

CITY PLANNING PIPELINE

New Applications Filed with DCP — December 1 to December 31, 2015

| APPLICANT | PROJECT/ADDRESS | DESCRIPTION | ULURP NO. | REPRESENTATIVE |
|---------------------------------------|---|---|---|-----------------------|
| ZONING TEXT AND MAP AMENDMENTS | | | | |
| 221 W29 Residential LLC | 217-221 West 29th Street, MN | Zoning text amendment to add a new section 42-486 will allow the CPC to modify by authorization for modification of streetscape provisions; Special permit pursuant to ZR section 13-45 & 13-451 will permit an attended accessory residential parking garage on the sub-cellar & ground floors of the building with a total of 45 spaces; Authorization pursuant to ZR 42-486, authorization for modification of streetscape provisions. | 160147ZRM; 160148ZSM; 160149ZAM | Greenberg Traurig LLP |
| 19 Kent Development LLC | 19-33 Kent Avenue, BK | A text amendment to create section 74-96 of the zoning resolution of the City of New York to allow modifications to the use, bulk, accessory off-street parking and loading requirements for properties within an enhanced business area by special permit of the City Planning Commission; Special permit pursuant to 74-962, floor area increase and public plaza modification in enhanced business areas to allow a floor area increase to be used for certain incentives uses and public plaza modification for the proposed development; CPC special permit pursuant to section 74-963, parking and loading modification in enhanced business areas to allow a modification of the loading berths required for proposed development. | 160126ZRK; 160124ZSK; 160125ZSK | Slater & Beckerman |
| HPD | 133-45 41st Avenue, QN | Zoning text amendment to map the project area as mandatory inclusionary housing area (MIHA); Zoning map amendment to rezone the project area from a C4-2 district to a C4-5X district; Special permit to allow an attended parking garage with a maximum capacity of 229 spaces in a high-density central area pursuant to ZR section 74-52; Special permit to allow development within or over a railroad right-of-way, pursuant to ZR section 74-681; Designation and project approval of an urban development action area project. | 160139ZRO; 160138ZMQ; 160140ZSQ; 160141ZSQ; 160142PPQ; 160143HAQ | |
| SMBRO Rivington LLC | Norfolk, East Houston, & Attorney St., MN | Zoning map amendment to map a C2-5 commercial overlay to a depth of 100 feet along two & one-half blocks on the south side of East Houston St. between the east side of Norfolk St. & the Centerline of the block between Clinton St. & Attorney St. to facilitate construction of a 13-story mixed. | 160137ZMM | Greenberg Traurig LLP |
| SPECIAL PERMITS/OTHER ACTIONS | | | | |
| Super 57 LLC | 25 11th Avenue, MN | Modification of a special permit C 130101 ZSM permitting modification of the use regulations applicable to piers and platforms, as well as waterfront yard, height, and setback, public access and visual corridor requirements, pursuant to ZR 62-834(B)-(C); The applicant is requesting a modification of the retail permit to allow for the introduction of office uses and a reduction in the amount of floor area dedicated to retail uses, particularly through a reduction in the size of the previously proposed urban public marketplace; Certification pursuant to ZR section 62-811 that a site plan has been submitted showing compliance with waterfront and visual corridor requirements. | 130101AZSM; 130102AZSM; 160123ZCM | Fried Frank LLP |
| Bridge Land Vestry LLC | 70 Vestry Street, MN | Special permit to allow an accessory off-street parking facility on-site with 42 accessory off-street parking spaces in the cellar and sub-cellar level of a proposed 47 unite residential building. | 160145ZSM | Fox Rothschild LLP |
| Cascade 553 LLC | 859 Myrtle Ave & 569 Marcy Ave, BK | Authorization pursuant to ZR 63-22, authorization to modify maximum building height; Certification pursuant to ZR 63-211 & 63-30, certification for a fresh food store. | 160158ZAK; 160157ZCK | Slater & Beckerman |

