

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

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — December 1 to December 31, 2016*

| APPLICANT                             | PROJECT/ADDRESS   | DESCRIPTION   | ULURP NO.                 | REPRESENTATIVE                          |
|---------------------------------------|---|---|---------------------------|---|
| <b>ZONING TEXT AND MAP AMENDMENTS</b> |   |   |                           |   |
| Brownsville Linden Plaza LLC          | Ebenezer Plaza (Area bounded by New Lots Avenue, Hegeman Avenue, and Powell Street), BK | Zoning text amendment to designate the project area as a Mandatory Inclusionary Housing Area and zoning map amendment to rezone the project area from an M1-1 zoning district to an R7A/C2-4 and R7B/C2-4 zoning district and facilitate the development of two 100 percent affordable mixed-use and transit-oriented buildings                 | 170190 ZRK;<br>170189 ZMK | Sheldon Lobel, P.C.                     |
| Stemmax Realty Inc.                   | 135-01 35th Avenue, QN  | Zoning text amendment to designate the project area as a Mandatory Inclusionary Housing Area and zoning map amendment to create a new R7A/C2-3 district to include Block 495, Lots 1, 7, and 103  | 170181 ZRQ;<br>170180 ZMQ | Eric Palatnik, P.C.                     |
| C & A Realty Holding LLC              | 1700 Richmond Avenue and 3118–3130 Victory Boulevard, SI                                | Zoning map amendment to rezone the project area from an R3X/C-2 zoning district to a C8-1 zoning district and facilitate the redevelopment of an existing automobile repair establishment.  | 170178 ZMR                | Rothkrug, Rothkrug & Spector, LLP       |
| <b>SPECIAL PERMITS/OTHER ACTIONS</b>  |   |   |                           |   |
| 1170 Broadway Associates LLC          | 1164-1170 Broadway and 12 West 28th Street, MN  | A special permit pursuant to Zoning Resolution Section 74-711 to modify the height and setback requirements, to facilitate the construction of an eight-story addition, including a penthouse, to the existing four-story structure.  | 170182 ZSM                | Greenberg Traurig LLP                   |
| Playgarden Associates LLC             | 1366 Madison Avenue, MN   | CPC Certification pursuant to Zoning Resolution Section 99-032 to modify the special-use regulations to allow a community and day care facility on the ground floor of the building   | 170166 ZCM                | Slater & Beckerman P.C.                 |
| 301 East 87th Street Owners, Inc.     | 301 East 87th Street, MN  | Chairperson Certification pursuant to Zoning Resolution 37-625 for a design change to an existing as-of-right plaza completed in 1974 and construction of an ADA-compliant ramp and modifications to seating, planting and signage, replacement of worn canopy and pavement, repair of waterproofing, and screening of an air conditioning unit | 170179 ZCM                | Goldman Harris LLC                      |
| Dr. Lance Austein                     | 35 Charter Oak Road, SI   | Enlargement of building footprint of existing two-story, single-family home in Special Natural Area District to create a new covered and open porch area of a home  | 170185 ZCR                | V+B Architecture/<br>Urban Planning LLP |
| Vincent Sarmiento                     | 114 Bathgate Street, SI   | Future subdivision pursuant to Zoning Resolution Section 107-08   | 170183 RCR                | Steven R. Savino Architect              |
| Vinny Lorelli                         | 121 Connecticut Street, SI  | Future subdivision pursuant to Zoning Resolution Section 107-08   | 170184 RCR                | Steven R. Savino Architect              |
| Peter Woll                            | 7216 Amboy Road, SI   | School seat certification pursuant to Zoning Resolution Section 107-121   | 170188 RCR                | Sanna & Loccisano Architects P.C.       |
| NYC LPC                               | 19 East 54th Street, MN   | Minnie E. Young Residence, Landmark Preservation Commission Designation List 490  | 170167 HKM                | NYC LPC                                 |
| NYC LPC                               | 57 East 55th Street, MN   | Martin Erdmann Residence, Landmark Preservation Commission Designation List 490   | 170168 HKM                | NYC LPC                                 |
| NYC LPC                               | 18 East 41st Street, MN   | 18 East 41st Street Building, Landmark Preservation Commission Designation List 490   | 170169 HKM                | NYC LPC                                 |
| NYC LPC                               | 18–20 East 50th Street, MN  | Hampton Shops Building, Landmark Preservation Commission Designation List 490   | 170170 HKM                | NYC LPC                                 |
| NYC LPC                               | 50 Vanderbilt Avenue, MN  | Yale Club of New York City, Landmark Preservation Commission Designation List 490   | 170171 HKM                | NYC LPC                                 |

