

CITYLAND NEW FILINGS & DECISIONS | November 2015

CITY PLANNING PIPELINE

New Applications Filed with DCP — November 1 to November 30, 2015

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
Sunnyside Barnett Associate	50-25 Barnett Avenue Rezoning, QN	Zoning text amendments to ZR 23-952, ZR 123-90, ZR 123-63 & ZR 123-662. The proposed actions would facilitate the development of a new residential building with approximately 220 affordable units for low- and moderate-income households & a universal pre-k facility; Zoning text amendment to Appendix F, the project area would be added to the list and maps of inclusionary housing designated areas to facilitate the development of a new residential building with approximately 220 affordable units for low- and moderate-income & universal pre-k facility; Zoning map amendment to rezone the project area from M1-1 to MX-16 (M1-1/R7-1).	160101ZRQ; 160102ZRQ; 160103ZMQ	Phipps Houses
SPECIAL PERMITS/OTHER ACTIONS				
L&E Building Materials Inc.	2700 Stillwell Avenue, BK	Special permit to maximize the floor plate of the project site. The proposed action would facilitate the construction of a one-story wholesale and distribution building material warehouse that seeks to maximize lot coverage on the property.	160093ZSK	Rothkrug & Spector
Andrea Compton	158 Kane Street, BK	Authorization to permit the installation of a second curb cut on a combined zoning lot.	160111ZAK	Cozen O'Connor
Scott Galaida	4663 Palisade Avenue, BX	Authorization: Modification of topographic features on tier 1 sites, to address the reduction in topsoil in order to create the new additions. The proposed addition will be an extension of the existing wood frame structure; Authorization: Modification of botanic environment and tree preservation and planting requirements. Due to the location of the proposed work, five existing trees will be within the work zone, a new tree will be added.	160094ZAX; 160095ZAX	Building Studio Arc.
Harold Donald	66 & 68 Dalemere Road, SI	Authorization pursuant to 105-421, modification of topographic features on tier 1 site.	160090ZAR	Cutrona & Assoc.
Shihadeh Musleh	181 Coverly Avenue, SI	Modification of topo features on tier 1 site, pursuant to ZR 105-421; Site alteration on a portion of a zoning lot having steep slope, pursuant to ZR 105-422; Certification for restoration plans pursuant to ZR 105-45.	160098ZAR; 160099ZAR; 160100ZCR	Mark D. Lipton
St. Josephs by the Sea H.S.	5150 Hylan Blvd., SI	Authorization pursuant to 107-65, modification to existing topography. Proposed site alteration for construction of new field lighting for existing recreation facilities. Project located within the special South Richmond district; Certification pursuant to 107-22, development in designated open space.	160106RAR; 160105RCR	James V. Morri
ACS	295 West 231st Street, BX	ACS in conjunction with DCAS requests a site selection & acquisition of the property on block 5713, lot 87. The Kingsbridge Early Learn Education & Child Care Center has been operating under a monthly license agreement with the owner of the property since Oct. 24, 2012.	160096PCX	DCAS
Piers 92/94 LLC	12th Ave b/w 52nd & 55th St., MN	Renewal of a special permit to allow a trade exposition facility with a rated capacity in excess of 2,500 persons pursuant to ZR 74-41.	160107CMM; 160108CMM; 160109CMM	Fried Frank LLP
The Chetrit Group	135 West 52nd Street, MN	Modification to the design of a through block galleria previously certified by the chairperson of the CPC. The TBG will continue to comply with original requirements of ZR section 81-748, as well as the planting and seating standards of ZR section 37-625.	160114CMM	Kramer Levin LLP

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
Woodlawn Rezoning	Zoning map change to adjust the district boundary line between existing R4A and R7A zoning districts in Bronx Community Board 12.	BX 12	160065 ZMX	11/2/2015
170 Buffalo Avenue	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.	BK 08	160028 ZSK	11/16/2016
TWA Flight Center Hotel	Lease disposition of non-residential city owned property from NYC SBS to Flight Center Hotel LLC of an approximately 6-Acre portion of JFK International Airport to facilitate continued operation of the proposed hotel beyond 2050, in the event that ground lease is not renewed at that time.	QN 10; QN 12; QN 13	160097 PPQ	11/16/2015
Oxford Nursing Home	Rezoning, special permit, and certification to facilitate the development of a 200 bed, 9 story nursing home and ambulatory facility in Red Hook, Brooklyn; 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.	BK 06	150361 ZMK; 150362 ZSK; 150363 ZCK; 160081 ZRK	11/30/2015
Socrates Sculpture Park	Map as parkland 7 lots, 6 city-owned & 1 privately-owned lot & 2 unimproved street beds for a total of 6 acres of waterfront land.	QN 01	050319 MMQ	11/30/2015

