

CITYLAND NEW FILINGS & DECISIONS | May 2016

CITY PLANNING PIPELINE

New Applications Filed with DCP — May 2 to May 31, 2016

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
NYC DCP	Special Hudson River Park District, MN	Zoning text amendment to establish Article VIII Chapter 9, Special Hudson River Park District, to include Pier 40 & St. John's Center & include provisions for a special permit to allow the transfer of floor area from the granting site to the receiving site, permit mods within receiving site.	160308 ZRM	
NYC HPD	127 East 107th Street, MN	Zoning text amendment to appendix F of the zoning resolution to apply the Mandatory Inclusionary Housing Area "MIHA"; Zoning map amendment to change existing C8-4, R7-2, and R7-2/C1-5 Districts to a R9/C2-4 District; Special permit pursuant to ZR section 74-743 to allow, within a large scale development, the location of a building without regard to height and setback regulations, including street wall regulations, in connection with the proposed development; Special permit pursuant to ZR section 74-532 to allow, within a LSGD in the transit zone seeking a bulk modification, a waiver of required accessory residential off-street parking spaces for a new building & previously required spaces for an existing building on the zoning lot; Urban Development Action Area Project ("UDAAP") designation and project approval for Block 1635, Lot 1 and approval of the disposition of City-owned property for Lot 1 ("the disposition area"); NYC DCAS is seeking acquisition approval for the 32 space public parking garage facility within the proposed development to be used by the NYPD and HPD with terms to be determined.	160337 ZRM; 160336 ZMM; 160338 ZSM; 160339 ZSM; 160340 HAM; 160341 PQM	Lexington Gardens Owners LLC
SJC 33 Owner 2015 LLC	550 Washington Street, Pier 40, MN	Zoning map amendment to change M1-5 and M2-4 zoning districts to C6-4, C6-3 and M1-5 zoning districts, and to map the Special Hudson River Park District; Special permit pursuant to ZR section 89-21 to allow the transfer of floor area from the granting site to the receiving site, as well as certain bulk waivers on the receiving site; Special permit pursuant to section 13-45 and 13-451 to allow a parking facility on the north side of the development site; Special permit pursuant to 13-45 and 13-451 to allow a parking facility on the center side of the development site; Special permit pursuant to ZR section 13-45 and 13-451 to allow a parking facility on the south side of the development site; Zoning authorization pursuant to ZR section 13-441 to allow a curb on a wide street; Zoning authorization pursuant to ZR section 13-441 to allow a curb cut on a wide street; Zoning authorization pursuant to ZR section 13-441 to allow a curb cut on a wide street; Chairperson's certification pursuant to ZR section 89-21(D)(I) to ensure a payment schedule associated with the transfer of floor area is in place before the issuance of building permits on the receiving site.	160309 ZMM; 160310 ZSM; 160311 ZSM; 160312 ZSM; 160313 ZSM; 160314 ZAM; 160315 ZAM; 160316 ZAM; 160317 ZCM	Kramer, Levin, Naftalis, & Frankel LLP
Westchester Mews LLC	2044 Westchester Avenue & 2035 Newbold Avenue, BX	Zoning map amendment to change the zoning of that portion of Block 3805 that is currently zoned R5 to R6. The proposed action would facilitate redevelopment of the applicant's properties, Lots 123 & 124.	160326 ZMX	Procida Companies
Dominick Calderoni	1614 Williamsbridge Road, BX	Zoning map amendment from R4 to R4/C2-2 and R4A to R4a/C2-2. The proposed action would legalize a series of longstanding commercial properties which are not currently permitted uses, and would reinforce the predominantly mixed use character of Williamsbridge Road & Pierce Ave.	160332 ZMX	Eric Palatnik P.C.

CITY PLANNING PIPELINE (continued)

