

CITYLAND **NEW FILINGS & DECISIONS** | February 2016

CITY PLANNING PIPELINE

New Applications Filed with DCP — February 1 to February 29, 2016

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
Rockaway Beach Hotel LLC	108-14 Rockaway Beach Blvd., QN	A zoning text amendment to designate the project area as a Mandatory Inclusionary Housing designated area in Appendix F of the Zoning Resolution	160220 ZRQ	Akerman LLP
1968 2nd Avenue Realty LLC	1968 Second Avenue Rezoning, MN	Zoning map amendment to expand an existing C1-5 commercial overlay district onto an area currently zoned R71. The proposed rezoning would facilitate the legalization of a supermarket within East Harlem. The action would bring the existing uses & loading dock into conformance & compliance.	160194 ZMM	Sheldon Lobel
Plaza North 1031, LLC	14-41 Broadway Rezoning, QN	Zoning map amendment to relocate the existing R7A zoning district boundary, so that it runs down the centerline of the block. The proposed rezoning would facilitate the construction of a new 8-story residential building with 27 dwelling units and cellar space.	160193 ZMQ	Sheldon Lobel
322 West 57th Street Condo	362-8 W. 57 St./866-72 9 Ave, MN	Certification pursuant to ZR 37-73 provides a certification that allows a kiosk in an urban plaza for a period of three years.	160129 ZCM	Akerman LLP
SPECIAL PERMITS/OTHER ACTIONS				
Jarv LLC	248 Lafayette Street, MN	Special permit to allow use group 6 retail uses on the ground floor and cellar of an existing building in a M1-5B zoning district within the SoHo Cast Iron special district.	160199 ZSM	Marvin Mitzner
Kayvan Hakim	1290 Madison Avenue, MN	Special permit pursuant to ZR section 74-711, the applicant seeks to modify (I) the height limit regulations of 23-692, (II) street wall recess regulations of 99-052, (III) side yard requirements of 35-52 & (IV) inner court regulations in 23-85 in order to facilitate renovation & enlargement.	160213 ZSM	Kramer Levin LLP
Siberian Ice, LLC	86-13 Lefferts Boulevard, QN	Special permit pursuant to ZR section 74-711 to facilitate the conversion of portion of landmark building to an eating and drinking establishment with dancing (UG 12) in a C2-4 district.	160189 ZSQ	Eric Palatnik P.C.
Sevneast 19 LLC	7 East 19th Street, MN	A zoning authorization pursuant to ZR 15-20(B) to occupy the 2nd through 5th stories of the proposed development site to use Group 2 residential, a residential use contrary to section 42-10. The proposed action is a discretionary public action.	160182 ZAM	Akerman LLP
255-23 58th Ave Mgt LLC	255-23 58th Avenue, QN	An authorization pursuant to ZR section 22-43 to waive the provision requiring that 75% of the floor area of one dwelling unit is located directly above or directly below the other dwelling unit in an R3X zoning district.	160203 ZAQ	Christopher Papa
Angela Falato	311 Lighthouse Avenue, SI	Modification of topographical features on tier 1 sites pursuant to ZR section 105-421 in order to legalize existing retaining walls, in ground swimming pool and recreational area, within the special natural area district; Certification of restoration plans pursuant to ZR section 105-45 to restore existing trees that were removed without CPC authorization, within the special natural area district.	160186 ZAR; 160185 ZCR	Calvanico Associate
Sai Kolla	55 Four Corners Road, SI	Authorization pursuant to ZR 105-422, authorization of a development, enlargement or site alteration on a tier II site or portion of a zoning lot having a steep slope or steep slope buffer; Authorizations pursuant to ZR 105-431 & 105-432, modification of yard, height, & setback regulations and parking location regulations and modification of grading controls.	160187 ZAR; 160188 ZAR	Archidesign Studio

CITY PLANNING PIPELINE (continued)