BSA PIPELINE

New Applications Filed with BSA — November 2015

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTION				
Partners VII LLC	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
Abraham Leitner	99 E. 22nd St., MN	Enlarge dwelling	235-15-BZ	Jay Goldstein
Elijah Realty LLC	2619 E. 16th St., BK	Reduce required number of parking spaces	258-15-BZ	Eric Palatnik, PC
Yaakov Max	1120 E. 24th St., BK	Enlarge 2-family dwelling	252-15-BZ	Jay Goldstein
Goron Properties	56-02 Roosevelt Ave., QN	Permit physical culture establishment	256-15-BZ	Rothkrug Rothkrug
APEALS				
Whitewell Properties	122 Bard Ave., SI	Construct two 2-family dwellings not fronting mapped street	262-15-A; 263-15-A	Eric Palatnik, PC
N/A	1221 Forest Hill Rd., SI	Construct building in mapped street	257-15-A	Rothkrug Rothkrug
Michael Ricco	106 Ebbitts St., SI	Enlarge building mapped street bed	255-15-A	David L. Businelli
Vincent Aiello	7 Wavecrest Dr., SI	Construct 1-family dwelling	250-15-A	Jeffrey Geary

LANDMARKS PIPELINE

Proposed Designations — November 2015

NAME	ADDRESS	ACTION	DATE
Excelsior Power Co. Building	33 Gold St., MN	Heard	11/5/15
143 Chambers Street Building	143 Chambers St., MN	Heard	11/5/15
315 Broadway Building	315 Broadway, MN	Heard	11/5/15
2 Oliver Street House	2 Oliver St., MN	Heard	11/5/15
57 Sullivan Street House	57 Sullivan St., MN	Heard	11/5/15
138 Second Avenue House	138 Second Ave., MN	Heard	11/5/15
James McCreery & Co	801 Broadway, MN	Heard	11/5/15
Union Square Park	Union Square, MN	Heard	11/5/15
Empire Theater	236 W. 42nd St., MN	Heard	11/5/15
Liberty Theater	234 W. 42nd St., MN	Heard	11/5/15

LANDMARKS PIPELINE (continued)

Proposed Designations — November 2015

NAME	ADDRESS	ACTION	DATE
Lyric Theater	213 W. 42nd St., MN	Heard	11/5/15
New Apollo Theater Interior	215 W. 42nd St., MN	Heard	11/5/15
Selwyn Theater	229 W. 42nd St., MN	Heard	11/5/15
Times Square Theater	215 W. 42nd St., MN	Heard	11/5/15
Victory Theater	207 W. 42nd St., MN	Heard	11/5/15
Hotel Renaissance	4 W. 43rd St., MN	Heard	11/5/15
Mission of the Immaculate Virgin West	448 W. 56th St., MN	Heard	11/5/15
Osborne Apartment Building Interior	205 W. 57th St., MN	Heard	11/5/15
Interborough Rapid Transit Powerhouse	850 Twelfth Ave., MN	Heard	11/5/15
Bergdorf Goodman	754 Fifth Ave., MN	Heard	11/5/15
Sire Building	211 W. 58th St., MN	Heard	11/5/15
President Chester A. Arthur House	123 Lexington Ave., MN	Heard	11/12/15
150 East 38th Street House	150 E. 38th St., MN	Heard	11/12/15
Edgar J. Kaufman Conference Rooms, Lecture Hall & Elevator Lobby	809 United Nations Plaza, MN	Heard	11/12/15
412 East 85th Street House	412 E. 85th St., MN	Heard	11/12/15
St. Michael's Episcopal Church, Parish House & Rectory	227 W. 99th St., MN	Heard	11/12/15
St. Paul's Church & School	121 E. 117th St., MN	Heard	11/12/15
St. Paul's Rectory	113 E. 117th St., MN	Heard	11/12/15
St. Joseph's Church	401 W. 125th St., MN	Heard	11/12/15
D.G. Yuengling Brewery Co. Complex	1361 Amsterdam Ave., MN	Heard	11/12/15
YMCA Building, Harlem Branch	181 W. 135th St., MN	Heard	11/12/15
Loew's 175th Street Theater	4140 Broadway, MN	Heard	11/12/15