New Applications Filed with DCP — May 2 to May 31, 2016

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS				
40 Wooster Restoration LLC	40 Wooster Street, MN	Special permit pursuant to ZR section 74-744 to convert office use to UG 6 retail use on the ground and cellar floors and to UG 2 residential use on the upper floors of the building.	160349 ZSM	Francis Angenlino Esq.
Montefiore Medical Center	3411 Wayne Avenue, BX	A minor modification to the LSCFC site plan.	900267C ZSX	Fried, Frank, Harris, Shriver & Jacobson, LLP
Horace Mann School	231 West 246th Street, BX	Minor modifications to an authorization that was approved to ZR section 79-21 (I) to adjust the boundaries of the Horace Mann School large-scale community facility development & (II) to allow for the use of unutilized floor area on Horace Mann's Upper Division Campus.	000617A ZAX	Fried, Frank, Harris, Shriver & Jacobson, LLP
Montefiore Medical Center	111 East 210th Street, BX	An authorization pursuant to ZR section 79-21 to allow permitted floor area and lot coverage to be distributed without regard for lot lines within the Montefiore Medical Center large-scale community facility development (the "LSCFC").	160342 ZAX	Fried, Frank, Harris, Shriver & Jacobson, LLP
Daniel Perla	4530 Livingston Avenue, BX	An authorization pursuant to ZR section 105-421, modification of topographic features on a tier 1 site; An authorization pursuant to ZR section 105-422, authorization of a development on a tier II site or portion of a zoning lot having a steep slope or steep slope buffer; An authorization pursuant to ZR section 105-425, modification of botanic environment, tree preservation; An authorization pursuant to ZR section 105-431, modification of lot coverage controls.	160345 ZAX; 160346 ZAX; 160347 ZAX; 160348 ZAX	Building Studio Architects LLP
Coventry Interiors	625 West 24th Street, BX	An authorization pursuant to ZR sections 105-422 & 105-425, I. An 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, II. Modification of botanic environment and tree preservation, planning req.; An authorization pursuant to ZR section 105-424, alteration of rock outcrops; An authorization pursuant to ZR section 105-425, modification of botanic environment and tree preservation and planning requirements.	160350 ZAX; 160354 ZAX; 160355 ZAX	Frank Denner Architects
Michael Pugliese	45 Helena Road, SI	An authorization pursuant to ZR section 105-431, modification of lot coverage controls; An authorization pursuant to ZR section 105-421, modification of topographic features on tier sites.	160323 ZAR; 160324 ZAR	Sanna & Loccisano Architects
Mangone Developers Corporation	1891 Richmond Avenue, SI	An authorization pursuant to ZR section 105-422, tier II development authorization; An authorization pursuant to ZR section 105-431, lot coverage control modification.	160352 ZAR; 160353 ZAR	Rampulla Associates Architects
Site C LLC	555 West 38th Street, MN	Certification for residential use to be permitted without the minimum amount of commercial use required by ZR section 93-21 before residential use is allowed.	160320 ZCM	Fried, Frank, Harris, Shriver & Jacobson, LLP
Enter Solar	4101 Arthur Kill Road, SI	An authorization pursuant to ZR section 107-64, removal of trees in the Special South Richmond District; An authorization pursuant to ZR section 107-65, modification of topography in the Special South Richmond District.	160333 RAR; 160334 RAR	Rampulla Associate Architects, LLP
Robert De Luca	Allen Place & Kinghorn Street, SI	A certification pursuant to ZR section 107-121, school seat.	160328 RCR	Calvanico Associates
Brandon Property Group Inc.	56 Ridgewood Ave & Getz Ave/Lamoka Ave, SI	A certification pursuant to ZR section 107-08, subdivision; A certification pursuant to ZR section 107-121, school seat.	160329 RCR; 160330 RCR	Calvanico Associates
NYC DCA	228 West 72nd Street, MN	An enclosed sidewalk café with 9 tables and 18 chairs.	160318 ECM	
NYC DCA	1491 2nd Ave, MN	Enclosed sidewalk café.	160319 ECM	
NYC DCAS	55 Chambers Street, MN	The Department of Buildings proposed to acquire 15,000 rentable square feet of office space on the ground floor of 55 Chambers St. The site is needed to provide a customer service center & office space for the Manhattan Borough Office & Citywide units currently at DOB's 280 Broadway HQ.	160303 PXM	NYC DOB

CITY PLANNING PIPELINE (continued)

