

CITYLAND **NEW FILINGS & DECISIONS** | November 2017

BSA PIPELINE

New Applications Filed with BSA — November 2017

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
14 White Street Owner LLC	14 White Street, MN	Erect 7-story-plus-penthouse commercial/residential building	2017-298-BZ	Jay A. Segal
128 West 26th Street Development LLC	128 W. 26th Street, MN	Permit residential use M1-6 district	2017-295-BZ	Jay Goldstein
East Side Homestead LLC	50 E. 69th Street, MN	Convert medical office to 1-family dwelling	2017-308-BZ	Jay A. Segal
Douglaston Shopping Center Owner LLC	242-02 61st Avenue, QN	N/A	2017-299-BZ	Jon Popin
SPECIAL PERMITS/OTHER ACTION				
817-33 Washington Street LLC	817 Washington Street, MN	Permit physical culture establishment	2017-296-BZ	Laurent Fromigue
Broadway 32nd St. Realty	25 W. 32nd Street, MN	Legalize physical culture establishment	2017-293-BZ	Fredrick A. Becker
Pacific Fifth Avenue Corporation	400 Fifth Avenue, MN	Permit physical culture establishment	2017-278-BZ	Marvin B. Mitzner
605 Third Avenue Fee LLC	605 Third Avenue, MN	Permit physical culture establishment	2017-284-BZ	Sheldon Lobel, PC
MHSP Walton Owner LLC	1761 Walton Avenue, BX	Amend variance for enlargement of community center	2017-289-BZ	Sheldon Lobel, PC
Yosef Rabinowitz	1367 E. 26th Street, BK	Enlarge dwelling	2017-291-BZ	Jay Goldstein
Baruch Wieder	1363 E. 26th Street, BK	Enlarge dwelling	2017-292-BZ	Jay Goldstein
Jeffrey Rosenblum	467 Marcy Avenue, BK	Permit physical culture establishment	2017-301-BZ	Marvin B. Mitzner
160 17th St. LLC	160 17th Street, BK	Permit school in M1-2D district	2017-304-BZ	Simons & Wright LLC
Stella & Devi Alfaks	1977 E. 14th Street, BK	Enlarge 1-family dwelling	2017-306-BZ	Lyra J. Altman
Kerry Timmins	19 Stanton Road, BK	Waive bulk regs for replacement of hurricane-damaged home	N/A	Office of Housing Recovery Operations
Freddi & Edward Baranoff	1022 E. 23rd Street, BK	Enlarge 1-family dwelling	2017-277-BZ	Lyra J. Altman
TF Cornerstone	33 Bond Street, BK	Permit physical culture establishment	2017-280-BZ	Fox Rothschild LLP
William Hoffman	23 Beacon Street, BK	Waive bulk regs for replacement of hurricane-damaged home	2017-281-BZ	NYC HPD
87 Wythe Holdings LLC	97 N. 10th Street, BK	Legalize physical culture establishment	2017-279-BZ	Jay Goldstein
289 Grand Street Unit LLC	289 Grand Street, BK	Permit physical culture establishment	2017-283-BZ	Jay Goldstein
Vertical Industrial Parking Association	66-26 Metropolitan Avenue, QN	Permit physical culture establishment	2017-305-BZ	Gerald J. Caliendo
Kenneth Rudden	174A Beach 111th Street, QN	Waive bulk regs for replacement of hurricane-damaged homes	N/A	Office of Housing Recovery Operations
Ditmars 31st St. Associates LLC	22-06 31st Street, QN	Permit physical culture establishment	2017-286-BZ	Eric Palatnik, PC
Rudolf Abramov	113-03 Springfield Boulevard, QN	Permit physical culture establishment	2017-287-BZ	Eric Palatnik, PC
JMDH Real Estate Offices	17-10 Whitestone Expressway, QN	Permit roof parking on accessory garage	2017-288-BZ	Lisa M. Orrantia
Theater Building Enterprise LLC	55-27 Myrtle Avenue, QN	Permit physical culture establishment	2017-294-BZ	Rothkrug Rothkrug
Woodrow Plaza LLC #2	1275 Woodrow Road, SI	Permit physical culture establishment	2017-300-BZ	Mango & Iacoviello
Mayfield Group LLC	1281 Forest Avenue, SI	Extend commercial accessory parking permit	2017-303-BZ	Rothkrug Rothkrug

BSA PIPELINE (continued)