Actions Taken — November 2015

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
October 27, 2015				
2067 Fifth Ave., MN	St. Andrew's Episcopal Church	Install lift, alter areaway	17-6091	Yes
175 Broadway, BK	Williamsburg Savings Bank	Install sidewalk canopy	17-3234	W/Mod
140 Franklin St., MN	Tribeca West HD	Replace infill, modify platform, install stair	16-6881	Yes
437 W. 22nd St., MN	Chelsea Historic HD Ext.	Alter facade, replace windows	17-2138	W/Mod
1164 Broadway, MN	Madison Square North HD	Replace 1985 building with new building; issue report to CPC (modify bulk)	17-6618	Yes
755 Madison Ave., MN	Upper East Side HD	Modify storefront infill	17-5623	Yes
40 E. 66th St., MN	Upper East Side HD	Construct bulkhead, alter penthouse windows	17-5336	W/Mod
53 E. 67th St., MN	Upper East Side HD	Construct rear & roof adds., exc. rear yard, inst. stoop	17-6273	Yes
806 Madison Ave., MN	Upper East Side HD	Alter ground floor facade	17-6912	W/D
313 Columbus Ave., MN	Upper West Side/CPW HD	Replace infill, install signage	17-2294	W/Mod
7 W. 92nd St., MN	Upper West Side/CPW HD	Replace windows	17-4416	Yes
33 Hamilton Terr., MN	Hamilton Heights HD	Legalize windows, security grilles	17-2479	Yes
117 Front St., BK	DUMBO HD	Modify facade, install infill, signage, replace windows	17-6706	Yes
25 Monroe Pl., BK	Brooklyn Heights HD	Replace windows, install air conditioners	17-6649	Yes
118 Joralemon St., BK	Brooklyn Heights HD	Replace windows	17-5030	W/Mod
30 Garden Pl., BK	Brooklyn Heights HD	Construct roof bulkhead	17-6536	Yes
31 Prospect Park W., BK	Park Slope HD	Construct roof adds., trellis, create openings, inst. lamp post	16-7907	Yes

LANDMARKS PIPELINE (continued)