New Applications Filed with DCP — May 2 to May 31, 2016

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (CONTINUED)				
NYC DCAS	260 East 161st Street, BX	DCAS is proposing to acquire approximately 45,000 square feet of space at 260 East 161st Street on behalf of the New York Law Department and the Office of the Chief Medical Examiner (OCME). The proposed space is on the entire 3rd and 4th floor of the building.	160305 PXX	Law Department/ Chief Medical Examiner
NYC DCAS	118-35 Queens Boulevard, QN	NYPD proposes to acquire approximately 18,000 rentable square feet of office space at 118-35 Queens Blvd. This space is needed so that the NYPD can relocate from inadequate space at 166-01 Hillside Avenue.	160304 PXQ	NYPD
NYC SBS	Long Island City Business Improvement District, QN	Expanded existing Long Island City Business Improvement District.	160322 BDO	
NYPL, Astor, Lenox & Tilden Foundations	9 Westchester Square, BX	An acquisition and site selection of approximately 9,335 square foot portion of a privately owned lot. The lot is part of the privately-owned Huntington free library.	160335 PCX	NYC Design & Construction
NYC ACS	452 Pennsylvania Avenue, BK	ACS requests an acquisition to ensure the continued provision of childcare services.	160331 PQK	NYC DCAS
Albert Einstein College of Medicine Inc.	1300 Morris Park Avenue/1925 Eastchester Road, BX	Renewal of a special permit pursuant to ZR section 74-53 allowing an accessory parking garage located within a large-scale community facility development to contain more than prescribed maximum number of parking spaces and to have certain parking spaces located on the roof; Renewal of an authorization pursuant to ZR section 79-31 allowing required accessory parking spaces within such large-scale community facility development to be located without regard to zoning lot lines.	160343 CMX; 160344 CMX	Kramer, Levin, Naf-talis & Frankel, LLP
NYC HPD	420 Albee Square, BK	A minor change to the Brooklyn Center Urban Renewal Plan pursuant to section G.2 of the plan. The minor change will remove the supplementary building bulk control from site 19B, which will facilitate the construction of a new 37 story, commercial office building without a setback.	160321 HCK	NYC EDC

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
Special Hudson River Park District	Zoning text amendment to establish Article VIII Chapter 9, Special Hudson River Park District, to include Pier 40 & St. John's Center & include provisions for a special permit to allow the transfer of floor area from the granting site to the receiving site, permit mods within receiving site.	MN 02	160308 ZRM	5/9/2016
550 Washington Street, Pier 40	Zoning map amendment to change M1-5 and M2-4 zoning districts to C6-4, C6-3 and M1-5 zoning districts, and to map the Special Hudson River Park District; Special permit pursuant to ZR section 89-21 to allow the transfer of floor area from the granting site to the receiving site, as well as certain bulk waivers on the receiving site; Special permit pursuant to ZR section 89-21 to allow the transfer of floor area from the granting site to the receiving site, as well as certain bulk waivers on the receiving site; Special permit pursuant to Section 13-45 and 13-451 to allow a parking facility on the north side of the development site; Special permit pursuant to 13-45 and 13-451 to allow a parking facility on the center side of the development site; Special permit pursuant to ZR section 13-45 and 13-451 to allow a parking facility on the south side of the development site; Zoning authorization pursuant to ZR section 13-441 to allow a curb cut on a wide street; Zoning authorization pursuant to ZR section 13-441 to allow a curb cut on a wide street; Zoning authorization pursuant to ZR section 13-441 to allow a curb cut on a wide street.	MN 02	160309 ZMM; 160310 ZSM; 160311 ZSM; 160312 ZSM; 160313 ZSM; 160314 ZAM; 160315 ZAM; 160316 ZAM	5/9/2016

