

CITYLAND NEW FILINGS & DECISIONS | September 2016

CITY PLANNING PIPELINE

New Applications Filed with DCP — September 1 to September 30, 2016

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
NYC HPD	2395 Frederick Douglass Boulevard, MN	Zoning text amendment to Appendix F of the Zoning Resolution, designating the project area as a Mandatory Inclusionary Housing area; zoning map amendment to zoning sectional map 6A to rezone Block 1955, Lots 9, 10, 11, 12, 14, 16, 17, and P/O 7 from a R7-2/C1-4 zoning district to an RBA/C2-4 zoning district.	170082 ZRM; 170081 ZMM	2395 FDB JV LLC
The Ader Group LLC	1123 Whitlock Avenue, BX	Zoning text amendment to Appendix F of the Zoning Resolution to establish a Mandatory Inclusionary Housing area; zoning map amendment to change the zoning of Block 2756, Lots 85 and 90, from an M1-1 zoning district to an RBA (C2-4) zoning district.	170088 ZRX; 170087 ZMX	Stroock & Stroock & Lavan LLP
SPECIAL PERMITS/OTHER ACTIONS				
BP/CG Center I LLC & BP/CG Center II LLC	601 Lexington Avenue, MN	Minor modification of a special permit for a redesign of an open-area concourse, a covered pedestrian space, and a through-block arcade; a certification of design changes to an as-of-right bonused plaza pursuant to ZR Section 37-625. The applicant proposes design changes to the four existing public spaces, which would not reduce the area within any of the public spaces.	950144B ZSM; 170090 ZCM	Fried, Frank, Harris, Shriver & Jacobson LLP
34 Howard LLC	34 Howard Street, MN	A special permit pursuant to ZR Section 74-781 to convert the vacant ground floor and cellar space within the existing building to Use Group 6 commercial use.	170102 ZSM	Law Offices of Marvin B. Mitzner LLC
120 Kingston LLC	120 Kingston Avenue, BK	A special permit pursuant to ZR Section 74-711 to modify the applicable use regulations of ZR Section 22-10, to restore Use Group 6 commercial use on the ground floor and in the cellar of the existing three-story building, and to permit the restoration of accessory exterior signage.	170086 ZSK	Sheldon Lobel, P.C.
NYC HPD	2395 Frederick Douglass Boulevard, MN	A CPC authorization pursuant to ZR Section 63-22 (authorization to modify maximum building height); a certification by the CPC chairperson pursuant to ZR Section 63-30 for a fresh food store on Block 1955, Lots 12, 14, and 16; Urban Development Action Area Project designation, project approval, and disposition approval for Block 1955, Lot 16.	170083 ZAM; 170084 ZCM; 170085 HAM	2395 FDB JV LLC
Trustees of St. Patrick's Cathedral	625 Fifth Avenue, MN	A CPC authorization pursuant to ZR Section 13-442 for a limited increase in parking spaces for existing buildings without parking. This will allow one accessory parking space in an enclosed structure adjacent to the cardinal's residence at the northwest corner of East 50th Street and Madison Avenue.	170091 ZAM	Kramer Levin Naftalis & Frankel LLP
1114 6th Avenue Owner LLC	1114 Sixth Avenue, MN	A CPC chairperson certification pursuant to ZR Section 37-624 and 37-73(C) to allow an open air cafe and kiosk within Grace Plaza. This certification will allow the existing open air cafe and kiosk to operate within Grace Plaza for a new three-year term	170078 ZCM	Holland & Knight LLP
Joseph Aievoli	457 Ocean Terrace, SI	A CPC certification pursuant to ZR Section 105-45 for restoration plans.	170080 ZCR	Archidesign Architectural Studio, PLLC
William Andrade	East Side of Creston Street, South of the Corner of Finlay Avenue and Creston Street, SI	School seat certification pursuant to ZR Section 107-121.	170075 RCR	Stanley M. Krebushevski, R.A.
Julio Mulkay	West Side of Escanaba Avenue, North of Wilson Avenue, SI	School seat certification pursuant to ZR Section 107-121.	170094 RCR	Chris Ponisi

CITY PLANNING PIPELINE (continued)