New Applications Filed with BSA — November 2017

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
APEALS				
Amsterdam Avenue Redevelopment Associates	200 Amsterdam Avenue, MN	Appeal DOB issuance of building permit	2017-285-A	Committee for Environmentally Sound Development
180 E. 88th St. Realty LLC	1558 Third Avenue, MN	Appeal DOB denial of permit for new building	2017-280-A	Michael Gruen
Elena Trama	31 Bogardus Street, BK	Waive bulk regs for replacement of hurricane-damaged homes	N/A	Office of Housing Recovery Operations
Salamander Realty Corp	24-01 36th Avenue, QN	Appeal DOB denial of permit for interior renovation	2017-307-A	Rothkrug Rothkrug
Lera Property Holdings LLC	148 Sprague Avenue, SI	Construct residential buildings not fronting mapped street	2017-282-A	Steven Simicich
Frank McErlean	96 Industrial Loop, SI	Construct commercial building not fronting mapped street	2017-276-A	Eric Palatnik, PC

LANDMARKS PIPELINE

Proposed Designations — November 2017

NAME	ADDRESS	ACTION	DATE
Public School 109	215 E. 99th Street, MN	Calendared	11/14/2017
Benjamin Franklin High School	260 Pleasant Avenue, MN	Calendared	11/14/2017
Richard Webber Harlem Packing House	207 E. 119th Street, MN	Calendared	11/14/2017
AT&T Building	550 Madison Avenue, MN	Calendared	11/28/2017
Samuel H. and Mary T. Booth House	30 Centre Street, BX	Designated	11/28/2017
Captain John H. Stafford House	95 Pell Place, BX	Designated	11/28/2017

Actions Taken — November 2017

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
November 14, 2017				
125 E. 11th Street, MN	Webster Hall and Annex	Modify openings, areaway, create openings, relocate panels	19-17944	W/Mod
55 E. 84th Street, MN	The Regis High School	Install flagpole, banners	16-16578	Yes
Prospect Park, BK	Prospect Park	Build new entrances and pathways	19-15560	Yes
21 Fulton Street, MN	South Street Seaport HD	Install access lift, platform	19-17404	W/Mod
180 Prince Street, MN	Sullivan-Thompson HD	Excavate rear, construct rear addition	19-6142	Yes
34 King Street, MN	Charlton-King-Vandam HD	Legalize rooftop bulkhead, install area mechanical enclosure	19-13866	W/Mod
182 Waverly Place, MN	Greenwich Village HD	Excavate rear, construct rear addition	19-12554	W/Mod
184 Waverly Place, MN	Greenwich Village HD	Install enclosures, HVAC louvers, roof bulkheads, mechanical equipment, railings, screens	19-14193	W/Mod
156 W. 10th Street, MN	Greenwich Village HD	Alter rear facade, excavate rear, construct roof bulkheads, mechanical equipment, trellis, railings	19-16240	W/Mod
59 Greenwich Avenue, MN	Greenwich Village HD	Construct roof & rear additions, modify windows	19-1528	Yes
915 Broadway, MN	Ladies' Mile HD	Legalize windows	19-13268	Yes
250 Fifth Ave., MN	Madison Square North HD	Replace windows	19-17133	Yes
9 E. 75th Street, MN	Upper East Side HD	Redesign facade, alter rear facade, alter areaways, construct roof additions	19-17672	W/Mod
464 Amsterdam Avenue, MN	Upper West Side/CPW HD	Replace storefront infill	19-16578	Yes
884 West End Avenue, MN	West End HD Ext. II	Install access ramp	19-14525	Yes
1370 Dean Street, BK	Crown Heights North HD	Excavate yards, construct rear addition, roof bulkhead	19-14769	W/Mod
344 Kemore Road, QN	Douglaston HD	Construct additions, modify garage & dormers	19-8514	W/Mod

LANDMARKS PIPELINE (continued)

Actions Taken — November 2017 (continued)

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN (continued)

