

RAFAL  
PANICZKO

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PROJECT MANAGER

# PORTFOLIO

**ALL PROJECTS LISTED BELOW WERE MANAGED FROM PRE-CONSTRUCTION TO  
FINAL SIGN-OFF, OVERSEEING SUBCONTRACTORS, SITE EXECUTION, BUDGETS,  
AND DOB COMPLIANCE**

# 350 WEST 22<sup>ND</sup> STREET, NEW YORK, NY

Architect: Bolek Ryzinski Architect

Interior Designer: Karin Fahrbach

Complete renovation of a four-story, brick-façade, landmarked building in Chelsea. The scope included restoration of the façade, replacement of historical windows, refinishing of the brownstone, and new building-wide MEP, AV, and security systems. Structural work incorporated a new elevator, a rooftop terrace, a gated front garden, and a large rear garden. The project also included construction of newly designed interiors, custom millwork, fit-outs, and finishes



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 46 MONROE PLACE, BROOKLYN HEIGHTS, NY

Architect: Steven Harris Architects LLP

Complete renovation of this landmark four-story residential building, built in 1836 within the Brooklyn Heights Historic District, the first historic district designated under New York City's Landmarks Preservation Law. The scope included structural reinforcement of the original timber structure and restoration of the historical front façade. Selective demolition of the rear façade and new structural work delivered a new rear horizontal extension featuring elegant steel-and-glass doors and windows. The project delivered bespoke interiors and custom cabinetry, refined finishes throughout, and all-new MEP and security building systems.



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 46 MONROE PLACE, BROOKLYN HEIGHTS, NY



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 42 WEST 12<sup>TH</sup> STREET NEW YORK, NY

Architect: Steven Harris Architects LLP

Located in Greenwich Village, this late Italianate-style, five-story building was originally erected in 1860. Project scope included restoration of the historic façade, gut demolition and removal of the rear façade, and new structural reinforcement to provide a new extension with a glass façade. The redevelopment converted a multi-unit rental property into a single-family residence with 6 bedrooms and 7 full bathrooms, salvaging 7 historic fireplaces. The team installed a new elevator, new MEP, AV, and security systems, high-end interior finishes, historic fit-outs, new stairs, and custom cabinetry.



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 42 WEST 12<sup>TH</sup> STREET NEW YORK, NY



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 147 WILLOW STREET BROOKLYN HEIGHTS, NY

Architect: Steven Harris Architects LLP

Renovation and addition to a single-family, five-story residential building. Project scope involved historic restoration of the existing front brownstone façade, a complete interior gut-out, new structural framing and partitions, a horizontal extension, a glass catwalk for the library, a glass terrace, new radiant floor heating through, new stairs, custom millwork, plaster, and finishes. All new MEP systems, plus security and entertainment systems, were installed throughout.



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 147 WILLOW STREET BROOKLYN HEIGHTS, NY



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 116 W 80<sup>TH</sup> STREET NEW YORK, NY

Architect: Karen Jacobson Architects

Interior Designer: Reade Street Studio, LLC

Full conversion of a six-unit townhouse into a luxury single-family residence. The project scope encompassed landmark facade restoration, horizontal and vertical extensions, deep cellar underpinning, structural steel reframing, and masonry construction. Exterior details feature custom rear steel windows along with new mahogany windows and front entry doors. Interiors include custom millwork, high-end finishes, new stairs, a high-speed elevator, and complete MEP/AV systems. Advanced engineering highlights include radiant floor heating, a heated sidewalk snow-melting system, resilient suspended ceilings, and sound-attenuated plumbing lines



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 116 W 80<sup>TH</sup> STREET NEW YORK, NY



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 64 E 7<sup>TH</sup> STREET NEW YORK, NY

Architect: Bill Peterson Architect, LLP

A complete renovation, expansion, and historic restoration of an 1840 residence that balances open, modern interior living with meticulous preservation of historic details. Structural scope encompassed horizontal and vertical extensions, deep cellar excavation, an additional top story with a bulkhead, interior steel reframing, and new exterior masonry construction. Exterior restoration featured the original brownstone entry portal, lintels, sills, and upper cornice, complimented by custom mahogany and steel windows and doors. Interior highlights include restored historic plaster cornices, moldings, original stone fireplaces, custom cabinetry, and new stairs featuring original ornamental millwork. Fully modernized with hydronic radiant floor heating throughout, new HVAC, fire sprinklers, upgraded plumbing and electrical infrastructure, and a Crestron home automation system.



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 64 E 7<sup>TH</sup> STREET NEW YORK, NY



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 118 W 76<sup>TH</sup> STREET NEW YORK, NY