New Applications Filed with DCP — September 1 to September 30, 2016

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
Vincent Cicala	North Side of Purdy Place, South of Holten Avenue, SI	A zoning lot subdivision from one lot to two, pursuant to ZR Section 107-08; school seat certification pursuant to ZR Section 107-121.	170095 RCR; 170096 RCR	Chris Ponisi
23rd & 9th Restaurant Corp.	368 West 23rd Street, MN	Enclosed sidewalk cafe request for 40 tables and 80 chairs.	170106 ECM	Michael Kelly
Le Baba Cool Inc.	64 Lafayette Avenue, BK	Enclosed sidewalk cafe request for four tables and eight chairs.	170092 ECK	Gabriella Mann
Borden Avenue Group Inc.	2-03 Borden Avenue, QN	Enclosed sidewalk cafe request for 14 tables and 28 chairs.	170105 ECQ	Rosa M. Ruiz
NYC EDC	Second Avenue between East 126th Street and East 127th Street, MN	A change to the city map involving the narrowing by elimination, discontinuance, and closing of a 9,792-square-foot portion of Second Avenue between East 126th Street and East 127th Street, in order to facilitate the development of a new mixed-use development.	170093 MMM	NYC EDC
NYC HPD	5108 Fourth Avenue, BK	Urban Development Action Area Project designation and project approval by HPD; HPD seeks to dispose of the project site to a developer who will construct the new building; DCAS and BPL seek for the City to acquire a condominium unit within the new development that will include the new library facility upon construction completion.	170097 HAK; 170098 PPK; 170099 PQK	NYC DCAS
NYC DOHMH	72-42 60th Lane, QN	An acquisition and site selection of a private-owner property. This acquisition will facilitate the relocation of the DOHMH Materials Management and Records Unit to an existing warehouse.	170079 PCQ	NYC DCAS
Sky View Parc II, LP	40-28 College Point Boulevard, QN	A second amendment to the restrictive declaration, dated 11/2/2006 and recorded in the office of the City Register, Queens County, at CRFN 2006000664167 and amended 7/15/2009 and recorded in the City Register at CRFN 2009000337645 to facilitate construction of phase II at Sky View Parc.	170089 CMQ	Fried, Frank, Harris, Shriver & Jacobson LLP

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
The Robeson, 407-415 Lenox Avenue, MN	Urban Development Action Area Project designation, project approval, and disposition of three City-owned properties, zoning map, and zoning text amendments.	MN 10	170051 HAM; 170050 ZMM; 170052 ZRM	9/6/16
The Leroy, 225 West 140th Street, MN	Urban Development Action Area Project designation, project approval, disposition of City-owned property, and acquisition.	MN 10	170048 HAM; 170049 PQM	9/6/16
New York City Department of Health and Mental Hygiene, 72-42 60th Lane, QN	Site selection and acquisition.	QN 5	170079 PCQ	9/19/16
2395 Frederick Douglass Boulevard, MN	Zoning map and zoning text amendment, Urban Development Action Area Project designation, project approval, disposition of City-owned property, and authorization.	MN 10	170081 ZMM; 170082 ZRM; 170083 ZAM; 170085 HAM	9/19/16

BSA PIPELINE

New Applications Filed with BSA — September 2016

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
Margaret Lee, Youngwoo & Associates, LLC	2420 Amsterdam Avenue, MN	Waive zoning regulations for new commercial development	2016-4249-BZ	Kramer Levin Naftalis & Frankel LLP
SPECIAL PERMITS/OTHER ACTION				
133 East 58th Street LLC	133 East 58th Street, MN	Permit physical culture establishment	2016-4250-BZ	Transform Fitness Inc.
Central Harlem Plaza Commercial Unit, LLC	120 Lenox Avenue, MN	Permit physical culture establishment	2016-4254-BZ	Mango & Iacoviello, LLP
Neptune South Commercial LLC	626 Sheepshead Bay Road, BK	Reduce required parking for medical facility	2016-4251-BZ	Fox Rothschild LLP
Ed Khoury and Irene Kakossian	8033 Shore Road, BK	Enlarge single-family dwelling	2016-4259-BZ	Eric Palatnik PC
Havemeyer LLC	263 South 5th Street, BK	Reduce required parking	2016-4244-BZ	Lyra J. Altman PC
Michaeli Developments LLC	2705 West 16th Street, BK	Permit physical culture establishment	2016-4252-BZ	Maria H. De Bonis
APPEALS				
Zev Johns LLC	565 St. John's Place, BK	Vested right to finish two-story enlargement	2016-4253-A	Eric Palatnik PC
Over Development	4004 Manhattan Avenue, BK	Construct four single-family dwellings not fronting mapped street	2016-4245-A 2016-4248-A	Steven Simicich
Trimountain LLC	197-24 47th Avenue, QN	Construct two-family dwelling in mapped street bed	2016-4258-A	Sheldon Lobel, PC
Trimountain LLC	197-22 47th Avenue, QN	Construct two-family dwelling in mapped street bed	2016-4257-A	Sheldon Lobel, PC
Stecher Street LLC	147 Stecher Street, SI	Construct residence not fronting mapped street	2016-4256-A	Rothkrug Rothkrug & Spector, LLP