CITY PLANNING PIPELINE (continued)

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| SPECIAL PERMITS/OTHER ACTIONS | | | | |
| Daniel Zev Rosenberg | 5264 Independence Ave, BX | Authorization pursuant to ZR 105-421, modification of topographic features on tier 1 sites. Removal of top soil requested for the building area and surface improvement areas. The pool will be excavated and topsoil needs to be removed to install a base for surface improvements; Authorization pursuant to ZR 105-425 to modify the botanic environment & tree preservation & planning requirements. Tree removal requested for 5 out of 7 existing trees. | 160150ZAX; 160151ZAX | Tom Winter Architect |
| 322 West 57th Street Condo | 362-8 W 57th St/866-72 9th Ave, MN | Certification pursuant to ZR 37-73 provides a certification that allows a kiosk in an urban plaza for a period of three years. | 160129ZCM | Akerman LLP |
| Pepe West 48th Street LLC | 235 West 48th Street, MN | Recertification of the café in the same configuration that it has existed since 2009 with eleven (11) tables and twenty-three (23) seats within the plaza. In order to place such a café in a publically accessible open area, certification of eight findings is required. | 160135ZCM | Slater & Beckerman |
| Broome Property Owner JV | 100 Varick St & 555 Broome St, MN | Certification pursuant to ZR section 13-342 that floor space used for accessory off-street parking in an accessory automated parking facility, up to a height of 40 feet above curb level, is exempt from the definition of floor area. | 160136ZCM | Holland & Knight |
| 80 South LLC | 80 South Street, MN | Certification to utilize 407,280 sq. feet of seaport development rights on the zoning lot, including 104,167 sq feet previously transferred to 80 South Street and additional 303,113 sq. feet to be transferred, for use in a new building on the site. | 160144ZCM | Kramer Levin LLP |
| Gregory Olivieri | 110/112 Iron Mine Drive, SI | Certification pursuant to ZR 105-41, no authorization required. The proposed enlargement is a sensitive alteration to the project site with regard to the purpose and intent of the special natural area district. | 160130ZCR | V&B Architecture |
| Weatherland Industries | Bartlett Ave/Eltinville Blvd, SI | Certification pursuant to ZR 107-65, modification of existing topography; Certification pursuant to ZR 107-121, school seat as block is less than 75% built | 160156RAR; 160155RCR | Peter J. Calvanico |
| Margaret Grandstaff | Lee Ave/Wood Ave/ Craig Ave, SI | Request school seat certification as block is less than 75% built. | 160120RCR | Peter J. Calvanico |
| Carmine Cautella | 30 Everton Ave, SI | Certification pursuant to ZR 107-08, future subdivision. | 160152RCR | S. Krebushevski R.A. |
| H&E Tool Rental Corp. | 2420 Arthur Kill Road, SI | Certification pursuant to ZR 107-08, future subdivision. | 160154RCR | Peter J. Calvanico |
| Curry Shack, Corp | 430 3rd Ave, MN | Enclosed sidewalk café with 6 tables and 16 chairs. | 160128ECM | |
| Manhattan Valley | 2636 Broadway, MN | Enclosed sidewalk café with 11 tables and 24 chairs. | 160153ECM | |
| 19-20 Bush Terminal Owner | 40th Street b/w 1st & 2nd Ave, BK | City map change involving the elimination, discontinuance and closing of 40th Street, between First and Second Avenue in order to facilitate a mixed-use commercial/industrial development. | 160146MMK | Fox Rothschild LLP |
| ACS | 317 Rogers Ave, BK | ACS request an acquisition of the property on block 1296, lot 1, to ensure the continued provision of childcare services. | 160132PQK | DCAS |
| ACS | 384 S. 4th Street, BK | ACS requests an acquisition of the property on block 2451, lot 8 to ensure the continued provision of childcare services. | 160133PQK | DCAS |
| Broad Channel Volunteers | 305 Cross Bay Blvd., QN | The application for renewal pursuant to ZR section 11-43 will ensure that the current special permit does not expire on December 5, 2015 and provide the BCV additional time to construct the fire station. | 160121CMQ | John D. Calcagnile |
| RCCD Holdings LLC | 28-48 Hendricks Ave, SI | Renewal is for authorization pursuant to ZR 119-316 to construct fourteen (14) to two (2) family detached homes within the special Hillside Preservation District. | 160122CMR | Scaglione Architects |

