Heard	10/8/15
Fairway Apartments	76-09 34th Ave., QN	Heard	10/8/15
Spanish Towers	34-30; 34-32; 34-34; 34-36; 34-38; 34-42; 34-44; 34-46; 34-48; 34-52 75th St., QN	Heard	10/8/15
Bowne Street Community Church	38-01 Bowne St., QN	Heard	10/8/15
First Reformed Church & Sunday School of College Point	118-09 14th Ave., QN	Heard	10/8/15
Douglaston HD Extension	Douglaston, QN	Heard	10/8/15
Lydia Ann Bell & William Ahles House	39-26 213th St., QN	Heard	10/8/15
92 Harrison Street House	92 Harrison St., SI	Heard	10/22/15
George W. Curtis House	234 Bard Ave., SI	Heard	10/22/15
Cunard Hall, Wagner College	631 Howard Ave., SI	Heard	10/22/15
Nicholas Muller House	200 Clinton Ave., SI	Heard	10/22/15
Sailors' Snug Harbor HD	Randall Manor, SI	Heard	10/22/15
St. John's Protestant Episcopal Rectory	1331 Bay St., SI	Heard	10/22/15
St. Mary's Episcopal Church, Rectory & Parish House	347 Davis Ave., SI	Heard	10/22/15
St. Mary's Roman Catholic Church & Rectory	1101 Bay St., SI	Heard	10/22/15
Sunny Brae House	27 Colonial Ct., SI	Heard	10/22/15
William T. and Mary Marcellite Garner Mansion	355 Bard Ave., SI	Heard	10/22/15
Woodbrook	304 Prospect Ave., SI	Heard	10/22/15
Crocheron House	47 Travis Ave., SI	Heard	10/22/15
Fountain Family Graveyard	Richmond & Clove Rds., SI	Heard	10/22/15
Lakeman House	2286 Richmond Rd., SI	Heard	10/22/15
Nicholas Killmeyer Store & Residence	4321 Arthur Kill Rd., SI	Heard	10/22/15
Richmond County Country Club	135 Flagg Pl., SI	Heard	10/22/15
School District #3 Building	4108 Victory Blvd., SI	Heard	10/22/15
Vanderbilt Mausoleum & Cemetery	Richmond Rd. & Altamont St., SI	Heard	10/22/15
122 Androvette Street House	122 Androvette St., SI	Heard	10/22/15
3833 Amboy Road House	3833 Amboy Rd., SI	Heard	10/22/15
5466 Arthur Kill Road House	5466 Arthur Kill Rd., SI	Heard	10/22/15
6136 Amboy Road House	6136 Amboy Rd., SI	Heard	10/22/15
Brougham Cottage	4746 Amboy Rd., SI	Heard	10/22/15
Dorothy Day Historic Site	457 Poillon Ave., SI	Heard	10/22/15
Prince's Bay Lighthouse & Keeper's House	Hylan Boulevard, SI	Heard	10/22/15
St. Paul's Methodist Episcopal Church	7558 Amboy Rd., SI	Heard	10/22/15

## LANDMARKS PIPELINE (continued)

*Actions Taken — October 2015*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<b>October 13, 2015</b>				
49 Chambers St., MN	Emigrant Industrial Savings Bank	Replace windows, install canopy, roof mech. equip.	17-6065	W/Mod
828 Greene Ave., MN	Antioch Baptist Church	Install ramp, construct elevator shaft	17-4755	Yes
111-02 Queens Blvd., QN	Firehouse, Engine Co. 305	Install ductwork	17-4755	Yes
399 Greenwich St., MN	Tribeca West HD	Legalize infill, signage, lighting	17-1096	Yes
462 Broadway, MN	SoHo-Cast Iron HD	Est. master plan (replace infill, inst. signs, flags, lighting)	17-4899	W/Mod
323 Sixth Ave., MN	Greenwich Village HD Ext. II	Alter first-floor infill	17-5378	W/D
11 W. 18th St., MN	Ladies' Mile HD	Replace windows	17-1396	Yes
27 W. 19th St., MN	Ladies' Mile HD	Install rooftop pergola	17-3479	No
39 E. 67th St., MN	Upper East Side HD	Construct roof & rear adds., excavate rear yard	17-4860	W/Mod
1 W. 67th St., MN	Upper West Side/CPW HD	Replace windows	17-6160	W/Mod
122 Pierrepoint St., BK	Brooklyn Heights HD	Install access lift	17-4061	W/Mod
129 Pierrepoint St., BK	Brooklyn Heights HD	Alter facades, replace infill, inst. lights, cooling towers	17-4063	W/Mod
112 Gates Ave., BK	Clinton Hill HD	Reconstruct rear extension, const. bulkhead	17-4560	W/Mod
380 Clinton Ave., BK	Clinton Hill HD	Alter openings, construct terrace, shed	17-5635	Yes
26 S. Portland Ave., BK	Fort Greene HD	Alter rear facade, const. deck, install HVAC, mod. roof	17-2243	Yes
343 Clinton St., BK	Cobble Hill HD	Construct roof deck, rear addition, alter areaway	17-2314	Yes
848 Carroll St., BK	Park Slope HD	Replace windows, alter rear facade	16-7980	W/Mod
516 9th St., BK	Park Slope HD Ext.	Replace windows, modify entrance, construct bulkhead	17-1605	W/Mod
554 10th St., BK	Park Slope HD Ext.	Replace windows	17-5649	Yes
117 Midwood St., BK	Prospect Lefferts Gardens HD	Install areaway, roof railings	17-1157	Yes