LANDMARKS PIPELINE

Proposed Designations — September 2016

NAME	ADDRESS	ACTION	DATE
18 East 41st Street Building	18 East 41st Street, MN	Heard	9/13/16
Yale Club of New York City	50 Vanderbilt Avenue, MN	Heard	9/13/16
400 Madison Avenue Building	400 Madison Avenue, MN	Heard	9/13/16
Hampton Shops Building	18 East 50th Street, MN	Heard	9/13/16
Citigroup Center and Saint Peter's Lutheran Church	601 Lexington Avenue, MN	Heard	9/13/16
Minnie E. Young Residence	19 East 54th Street, MN	Heard	9/13/16
Martin Erdmann Residence	57 East 55th Street, MN	Heard	9/13/16
Morningside Heights Historic District	Morningside Heights, MN	Calendared	9/13/16
Empire State Dairy Company	2840 Atlantic Avenue, BK	Heard	9/13/16
United Nations Hotel, First Floor Interiors	1 United Nations Plaza, MN	Calendared	9/20/16

Actions Taken — September 2016

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
September 6, 2016 Calendar				
195 Broadway, MN	AT&T Company Building	Install interior artwork and screening	19-0536	Yes
Prospect Park Cistern, BK	Prospect Park	Partially reconstruct cistern walls	19-1185	W/Mod
166 Duane Street, MN	Tribeca West HD	Install roof pergola	18-6852	Yes
61 Crosby Street, MN	SoHo-Cast Iron HD Ext.	Construct roof and rear additions; remove fire escape	18-6617	W/Mod
116 West Houston Street, MN	South Village HD	Replace entrance infill	18-2935	Yes

LANDMARKS PIPELINE (continued)

Actions Taken — September 2016

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
30 West 10th Street, MN	Greenwich Village HD	Excavate the sub-cellar and front areaway	18-5893	Yes
228 West 11th Street, MN	Greenwich Village HD	Install security grilles, legalize window, and paint cornice	18-7792	Yes
466 Columbus Avenue, MN	Upper West Side/CPW HD	Demo building; construct new building	18-4172	Yes
17 Fillmore Place, BK	Fillmore Place HD	Reconstruct facade	18-5062	W/Mod
303 Henry Street, BK	Brooklyn Heights HD	Create openings, replace fence and cladding, and alter areaway	18-7411	Yes
176 Columbia Heights, BK	Brooklyn Heights HD	Legalize fence	18-5498	Yes
73 Cranberry Street, BK	Brooklyn Heights HD	Replace garage doors	18-7553	Yes
152 Henry Street, BK	Brooklyn Heights HD	Construct rear-yard addition	18-7092	Yes
50 Bridge Street, BK	DUMBO HD	Establish a master plan for future installation of mechanical units and louvers)	18-7516	Yes
Fort Greene Park, BK	Fort Greene HD	Construct ramp, alter paths, and construct drainage infrastructure	19-0811	Yes
1 Verona Street, BK	Bedford HD	Install curb cut and parking pad	18-4929	Yes
564 9th Street, BK	Park Slope HD	Replace windows and entrance doors	18-7701	Yes
September 13, 2016 Calendar				
70 Pine Street, MN	Cities Service Building	Establish master plan (signage)	18-7290	Yes
1 Riverside Drive, MN	Frederick and Lydia Prentiss House	Install canopy and awnings	18-2950	Yes
156 East 89th Street, MN	156 East 89th Street House	Construct roof addition and alter rear facade	18-6279	Yes
Riverside Drive, MN	Riverside Park and Riverside Drive	Modify bus-stop paving	18-7290	Yes
327 Bleecker Street, MN	Greenwich Village HD	Demo building; construct new building	14-2666	W/Mod
893 Broadway, MN	Ladies' Mile HD	Replace infill, and alter facades	18-6641	Yes
334 West 20th Street, MN	Chelsea HD	Construct roof and rear additions; excavate rear yard	18-7638	W/Mod
123 East 63rd Street, MN	Upper East Side HD	Install sidewalk canopy	18-6395	Yes
122 West 69th Street, MN	Upper West Side/CPW HD	Alter landscapes; install gates and signage	18-6538	Yes
313 Columbus Avenue, MN	Upper West Side/CPW HD	Legalize signage	17-8090	Yes
39-36 47th Street, QN	Sunnyside Gardens HD	Construct retaining wall; expand stoop landing	19-1390	Yes
337 Kenmore Road, QN	Douglaston HD	Reconstruct porch	17-2133	Yes
September 20, 2016 Calendar				
143 Franklin Street, MN	Tribeca West HD	Construct roof addition; alter rear facade and loading dock	18-1448	Yes
187 Lafayette Street, MN	SoHo-Cast Iron HD Ext.	Legalize HVAC equipment	19-1329	W/Mod
165 Mercer Street, MN	SoHo-Cast Iron HD	Remove fire escape, construct roof addition, install infill, and add signage	19-0170	Yes
23 East 17th Street, MN	Ladies' Mile HD	Modify bulkhead	19-1329	W/Mods
117 East 64th Street, MN	Upper East Side HD	Construct bulkhead and install railings and mechanical equipment	16-0976	Yes
605 Park Avenue, MN	Upper East Side HD	Establish master plan (windows, balconies, and HVAC); replace railings and install canopy	19-2420; 19-2422	Yes Yes
827 Madison Avenue, MN	Upper East Side HD	Re-clad ground floor; modify openings	19-1309	Yes
22 West 96th Street, MN	Upper West Side/CPW HD	Replace windows	19-1665	Yes
1093 Lorimer Street, BK	Greenpoint HD	Construct roof and rear-yard additions	18-4971	W/Mods
250 Dean Street, BK	Boerum Hill HD	Construct deck, railings, and trellis and modify window	19-1440	Yes
23 Middagh Street, BK	Brooklyn Heights HD	Modify roof, construct addition, and paint facade elements	17-5694	Yes
112 Vanderbilt Avenue, BK	Wallabout HD	Construct rear addition	18-1535	Yes
35-16 87th Street, QN	Jackson Heights HD	Legalize windows and shingles	17-4843	W/Mod