ULURP PIPELINE

New Applications Certified into ULURP

| PROJECT | DESCRIPTION | COMM. BD. | ULURP NO. | CERTIFIED |
|--------------------|-----------------------|-----------|------------|------------|
| 3276 Jerome Avenue | Zoning map amendment. | BX 07 | 160064 ZMX | 12/14/2015 |

BSA PIPELINE

New Applications Filed with BSA — December 2015

| APPLICANT | PROJECT/ADDRESS | DESCRIPTION | APP. NO. | REPRESENTATIVE |
|-------------------------------------|----------------------------|---|-----------------------|--------------------|
| VARIANCES | | | | |
| Marymount School of NY | 115 E. 97th St., MN | Facilitate new 13-story community facility | 275-15-BZ | Friedman Gotbaum |
| 338 Devoe St. LLC | 338 Devoe St., BK | Construct 3-story residential building in M1-1 district | 270-15-BZ | Moshe M. Friedman |
| Seucharron Sewdat | 110-43 160th St., QN | Construct 2-family dwelling | 274-15-BZ | Michio Sanga |
| Nohar Sumasar | 144-29 South Rd., QN | Construct 2-family dwelling | 274-15-BZ | Michio Sanga |
| SPECIAL PERMITS/OTHER ACTION | | | | |
| Benjamin & Rivka Perl | 2621 Avenue R, BK | Enlarge dwelling | 277-15-BZ | Jay Goldstein |
| Rafael Levy | 3556 Bedford Ave., BK | Enlarge dwelling | 278-15-BZ | Jay Goldstein |
| 399 Knickerbocker LLC | 399 Knickerbocker Ave., BK | Permit physical culture establishment | 276-15-BZ | Rothkrug Rothkrug |
| Mousa Boukai | 2076 Ocean Pkwy., BK | Enlarge 2-family dwelling | 269-15-BZ | Lyra J. Altman |
| Seshadri & Prema Das | 45 Little Clove Rd., SI | Allow health care facility | 263-15-BZ | Rothkrug Rothkrug |
| APEALS | | | | |
| Lester Realty Assocs. | 1842 Victor Blvd., SI | Reconstruct auto service station | 271-15-BZ | Philip L. Rampulla |
| Tribanor Real Estate | 35 Derick Ct., SI | Construct building not fronting mapped street | 272-15-A | Eric Palatnik, PC |
| Savo Realty Corp. | 23 Herbert St., SI | Construct 5 2-family dwellings not fronting mapped street | 264-15-A- 268-15-A | Diffendale Kubec |

LANDMARKS PIPELINE

Proposed Designations — December 2015

| NAME | ADDRESS | ACTION | DATE |
|------------|------------------------|------------|---------|
| Bedford HD | Bedford-Stuyvesant, BK | Designated | 12/5/15 |