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

### CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
<a href="#">871</a>	Corbin Building, MN	Landmark designation	9/30/2015
<a href="#">872</a>	Stonewall Inn, MN	Landmark designation	9/30/2015
<a href="#">873</a>	Riverside-West End HD Ext. II, MN	Landmark district designation	9/30/2015
<a href="#">882</a>	221 W. Broadway, MN	Withdraw revocable consent application for sidewalk café	10/15/2015
<a href="#">883</a>	356 W. 44th St., MN	Revocable consent for unenclosed sidewalk café	10/15/2015
<a href="#">884</a>	221 W. Broadway, MN	Revocable consent for unenclosed sidewalk café	10/15/2015
<a href="#">885</a>	10300 Foster Ave., BK	Acquisition of property	10/15/2015
<a href="#">886</a>	115 Williams Ave., BK	UDAAP by HPD (1 lot)	10/15/2015

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
LPC Warehouse	Develop 11-story mixed use building	BK 1	<a href="#">C150358HAK</a>	9/22/2015
Brooklyn Courts Relocation	Site selection for use as courtrooms	BK 2	<a href="#">C150320PSK</a>	9/22/2015
Brooklyn Courts	Acquisition of property for use as courtrooms	BK 2	<a href="#">C150319POK</a>	9/22/2015
Hamilton Plaza Modification	Modify special permits & restrictive declaration for change of use & enlargement of 4-story building	BK 6	<a href="#">M780389(B)ZSK</a>	10/7/2015
New York Wheel	Special permits for observation wheel, terminal building, garage	SI 1	<a href="#">C150447ZSR</a>	10/7/2015
530 West 28th Street Garage	Special permit (39-space garage)	MN 4	<a href="#">C150309ZSM</a>	10/21/2015

### BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
90 Fifth Ave., MN	Permit physical culture establishment (Peak Performance)	App'd	<a href="#">18-15-BZ</a>	Francis R. Angelino
895 Broadway, MN	Permit physical culture establishment (Equinox)	App'd	<a href="#">122-93-BZ</a>	Rothkrug Rothkrug
405 W. 55th St., MN	Enlarge Alvin Ailey Dance Foundation building	App'd	<a href="#">55-15-BZ</a>	Kramer Levin
106 E. 57th St., MN	Legalize eating & drinking establishment	D'missed	<a href="#">236-14-BZ</a>	Stuart Klein
55 Amsterdam Ave., MN	Permit physical culture establishment (Bod Fitness)	App'd	<a href="#">9-15-BZ</a>	Francis R. Angelino
215 E. 64th St., MN	Extend time to obtain C of O	App'd	<a href="#">89-14-A</a>	Kramer Levin
125 W. 97th St., MN	Appeal DOB decision on open space reqs. for nursing facility	Denied	<a href="#">320-14-A</a>	Dean Heitner
1320 E. 23rd St., BK	Enlarge 1-family dwelling	App'd	<a href="#">64-14-BZ</a>	Lyra J. Altman
198-30 Jamaica Ave., QN	Amendment to reinstatement of variance to service station to allow sales	App'd	<a href="#">324-14-BZ</a>	Gerald J. Caliendo
28-18 Astoria Blvd., QN	Extend time to complete construction of 5-story mixed-use building	App'd	<a href="#">297-12-A</a>	Fredrick A. Becker
2020 Demerest Rd., QN	Construct buildings not fronting legally mapped street	App'd	<a href="#">37-15-A</a>	Jeffrey Geary
2800 Victory Blvd., SI	Modify wireless facility	App'd	<a href="#">31-15-BZ</a>	Snyder & Snyder
15 Patricia Ct., SI	Develop 8 dwellings in R3X district	App'd	<a href="#">271-14-A-</a> <a href="#">282-14-A</a>	Eric Palatnik, PC

### LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
<b>CERTIFICATE OF APPROPRIATENESS</b>					
235 W. 44th St., MN	The Broadhurst Theater	Install LED signage	<a href="#">17-8024</a>	Yes	10/21/2015
52 W. 21st St., MN	Ladies' Mile HD	Legalize, paint windows, install cornices	<a href="#">17-7561</a>	Yes	10/7/2015
53 W. 71st St., MN	Upper West Side-CPW HD	Replace windows	<a href="#">17-7865</a>	Yes	10/16/2015
305 W. 72nd St., MN	Upper West Side-CPW HD	Establish master plan (window replacement)	<a href="#">17-7793</a>	Yes	10/14/2015
875 Manhattan Ave., BK	Greenpoint HD	Install signage	<a href="#">17-7658</a>	Yes	10/9/2015
26 S. Portland Ave., BK	Fort Greene HD	Modify roof, modify windows at rear facade	<a href="#">17-8005</a>	Yes	10/20/2015