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
November 21, 2017				
307 E. 44th Street, MN	Beaux-Arts Apartments	Establish master plan (windows)	18-1199	W/Mod
308 E. 44th Street, MN	Beaux-Arts Apartments	Establish master plan (windows)	18-0828	W/Mod
170 Bleecker Street, MN	South Village HD	Replace infill, install signage	19-17090	Yes
269 W. 11th Street, MN	Greenwich Village HD	Excavate rear yard	19-17793	Yes
58 Bank Street, MN	Greenwich Village HD	Construct rear and roof additions, excavate rear	19-17197	W/Mod
781 Fifth Avenue, MN	Upper East Side HD	Replace storefronts, install signage	19-17981	Yes
50 W. 77th Street, MN	Upper West Side/CPW HD	Install access lift	19-13820	Yes
290 W. 246th Street, BX	Fieldston HD	Legalize alterations to porches and pathways	19-11687	Yes
Fort Greene Park, BK	Fort Greene HD	Modify entrances and paths, install furniture	19-15070	Yes
98 Greenpoint Avenue, BK	Greenpoint HD	Construct rear addition	19-3566	Yes
132 Calyer Street, BK	Greenpoint HD	Install siding, recreate ornament, replace windows	19-09718	Yes
119 Congress Street, BK	Cobble Hill HD	Expand rear yard addition	19-6410	Yes
459 14th Street, BK	Park Slope HD	Construct rear addition, replace windows	19-10525	Yes
326 Richmond Road, QN	Douglaston HD	Construct rear addition, alter windows	19-10801	W/Mod
November 28, 2017				
1501 Broadway, MN	The Paramount Building	Establish master plan (windows)	19-17729	W/Mod
138 W. 48th Street, MN	The Cort Theater	Construct building on site, install marquee, doors, signs, windows, alter interior	19-18335	Yes
230 W. 103rd Street, MN	Hotel Marseilles	Legalize windows	18-0680	W/Mod
292 Kent Avenue, BK	Domino Sugar Factory	Construct addition, modify openings	19-17545	W/Mod
116 Prince Street, MN	SoHo-Cast Iron HD	Install painted wall sign	19-11726	W/Mod
7 W. 83rd Street, MN	Upper West Side/CPW HD	Replace windows	19-16384	W/Mod
273 W. 138th Street, MN	St. Nicholas HD	Install access lift, modify areaway	19-16747	W/Mod
4637 Grosvenor Avenue, BX	Fieldston HD	Enlarge extension, modify windows	19-4624	W/Mod
67 Remsen Street, BK	Brooklyn Heights HD	Construct rooftop addition	19-17516	W/Mod
156 Gates Avenue, BK	Clinton Hill HD	Legalize facade alterations, areaway fences	19-11604	W/Mod
182 Dean Street, BK	Boerum Hill HD	Amend previously approved roof addition	17-0165	No
431 E. 19th Street, BK	Ditmas Park HD	Modify rear & side facades	19-17164	W/D

New Decisions Added to www.CityAdmin.org — November 2017

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1701 ; 1702	South Avenue Retail Development, SI	Special permit (large retail establishment in M1-1 district); City map amendment (eliminate and establish streets)	10/31/2017
1703 ; 1704	Pfizer Sites Rezoning, BK	Rezoning (M3-1 to R7A, R7D, R8A, and C2-4); zoning text amendment (mandatory inclusionary housing)	10/31/2017
1705 ; 1706	Tillary and Prince Street Rezoning, BK	Rezoning (R6 to C6-4 and establishing Special District); zoning text amendment (mandatory inclusionary housing)	10/31/2017
1707	Angelou Court, MN	Real property tax exemption	10/31/2017
1708	New York Public Library, MN	Interior landmark designation	10/31/2017
1709	Linden Boulevard Rezoning, BK	Real property tax exemption	10/31/2017
1720	449 Broadway, MN	Special permit (allow retail uses in ground floor and cellar)	11/16/2017
1721	57 Duane Street, MN	Revocable consent for sidewalk café	11/16/2017
1722	NYC Emergency Management Warehouse, BK	Acquisition of property (warehouse)	11/16/2017
1723 ; 1724 ; 1725 ; 1726	Edwin's Place, BK	Rezoning (R6 to R7-2/C2-3 to facilitate mixed-use development); zoning text amendment (mandatory inclusionary housing); UDAAP by HPD (1 lot); special permit (modify FAR reqs. for community facility)	11/16/2017
1727	Old Saint James Episcopal Church, QN	Landmark designation	11/16/2017
1734	NCP Park and Elton Apartments, BX	Real property tax exemption	11/30/2017
1735	Sendero Verde A, MN	Real property tax exemption	11/30/2017
1736	Dunwell Plaza, MN	Real property tax exemption	11/30/2017
1737	38-04 48th Street, QN	Site plan (697-seat intermediate school)	11/30/2017
1738	1646 Amsterdam Plaza, MN	Real property tax exemption	11/30/2017
1739	Los Tres Unidos, MN	Real property tax exemption	11/30/2017