Actions Taken — November 2015

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

| ADDRESS | LANDMARK/HISTORIC DISTRICT | DESCRIPTION | CASE NO. | APP'D |
|--------------------------|--|--|----------|-------|
| December 8, 2015 | | | | |
| 190 Fordham St., BX | Public School 102 | Replace windows | 17-7631 | W/Mod |
| 6301 Riverdale Ave., BX | College of Mount St. Vincent Administrative Building | Est. master plan (installation of windows) | 17-2219 | Yes |
| 351 Canal St., MN | SoHo-Cast Iron HD | Modify openings, replace infill, vault covers, steps | 17-3435 | W/Mod |
| 355 W. Broadway, MN | SoHo-Cast Iron HD | Construct roof & rear yard additions | 17-0719 | W/Mod |
| 46 Morton St., MN | Greenwich Village HD | Modify openings, const. bulkhead, inst. railings | 17-4107 | W/Mod |
| 235 Bleecker St., MN | Greenwich Village HD Ext. II | Legalize storefront installation | 17-1673 | Yes |
| 378 Sixth Ave., MN | Greenwich Village HD | Legalize signage | 15-4630 | Yes |
| 15 W. 9th St., MN | Greenwich Village HD | Alter rear facade | 17-6170 | Yes |
| 95 Horatio St., MN | Gansevoort Market HD | Est. master plan (installation of artwork) | 17-3131 | W/Mod |
| 220 12th Ave., MN | West Chelsea HD | Enlarge rooftop bulkhead | 17-8083 | Yes |
| 134 E. 62nd St., MN | Upper East Side HD | Replace ironwork | 17-2946 | W/Mod |
| 378 West End Ave., MN | West End-Collegiate HD Ext. | Construct roof addition, replace windows, create gardens | 17-4429 | Yes |
| 260 W. 78th St., MN | West End-Collegiate HD Ext. | Demolish building, construct new building | 17-6916 | Yes |
| 4 E. 88th St., MN | Carnegie Hill HD | Install sidewalk canopy | 17-4273 | W/D |
| 878 West End Ave., MN | Riverside-West End HD Ext. II | Install door, sidelights | 17-4429 | Yes |
| 4651 Fieldston Rd., BX | Fieldston HD | Alter roof, window opening | 17-3059 | Yes |
| 122 Pacific St., BK | Cobble Hill HD | Construct rear add., alter rear facade | 16-7541 | W/Mod |
| December 15, 2015 | | | | |
| 625 Fifth Ave., MN | St. Patrick's Cathedral Complex | Create curb cut, alter wall, install gate, const. entrance | 17-8111 | Yes |
| 1375 Dean St., BK | George & Susan Elkins House | Const. roof & rear adds., alter garden, exc. rear yard | 15-8112 | Yes |
| 30 Christopher St., MN | Greenwich Village HD | Install marquee | 17-0074 | Yes |
| 8 Little W. 12th St., MN | Gansevoort Market HD | Alter parapet, const. roof add., repl. windows, doors | 17-5748 | W/Mod |
| 1145 Broadway, MN | Madison Square North HD | Const. rear add., roof bulkheads, modify facade | 17-7008 | W/Mod |
| 39 E. 67th St., MN | Upper East Side HD | Modify previously approved additions, replace windows | 17-8347 | Yes |
| 185 W. 75th St., MN | Upper West Side/CPW HD | Const. bulkheads, alter entrance, windows, exc. rear yard | 17-4666 | Yes |
| 280 Carlton Ave., BK | Fort Greene HD | Construct rear yard addition | 16-0213 | Yes |
| 82 Stratford Rd., BK | Prospect Park South HD | Alter rear and side facades | 17-8637 | W/Mod |
| 327 Vanderbilt Ave., BK | Clinton Hill HD | Construct roof addition, alter rear facade | 17-5049 | W/Mod |
| 334 MacDonough St., BK | Stuyvesant Heights HD | Install access ramp, alter fence | 16-8087 | Yes |

New Decisions Added to www.CityAdmin.org — December 2015

CITY PLANNING COMMISSION

| PROJECT NAME | DESCRIPTION | LOCATION | ULURP NO. | DATE |
|---|---|----------|----------------------------|------------|
| Grace Harewood Senior & Child Care Center | Acquisition of property (child care and senior center) | BK 2 | C150297POK | 11/18/2015 |
| Mount Morris HD Ext. | Landmark district extension | MN 10 | N160068HKM | 12/2/2015 |
| 90-15 Sutphin Boulevard | Acquisition of office space (small business support center) | QN 12 | N160074PXQ | 12/2/2015 |