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1199	East Houston Street Rezoning, MN	Approve motion to file	9/14/16
1200	127 East 34th Street, MN	Approve revocable consent (sidewalk cafe)	9/14/16
1201	47 Fifth Avenue, MN	Approve revocable consent (sidewalk cafe)	9/14/16
1202	Special Clinton District, MN	Zoning text amendment	9/14/16
1203	38th Street and 31st Avenue Rezoning, QN	Rezoning (R5B to R6B)	9/14/16
1204	Church of St. Joseph of the Holy Family, MN	Landmark designation	9/14/16
1205	St. Paul Roman Catholic Church, MN	Landmark designation	9/14/16
1206	Former Engine Co. 29 Firehouse, MN	Landmark designation	9/14/16
1207	315 Broadway Building, MN	Landmark designation	9/14/16
1208	George William and Anna Curtis House, SI	Landmark designation	9/14/16
1209	St. John's Episcopal Church Rectory, SI	Landmark designation	9/14/16
1210	92 Harrison Street, SI	Landmark designation	9/14/16
1211	Princes Bay Lighthouse Complex, SI	Landmark designation	9/14/16
1212 ; 1213 ; 1214 ; 1215 ; 1216	La Central, BX	Rezoning (M1-1, C4-4 to C6-2); establishment of Mandatory Inclusionary Housing area; Urban Development Action Area Project by HPD; special permits (distribution of open space, height, and setbacks; use location requirements)	9/14/16
1217	711 West 181st Street, MN	Approve revocable consent (sidewalk cafe)	9/14/16
1218	483 Amsterdam Avenue, MN	Approve revocable consent (sidewalk cafe)	9/14/16
1219	176 Eighth Avenue, MN	Approve revocable consent (sidewalk cafe)	9/14/16
1220	440 Amsterdam Avenue, MN	Approve revocable consent (sidewalk cafe)	9/14/16
1221	22 Ninth Avenue, MN	Approve revocable consent (sidewalk cafe)	9/14/16
1222	Grand Concourse Text Amendment, BX	Zoning text amendment (indirectly illuminated signs on Grand Concourse street frontage)	9/14/16

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Rockaway Beach Boulevard Rezoning	Rezoning (eliminate C1-3, change R5B to R6A, and establish C2-5 in R6A); zoning text amendment (Mandatory Inclusionary Housing)	QN 14	C160219ZMQ ; N160220ZRO	8/21/16
95 Horatio Street	Modify restrictive declaration to remove use and marketing requirements	MN 2	M840260(E)ZMM	9/7/16
248 Lafayette Street	Special permit (allow retail use)	MN 2	C160199ZSM	9/7/16
217 West 29th Street	Zoning text amendment (streetscape provisions); special permit (allow 45-space garage)	MN 5	N160147ZRM ; C160148ZSM	9/7/16
East 147th Street Rezoning	Zoning text amendment (Mandatory Inclusionary Housing); rezoning (change M1-2, M1-3 to R7X and establish C1-4 in R7X)	BX 1	N160250ZRX ; C160251ZMX	9/7/16
ACS Office Space	Acquisition of office space	BX 5	N170027PXX	9/7/16
Westchester Square Branch Library	Acquisition of property for use as a library	BX 10	C160335PCX	9/7/16
1290 Madison Avenue	Special permit (height, court, and yard regulations) to enlarge mixed-use building	MN 6	C160213ZSM	9/21/16
1968 Second Avenue Rezoning	Rezoning (change R7-A to C1-5)	MN 11	C160194ZMM	9/21/16
Williamsburgh Trust Company Building	Landmark designation	BK 1	N170058HKK	9/21/16
Brooklyn Community Board 10 Text Amendment	Zoning text amendment (enlargements to two- and single-family dwellings)	BK 10	N160377ZRK	9/21/16
Seagirt Boulevard Rezonings	Rezonings (establish C1-3 in R5; change R4-1 to R5)	QN 14	N160033ZMQ ; C160351ZMQ	9/21/16