Actions Taken — November 2015

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
November 10, 2015				
27A Harrison St., MN	315 Washington Street House	Legalize garden fence	17-3036	Yes
190 Grand St., MN	190 Grand Street House	Replace, enlarge rear dormer	16-6400	Yes
398 W. Broadway, MN	SoHo-Cast Iron HD Ext.	Install awnings, metal work	17-5090	W/Mod
158 Mercer St., MN	SoHo-Cast Iron HD	Alter lot line windows	17-4896	Yes
14 Leroy St., MN	Greenwich Village HD Ext. II	Enlarge parlor-floor windows	17-6940	W/D
139 Perry St., MN	Greenwich Village HD	Install infill, security gate	16-5597	Yes
39 W. 10th St., MN	Greenwich Village HD	Modify entrance, areaway, excavate rear yard	17-4904	Yes
812 Washington St., MN	Gansevoort Market HD	Install access ramp	17-6288	Yes
Jane Street Garden, MN	Greenwich Village HD	Install fencing	17-6914	Yes
340 W. 12th St., MN	Greenwich Village HD	Excavate rear yard	17-6679	Yes
31 E. 72nd St., MN	Upper East Side HD	Alter penthouse	17-5267	Yes
272 Lenox Ave., MN	Mount Morris Park HD	Install canopy	17-6514	Yes
432 W. 162nd St., MN	Jumel Terrace HD	Construct roof addition, rear deck	16-2669	In Part
November 17, 2015				
404 Fifth Ave., MN	Stewart & Company Building	Replace storefront infill	17-5204	W/Mod
558 Grand Concourse, BX	Bronx General Post Office	Construct rooftop addition	17-5900	Yes
3531 Richmond Rd., SI	Moore McMillen House	Construct addition	16-8798	Yes
399 W. Broadway, MN	SoHo-Cast Iron HD	Install storefront infill, signage	17-4781	W/Mod
14 Cornelia St., MN	Greenwich Village HD Ext. II	Construct new building	17-5381	Yes
346 Bleecker St., MN	Greenwich Village HD	Install storefront infill	17-2280	Yes
360 W. 22nd St., MN	Chelsea Historic HD Ext.	Alter ground floor, entrance, install access ramp	17-7234	Yes
219 W. 71st St., MN	West End-Collegiate HD Ext.	Install lift in areaway	17-2070	Yes
1065 Park Ave., MN	Park Avenue HD	Alter facade, plaza, sidewalk	17-2596	Yes
361 Macon St., BK	Bedford-Stuyvesant/Stuy Hts. HD	Construct new building	13-6588	Yes
460 Brielle Ave., SI	NYC Farm Colony/Seaview HD	Amend previously issued binding report	17-8398	Yes
November 24, 2015				
240 W. 44th St., MN	Little Theater	Construct roof add., alter exterior, lobby, inst. signage	17-7627	W/Mod
1562 Broadway, MN	Palace Theater	Relocate & alter theater interior	17-6971	W/Mod
304 Canal St., MN	Tribeca East HD	Install infill, mechanical equip., construct bulkheads	17-7946	W/Mod
10 Greene St., MN	SoHo-Cast Iron HD	Construct rooftop addition, install infill; issue report to CPC (modify use)	17-7954; 17-2918	W/Mod Yes
69 Washington Pl., MN	Greenwich Village HD	Construct rear yard addition	17-6874	Yes
734 Broadway, MN	NoHo HD	Replace storefront infill, cladding	17-6971	W/Mod
412 W. 14th St., MN	Gansevoort Market HD	Install infill, lighting, signage, canopy, mech. equip.	16-6254	W/Mod
920 Broadway, MN	Ladies' Mile HD	Construct rooftop bulkhead	17-4117	Yes
55 Central Park W., MN	Upper West Side/CPW HD	Reconstruct non-compliant penthouse, inst. mech. equip.	16-1608	Yes
320 W. 88th St., MN	Riverside-West End HD	Construct rear yard & rooftop additions	17-5206	Yes
949 West End Ave., MN	Riverside-West End HD Ext. II	Replace cornice	17-5765	W/Mod
62 Cambridge Pl., BK	Clinton Hill HD	Replace paving, install garage door, roof railing	17-7412	W/D
8 Montague Terr., BK	Brooklyn Heights HD	Alt. openings, mod. tea porch, const. bulkheads, rear add.	17-3274	W/Mod
186 Montague St., BK	Borough Hall Skyscraper HD	Alter facade, replace infill	17-2826	W/Mod
136 Dean St., BK	Boerum Hill HD	Raise parapet, construct deck, railings, install window	17-5277	W/Mod
314 Cumberland St., BK	Fort Greene HD	Construct rooftop addition	17-7423	Yes
249 Clinton St., BK	Cobble Hill HD	Reconstruct rear yard addition	17-0936	Yes
177-14 Murdock Ave., QN	Addisleigh Park HD	Modify porch, add portico	17-4588	Yes
34-45 83rd St., QN	Jackson Heights HD	Legalize wall and fence	16-6793	W/Mod

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
898	New York Wheel, SI	Special permit for observation wheel, terminal building, garage	10/29/2015
899	1 12th St., BK	Special permit for enlargement, change in use	10/29/2015
900	Community District 3, BX	Real property tax exemption (7 lots)	10/29/2015
901	337 Berry St., BX	UDAAP by HPD (3 lots)	10/29/2015
905	825 Bedford Ave., BK	Waive UDAAP requirement, grant tax exemption	11/10/2015
906	165 Park Ave., BK	Waive UDAAP requirement, grant tax exemption	11/10/2015
907	72 Lott St., BK	Waive UDAAP requirement, grant tax exemption	11/10/2015