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
1968 Second Avenue Rezoning	Zoning map amendment to expand on 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 and loading dock into conformance & compliance.	MN 11	160194 ZMM	5/9/2016
141 Willoughby Street	A zoning map amendment, street demapping to facilitate a new 372,078 square foot mixed-use development including 29,923 square feet of retail, 94,103 square feet of office and 248,052 square feet of residential (270 DU's), including 74,416 square feet of affordable residential (81 DU's); A zoning text amendment to rezone the project area (which is the same as the development site) which consists of the property, in a C6-1 district, to facilitate the development of a 44 story, 310,065 square foot mixed use development;	BK 02	160030 ZMK; 160029 ZRK;	5/9/2016
242-246 Flatbush Ave Extension	City map change to eliminate, discontinue, and close a portion of Flatbush Avenue Extension located on the City-owned block 2060, lot 8. This will allow the project site to be maintained as open space and will facilitate the sale of development rights to an adjacent property.	BK 02	160054 MMK	5/9/2016
East 147 Street Rezoning	A rezoning from M1-2 to R7X, M1-2 to R7X/C1-4 and M1-3 to R7X, with the C1-4 overlay measuring 100 feet deep from Southern Boulevard on the northeast and southeast corners of East 147th Street; A text amendment of NYC Zoning Resolution Appendix F to classify the project area as a mandatory inclusionary housing designated area. The proposed actions are intended to facilitate the development of a 12-story residential building with cellar on the development site.	BX 01	160251 ZMX; 160250 ZRX	5/9/2016
1614 Williamsbridge Road	Zoning map amendment from R4 to R4/C2-2 and R4A to R4A/C2-2. The proposed action would legalize a series of longstanding commercial properties which are not currently permitted uses, and would reinforce the predominantly mixed use character of Williamsbridge Road and Pierce Ave.	BX 11	160332 ZMX	5/23/2016
Concourse Village West Apartments	Proposed zoning map change to map 6A from C8-3 to R7D, R7D/C1-4 and R8 Zoning Districts; Zoning text amendment to ZR section 23-933 Appendix F to designate the proposed R7D and R7D/C1-4 districts and a portion of R8 (C) district as inclusionary designated areas to facilitate the construction of 3 buildings with approx. 212 residential units on 3 tax lots.	BX 04	150312 ZMX; 150313 ZRX	5/23/2016
Rockaway Beach Boulevard Rezoning	A zoning map amendment to rezone block 16810, from an R5B/C1-3 to an R6Z/C2-5 zoning district. The rezoning would facilitate the development of a four-story, boutique hotel with an accessory eating and drinking establishment; A zoning text amendment to designate the project area as a Mandatory Inclusionary Housing Designated Area in Appendix F of the Zoning Resolution.	QN 14	160219 ZMQ; 160220 ZRQ	5/23/2016
86-13 Lefferts Boulevard	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.	QN 09	160189 ZSQ	5/23/2016
Seagirt Boulevard Rezoning	Zoning map change of tax block 15620, lot 1 & 11 "beach 13 street site" from R5 to R5/C1-3 to facilitate construction of a 1 story commercial building; Zoning map change of tax block 15784, lot 1 "fernside place site" from R4-1 to R5/C1-3 to facilitate construction of a 1 story commercial building and a 5 story residential building.	QN 14	160033 ZMQ; 160351 ZMQ	5/23/2016
Merrick Boulevard Rezoning	Zoning map amendment from R3A to R3A/C2-3 by extending a commercial overlay an additional 55 feet to the west approximately 170 feet from Merrick Boulevard along 126th Street to make the entire development site applicable to commercial overlay zoning regulations.	QN 12	160306 ZMQ	5/23/2016
NYPD Vehicle Storage Facility	An acquisition and site selection of two contiguous parcels of privately-owned property. These parcels are presently used by NYPD for vehicle store under license agreements from 2011 & 2013.	QN 02	160249 PCQ	5/23/2016

BSA PIPELINE

New Applications Filed with BSA — May 2016

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
East 14th Owner LLC	432 E. 14th St., MN	Modify floor area, height, setback	2016-4183-BZ	Stroock & Stroock
USD 142 W 19 LLC	142 W. 19th St., MN	Permit 10-story residential building	2016-4208-BZ	Sheldon Lobel, PC
James De Francesco	19 Robinson Ave., SI	Construct 1-family dwelling	2016-4210-BZ	Steven Simicich
SPECIAL PERMITS/OTHER ACTION				
MB-REEC HOUSTON PROP. OWNER	194 Orchard St., MN	Permit physical culture establishment in new mixed-use building	2016-4184-BZ	Rothkrug Rothkrug
Alber Bukai	1981 E. 14th St., MN	Enlarge, convert 2-family dwelling into 1-family	2016-4181-BZ	Lyra J. Altman
4th Avenue Development II LLC	227 Fourth Ave., BK	Permit physical culture establishment	2016-4209-BZ	Rothkrug Rothkrug
108-18 LLC	108-18 Roosevelt Ave., QN	Permit physical culture establishment	2016-4185-BZ	Rothkrug Rothkrug
APEALS				
Fulcrum Real Estate Advisors LLC	Sullivan Drive, QN	Construct 22 1-family dwellings not fronting mapped street	2016-4186-A-2016-4207-A	Eric Palatnik, PC
Robert Bruzzese	16 Derick Ct., QN	Appeal Borough Commissioner decision denying permission to construct new building	2016-4182-A	Jay Goldstein