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

BOARD OF STANDARDS AND APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
59 Thompson Street, MN	Permit physical culture establishment (Exhale Spa)	App'd	170-15-BZ	Fredrick A. Becker
70 Pine Street, MN	Permit physical culture establishment (La Palestra)	App'd	2016-4135-BZ	Bryan Cave
74 Eighth Avenue, MN	Construct 10-story office building	App'd	39-15-BZ	Bryan Cave
98 Tenth Avenue, MN	Permit physical culture establishment (SoulCycle)	App'd	204-15-BZ	Rothkrug Rothkrug & Spector, LLP
127 West 26th Street, MN	Permit physical culture establishment (Naturopathica Holistic Health)	App'd	251-15-BZ	Fredrick A. Becker
432 West 31st Street, MN	Height and setback variances for 21-story hotel	App'd	99-14-BZ	Arisa Realty Co.
5 West 37th Street, MN	Permit physical culture establishment	App'd	173-04-BZ	Eric Palatnik PC
18 East 50th Street, MN	Permit physical culture establishment (NYHRC)	App'd	156-15-BZ	Rothkrug Rothkrug & Spector, LLP
50 East 78th Street, MN	Extension of term (art gallery)	App'd	515-89-BZ	Sheldon Lobel, PC
945 Zerega Avenue, BX	Supplemental review of whether advertising sign was non-conforming use	Denied	67-13-A	BSA
305 Washington Avenue, BK	Extension of term (art supply store and bookshop)	App'd	1207-66-BZ	Carl A. Sulfaro
2773 Nostrand Avenue, BK	Extend time to complete construction (auto service station)	App'd	698-59-BZ	Eric Palatnik PC
600 McDonald Avenue, BK	Add two floors to school building	W/D	17-14-BZ	Moshe M. Friedman
255 Park Avenue, BK	Extension of term (physical culture establishment)	App'd	104-05-BZ	Davidoff Hutcher & Citron, LLP
321 Starr Street, BK	Permit physical culture establishment (MetroRock)	App'd	249-15-BZ	Sheldon Lobel, PC
41 Washington Street, BK	Permit physical culture establishment (Equinox)	App'd	221-15-BZ	Rothkrug Rothkrug & Spector, LLP
500 Driggs Avenue, BK	Extension of term (physical culture establishment)	App'd	220-04-BZ	Sheldon Lobel, PC
50 Lawrence Avenue, BK	Extend time to complete construction of religious school	App'd	306-06-BZ	Sheldon Lobel, PC
945 61 st Street, BK	Permit physical culture establishment (Kings Spa)	App'd	219-15-BZ	Eric Palatnik PC
1179 East 27 th Street, BK	Enlarge single-family dwelling	App'd	158-14-BZ	Lyra J. Altman PC
2316 Ocean Parkway, BK	Enlarge single-family dwelling	App'd	34-15-BZ	Eric Palatnik PC
9612 Seaview Avenue, BK	Extension of term (auto service station)	App'd	636-54-BZ	Akerman LLP
56-02 Roosevelt Avenue, QN	Permit physical culture establishment (Blink Fitness)	App'd	256-15-BZ	Rothkrug Rothkrug & Spector, LLP
1346 Beach Channel Drive, QN	Extension of term (auto service station)	App'd	802-48-BZ	Eric Palatnik PC
112-35 69th Avenue, QN	Enlarge single-family dwelling	App'd	21-15-BZ	Eric Palatnik PC
106-02 Sutter Avenue, QN	Legalize enlargement to single-family dwelling	App'd	24-14-BZ	Gerald J. Caliendo
42-29 149th Street, QN	Construct building in unmapped street bed	App'd	106-15-A; 107-15-A	
255-39 Jericho Turnpike, QN	Extension of term (auto laundry)	App'd	77-99-BZ	Alfonse Duarte
711 Seagirt Avenue, QN	Modification of Certificate of Occupancy	App'd	2016-4174-A	Anthony Scaduto
89-44 Metropolitan Avenue, QN	Permit physical culture establishment (Massage Envy Spa)	App'd	269-14-BZ	Gerald J. Caliendo
11-11 131st Street, QN	Legalize interior modifications	App'd	202-05-BZ	Eric Palatnik PC
142-41 Roosevelt Avenue, QN	Vacate previously issued resolution	App'd	30-12-BZ	Eric Palatnik PC
102-24 154th Street, QN	Permit physical culture establishment (Life Health Fitness)	App'd	139-15-BZ	Eric Palatnik PC
16 Derick Court, SI	Construct warehouse not fronting mapped street	App'd	2016-4182-A	Jay Goldstein
3067 Richmond Terrace, SI	Extend time to complete mosque construction	App'd	180-09-BZ	Eric Palatnik PC
20 Dea Court, SI	Permit health care facility	W/D	188-13-BZ	Rothkrug Rothkrug & Spector, LLP
97 Storer Avenue, SI	Construct warehouse not fronting mapped street	App'd	2016-1218-A	Rothkrug Rothkrug & Spector, LLP