New Applications Filed with DCP — February 1 to February 29, 2016

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (CONTINUED)				
Brian Rusi	20 Buttonwood Road, SI	Vertical enlargement atop ex. footprint and proposed swimming pool, patio, and enlarged driveway. An authorization pursuant to ZR section 105-421, modification of topographical features or tier-1 sites; An authorization pursuant to ZR section 105-432, modification of yard, height, and setback regs, and parking location.	160215 ZAR; 160216 ZAR	Sanna & Loccisano
338 West 39th Street LLC	338 West 39th Street, MN	A certification pursuant to ZR section 93-31, district improvement fund bonus. This would permit an increase of the basic maximum floor area ratio for non-residential uses for the zoning lot.	160196 ZCM	Patrick Jones P.C.
1221 Avenue Holdings LLC	1221 Ave of the Americas Plaza, MN	A certification by the Chairperson of the CPC, pursuant to ZR section 37-625 to allow for design changes to a public plaza.	160197 ZCM	Fried Frank LLP
Site C LLC	555 West 38th Street, MN	Certification to allow an accessory parking facility, pursuant to ZR section 93-821; Certification pursuant to 93-131(A)(2), certification for office use; Certification pursuant to ZR section 93-31, district improvement fund bonus. To permit an increase in the basic maximum floor area ration (FAR) at the project site through a contribution to the district improvement fund (DIB certification); Certification pursuant to ZR section 93-34, a distribution of floor area to the project site from the eastern rail yard subarea A1 (the "TDR certification"); Certification pursuant to ZR section 93-122(B) to allow for development of use group 2 residential space in large-scale plan sub district A (the "residential certification") in event that the applicant seeks to develop a portion of the project site for residential use.	160208 ZCM; 160209 ZCM; 160210 ZCM; 160211 ZCM; 160212 ZCM	Fried Frank LLP
Trust for Governor's Island	111, 112, 114 Andes Road, MN	A certification pursuant to ZR section 134-11, commercial uses-special Governors Island district. The proposed action would facilitate the rehabilitation of building 111, 112, & 114 into a designation day spa. Because the use is larger than 7,500 sq. feet, such a certification is required.	160214 ZCM	Richard Suarez
John Bozza	225 Meisner Avenue, SI	A certification pursuant to ZR section 105-41 for the development of (4) four (1) one family (2) two story frame residences.	160206 ZCR	James V. Morri
Block 7092	12-27 Apricot Court, SI	School seat certification as block less than 75% built.	160184 RCR	Calvanico Associate
Leonell Savo Jr.	126, 130, 134 Detroit Ave, SI	School seat certification, three (2)-family dwelling units.	160190 RCR	Sanna & Loccisano
Arthur Palino	14 Canton Ave/11 Halcomb Ave, SI	School seat certification, one (1) family dwelling unit.	160191 RCR	Sanna & Loccisano
Michael Giordano	819 Rossville Avenue, SI	School seat certification as block is less than 75% built.	160192 RCR	Calvanico Associate
CPMG Home Builders LLC	115 Macon Avenue, SI	Certification for a subdivision of 1 zoning lot & 1 tax lot into 3 zoning lots and 4 tax lots for development of 2 two family semi detached homes and 2 one family semi detached homes.	160201 RCR	Calvanico Associate
Christopher Larkin	215 McBaine Avenue, SI	School seat certification requested as lot is less than 75% built.	160202 RCR	Calvanico Associate
Kevin Mullane	240 Lee Avenue, SI	School seat certification, one (2) family dwelling unit.	160217 RCR	Sanna & Loccisano
86 South Portland LLC	86 South Portland, BK	Enclosed sidewalk café with 7 tables and 14 chairs.	160181 ECK	Stephen Gagliano
NYS Dep't of Transportation	Kosciuszko Bridge-Brooklyn, BK	The New York State Department of Transportation is submitting this application for an amendment to the City map to facilitate the proposed Kosciuszko Bridge replacement project; Amendment to the City map involving the elimination of portions of 55th Avenue and 54th Drive between 43rd Street and Laurel Boulevard. These actions will facilitate the proposed Kosciuszko Bridge replacement project.	160205 MMK; 160204 MMQ	NYC Parks & Rec

