

FRANCHISE AND CONCESSION REVIEW COMMITTEE

MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT the Franchise and Concession Review Committee will hold a Public Meeting on Wednesday, November 13, 2013 at 2:30 P.M., at 22 Reade Street, 2nd Floor Conference Room, Borough of Manhattan.

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, Public Hearings Unit, 253 Broadway, 9th Floor, New York, NY 10007, (212) 788-7490, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC MEETING. TDD users should call Verizon relay service.

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HOUSING AND COMMUNITY RENEWAL

OFFICE OF RENT ADMINISTRATION

NOTICE

NOTICE OF MAXIMUM BASE RENT PUBLIC HEARING

Public Notice is Hereby Given pursuant to Section 26-405a(9) of the New York City Rent and Rehabilitation Law that the New York State Division of Housing and Community Renewal (DHCR) will conduct a public hearing to be held at the New York City Department of City Planning, Spector Hall, 22 Reade Street, (First Floor), New York, NY on Friday, November 22, 2013 for the purpose of collecting information relating to all factors which the DHCR may consider in establishing a Maximum Base Rent (MBR) for rent controlled housing accommodations located in the City of New York for the 2014-2015 biennial MBR cycle. The morning session of the hearing will be held from 10:00 A.M. to 12:30 P.M.; the afternoon session will run from 2:00 P.M. to 4:30 P.M.

Pre-registration of speakers is advised. Those who wish to pre-register may call the office of Michael Berrios, Executive Assistant, at (718) 262-4816 and state the time they wish to speak at the hearing and whom they represent. Pre-registered speakers who have reserved a time to speak will be heard at approximately that time. Speakers who register the day of the hearing will be heard in the order of registration at those times not already reserved by pre-registered speakers. Speaking time will be limited to five minutes in order to give as many people as possible the opportunity to be heard. Speakers should be prepared to submit copies of their remarks to the DHCR official presiding over the hearing. The hearing will conclude when all registered speakers in attendance at the hearing have been heard. DHCR will also accept written testimony submitted prior to the end of the hearing. Submissions may also be sent in advance to Michael Berrios, Executive Assistant, 6th Floor, Division of Housing and Community Renewal, Gertz Plaza, 92-31 Union Hall Street, Jamaica, NY 11433. To obtain a report on the DHCR recommendation for the 2014-2015 MBR cycle, interested parties should call (718) 262-4816.

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BOARD OF STANDARDS AND APPEALS

PUBLIC HEARINGS

NOVEMBER 26, 2013, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, November 26, 2013, 10:00 A.M., in Spector Hall, 22 Reade Street, New York, N.Y. 10007, on the following matters:

SOC CALENDAR

182-69-BZ
 APPLICANT – Kramer Levin Naftalis & Frankel LLP, for 227 East 19th Street Owner LCL, owner.
 SUBJECT – Application September 4, 2013 – ADMENDMENT 23-633: with regard to height and setback, yards distance between buildings and floor area proposed residential conversion and alterations of existing hospital parking pre-1961 is subject to ZR 23-145, ZR-23-711 and ZR23-89 zoning resolution
 PREMISES AFFECTED – 211-235 3 East 19th Street aka 224-228 East 20th St & 2nd & 3rd Avenues, midblock portion of block bounded by East 19th and East 20th Street, Block 900, lot 6, Borough of Manhattan.
COMMUNITY BOARD #6M

380-01-BZ
 APPLICANT – Law office of Fredrick A. Becker, for 230 West 41st St. LLC, owner;
 TSI West 41st LLC dba New York Sports Club, lessee.
 SUBJECT – Application April 17, 2013 – Extension of Term of a previously granted Special Permit (§73-36) for the continued operation of a physical culture establishment (*New York Sports Club*), located in portions of the cellar, first floor and second floor of a 21-story commercial office structure, which expired on April 9, 2012; Waiver of the Rules. C6-6.5 M1-6 (Mid) zoning district.
 PREMISES AFFECTED – 230 West 41st Street, south side of West 41st Street, 320' west of Seventh Avenue, through block to West 40th Street, Block 1012, Lot 15, Borough of Manhattan.
COMMUNITY BOARD #5M

265-08-BZ
 APPLICANT – Herrick, Feinstein LLP by Arthur Huh, for 70 Wyckoff LLC, owner.
 SUBJECT – Application October 23, 2013 – Extension of Time to Obtain a Certificate of Occupancy for a previously granted Variance (72-21) for the legalization of residential units in a manufacturing building which expired on September 27, 2013. M1-1 zoning district.
 PREMISES AFFECTED – 70 Wyckoff Avenue, southeast corner of Wyckoff Avenue and Suydam Street, Block 3221, Lot 31, Borough of Brooklyn.
COMMUNITY BOARD #4BK