LANDMARKS PIPELINE

Proposed Designations — May 2016

NAME	ADDRESS	ACTION	DATE
118 East 41st Street Building	18 E. 41st St., MN	Calendared	5/10/2016
Yale Club of New York City	50 Vanderbilt Ave., MN	Calendared	5/10/2016
400 Madison Avenue Building	400 Madison Ave., MN	Calendared	5/10/2016
Hampton Shops Building	18 E. 50th St., MN	Calendared	5/10/2016
601 Lexington Avenue Building	601 Lexington Ave., MN	Calendared	5/10/2016
Minnie E. Young Residence	19 E. 54th St., MN	Calendared	5/10/2016
Martin Erdmann Residence	57 E. 55th St., MN	Calendared	5/10/2016

Actions Taken — May 2016

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
May 3, 2016				
37 Harrison St., MN	327 Washington Street House	Reconstruct rear porch	17-7258	W/Mod
275 Madison Ave., MN	275 Madison Avenue Building	Replace revolving door	17-2897	W/Mod
401 E. 64th St., MN	City and Suburban Homes, First Avenue Estate	Est. master plan (replacement of windows)	18-1266	W/Mod
806 Richmond Terr., SI	Neville House	Alter dormers, replace windows, const. roof, rear adds.	16-0758	Yes
391 W. Broadway, MN	SoHo-Cast Iron HD	Est. master plan (installation of wall signs)	18-2648	W/Mod
91 Crosby St., MN	SoHo-Cast Iron HD Ext.	Construct roof bulkheads	18-2727	Yes
597 Broadway, MN	SoHo-Cast Iron HD	Install access lift	17-8156	W/Mod
21 ½ King St., MN	Charlton-King-Vandam HD	Modify rear, raise parapet, construct roof addition	16-9436	W/Mod
64 E. 4th St., MN	East Village/LES HD	Construct 2-story extension, install signage	18-3981	Yes
114 Fifth Ave., MN	Ladies' Mile HD	Install signage	18-3706	No
7 W. 22nd St., MN	Ladies' Mile HD	Replace windows	18-1919	Yes
212 E. 62nd St., MN	Treadwell Farm HD	Construct rear addition, repaint facade, install cameras	17-2216	Yes

LANDMARKS PIPELINE (continued)

Actions Taken — May 2016 (continued)

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
716 Madison Ave., MN	Upper East Side HD	Alter base	18-3174	W/Mod
25 E. 64th St., MN	Upper East Side HD	Construct elevator bulkhead	18-2750	Yes
715 Park Ave., MN	Upper East Side HD	Replace cladding, infill, canopy	18-1214	Yes
923 Fifth Ave., MN	Upper East Side HD	Modify openings, install railings, awnings	18-2845	W/Mod
247 Dean St., BK	Boerum Hill HD	Construct rear addition	18-0771	Yes
75 Gold St., BK	Vinegar Hill HD	Construct rear addition, modify window	18-1429	W/Mod
407 Clermont Ave., BK	Fort Greene HD	Construct roof & rear additions	18-3160	Yes
125 Willoughby Ave., BK	Clinton Hill HD	Alter rear windows	18-2700	Yes
221 MacDonough St., BK	Stuyvesant Heights HD	Construct roof & rear additions	16-2804	W/Mod
929 President St., BK	Park Slope HD	Construct roof & rear additions	17-3102	W/Mod