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

LANDMARKS PRESERVATION COMMISSION (continued)

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
1 Wall Street, MN	Irving Trust Building	Construct roof additions, alter facades, and create windows and doors	19-2403	Yes	8/26/16
Broad Street and Exchange Place, MN	Street Plan of New Amsterdam and Colonial New York	Construct two elevators	19-2476	Yes	8/30/16
22 Barclay Street, MN	St. Peter's Roman Catholic Church	Remove and install mechanical equipment, replace windows, and remove doors	18-7555	Yes	6/20/16
49 Chambers Street, MN	Emigrant Industrial Savings Bank	Alter granite steps for handicapped access, replace doors and windows, and install canopy	19-2057	Yes	8/17/16
37 Harrison Street, MN	327 Washington Street House	Reconstruct porch at rear	19-1157	Yes	8/25/16
346 Broadway, MN	Former New York Life Insurance Co. Building	Amend Certificate of Appropriateness to replace windows	19-0536	Yes	7/15/16
601 West 26th Street, MN	Starrett-Lehigh Building	Install flood-barrier system components	18-6320	Yes	5/23/16
701 Fifth Avenue, MN	St. Regis Hotel	Replace infill and install awnings, signage, and vitrines	19-0847	Yes	7/21/16
240 West 44th Street, MN	Little Theater (now Helen Hayes Theater) Interior	Extend stage house, reconstruct annex, replace marquee, install signage, and replace annex stairs	18-7775	Yes	6/24/16
401 East 64th Street, MN	City and Suburban Homes First Avenue Estate	Establish master plan (window replacement)	18-7179	Yes	6/10/16
1009 Fifth Avenue, MN	1009 Fifth Avenue House	Replace moat railing and ashlar, and install railing and posts	19-0495	Yes	7/14/16
1511 Third Avenue, MN	Yorkville Bank Building	Install access ramp and replace door	18-5485	Yes	5/5/16
Riverside Park and West 109th Street, MN	Riverside Park and Drive	Reconstruct play area	19-0750	Yes	7/19/16
776 Lorimer Street, BK	McCarren Play Center	Install murals at bathhouse entrance	18-6595	Yes	5/27/16
Prospect Park, BK	Prospect Park Wellhouse and Cistern	Reconstruct cistern walls	19-2835	Yes	9/9/16
431 Sixth Avenue, BK	Brooklyn Public Library, Park Slope Branch	Construct outdoor amphitheater, pathway, and gate	19-0862	Yes	7/27/16
11 Fulton Street, MN	South Street Seaport HD	Install signage	19-1550	Yes	8/8/16
166 Duane Street, MN	Tribeca West HD	Install metal pergola at roof	19-2915	Yes	9/13/16
175 Franklin Street, MN	Tribeca West HD	Legalize rooftop bulkhead	18-7930	Yes	6/28/16
71 Franklin Street, MN	Tribeca East HD	Replace infill, remove fire escape, and construct roof addition	19-1626	Yes	8/9/16
405 Broadway, MN	Tribeca East HD	Renew master plan (painted wall signs)	19-1025	Yes	7/27/16
89 Grand Street, MN	SoHo-Cast Iron HD	Enlarge and replace windows	19-0910	Yes	7/22/16
51 Wooster Street, MN	SoHo-Cast Iron HD	Alter infill and paint infill black	19-1614	Yes	8/9/16
144 Spring Street, MN	SoHo-Cast Iron HD	Construct new building	19-2359	Yes	8/25/16
145 Spring Street, MN	SoHo-Cast Iron HD	Establish master plan (painted wall signs)	19-1610	Yes	8/9/16
120 Prince Street, MN	SoHo-Cast Iron HD	Establish master plan (painted wall signs)	19-0745	Yes	7/19/16
75 Spring Street, MN	SoHo-Cast Iron HD Ext.	Replace windows and sashes	19-0890	Yes	7/22/16
91 Crosby Street, MN	SoHo-Cast Iron HD Ext.	Install bulkheads	18-6834	Yes	6/3/16
2 ½ King Street, MN	Charlton King Vandam HD	Remove bulkhead, chimneys, and fire escape and install bulkhead, hot tub, and new rear wall	18-6855	Yes	8/9/16
597 Broadway, MN	SoHo-Cast Iron HD	Install wheelchair lift, standpipe, and handrail	18-8050	Yes	6/30/16
270 Sixth Avenue, MN	South Village HD	Replace infill and security gate, and install lights and awning	19-0081	Yes	7/5/16

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

LANDMARKS PRESERVATION COMMISSION (continued)