20-12-BZ
 APPLICANT – Herrick Feinstein LLP by Arthur Huh, for LNA Realty Holdings LLC, owner; Brookfit Ventures LLC, lessee.
 SUBJECT – Application October 21, 2013 – Amendment to

the BSA resolution of a previously granted Special Permit (73-36) for the legalization of a Physical Culture Establishment (*Retro Fitness*) to obtain additional time to obtain a Public Assembly license which expired on January 10, 2013. M1-2/R6B Special MX-8 zoning district.
 PREMISES AFFECTED – 203 Berry Street, northeast corner of N. 3rd Street and Berry Street, Block 2351, Lot 1087, Borough of Brooklyn.
COMMUNITY BOARD #1BK

APPEALS CALENDAR

191-13-A
 APPLICANT – Rothkrug Rothkrug & Spector LLP, for McAllister Maritime Holdings, LLC, owner.
 SUBJECT – Application June 28, 2013 – Proposed construction of a three story office building within the bed of a mapped street pursuant to Article 3 of General City Law 35. M3-1 zoning district.
 PREMISES AFFECTED – 3161 Richmond Terrace, north side of Richmond Terrace at intersection of Richmond Terrace and Grandview Avenue, Block 1208, Lot 15, Borough of Staten Island.
COMMUNITY BOARD #1SI

***Please note that the BZ calendar will immediately follow the SOC and A calendars.**

ZONING CALENDAR

171-13-BZ
 APPLICANT – Law Office of Fredrick A. Becker, for 1034 East 26th Street, LLC, owner.
 SUBJECT – Application June 6, 2013 – Special Permit (§73-622) for the enlargement of an existing single family home contrary to floor area and open space (ZR 23-141); side yards (ZR 23-461) and less than the required rear yard (ZR 23-47). R2 zoning district.
 PREMISES AFFECTED – 1034 East 26th Street, west side of East 26th Street between Avenue J and Avenue K, Block 7607, Lot 63, Borough of Brooklyn.
COMMUNITY BOARD #14BK

192-13-BZ
 APPLICANT – Jesse Masyr, Esq., Fox Rothschild, LLP, for AP-ISC Leroy, LLC, Authorized Representative, owner.
 SUBJECT – Application July 2, 2013 – Variance (§72-21) to permit the construction of a mixed use primarily residential building for a 12 story residential and accessory parking contrary to §42-10. M1-5 zoning district.
 PREMISES AFFECTED – 354/361 West Street aka 156/162 Leroy Street and 75 Clarkson Street, West Street between Clarkson and Leroy Streets, Block 601, Lot 1, 4, 5, 8, 10, Borough of Manhattan.
COMMUNITY BOARD #2M

223-13-BZ
 APPLICANT – Stroock & Stroock & Lavan LLP by Ross F. Moskowitz, for NYC Department of Citywide Administrative Services, owner.
 SUBJECT – Application July 24, 2013 – Special Permit (§73-36) to permit the operation of a physical culture of health establishment (*Kingsbridge Nat'l Ice Wellness Center*) in an existing building. C4-4/R6 zoning district.
 PREMISES AFFECTED – 29 West Kingsbridge Road aka Kingsbridge Armory Building, Block 3247, Lot 10 part of 2, Borough of Bronx.
COMMUNITY BOARD #7BX

228-13-BZ
 APPLICANT – Herrick, Feinstein LLP by Arthur Huh, for 45 W 67th Street Development Corporation, owner; CrossFit NYC, lessee.
 SUBJECT – Application August 1, 2013 – Special Permit (§73-36) to allow a physical culture establishment (*Cross Fit*) located in the cellar level of an existing 31-story condominium building. C4-7 zoning district.
 PREMISES AFFECTED – 157 Columbus Avenue, northeast corner of West 67th Street and Columbus Avenue, Block 1120, Lot 7501, Borough of Manhattan.
COMMUNITY BOARD #7M

243-13-BZ
 APPLICANT – Kramer Levin Naftalis & Frankel LLP, for Henry II Thames LP c/o of Fisher Brothers, owners.
 SUBJECT – Application August 21, 2013 – Variance (§72-21) to permit construction of a mixed use building that does not comply with the setback requirements §91-32. C5-5 (LM) zoning district.
 PREMISES AFFECTED – 22 Thames Street, 125-129 Greenwich Street, southeast corner of Greenwich Street and Thames Street, Block 51, Lot 13, 14, Borough of Manhattan.
COMMUNITY BOARD #1M

249-13-BZ
 APPLICANT – Eric Palatnik, P.C., for Reva Holding Corporation, owner; Crunch LLC, lessee.
 SUBJECT – Application August 26, 2013 – Special Permit (§73-36) to permit a physical cultural establishment (*Crunch Fitness*) within portions of existing commercial building. C4-3 zoning district.
 PREMISES AFFECTED – 747 Broadway, northeast corner of intersection of Graham Avenue, Broadway and Flushing Avenue, Borough of Brooklyn.
COMMUNITY BOARD #1BK

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SMALL BUSINESS SERVICES

MEETING

The New York City Industrial Business Zone Boundary Commission has scheduled a meeting on November 21, 2013 at 9:00 A.M. at 110 William Street, 4th Floor, Conference Room 4A.