419 Seventh Ave., BK	Park Slope HD Ext.	Reclad rooftop addition	18-1003	Yes
May 10, 2016				
313 W. 4th St., MN	Greenwich Village HD	Construct roof & rear additions	18-3518	Yes
17 Barrow St., MN	Greenwich Village HD	Legalize alterations to facade	17-4506	Yes
110 Washington Pl., MN	Greenwich Village HD	Legalize rooftop addition	16-8636	Yes
1 Astor Pl., MN	NoHo HD	Replace windows	16-8487	Yes
1143 Fifth Ave., MN	Carnegie Hill HD	Construct additions, alter facades, install gardens	17-7124	W/Mod
138 Greenpoint Ave., BK	Greenwich Village HD	Legalize facade alterations	13-4030	W/Mod
May 17, 2016				
195 Broadway, MN	AT&T Co. Building	Const. interior partitions, repl. doors, inst. signs, lights	18-4444	W/Mod
2 Park Ave., MN	2 Park Avenue Building	Replace storefront infill	18-2059	W/Mod
230 Park Ave., MN	New York Central-Helmsley Building	Amend master plan (storefront, signage)	18-4594	W/Mod
701 Fifth Ave., MN	St. Regis Hotel	Alter facade, install infill, awnings, signage, vitrines	18-4765	Yes
43 Wooster St., MN	SoHo-Cast Iron HD	Alter loading dock, replace doors	18-2684	Yes
92 W. Houston St., MN	South Village HD	Install awning	16-9554	Yes
270 Sixth Ave., MN	South Village HD	Install infill, lighting, awning	18-3021	Yes
25 Bleecker St., MN	NoHo East HD	Demo, construct building	16-0170	Yes
62 Cooper Sq., MN	NoHo HD	Install flagpole	18-0252	Yes
353 Sixth Ave., MN	Greenwich Village HD	Construct roof addition, modify rear facade	18-0436	Yes
88 Perry St., MN	Greenwich Village HD	Legalize wall mural	17-8550	Yes
440 W. 20th St., MN	Chelsea HD	Construct roof & rear additions	17-9049	W/Mod
162 Fifth Ave., MN	Ladies' Mile HD	Install infill, marquee, rooftop mechanical equipment	18-4635	Yes
744 Madison Ave., MN	Upper East Side HD	Install awning	18-4149	W/Mod
3 E. 84th St., MN	Metropolitan Museum HD	Legalize wall mural	18-0053	Yes
807 Manhattan Ave., BK	Greenpoint HD	Re-clad, enlarge extension	18-0183	Yes
563 5th St., BK	Park Slope HD	Enlarge rear yard addition	17-9343	Yes
May 24, 2016				
776 Lorimer St., BK	McCarren Play Center	Install painted murals	18-5391	Yes
183 W. 10th St., MN	Greenwich Village HD	Install storefront infill	18-4120	Yes
304 W. 10th St., MN	Weehawken Street HD	Expand approved balconies	18-5519	W/Mod
247 W. 12th St., MN	Greenwich Village HD	Install canopy	18-4253	Yes
826 Madison Ave., MN	Upper East Side HD	Modify design of approved storefront infill	18-5544	Yes
16 E. 94th St., MN	Carnegie Hill HD	Alter facade, construct rear addition	18-3594	Yes
179 Bergen St., BK	Boerum Hill HD	Construct rear addition	18-2505	Yes
143 St. Felix St., BK	Brooklyn Academy of Music HD	Construct rear addition	18-3629	Yes