## CITY PLANNING PIPELINE (continued)

*New Applications Filed with DCP — December 1 to December 31, 2016*

| APPLICANT  | PROJECT/ADDRESS          | DESCRIPTION  | ULURP NO.  | REPRESENTATIVE |
|--|--------------------------|--|------------|----------------|
| <b>SPECIAL PERMITS/OTHER ACTIONS (continued)</b> |                          |  |            |                |
| NYC LPC  | 125 Park Avenue, MN      | Pershing Square Building, Landmark Preservation Commission Designation List 490    | 170172 HKM | NYC LPC        |
| NYC LPC  | 420 Lexington Avenue, MN | Graybar Building, Landmark Preservation Commission Designation List 490            | 170173 HKM | NYC LPC        |
| NYC LPC  | 525 Lexington Avenue, MN | Shelton Hotel, Landmark Preservation Commission Designation List 490               | 170174 HKM | NYC LPC        |
| NYC LPC  | 125 East 50th Street, MN | Beverly Hotel, Landmark Preservation Commission Designation List 490               | 170175 HKM | NYC LPC        |
| NYC LPC  | 511 Lexington Avenue, MN | Hotel Lexington, Landmark Preservation Commission Designation List 490             | 170176 HKM | NYC LPC        |
| NYC LPC  | 400 Madison Avenue, MN   | 400 Madison Avenue Building, Landmark Preservation Commission Designation List 490 | 170177 HKM | NYC LPC        |

## ULURP PIPELINE

*New Applications Certified into ULURP*

| PROJECT                          | DESCRIPTION   | COMM. BD.   | ULURP NO.                                  | CERTIFIED |
|----------------------------------|---|-------------|--|-----------|
| 19 East 70th Street, MN          | Special permit  | MN 8        | 170040 ZSM                                 | 12/12/16  |
| 10 Greene Street, MN             | Special permit  | MN 2        | 170137 ZSM                                 | 12/12/16  |
| 251 Front Street, BK             | Zoning map and zoning text amendments                 | BK 2        | 150234 ZMK;<br>N150235 ZRK                 | 12/12/16  |
| Unionport Bridge Replacement, BX | City map amendment                                    | BX 9 and 10 | 160200 MMX                                 | 12/12/16  |
| Watson Avenue Rezoning, BX       | Zoning map and zoning text amendments                 | BX 9        | 170150 ZMX;<br>170151 ZRX                  | 12/12/16  |
| Westchester Mews Rezoning, BX    | Zoning map and zoning text amendments                 | BX 9        | 160326 ZMX;<br>N160327 ZRX                 | 12/12/16  |
| 125 Edgewater, SI                | Zoning map, zoning text amendments, and authorization | SI 1        | 150402 ZMR;<br>N150401 ZRR;<br>N150403 ZAR | 12/12/16  |
| Teleport Site A, SI              | Disposition of City-owned property and an easement    | SI 2        | 170156 PPR                                 | 12/12/16  |