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
One Clinton Street	Disposition and acquisition of property to create Brooklyn Public Library Branch in base of new mixed-use development	BK 2	C150399PPK ; C150400PQK	11/2/2015
Disposition of C-O-P	Disposition of 2 properties	BK 4	C150339PPK	11/2/2015
Grace Harwood Center	Acquisition of property for senior and child care center	BK 2	C150297PQK	11/2/2015

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
90 Fulton St., MN	Construct building partially in mapped street bed	App'd	113-15-A	Goldman Harris
736 Broadway, MN	Permit commercial uses on first floor and basement	App'd	108-14-BZ	Sheldon Lobel, PC
200 E. 61st St., MN	Permit physical culture establishment (Flywheel Sports)	App'd	29-15-BZ	Stuart Klein
160 Columbus Ave., MN	Extension of term for physical culture establishment	App'd	17-93-BZ	Fox Rothschild
153 Sherman Ave., MN	Permit school construct (setback reqs.)	App'd	75-15-BZ	Sheldon Lobel, PC
671 Timpson Pl., BX	Extension of term for scrap facility	App'd	84-93-BZ	Sheldon Lobel, PC
699 Morris Ave., BX	Convert repair shop to convenience store, alter building	App'd	584-55-BZ	Nasir J. Khanzada
56-58 Kosciusko St., BK	Extension of term for legalization of auto repair shop	App'd	110-99-BZ	Jay Goldstein
1245 E. 32nd St., BK	Enlarge 1-family dwelling	App'd	156-14-BZ	Lewis E. Garfinkel
112 Atlantic Ave., BK	Construct 4-story mixed-use building in R6 district	App'd	258-14-BZ	Sheldon Lobel, PC
182 Girard St., BK	Extend time to complete enlargement of 2-family dwelling	App'd	42-08-BZ	Eric Palatnik, PC
92-77 Queens Blvd., QN	Permit physical culture establishment (Retro Fitness)	App'd	19-15-BZ	Herric Feinstein
1660 Richmond Ave., SI	Legalize eating & drinking est. with accessory drive-through	App'd	243-14-BZ	Eric Palatnik, PC
631 Bay St., SI	Constuct mixed-use building partially in mapped street bed	App'd	325-14-A	Eric Palatnik, PC

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

LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
2 Liberty St., MN	One Chase Manhattan Plaza	Alter base, plaza, create storefronts	17-8771	Yes	11/10/2015
287 Broadway, MN	287 Broadway Building	Replace infill, roof bulkheads	17-8413	Yes	10/30/2015
44 Union Square E., MN	Tammany Hall	Create addition, renovate facade	17-8942	Yes	11/16/2015
281 Park Ave. S., MN	Church Missions House	Install roof walkway, install roof on fire stairs	17-8419	Yes	10/30/2015
13 Worth St., MN	Tribeca West HD	Construct penthouse addition	17-8733	Yes	11/9/2015
140 Franklin St., MN	Tribeca West HD	Replace infill, install platform, railings	17-8708	Yes	11/9/2015
456 Greenwich St., MN	Tribeca North HD	Demo freight terminal bldg., construct hotel	17-8351	Yes	10/28/2015
14 Cornelia St., MN	Greenwich Village HD Ext. II	Construct 5-story building	17-9060	Yes	11/18/2015
192 Seventh Ave. S., MN	Greenwich Village HD	Demo 1-story building, construct new building	17-8399	Yes	10/29/2015
475 Sixth Ave., MN	Greenwich Village HD	Install signs	17-8804	Yes	11/12/2015
860 Broadway, MN	Ladies' Mile HD	Construct 2-story mansard addition	17-8227	Yes	10/22/2015
220 Twelfth Ave., MN	West Chelsea HD	Est. master plan (signage installation)	17-8247	Yes	10/27/2015
1120 Park Ave., MN	Park Avenue HD	Widen window, install window	17-8401	Yes	10/29/2015
10 Remsen St., BK	Brooklyn Heights HD	Exc. areaway, inst. paving, replace door, sills	17-8628	Yes	11/5/2015
59 Middagh St., BK	Brooklyn Heights HD	Restore and enlarge building	17-8761	Yes	11/10/2015
118 Joralemon St., BK	Brooklyn Heights HD	Replace windows	17-8710	Yes	11/10/2015
41 Montgomery Pl., BK	Park Slope HD	Construct rear yard addition, deck	17-8311	Yes	10/28/2015