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Bedford Union Armory	Disposition of City-owned property; Rezoning (R6 to R7-2/C2-4); zoning text amendment (mandatory inclusionary housing); special permits (reduce required accessory parking; modify height & setback regulations)	BK 9	C170420PPK ; C170416ZMK ; N170417ZRK ; C170419ZSK ; C170418ZSK	10/30/2017
Self Storage Text Amendment	Zoning text amendment (creating a special permit for self-storage facilities in manufacturing districts)	CW	N170425/AIZRY	11/1/2017
Sheltering Arms Day Care Center	Acquisition of property (early childhood education center)	BX 1	C170145PCX	1/1/2017
Old St. James Episcopal Church	Landmark designation	QN 4	B180108HKQ	11/1/2017
East River Fifties/Sutton Place	Zoning text amendment establishing tower-on-a-base regs in R10 district	MN 6	N180082ZRM	11/15/2017
Salvation Army National and Territorial Headquarters	Landmark designation	MN 4	N180133HKM	11/29/2017

BOARD OF STANDARDS AND APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
148 Lafayette Street, MN	Permit physical culture establishment (Five Points Fitness)	App'd	10-15-BZ	Goldman Harris
495 Broadway, MN	Extension of term (physical culture establishment)	App'd	336-05-BZ	Klein Slowik
68 Spring Street, MN	Extend time to complete construction of seven-story-plus-penthouse building)	App'd	159-08-BZ	Eric Palatnik, PC
117 Seventh Avenue South, MN	Extension of term (physical culture establishment)	App'd	1-95-BZ	Fredrick A. Becker
51 Astor Place, MN	Permit physical culture establishment (Orangetheory Fitness)	App'd	2016-4328-BZ	Sheldon Lobel, PC
450 W. 17th Street, MN	Extension of term (physical culture establishment)	App'd	41-07-BZ	Rothkrug Rothkrug & Spector
142 W. 23rd Street, MN	Legalize physical culture establishment (Rumble Fitness)	App'd	2017-37-BZ	Jay Goldstein

New Decisions Added to www.CityAdmin.org — November 2017

BOARD OF STANDARDS AND APPEALS (continued)