CITY PLANNING PIPELINE (continued)

New Applications Filed with DCP — February 1 to February 29, 2016

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (CONTINUED)				
NYC DOT	Unionport Bridge Replacement, BX	A change in the City map including modification to the treatment lines and grades of Bruckner Blvd. The change will include modifying the intersections of Bruckner Blvd. with Brush Avenue and the two bridge ramp intersections with Zerega Avenue.	160200 MMX	Phillip Montgomery
NYC HPD	Boston Rd & E Tremont Ave, BX	A City map amendment to narrow a portion of East Tremont Avenue at the northeast corner of its intersection with Boston Road. The removal of this area from the mapped street would facilitate HPD's disposition of the land to Boston Tremont LLC.	160218 MMX	Phipps Houses
NYC DCAS	233 Broadway, MN	Acquisition of approximately 32,000 square feet of office space on the entire 5th floor at the Woolworth Building, located at 233 Broadway in Lower Manhattan, is for new space for the Law Department's Tort Division.	160172 PXM	NYC Law Dep't
NYC DCAS	33 Whitehall Street, MN	An acquisition of approximately 17,000 rentable square feet of office space on the sixth floor of 33 Whitehall Street. The site is required to provide office space for Bureau of Information and Technology personnel that cannot be accommodated in the existing space assigned to DSNY.	160173 PXM	DSNY
NYC ACS	180 Suffolk Street, MN	ACS requests an acquisition of the property on Block 350, lot 8, to ensure the continued provision of childcare services.	160207 PQM	NYC DCAS

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
L & E Building Materials	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.	BK 13	160093 ZSK	2/1/2016
East Houston Street Rezoning	Zoning map amendment to map a C2-5 commercial overlay to a depth of 100 feet along two & one-half blocks on the south side of East Houston St. between the east side of Norfolk St. & the centerline of the block between Clinton St. & Attorney St. to facilitate construction of a 13-story mixed.	MN 03	160137 ZMM	2/22/2016

BSA PIPELINE

New Applications Filed with BSA — February 2016

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
Ratna Realty Inc.	142 W. 29th St., MN	Use variance to redevelop underutilized M1-6 lot	2016-1215-BZ	Eric Palatnik, PC
839-45 Realty LLC	45 Southgate Ct., BK	Enlarge 2-family dwelling	2016-1217-BZ	Jay Goldstein
74th and Myrtle LLC	73-45 Myrtle Ave., QN	Develop 2-story mixed-use building	2016-1219-BZ	Sheldon Lobel, PC
SPECIAL PERMITS/OTHER ACTION				
Ponte Equities	511 Canal St., MN	Permit physical culture establishment	2016-4128-BZ	Herrick Feinstein
670 Broadway Owner LP	670 Broadway, MN	Permit physical culture establishment	2016-4126-BZ	Rothkrug Rothkrug
Fifth Jam Development	269 W. 23rd St., MN	Legalize physical culture establishment	2016-1221-BZ	Jay Goldstein
Columbie REIT	315 Park Ave. S., MN	Permit physical culture establishment	2016-4125-BZ	Rothkrug Rothkrug
168 Havemeyer Realty	168 Havemeyer St., BK	Reduce required parking for health care facility	2016-4123-BZ	Eric Palatnik, PC
Fifteenth & Fifth LLC	555 Fifth Ave., BK	Permit physical culture establishment	2016-4121-BZ	Eric Palatnik, PC
902 Quentin Road LLC	902 Quentin Rd., BK	Reduce required parking for health care facility	2016-4122-BZ	Eric Palatnik, PC
CAB Bedford LLC	238 Bedford Ave., BK	Permit physical culture establishment	2016-4124-BZ	Rothkrug Rothkrug
1547 East 26th St. LLC	1547 E. 26th St., BK	Enlarge 1-family dwelling	2016-4127-BZ	Dennis Dell'Angelo
1128 36 LLC	1128 36th St., BK	Allow school, reduce required parking	2016-1216-BZ	Sheldon Lobel, PC
APPEALS				
N/A	N/A	N/A	2016-1222-A- 2016-4120-A	Mayor's Office of Housing Recovery
74th and Myrtle LLC	73-45 Myrtle Ave., QN	Permit building in proposed street bed	2016-122-A	Sheldon Lobel, PC
Dimauro Living Trust	97 Storer Ave., SI	Construct building not fronting mapped street	2016-1218-A	Rothkrug Rothkrug