## BSA PIPELINE

*New Applications Filed with BSA — December 2016*

| APPLICANT                              | PROJECT/ADDRESS             | DESCRIPTION   | APP. NO.     | REPRESENTATIVE                   |
|--|-----------------------------|---|--------------|----------------------------------|
| <b>VARIANCES</b>                       |                             |   |              |                                  |
| 27 East 61st Street LLC                | 27 East 61st Street, MN     | Enlarge six-story building and convert to residential use                       | 2016-4468-BZ | Bryan Cave                       |
| Nicholas M. Leandro                    | 1014 Virginia Avenue, BX    | Convert residence and doctor's office to four-unit dwelling and legalize layout | 2016-4471-BZ | Nicolas M. Leandro               |
| The AM Foundation                      | 6202 14th Avenue, BK        | Permit school construction  | 2016-4463-BZ | Jay Goldstein                    |
| Marino Plaza 63-12, LLC                | 245-01 Jamaica Avenue, QN   | Legalize physical culture establishment   | 2016-4472-BZ | Sheldon Lobel, P.C.              |
| Winston Network, Inc.                  | 49-23 Astoria Boulevard, QN | Authorize illuminated sign  | 2016-4469-BZ | Davidoff Hutcher & Citron, LLP   |
| Winston Network, Inc.                  | 69-25 Astoria Boulevard, QN | Legalize illuminated sign   | 2016-4467-BZ | Davidoff Hutcher & Citron, LLP   |
| Anderson Bay LLC                       | 129 Anderson Street, LLC    | Permit two-story, two-family dwelling   | 2016-4465-BZ | Rothkrug Rothkrug & Spector, LLP |
| <b>SPECIAL PERMITS/OTHER ACTION</b>    |                             |   |              |                                  |
| 140 BW LLC                             | 140 Broadway, MN            | Permit physical culture establishment   | 2016-4470-BZ | Rothkrug Rothkrug & Spector, LLP |
| Noah S. Smith                          | 1350 East 28th Street, BK   | Enlarge single-family dwelling  | 2016-4464-BZ | Jay Goldstein                    |
| 5111 4th Avenue Equity Realty Holdings | 5109 Fourth Avenue, BK      | Permit physical culture establishment   | 2016-4354-BZ | Rothkrug Rothkrug & Spector, LLP |
| PATHE Inc.                             | 1605 Oriental Boulevard, BK | Enlarge single-family dwelling  | 2016-4347-BZ | Eric Palatnik, P.C.              |
| <b>APPEALS</b>                         |                             |   |              |                                  |
| 72-74 E 3rd Street Condo Corp.         | 72 East 3rd Street, MN      | Vary MDL for vertical enlargement   | 2016-4473-A  | Marvin B. Mitzner                |
| FMA Farragut Road, LLC                 | 10002 Farragut Road, BK     | Appeal DOB interpretation of use group for medical waste transshipment          | 2016-4466-A  | Cozen O'Connor                   |
| Elmhurst Tower LLC                     | 85-08 57th Avenue, QN       | Construct four-story, three-family dwelling                                     | 2016-4348-A  | Sheldon Lobel, P.C.              |
| Elmhurst Tower LLC                     | 85-14 57th Avenue, QN       | Construct four-story, three-family dwelling                                     | 2016-4350-A  | Sheldon Lobel, P.C.              |
| Elmhurst Tower LLC                     | 85-12 57th Avenue, QN       | Construct four-story, three-family dwelling                                     | 2016-4349-A  | Sheldon Lobel, P.C.              |
| Elmhurst Tower LLC                     | 84-75 57th Road, QN         | Construct four-story, three-family dwelling                                     | 2016-4353-A  | Sheldon Lobel, P.C.              |
| Elmhurst Tower LLC                     | 84-73 57th Road, QN         | Construct four-story, three-family dwelling                                     | 2016-4352-A  | Sheldon Lobel, P.C.              |
| Elmhurst Tower LLC                     | 84-71 57th Road, QN         | Construct four-story, three-family dwelling                                     | 2016-4351-A  | Sheldon Lobel, P.C.              |

## LANDMARKS PIPELINE

### Proposed Designations — December 2016

| NAME   | ADDRESS                     | ACTION                     | DATE     |
|--|-----------------------------|----------------------------|----------|
| Former Citicorp Center and St. Peter's Lutheran Church                       | 601 Lexington Avenue, MN    | <a href="#">Designated</a> | 12/6/16  |
| Cathedral Church of St. John the Divine and Cathedral Close                  | 1047 Amsterdam Avenue, MN   | <a href="#">Heard</a>      | 12/6/16  |
| Morningside Heights Historic District  | Morningside Heights, MN     | <a href="#">Heard</a>      | 12/6/16  |
| Sullivan-Thompson Historic District  | Greenwich Village, MN       | <a href="#">Designated</a> | 12/13/16 |
| 183-195 Broadway Building  | 183 Broadway, MN            | Designated                 | 12/13/16 |
| Excelsior Steam Power Company Building                                       | 33 Gold Street, MN          | Designated                 | 12/13/16 |
| St. Barbara's Roman Catholic Church  | 138 Bleecker Street, MN     | Designated                 | 12/13/16 |
| Bergdorf Goodman   | 754 Fifth Avenue, MN        | Designated                 | 12/13/16 |
| 412 East 85th Street House   | 412 East 85th Street, MN    | Designated                 | 12/13/16 |
| YMCA Building  | 181 West 135th Street, MN   | Designated                 | 12/13/16 |
| Loew's 175th Street Theatre  | 4140 Broadway, MN           | Designated                 | 12/13/16 |
| Protestant Reformed Dutch Church of Flushing (Bowne Street Community Church) | 143-11 Roosevelt Avenue, QN | Designated                 | 12/13/16 |
| Lakeman-Cortelyou-Taylor House   | 2286 Richmond Road, SI      | Designated                 | 12/13/16 |
| Brougham Cottage   | 4746 Amboy Road, SI         | Designated                 | 12/13/16 |