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1065	Socrates Sculpture Park, QN	Establish sculpture park	5/5/2016

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Oxford Nursing Home	Rezoning (M2-1 to M1-4/R6, est. MX-5); zoning text amend. (inclusionary housing regs.)	BK 6	C150361ZMK ; N160081ZRK	5/9/2016
East N.Y. Savings Bank	Landmark designation	BK 8	N160255HKK	5/11/2016
One Flushing	UDAAP by HPD (231 units); special permit (include railway right-of-way in lot area); rezoning (C4-2 to C4-5X); est. mandatory inclusionary housing area; special permit (229-space garage)	QN 7	C160143HAQ ; C160141ZSQ ; C160138ZMQ ; C160139ZRQ ; C160140ZSQ	5/11/2016
Greater JFK BID	Establish Business Improvement District	QN 12, 13	N160225BDQ	5/11/2016
36-36 33rd St. Office Space	Acquisition of office space for DoHMH	QN 1	N160276PXQ	5/25/2016
1 Court Square Office Space	Acquisition of office space for DoHMH	QN 2	N160277PXQ	5/25/2016

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
93 Worth St., MN	Permit physical culture establishment	App'd	169-15-BZ	Francis R. Angelino
112 Charlton St., MN	Amend variance to facilitate transfer of development rights	App'd	1092-79-BZ	Greenberg Traurig
62 Cooper Sq., MN	Extend term for special permit (physical culture est.)	App'd	238-04-BZ	Rothkrug Rothkrug
117 Seventh Ave. S., MN	Extend time to complete construction	App'd	2-11-BZ	Cozen O'Connor
24 E. 13th St., MN	Extend term for special permit (physical culture est.)	App'd	226-09-BZ	Rothkrug Rothkrug
44 Union Sq. E., MN	Restore, reuse, enlarge commercial building	App'd	203-15-BZ	Kramer Levin
338 W. 23rd St., MN	Legalize theater (Cell Theatre)	App'd	67-15-BZ	Francis R. Angelino
124 W. 23rd St., MN	Permit physical culture establishment (Orangetheory Fitness)	App'd	231-14-BZ	Sheldon Lobel, PC
500 Lexington Ave., MN	Permit physical culture establishment (Shiva Thai Spa)	App'd	187-15-BZ	Jay Goldstein
30 Central Park S., MN	Extend variance for office use	App'd	595-44-BZ	Montgomery McCracken
100 W. 72nd St., MN	Permit physical culture establishment (Miccass/Momentum Fitness)	App'd	188-15-BZ	Sheldon Lobel, PC
405 E. 73rd St., MN	Amend variance for 11-story community facility	App'd	253-89-BZ	Friedman & Gotbaum
316 E. 91st St., MN	Extend variance permitting theater	App'd	382-80-BZ	Fredrick A. Becker
6469 Broadway, BX	Reduce required parking for non-profit elderly residence	App'd	202-15-BZ	Slater & Beckerman
1203 Jerome Ave., BX	Permit physical culture establishment (Retro Fitness)	App'd	95-15-BZ	Eric Palatnik, PC
1720 Sheepshead Bay, BK	Permit change in ownership of physical culture establishment	App'd	87-12-BZ	Troutman Sanders
37 82nd St., BK	Enlarge 1-family dwelling	App'd	224-15-BZ	Sheldon Lobel, PC
1316 Avenue S, BK	Enlarge 1-family dwelling	App'd	329-14-BZ	Lyra J. Altman
1120 E. 24th St., BK	Enlarge 2-family dwelling	App'd	252-15-BZ	Jay Goldstein
7311 Third Ave., BK	Enlarge mixed-use building	App'd	189-15-BZ	Sheldon Lobel, PC
482 Logan St., BK	Develop 3-family dwelling	App'd	57-15-BZ	Eric Palatnik, PC
1009 Flatbush Ave., BK	Amend permit for physical culture establishment to allow change in ownership	App'd	313-12-BZ	Troutman Sanders
473 6th St., BK	Amend permit for community facility; rehear variance for ambulatory care facility	App'd	142-92-BZ ; 289-13-BZ	Kramer Levin
1975 51st St., BK	Permit enlargement of religious school	App'd	101-14-BZ	Moshe M. Friedman
84 Sanford St., BK	Extend time to obtain certificate of occupancy	App'd	97-08-BZ	Eric Palatnik, PC
430 Park Ave., BK	Extend time to complete construction, obtain C of O	App'd	231-10-BZ	Eric Palatnik, PC
2137 E. 12th St., BK	Enlarge 1-family dwelling	App'd	129-14-BZ	Sheldon Lobel, PC
64-01 Woodside Ave., QN	Extend time to complete construction	App'd	138-11-A	Sheldon Lobel, PC
32-23 Queens Blvd., QN	Amend variance for community facility	App'd	173-93-BZ	Eric Palatnik, PC

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

BOARD OF STANDARDS & APPEALS (continued)

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
86-09 Roosevelt Ave., QN	Permit physical culture establishment (Planet Fitness)	App'd	222-15-BZ	Akerman LLP
1094 Beach 9th St., QN	Amend variance for yeshiva	App'd	98-06-BZ	Eric Palatnik, PC
204-12 Northern Blvd., QN	Amend variance for service station	App'd	227-10-BZ	Eric Palatnik, PC
22-12 129th St., QN	Amend variance for warehouse use	App'd	402-86-BZ	Carl A. Sulfaro
55-05 Myrtle Ave., QN	Permit physical culture establishment	W/D	229-14-BZ	Jeffrey A. Chester
141-41 72nd Ave., QN	Enlarge community facility (Sephardic Congregation)	App'd	60-14-BZ	Jay Goldstein
64 Sharrott Ave., SI	Construct 1-story commercial building	App'd	262-15-A	Eric Palatnik, PC
432 Albourne Ave., SI	Construct 2-family dwelling	App'd	177-15-BZ	Philip L. Rampulla
428 St. Mark's Pl., SI	Construct 5-family dwelling	App'd	218-15-A	Eric Palatnik, PC
1492 Victory Blvd., SI	Convert dwelling into office building	App'd	526-76-BZ	Vito J. Fossella
27 Johnson St., SI	Construct buildings not fronting mapped street	App'd	174-15-A- 176-15-A	Philip L. Rampulla
219 Cheevers Ln., SI	Construct 15 1-family dwellings	App'd	141-15-A- 155-15-A	Eric Palatnik, PC
638 Sharrotts Rd., SI	Construct building not fronting mapped street	App'd	223-15-A	Lauria Assocs.