LANDMARKS PRESERVATION COMMISSION

| ADDRESS | LANDMARK/HISTORIC DISTRICT | DESCRIPTION | CASE NO. | APP'D | ISSUED |
|---------------------------------------|---------------------------------|---|--|------------|-------------------------|
| CERTIFICATE OF APPROPRIATENESS | | | | | |
| 139 W. 44th St., MN | The Hudson Theater | Alter lobby, ticket lobby, auditorium | 17-9350 | Yes | 11/30/2015 |
| 625 Fifth Ave., MN | St. Patrick's Cathedral Complex | Remove portion of wall, install gate, const. garage | 18-0078 | Yes | 12/15/2015 |
| 1271 Sixth Ave., MN | Time & Life Building Interior | Remove walls, expand lobby, repl. turnstiles, doors | 18-0093 | Yes | 12/15/2015 |
| Central Park Zoo, MN | Central Park | Install WiFi point panels | 17-9549 | Yes | 12/2/2015 |
| 111-02 Queens Blvd., QN | Firehouse, Engine Co. 305 | Install mechanical ductwork | 17-9555 | Yes | 12/2/2015 |
| 87 Leonard St., MN | Tribeca East HD | Enlarge previously app'd rooftop addition | 17-9242 | Yes | 11/24/2015 |
| 35 Walker St., MN | Tribeca East HD | Replace infill, install doors; construct 2-story rooftop addition | 17-9530 17-9392 | Yes Yes | 12/2/2015 11/30/2015 |
| 69 Washington Pl., MN | Greenwich Village HD | Alter rear yard addition | 17-9502 | Yes | 12/2/2015 |
| 378 Sixth Ave., MN | Greenwich Village HD | Legalize illuminated signage | 17-9809 | Yes | 12/8/2015 |
| 14 Christopher St., MN | Greenwich Village HD | Legalize storefront infill | 17-9658 | Yes | 12/4/2015 |
| 139 Perry St., MN | Greenwich Village HD | Remove gate, install storefront system, sign band | 17-9398 | Yes | 11/30/2015 |
| 44 Horatio St., MN | Greenwich Village HD | Construct cellar-level addition, alter rear facade | 17-9845 | Yes | 12/9/2015 |
| 46 Horatio St., MN | Greenwich Village HD | Remove storefront, inst. windows, doors, storefront | 17-9846 | Yes | 12/9/2015 |
| 95 Horatio St., MN | Gansevoort Market HD | Est. master plan (installation of artwork) | 17-9916 | Yes | 12/10/2015 |
| 437 W. 22nd St., MN | Chelsea HD | Install windows | 17-9226 | Yes | 11/23/2015 |
| 40 E. 66th St., MN | Upper East Side HD | Later, install windows, construct bulkheads | 17-9757 | Yes | 12/8/2015 |
| 33 Hamilton Terr., MN | Hamilton Heights HD | Legalize windows, security grilles | 17-9410 | Yes | 11/27/2015 |
| 4651 Fieldston Rd., BX | Fieldston HD | Remove dormer, install dormer | 18-0112 | Yes | 12/16/2015 |
| 117 Front St., BK | DUMBO HD | Remove canopy, install windows, storefront, signage | 17-9831 | Yes | 12/9/2015 |
| 6 Pierrepont St., BK | Brooklyn Heights HD | Raise parapet wall, install railings | 17-9313 | Yes | 11/25/2015 |
| 286 Carroll St., BK | Carroll Gardens HD | Construct rooftop addition, inst. HVAC equip. | 18-0022 | Yes | 12/14/2015 |
| 380 Clinton Ave., BK | Clinton Hill HD | Modify rear porches, replace windows | 17-9278 | Yes | 11/24/2015 |
| 155 Friendship Ln., SI | NYC Farm Colony-Seaview HD | Alter footprints of 2 existing buildings | 17-9464 | Yes | 12/1/2015 |