LANDMARKS PIPELINE

Proposed Designations — February 2016

NAME	ADDRESS	ACTION	DATE
143 Chambers Street Building	143 Chambers St., MN	Decalendared	2/23/16
2 Oliver Street House	2 Oliver St., MN	Decalendared	2/23/16
138 Second Avenue House	138 Second Ave., MN	Decalendared	2/23/16
James McCreery & Co. Store	801 Broadway, MN	Decalendared	2/23/16
Union Square Park	Union Square, MN	Decalendared	2/23/16
President Chester A. Arthur House	123 Lexington Ave., MN	Decalendared	2/23/16
150 East 38th Street House	150 E. 38th St., MN	Decalendared	2/23/16
Empire Theater; Empire Theater Interior	236 W. 42nd St., MN	Decalendared Decalendared	2/23/16 2/23/16
Liberty Theater; Liberty Theater Interior	234 W. 42nd St., MN	Decalendared Decalendared	2/23/16 2/23/16
Lyric Theater; Lyric Theater Interior	213 W. 42nd St., MN	Decalendared Decalendared	2/23/16 2/23/16
New Apollo Theater Interior	215 W. 42nd St., MN	Decalendared	2/23/16
Selwyn Theater; Selwyn Theater Interior	229 W. 42nd St., MN	Decalendared Decalendared	2/23/16 2/23/16
Times Square Theater; Times Square Theater Interior	215 W. 42nd St., MN	Decalendared Decalendared	2/23/16 2/23/16
Victory Theater; Victory Theater Interior	207 W. 42nd St., MN	Decalendared Decalendared	2/23/16 2/23/16
Hotel Renaissance	4 W. 43rd St., MN	Decalendared	2/23/16
Mission of the Immaculate Virgin West	448 W. 56th St., MN	Decalendared	2/23/16
Sire Building	211 W. 58th St., MN	Decalendared	2/23/16
St. Paul's Rectory	113 E. 117th St., MN	Decalendared	2/23/16
Yuengling Brewery Complex	1361 Amsterdam Ave., MN; 461 W. 126th St., MN; 423 W. 127th St., MN; 439 W. 127th St., MN; 454 W. 128th St., MN; 460 W. 128th St., MN	Decalendared Decalendared Decalendared Decalendared Decalendared Decalendared	2/23/16 2/23/16 2/23/16 2/23/16 2/23/16 2/23/16
6 Ploughman's Bush Building	6 Ploughman's Bush, BX	Decalendared	2/23/16
Samuel D. Babcock House	5525 Independence Ave., BX	Decalendared	2/23/16
First Presbyterian Church of Williamsbridge & Rectory	730 E. 225th St., BX	Decalendared	2/23/16
Coney Island Pumping Station	2301 Neptune Ave., BK	Decalendared	2/23/16
Old Calvary Cemetery Gatehouse	Gale & Greenpoint Aves., QN	Decalendared	2/23/16
Fairway Apartments	76-09 34th Ave., QN	Decalendared	2/23/16
Spanish Towers	34-30 75th St., QN; 34-32 75th St., QN; 34-34 75th St., QN; 34-36 75th St., QN; 34-38 75th St., QN; 34-42 75th St., QN; 34-44 75th St., QN; 34-46 75th St., QN; 34-48 75th St., QN; 34-52 75th St., QN	Decalendared Decalendared Decalendared Decalendared Decalendared Decalendared Decalendared Decalendared Decalendared Decalendared	2/23/16 2/23/16 2/23/16 2/23/16 2/23/16 2/23/16 2/23/16 2/23/16 2/23/16 2/23/16
First Reformed Church of College Point	118-09 14th Ave., QN	Decalendared	2/23/16
Douglaston HD Extension	Douglaston, QN	Decalendared	2/23/16
Cunard Hall, Wagner College	631 Howard Ave., SI	Decalendared	2/23/16