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
62 East 4th Street, MN	East Village/LES HD	Remove fence and walls and install pavers, lights, fence, and retaining wall	18-7741	Yes	6/23/16
313 West 4th Street, MN	Greenwich Village HD	Excavate rear yard for below-grade addition	19-0135	Yes	7/6/16
110 Washington Place, MN	Greenwich Village HD	Modify non-compliant roof addition	18-8004	Yes	6/30/16
740 Broadway, MN	NoHo HD	Replace infill	19-0795	Yes	7/20/16
27 Christopher Street, MN	Greenwich Village HD	Install intercom, steps, doors, and flag pole and replace bulkhead, windows, and transom	18-8008	Yes	6/30/16
11 Fifth Avenue, MN	Greenwich Village HD	Replace first floor cladding, infill, and signage	18-7365	Yes	6/16/16
183 West 10th Street, MN	Greenwich Village HD	Replace infill	18-6876	Yes	6/6/16
304 West 10th Street, MN	Weehawken Street HD	Install rear balconies and replace windows	19-0220	Yes	7/7/16
4 West 11th Street, MN	Greenwich Village HD	Excavate rear yard	19-0400	Yes	7/12/16
228 West 11th Street, MN	Greenwich Village HD	Legalize painting of cornice and windows	19-2654	Yes	9/6/16
44 West 12th Street, MN	Greenwich Village HD	Replace cladding and install back-up masonry	19-1041	Yes	7/26/16
48 West 12th Street, MN	Greenwich Village HD	Replace cladding and install back-up masonry	19-1040	Yes	7/26/16
340 West 12th Street, MN	Greenwich Village HD	Excavate rear yard for below-grade addition	19-0042	Yes	7/5/16
8 Little West 12th Street, MN	Gansevoort Market HD	Construct rooftop bulkhead, raise parapets, and replace windows	18-6373	Yes	6/2/16
412 West 14th Street, MN	Gansevoort Market HD	Install infill, signage, lights, and HVAC equipment	19-0729	Yes	7/19/16
876 Broadway, MN	Ladies' Mile HD	Replace infill	19-1938	Yes	8/16/16
440 West 20th Street, MN	Chelsea HD	Construct rear addition, one-story roof addition, and roof deck	19-0243	Yes	7/8/16
162 Fifth Avenue, MN	Ladies' Mile HD	Replace infill, install canopies and roof generator, and expand bulkhead	19-2818	Yes	9/9/16
7 West 22nd Street, MN	Ladies' Mile HD	Replace windows	18-6009	Yes	5/17/16
360 West 22nd Street, MN	Chelsea HD	Construct access ramp and install entrance cladding, doors, lighting, and signage	18-6638	Yes	5/31/16
1 East 28th Street, MN	Madison Square North HD	Remove illegal security gates and lights and install awnings	19-2010	Yes	8/19/16
241 East 48th Street, MN	Turtle Bay Gardens HD	Construct rooftop addition	18-7442	Yes	8/17/16
215 East 61st Street, MN	Treadwell Farm HD	Install door enframingent	19-0779	Yes	7/20/16
34 East 62nd Street, MN	Upper East Side HD	Construct new building	19-2512	Yes	8/31/16
212 East 62nd Street, MN	Treadwell Farm HD	Resurface facade, replace windows, and construct rear addition	19-0612	Yes	7/18/16
25 East 64th Street, MN	Upper East Side HD	Construct elevator bulkhead	19-1570	Yes	8/22/16
605 Park Avenue, MN	Upper East Side HD	Alter facade and install HVAC and infill	19-0628	Yes	7/18/16
55 Central Park West, MN	Upper West Side/CPW HD	Replace illegal greenhouse	19-1587	Yes	8/8/16
715 Park Avenue, MN	Upper East Side HD	Alter entrance and install doors and canopy	18-7024	Yes	6/8/16
266 West End Avenue, MN	West End Collegiate HD Ext.	Install areaway gates and railings	18-8059	Yes	6/30/16
923 Fifth Avenue, MN	Upper East Side HD	Enlarge openings, replace windows and railings, and install sunshades	18-5994	Yes	5/16/16
926 Madison Avenue, MN	Upper East Side HD	Replace infill	19-0125	Yes	7/6/16
262 Central Park West, MN	Upper West Side/CPW HD	Replace windows	19-1489	Yes	8/5/16

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LANDMARKS PRESERVATION COMMISSION (continued)