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
24 W. 25th Street, MN	Legalize physical culture establishment (Mile High)	App'd	2017-53-BZ	Francis R. Angelino
230 W. 27th Street, MN	Permit extension to community facility (F.I.T.)	App'd	2017-14-BZ	Davidoff Hutcher & Citron
420 Park Avenue South, MN	Legalize physical culture establishment (Flywheel)	App'd	2017-40-BZ	Jay Goldstein
787 Seventh Avenue, MN	Extension of term (physical culture establishment)	App'd	531-86-BZ	Fredrick A. Becker
575 Lexington Avenue, MN	Extension of term (physical culture establishment)	App'd	70-97-BZ	Fredrick A. Becker
840 West End Avenue, MN	Build penthouse story above existing 6th floor	W/D	232-15-A	Sheldon Lobel, PC
243 W. 124th Street, MN	Permit physical culture establishment (The Cliffs)	App'd	2017-49-BZ	Akerman LLP
636 Clarence Avenue, BX	Waive bulk regs. for reconstruction of hurricane-damaged homes	App'd	2017-241-BZ	Mayor's Office of Housing Recovery Operations
2100 Williamsbridge Avenue, BX	Extension of term (auto service station)	App'd	949-57-BZ	Akerman, LLP
3261 Westchester Avenue, BX	Permit physical culture establishment (I Love Kickboxing)	App'd	2017-11-BZ	Sheldon Lobel, BZ
209 20th Street, BK	Extension of term (variance for storing commercial vehicles)	App'd	182-85-BZ	Eric Palatnik, PC
206 20th Street, BK	Extension of term for open storage yard	App'd	183-85-BZ	Eric Palatnik, PC
1869 E. 21st Street, BK	Enlarge 1-family dwelling	App'd	2016-4224-BZ	Lyra J. Altman
15 Stanton Road, BK	Waive bulk regs. for reconstruction of hurricane-damaged homes	App'd	2017-242-BZ	Mayor's Office of Housing Recovery Operations
280 Richards Street, BK	Permit reduction in required accessory parking spaces	App'd	2016-4299-BZ	Jesse Masyr
157 Kent Avenue, BK	Legalize physical culture establishment (Orangetheory Fitness)	App'd	173-15-BZ	Sheldon Lobel, PC
263 McGuinness Avenue, BK	Variance for retail use in proposed 4-story building	App'd	178-14-BZ	Sheldon Lobel, PC
31 Bogardus Street, BK	Waive bulk regs. for reconstruction of hurricane-damaged homes	App'd	2017-275-BZ	Mayor's Office of Housing Recovery Operations
428 E. 75th Street, BK	Extension of term for legalization of physical culture establishment	App'd	303-05-BZ	Eric Palatnik, PC
23 Beacon Street, BK	Waive bulk regs. for reconstruction of hurricane-damaged homes	App'd	2017-281-BZ	Mayor's Office of Housing Recovery Operations
55 Washington Street, BK	Legalize physical culture establishment (Gleason's Gym)	App'd	2017-97-BZ	Fredrick A. Becker
127 Vanderbilt Street, BK	Enlarge 1-family dwelling	App'd	2016-4337-BZ	Eric Palatnik, PC
790 Coney Island Avenue, BK	Extension of term (auto service station)	App'd	1016-84-BZ	Carl A. Sulfaro
485 Fifth Avenue, BK	Legalize physical culture establishment (Beast Fitness Evolved)	App'd	2017-50-BZ	Jay Goldstein
1620 Shore Boulevard, BK	Enlarge 1-family dwelling	App'd	240-14-BZ	Gregory J. Tarone
110-43 160th Street, QN	Variance for 2-story 2-family residence	App'd	273-15-BZ	Michio Sanga
73-69 217th Street, QN	Modify grant to residential development to create 98 additional parking spaces and clubhouse	W/D	418-50-BZ	Stuart Klein
127-04 Guy Brewer Boulevard, QN	Amend variance for drugstore to reflect bulk's non-compliance	App'd	4-98-BZ	Eric Palatnik, PC
100-02 Rockaway Boulevard, QN	Permit physical culture establishment (Warrior Fitness)	App'd	205-14-BZ	Rothkrug Rothkrug & Spector
92-77 Queens Boulevard, QN	Amend permit for physical culture establishment (Retro Fitness)	App'd	19-15-BZ	Herrick Feinstein
68-22 Northern Boulevard, QN	Extension of term for service station	App'd	558-51-BZ	Eric Palatnik, PC
79-04 151st Avenue, QN	Permit adding battery storage facility to electric utility substation	App'd	2016-4277-BZ	Fried Frank Harris
31-11 Broadway, QN	Extension of term (physical culture establishment)	App'd	294-06-BZ	Goldman Harris
119-02 Rockaway Boulevard, QN	Amend variance for drugstore following rezoning to eliminate term	App'd	201-97-BZ	Eric Palatnik, PC
1632 Channel Road, QN	Waive bulk regs. for reconstruction of hurricane-damaged homes	App'd	2017-236-BZ	Mayor's Office of Housing Recovery Operations

New Decisions Added to www.CityAdmin.org — November 2017

BOARD OF STANDARDS AND APPEALS (continued)

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
34-11 Beach Channel Drive, QN	Permit reduction in required parking for health care facility	App'd	2017-10-BZ	Akerman LLP
5801 Amboy Road, SI	Construct eating & drinking establishment with accessory drive-through (Tim Horton's)	App'd	2016-4165-BZ	Glen V. Cutrona
5-23 Herbert Street, SI	Construct 2-family dwelling not fronting mapped street	W/D	264-15-A-268-15-A	Diffendale & Kubec
47 Doty Avenue, SI	Waive bulk regs. for reconstruction of hurricane-damaged homes	App'd	2017-239-BZ	Mayor's Office of Housing Recovery Operations
721 Sharrotts Road, SI	Construct warehouse not fronting mapped street	App'd	2017-106-A	Rothkrug Rothkrug & Spector
2990 Victory Boulevard, SI	Extension of term for service station	App'd	182-02-BZ	Eric Palatnik, PC
1076 Forest Avenue, SI	Extension of term for eating & drinking establishment	App'd	234-84-BZ	Robert E. Schuster
106 Ebbitts Street, SI	Residential enlargement in mapped street bed	App'd	255-15-A	David L. Businelli
145 E. Service Road, SI	Extension of term (physical culture establishment)	App'd	26-06-BZ	Ellen Hay