LANDMARKS PIPELINE (continued)

Proposed Designations — February 2016

NAME	ADDRESS	ACTION	DATE
Nicholas Muller House	200 Clinton Ave., SI	Decalendared	2/23/16
Sailor's Snug Harbor HD	Randall Manor, SI	Decalendared	2/23/16
St. Mary's Episcopal Church	347 Davis Ave., SI	Decalendared	2/23/16
St. Mary's Roman Catholic Church	1101 Bay St., SI	Decalendared	2/23/16
Sunny Brae House	27 Colonial Ct., SI	Decalendared	2/23/16
Marcellite Garner Mansion	355 Bard Ave., SI	Decalendared	2/23/16
Woodbrook	304 Prospect Ave., SI	Decalendared	2/23/16
Crocheron House	47 Travis Ave., SI	Decalendared	2/23/16
Fountain Family Graveyard	Richmond & Clove Rds., SI	Decalendared	2/23/16
Killmeyer Store & Residence	4321 Arthur Kill Rd., SI	Decalendared	2/23/16
Richmond County Country Club	135 Flagg Pl., SI	Decalendared	2/23/16
School District #3 Building	4108 Victory Blvd., SI	Decalendared	2/23/16
122 Androvette Street House	122 Androvette St., SI	Decalendared	2/23/16
3833 Amboy Road House	3833 Amboy Rd., SI	Decalendared	2/23/16
5466 Arthur Kill Road House	5466 Arthur Kill Rd., SI	Decalendared	2/23/16
6136 Amboy Road House	6136 Amboy Rd., SI	Decalendared	2/23/16
Dorothy Day Historic Site	457 Poillon Ave., SI	Decalendared	2/23/16
St. Paul's Methodist Episcopal Church	7588 Amboy Rd., SI	Decalendared	2/23/16

Actions Taken — February 2016

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
February 2, 2016				
54 Bond St., MN	Bouwerie Lane Theater	Install bracket sign	17-3471	W/Mod
19 Grove St., MN	Greenwich Village HD	Alter base	17-7528	Yes
304 W. 10th St., MN	Weehawken Street HD	Modify windows, install windows, doors, balconies	17-6783	Yes
82 Little W. 12th St, MN	Greenwich Village HD	Alter entrance	17-9154	W/Mod
46 E. 66th St., MN	Upper East Side HD	Install fence, gate, trash enclosure	18-0323	Yes
277 West End Ave., MN	West End-Collegiate HD Ext.	Replace windows	17-7292	Yes
125 E. 78th St., MN	Upper East Side HD	Construct rear & roof additions, excavate yard	17-5713	W/Mod
125 W. 87th St., MN	Upper West Side/CPW HD	Construct rear & roof additions, excavate yard	17-8526	Yes
202 Warren St., BK	Cobble Hill HD	Install solar panels, framing	18-0027	W/Mod
280 Henry St., BK	Brooklyn Heights HD	Install pergola, solar panels, amend garage door design	17-9433	Yes
291 Adelphi St., BK	Fort Greene HD	Construct rear addition, excavate rear yard	17-8758	W/Mod
120 Bainbridge St., BK	Stuyvesant Heights HD	Construct roof addition, install railings	15-9422	W/Mod
876 Sterling Pl., BK	Crown Heights North HD II	Legalize facade painting	17-5207	Yes
43 Rutland Rd., BK	Prospect Lefferts Gardens HD	Modify rear openings	17-9435	Yes
February 9, 2016				
155 Mercer St., MN	SoHo-Cast Iron HD	Amend previously approved storefront infill design	18-1220	Yes
348 Lafayette St., MN	NoHo HD	Const. roof adds., mod. parapet, windows, doors	17-7746	W/Mod
Pearl Street at York, BK	DUMBO HD	Create pedestrian island	16-8169	Yes
105 Eighth Ave., BK	Park Slope HD	Construct roof & rear adds., alter windows	17-1583	W/Mod