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
7 West 87th Street, MN	Upper West Side/CPW HD	Modify basement entrance	19-0338	Yes	7/12/16
125 West 87th Street, MN	Upper West Side/CPW HD	Construct roof and rear additions	18-7090	Yes	6/14/16
1065 Park Avenue, MN	Park Avenue HD	Redesign bonus plaza	18-8023	Yes	6/30/16
574 Columbus Avenue, MN	Upper West Side/CPW HD	Replace storefront infills	18-6169	Yes	5/19/16
327 Central Park West, MN	Upper West Side/CPW HD	Replace windows	19-1741	Yes	8/11/16
878 West End Avenue, MN	Riverside-West End HD Ext. II	Replace doors	18-6108	Yes	5/18/16
128 Water Street, BK	DUMBO HD	Remove gate and install storefront infill	19-0497	Yes	7/14/16
10 Jay Street, BK	DUMBO HD	Replace facade	18-7973	Yes	7/5/16
114 Noble Street, BK	Greenpoint HD	Replace stoop and install railings	19-1611	Yes	8/9/16
218 Guernsey Street, BK	Greenpoint HD	Alter facade and replace windows	19-0636	Yes	7/18/16
154 Franklin Street, BK	Greenpoint HD	Replace infill	18-6179	Yes	5/19/16
138 Greenpoint Avenue, BK	Greenpoint HD	Legalize display window replacement	18-7066	Yes	6/8/16
176 Columbia Heights, BK	Brooklyn Heights HD	Legalize fence	19-2724	Yes	9/7/16
34 Grace Court, BK	Brooklyn Heights HD	Construct rear yard addition	18-7705	Yes	6/23/16
81 Pierrepont Street, BK	Brooklyn Heights HD	ConStreet roof bulkhead, chimney, alter rear facade	19-1282	Yes	8/1/16
8 Montague Terrace, BK	Brooklyn Heights HD	Modify tea porch and perform restorative work	19-2399	Yes	8/26/16
81 Atlantic Avenue, BK	Brooklyn Heights HD	Install marquee	18-7184	Yes	6/13/16
563 5th Street, BK	Park Slope HD	Enlarge rear-yard addition	18-7711	Yes	6/23/16
929 President Street, BK	Park Slope HD	Demo rear addition and construct rear and roof additions	18-6913	Yes	6/6/16
682 10th Street, BK	Park Slope HD	Construct rear addition	19-1705	Yes	8/10/16
181 Lincoln Place, BK	Park Slope HD	Construct roof addition	19-0397	Yes	7/13/16
97 Park Place, BK	Park Slope HD	Modify areaway and install pavers, curbing, and retaining wall	18-7429	Yes	6/17/16
419 Seventh Avenue, BK	Park Slope HD Ext.	Alter and reclad rooftop addition	19-1946	Yes	8/17/16
179 Bergen Street, BK	Boerum Hill HD	Construct rear-yard addition	18-7765	Yes	6/24/16
247 Dean Street, BK	Boerum Hill HD	Construct rear-yard addition	18-7005	Yes	6/7/16
185 Pacific Street, BK	Cobble Hill HD	Replace lights, legalize garage door, and install deck stairs	18-5864	Yes	5/12/16
121 Congress Street, BK	Cobble Hill HD	Alter facade and reconstruct stoop	19-1263	Yes	8/10/16
165 Degraw Street, BK	Cobble Hill HD	Construct rear addition and install windows	18-5852	Yes	5/12/16
230 Washington Avenue, BK	Clinton Hill HD	Construct roof bulkhead and deck	19-1029	Yes	7/26/16
125 Willoughby Avenue, BK	Clinton Hill HD	Remove door and install infill	18-6013	Yes	5/17/16
120 Bainbridge Street, BK	Stuyvesant Heights HD	Install roof railing and HVAC units	18-7444	Yes	6/17/16
1440 Albemarle Road, BK	Prospect Park South HD	Alter rear extension and extend porch	18-7127	Yes	6/9/16
599 Vanderbilt Place, BK	Prospect Heights HD	Construct rear addition	18-5486	Yes	5/5/16
75 Gold Street, BK	Vinegar Hill HD	Construct rear addition	19-2335	Yes	9/12/16
347 Adelphi Street, BK	Fort Greene HD	Replace windows	19-2340	Yes	8/25/16
Fort Greene Park, BK	Fort Greene HD	Construct access ramp, paths, and drainage infrastructure	19-2884	Yes	9/12/16

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LANDMARKS PRESERVATION COMMISSION (continued)

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
407 Clermont Avenue, BK	Fort Greene HD	Demo rear addition and construct rear addition	18-6932	Yes	6/6/16
906 Prospect Place, BK	Crown Heights North HD II	Demo garage and construct five-story building	19-1272	Yes	8/1/16
888 Street John's Place, BK	Crown Heights North HD II	Reconfigure areaway and replace fence and gate	19-2863	Yes	9/12/16
233-17 38th Drive, QN	Douglaston HD	Construct two-story dwelling	19-1287	Yes	8/1/16
240-02 42nd Avenue, QN	Douglaston Hill HD	Construct rear additions	19-2482	Yes	8/30/16
37-16 83rd Street, QN	Jackson Heights HD	Construct access ramp	18-7898	Yes	6/28/16
Fort Totten, QN	Fort Totten HD	Install access lift	19-1584	Yes	8/8/16