The Industrial Business Zone Boundary Commission will be convened to review proposals to modify the existing and ratify additional Industrial Business Zone (IBZ) boundaries. Maps of the boundaries can be viewed at www.nycedc.com/ibz. The Commission was convened in September 2013 and introduced the proposed boundaries and modifications of IBZs. If you would like additional information, please contact Kathleen Ahn, General Counsel, New York City Department of Small Business Services, 110 William Street, NY, NY 10038, 7th Floor, (212) 513-6391.

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COURT NOTICE

SUPREME COURT

NOTICE

QUEENS COUNTY IA PART 8 NOTICE OF PETITION INDEX NUMBER 19875/13

In the Matter of the Application of the
NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY,

Petitioner,

To Acquire By Exercise of its Powers of Eminent Domain Title in Fee Simple Absolute to Certain Real Property Known as Tax Block 1891, Lots 1, 12, 15, 20 and 22, located in the Borough of Queens, City of New York, in Connection With the Construction of P.S. 298Q

PLEASE TAKE NOTICE that, upon the annexed petition of Petitioner New York City School Construction Authority ("SCA"), duly verified on the 23 day of October, 2013, by Jenson Ambachen, Senior Attorney for the SCA, Petitioner shall move this Court on the 6th day of December, 2013 at 9:30 a.m., or as soon thereafter as counsel may be heard, at I.A.S. Part 8 of this Court, to be held at the Courthouse thereof, located at 88-11 Sutphin Blvd, Jamaica, New York for an order:

- granting the Petition in all respects;
- authorizing the SCA to file the Acquisition Map, in the form annexed to the Petition, in the Office of the Clerk of Queens County;
- directing that, upon the filing of the Order of this Court and the Acquisition Map, title and possession to the property shown on said Map, shall vest in the SCA, said property consisting of all that certain plot, piece or parcel of land, comprising Tax Block 1891, Lots 1, 12, 15, 20 and 22, with any buildings and improvements thereon, erected, situated, lying and being in the Borough and County of Queens State of New York, bounded and described as follows:

PARCEL 1

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of the Queens, City and State of New York, bounded and describe as follows:

BEGINNING. At the corner formed by the intersection of the northerly side of Christie Avenue with the easterly side of 98th Street;

RUNNING THENCE northerly along the easterly side of 98th Street, 216.91 feet;

THENCE easterly at right angles to the easterly side of 98th Street, 100 feet;
THENCE southerly parallel with the easterly side of 98th Street, 182.15 feet to the northerly side of Christie Avenue;

THENCE westerly along the northerly side of Christie Avenue, 105.87 feet to the corner, aforesaid, at the point or place of BEGINNING.

PARCEL 2

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough and County of the Queens, City and State of New York, bounded and describe as follows:

BEGINNING at a point on the easterly side of 98th Street distant 115 feet southerly from the corner formed by the intersection of the southerly side of 50th Avenue with the easterly side of 98th Street;
RUNNING THENCE easterly parallel with 50th Avenue, 100 feet;

THENCE southerly parallel with the easterly side of 98th Street, 280.00;

THENCE westerly parallel with 50th Avenue, 100 feet to the easterly side of 98th Street;

THENCE northerly along the easterly side of 98th Street, 280 feet to the point or place of BEGINNING.

(The above-described properties are hereafter referred to as the "Property").

- providing that this Court shall determine all claims for just compensation arising from the acquisition of said Property and that such claims shall be heard without a jury and without referral to a referee or commissioner;
- directing that, within thirty (30) days after the entry of the Order of this Court, the SCA shall cause a Notice of Acquisition to be served upon each condemnee or such condemnee's attorney of record; directing that all claimants have a period of one hundred eighty (180) days from the date of service of the Notice of Acquisition within which to file a written claim or notice of appearance; and granting such other and further relief as this Court deems just and proper.

Dated: October 23, 2013, New York, New York
 MICHAEL A. CARDOZO
 Corporation Counsel of the City of New York
 Attorney for the Condemnor,
 New York City Construction Authority
 100 Church Street
 New York, New York 10007
 Tel. (212) 356-2140

SEE MAP ON BACK PAGES

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QUEENS COUNTY IA PART 8 NOTICE OF PETITION INDEX NUMBER 19509/13

In the Matter of Application of the CITY OF NEW YORK, relative to acquiring title in fee simple absolute to certain