LANDMARKS PIPELINE (continued)

Actions Taken — February 2016 (continued)

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
February 16, 2016				
209 Broadway, MN	St. Paul's Chapel & Graveyard	Relocate sculpture to interior, install replica	18-1148	Yes
601 W. 26th St., MN	Starrett-Lehigh Building	Install flood barriers	17-8976	Yes
250 W. 77th St., MN	Hotel Belle Claire	Alter ground floor, install canopy	18-0292	Yes
27 Bleecker St., MN	NoHo East HD	Remove vault lights, replace sidewalk	17-7473	W/Mod
269 W. 11th St., MN	Greenwich Village HD	Const. stoop, entry surrounds, rear addition, bulkheads	17-6671	Yes
180 Tenth Ave., MN	Chelsea HD	Est. master plan (installation of seasonal outdoor bar)	17-9179	Yes
66 W. 84th St., MN	Upper West Side/CPW HD	Install storefront, awnings, lights	18-0107	W/Mod
140 W. 87th St., MN	Upper West Side/CPW HD	Modify areaway, alter front facade	17-7943	Yes
178 Columbia Hts., BK	Brooklyn Heights HD	Modify rear facade window opening	17-9513	Yes
100 Clinton St., BK	Brooklyn Heights HD	Const. rooftop addition, install infill, signs, flagpole	17-4568	W/Mod
593 3rd St., BK	Park Slope HD	Replace illegal windows	17-9451	Yes
1477 Pacific St., BK	Crown Heights North HD	Legalize door	17-7934	W/Mod
268 Prospect Pl., BK	Prospect Heights HD	Construct rear yard	17-8515	Yes
71 Midwood St., BK	Prospect Lefferts Gardens HD	Legalize window	17-8088	Yes

New Decisions Added to www.CityAdmin.org — February 2016

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
986	33 Avenue B, MN	Withdrawal of petition for revocable consent (sidewalk café)	2/5/2016
987 ; 988	321-323 Canal Street, MN	Special permits to allow retail and residential uses in M1-5B district	2/5/2016
989 ; 990 ; 991	150 Wooster Street, MN	Zoning text amend. regarding a special permit in a historic district; special permit for use in proposed 8-story mixed use building; special permit for height & setback	2/5/2016

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Zoning for Quality & Affordability	Zoning text amendments to support creation of affordable housing & senior care facilities	CW	N160049ZRY	2/3/2016
Mandatory Inclusionary Housing	Zoning text amendments to require a percentage of new housing to be permanently affordable	CW	N160051ZRY	2/3/2016
123 William Street	Acquisition of office space for DYCD	MN 1	N160119PXM	2/3/2016
375 Pearl Street	Acquisition of office space for Dep't of Finance	MN 1	N160118PXM	2/3/2016
2500 Halsey Street	Acquisition of office space for HRA	BX 10	N160131PXX	2/3/2016
One Pierrepont Plaza	Acquisition of office space for Law Dep't	BK 2	N160127PXX	2/3/2016
Early Life Center 9	Acquisition of property for use as senior/child care center	BK 4	C150168POK	2/3/2016
Coney Island Head Start 1	Acquisition of property for child care center	BK 13	C150262POK	2/3/2016
East New York Rezoning	Rezoning (eliminate, establish commercial overlays, establish mixed-use & enhanced commercial districts); amend Urban Renewal Plan; dispose of City-owned property; zoning text amendment (establish enhanced commercial districts, mandatory inclusionary housing area)	BK 5, 16	C160035ZMK ; C160037HUK ; C160042HDK ; N160050ZRK	2/24/2016
3133-3135 Emmons Avenue	Zoning text amendment, special permit (facilitate enlargement of health services provider)	BK 15	N150342ZRK ; C150343ZSK	2/24/2016
Friends of Crown Heights Child Care Center	Acquisition of property (child care center)	BK 16	C150171POK	2/24/2016