### Actions Taken — December 2016

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

| ADDRESS                           | LANDMARK/HISTORIC DISTRICT     | DESCRIPTION  | CASE NO.            | APP'D           |
|-----------------------------------|--------------------------------|--|---------------------|-----------------|
| <a href="#">December 6, 2016</a>  |                                |  |                     |                 |
| 51 White Street, MN               | TriBeCa East HD                | Remove fire escape, replace infill, construct roof additions, and issue report to CPC (modification of use and bulk) | 19-1576;<br>19-2959 | W/Mod;<br>W/Mod |
| 44 Horatio Street, MN             | Greenwich Village HD           | Amend C of A to include excavation and sub-cellar  | 19-5051             | Yes             |
| 46 Horatio Street, MN             | Greenwich Village HD           | Amend C of A to include excavation and sub-cellar  | 19-5052             | Yes             |
| 210 East 62nd Street, MN          | Treadwell Farm HD              | Construct roof and rear additions, replace windows, and alter facade and areaway                                     | 18-1027             | W/Mod           |
| 404 Grand Avenue, BK              | Clinton Hill HD                | Construct rear addition and install mechanical equipment   | 19-4327             | Yes             |
| 135 Plymouth Street, BK           | DUMBO HD                       | Replace windows  | 18-1081             | Yes             |
| 30 Middagh Street, BK             | Brooklyn Heights HD            | Alter roof and modify windows  | 19-2200             | Yes             |
| 150 Bergen Street, BK             | Boerum Hill HD                 | Construct roof and rear additions and replace windows  | 19-0054             | W/Mod           |
| 201 MacDonough Street, BK         | Stuyvesant Heights HD          | Legalize windows   | 18-1666             | W/Mod           |
| 178 Halsey Street, BK             | Bedford HD                     | Extend fire escape balconies   | 19-2211             | Yes             |
| 118 Rutland Road, BK              | Prospect Lefferts Gardens HD   | Replace windows and install bay windows  | 18-6777             | Yes             |
| <a href="#">December 13, 2016</a> |                                |  |                     |                 |
| 799 Fort Washington Avenue, MN    | The Cloisters Museum           | Install banners  | 19-0112             | Yes             |
| 46 Carmine Street, MN             | Greenwich Village HD Ext. II   | Alter roof   | 19-0092             | Yes             |
| 38 Bethune Street, MN             | Greenwich Village HD           | Enlarge bulkheads, relocate chimney, install balcony, windows, and replace doors and windows                         | 18-3719             | W/Mod           |
| 142 Fifth Avenue, MN              | Ladies' Mile HD                | Legalize roof pergola  | 18-3800             | W/Mod           |
| 31 West 71st Street, MN           | Upper West Side/CPW HD         | Legalize marquee and reclad in fabric  | 19-3401             | Yes             |
| 102 West 118th Street, MN         | Mount Morris Park HD Extension | Construct rear and roof additions  | 19-4137             | W/Mod           |
| 83 Westminster Road, BK           | Prospect South HD              | Install driveway and curb cut  | 19-1941             | Yes             |
| 1324 Bergen Street, BK            | Crown Heights North III HD     | Construct rear yard addition   | 18-5333             | W/Mod           |

## New Decisions Added to [www.CityAdmin.org](http://www.CityAdmin.org) — December 2016

### LANDMARKS PRESERVATION COMMISSION

| ADDRESS                        | LANDMARK/HISTORIC DISTRICT       | DESCRIPTION   | CASE NO.                | APP'D | ISSUED   |
|--------------------------------|----------------------------------|---|-------------------------|-------|----------|
| CERTIFICATE OF APPROPRIATENESS |                                  |   |                         |       |          |
| 34 Dominick Street, MN         | 34 Dominick Street House         | Construct roof bulkhead and railing, excavate rear, and replace rear addition | <a href="#">19-6219</a> | Yes   | 12/8/16  |
| 476 Fifth Avenue, MN           | New York Public Library Interior | Demo, construct partitions, and mechanical and plumbing work                  | <a href="#">19-6195</a> | Yes   | 12/6/16  |
| 33 Howard Street, MN           | SoHo-Cast Iron HD                | Install access lift   | <a href="#">19-6111</a> | Yes   | 12/6/16  |
| 114 Greene Street, MN          | SoHo-Cast Iron HD                | Install sign  | <a href="#">19-6335</a> | Yes   | 12/8/16  |
| 14 St. Luke's Place, MN        | Greenwich Village HD             | Construct rooftop addition  | <a href="#">19-6326</a> | Yes   | 12/8/16  |
| 67 Hanson Place, BK            | Brooklyn Academy of Music HD     | Replace window assemblies   | <a href="#">19-6291</a> | Yes   | 12/8/16  |
| 198 Midwood Street, BK         | Prospect Lefferts Gardens HD     | Remove windows and install doors at rear                                      | <a href="#">19-6419</a> | Yes   | 12/12/16 |
| 16 Manor Road, QN              | Douglaston HD                    | Rebuild and alter dormer windows  | <a href="#">19-6592</a> | Yes   | 12/13/16 |