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
53 Mercer St., MN	Extend time to complete construction (convert to retail use)	App'd	89-10-BZ	Kramer Levin
557 Broadway, MN	Amend variance to relocate lobby	App'd	146-96-BZ	Stroock Stroock Lavan
257 W. 17th St., MN	Legalize physical culture establishment (Brick CrossFit)	App'd	264-13-BZ	Francis R. Angelino
111B Eleventh Ave., MN	Extend term for physical culture est. (Sports Center at Chelsea Piers)	App'd	69-95-BZ	Fox Rothschild
31 W. 19th St., MN	Permit physical culture establishment (The Fitting Room)	App'd	2-15-BZ	Jay Goldstein
540 W. 26th St., MN	Permit school operation in portion of building	App'd	61-15-BZ	Deirdre A. Carson
20 E. 38th St., MN	Permit physical culture establishment (Evolution Muay Thai)	App'd	173-14-BZ	Sheldon Lobel, PC
201 E. 66th St., MN	Permit physical culture establishment (Crunch Fitness)	App'd	78-15-BZ	Eric Palatnik, PC
1433 York Ave., MN	Extend term for physical culture establishment	App'd	705-81-BZ	Rothkrug Rothkrug
100 East End Ave., MN	Permit three-story school enlargement	App'd	260-14-BZ	Goldman Harris
23 E. 92nd St., MN	Permit physical culture establishment (Equinox)	App'd	270-14-BZ	Rothkrug Rothkrug
214 Harding Park, BX	Waive bulk regs. for replacement of Hurricane Sandy-damaged homes	App'd	229-15-BZ	NYC HPD
8008 Harbor View Ter., BK	Enlarge 1-family dwelling	App'd	239-14-BZ	Eric Palatnik, PC
1977 Homecrest Ave., BK	Enlarge 1-family dwelling	App'd	182-14-BZ	Eric Palatnik, PC
2847 W. 8th St., BK	Permit physical culture establishment (Blink Fitness)	App'd	32-15-BZ	Rothkrug Rothkrug
1327 E. 21st St., BK	Amend previously approved permit to enlarge 1-family dwelling	App'd	88-10-BZ	Dennis D. Dell Angelo
2268 W. 1st St., BK	Enlarge 2-family dwelling	App'd	202-14-BZ	Lyra J. Altman

New Decisions Added to www.CityAdmin.org — February 2016 (continued)

BOARD OF STANDARDS & APPEALS (continued)

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
9029 Flatlands Ave., BK	Permit physical culture establishment (Blink Fitness)	App'd	72-15-BZ	Rothkrug Rothkrug
72-09 Main St., QN	Extend variance term for auto service station	App'd	340-41-BZ	Nasir J. Khanzada
135-35 Northern Blvd., QN	Extend time to complete construction of 17-story building; permit building to exceed height limits	App'd App'd	156-03-BZ ; 127-15-BZ	Goldman Harris
165 Wooley Ave., SI	Construct 1-family dwelling	App'd	213-14-BZ	Steven Simicich
61 Neutral Ave., SI	Waive bulk regs. for replacement of Hurricane Sandy-damaged homes	App'd	227-15-A ; 226-15-BZ	NYC HPD
48 Hamden Ave., SI	Waive bulk regs. for replacement of Hurricane Sandy-damaged homes	App'd	228-15-BZ	NYC HPD
163 Benedict Rd., SI	Construct 1-family dwelling not fronting mapped street	App'd	132-15-A ; 133-15-A	Joseph Loccisano
245 Page Ave., SI	Permit eating & drinking establishment with drive-through	App'd	69-15-BZ	Glenn V. Cutrona
221 Douglas Rd., SI	Construct dwelling not fronting mapped street	App'd	97-15-A	Rothkrug Rothkrug

LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
54 Bond St., MN	Bouwerie Lane Theater	Install bracket sign	18-1870	Yes	2/4/2016
East 42nd St., MN	Pershing Square Viaduct	Install lighting, lettering	18-2150	Yes	2/11/2016
227 Fourth Ave., BK	Public Bath No. 7	Install entrance, replace windows, grilles	18-1354	Yes	1/29/2016
Bogardus Triangle, MN	Tribeca West HD	Raise roadbed, construct pedestrian plaza	18-1327	Yes	1/21/2016
13 Jay St., MN	Tribeca West HD	Construct multilevel rooftop addition	18-1418	Yes	1/25/2016
304 Canal St., MN	Tribeca East HD	Replace infill, windows on 2 facades	18-2044	Yes	2/9/2016
308 Mott St., MN	NoHo East HD	Remove stucco, install brick facade	18-1394	Yes	1/22/2016
314 Mott St., MN	NoHo East HD	Remove stucco, install brick facade	18-1395	Yes	1/22/2016
19 Barrow St., MN	Greenwich Village HD	Legalize installation of 4 windows	18-1450	Yes	1/25/2016
15 W. 9th St., MN	Greenwich Village HD	Alter rear facade	18-1363	Yes	1/22/2016
355 Bleecker St., MN	Greenwich Village HD	Legalize storefront alterations	18-1316	Yes	1/25/2016
52 W. 22nd St., MN	Ladies' Mile HD	Enclose rear terrace, add greenhouse	18-2106	Yes	2/10/2016
755 Madison Ave., MN	Upper East Side HD	Remove cladding, install infill, storefront	18-0834	Yes	1/25/2016
39 E. 67th St., MN	Upper East Side HD	Add roof bulkheads, chimneys, replace rear facade	18-1656	Yes	1/29/2016
31 E. 72nd St., MN	Upper East Side HD	Raise penthouse, install infill, canopy, windows	18-2160	Yes	2/16/2016
18 W. 75th St., MN	Upper West Side/CPW HD	Construct bulkheads, replace infill, rear ell	18-1776	Yes	2/2/2016
155 Noble St., BK	Greenpoint HD	Install, enlarge roof bulkheads, install access lift	18-1348	Yes	1/21/2016
Pearl Street at York, BK	DUMBO HD	Construct raised pedestrian plaza	18-2308	Yes	2/17/2016
96 Fort Greene Pl., BK	Brooklyn Academy of Music HD	Install roof mech. equip., deck, alter rear facade	18-1882	Yes	2/4/2016
136 Dean St., BK	Boerum Hill HD	Raise parapet, construct deck, railings	18-1718	Yes	1/29/2016
249 Clinton St., BK	Cobble Hill HD	Reconstruct rear facade	18-1383	Yes	1/22/2016
876 Sterling Pl., BK	Crown Heights North HD II	Legalize facade painting	18-1801	Yes	2/2/2016
145 Gates Ave., BK	Clinton Hill HD	Construct 4-story building	18-2103	Yes	2/10/2016
25-31 West Dr., QN	Douglaston HD	Remove windows, enlg. openings, inst. driveway	18-1659	Yes	1/29/2016
460 Brielle Ave., SI	NYC Farm Colony/Seaview HD	Construct Meals-on-Wheels facility	18-2212	Yes	2/12/2016