Architect: Archetype, LLC

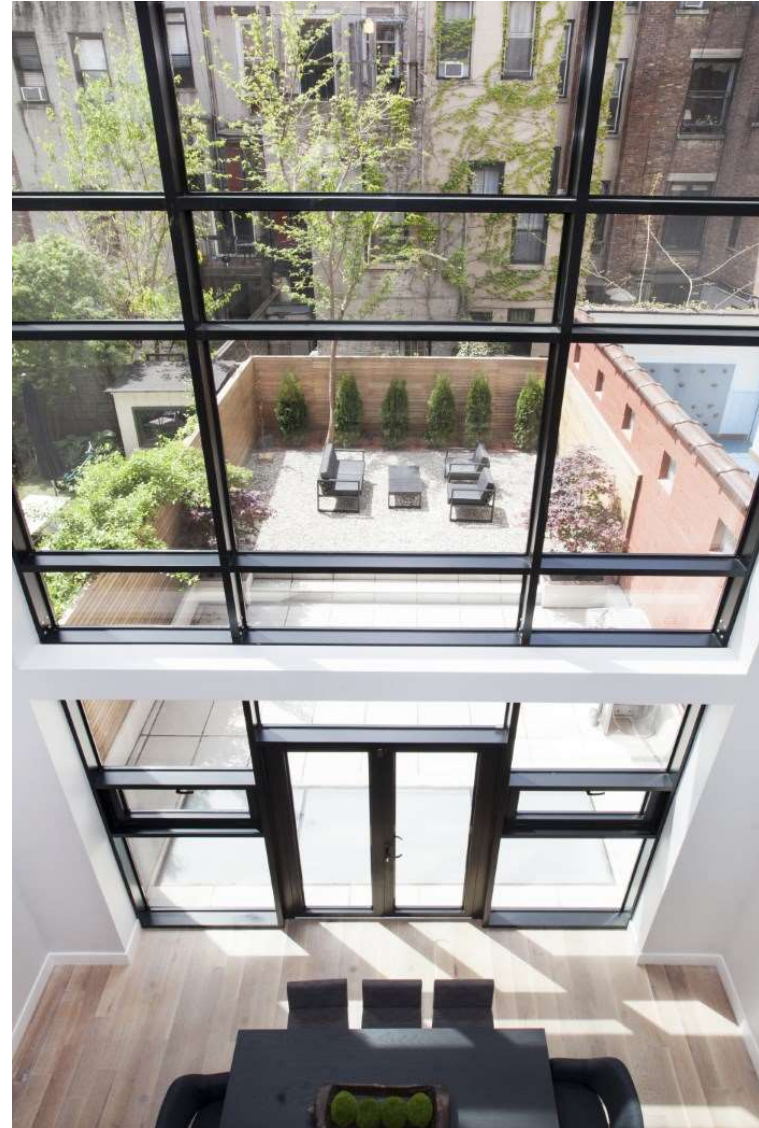
Interior Designer: RAAD Studio

Driven by the property's severely deteriorated condition, this extensive renovation required comprehensive structural reinforcement, full floor beam replacement, and new roof construction. The project expanded the home through a horizontal rear addition and a newly excavated two-story cellar level, while the front façade was meticulously restored to its original historic condition under Landmarks Preservation Commission (LPC) oversight. Located between Columbus and Amsterdam Avenues, the finished residence showcases an open, flowing contemporary design with seven bedrooms, six full baths, three powder rooms, and a cellar gym. Highlighted by a striking three-story rear glass façade and approximately 1,800 SF of outdoor space, the home is fully equipped with custom millwork, new fireplaces, new utility lines, a high-speed elevator, and upgraded MEP, AV, and security systems



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 118 W 76<sup>TH</sup> STREET NEW YORK, NY



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 118 W 76<sup>TH</sup> STREET NEW YORK, NY



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 132 W 75<sup>TH</sup> STREET NEW YORK, NY

Architect: Greg Rothstein Architect

Interior Designer: Oreste Drapaca Architect

Full conversion of a landmarked five-story multi-family townhouse into a high-end single-family residence. The project involved extensive structural reinforcement, cellar deepening, horizontal and vertical extensions, custom steel windows, new façade fenestration, and a glass deck. Interior architectural highlights feature an interior curved staircase, an elevator, new and restored historic fireplaces, custom millwork, and intricate plaster crown moldings. Fully upgraded with new electrical, plumbing, HVAC, fire sprinkler, and main utility systems throughout.



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 132 W 75<sup>TH</sup> STREET NEW YORK, NY



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 132 W 75<sup>TH</sup> STREET NEW YORK, NY



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 32 W 76<sup>TH</sup> STREET NEW YORK, NY

Architect: New York Design

Interior Designer: RAAD Studio

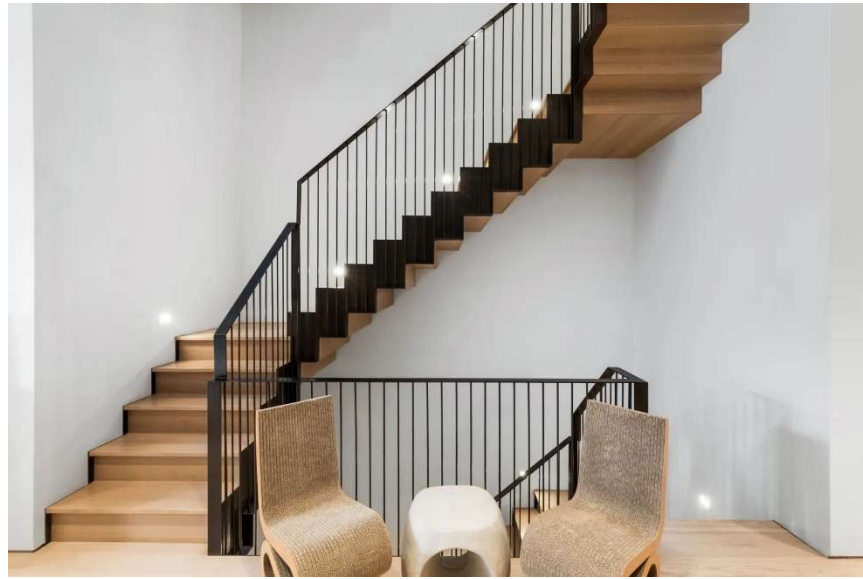
Conversion of the multi-family home into modern single family mansion. Brownstone located in historic Central Park West district. The project involved the complete renovation of the five story structure, including the addition of a new penthouse level and excavation of 1,400 sq. ft. sub cellar to accommodate basketball court.

The scope included restoration of the landmarked front façade, renovation of rear façade and terraces and full interior demolition. The building was rebuilt with all new structural steel and framing along with complex bedrock excavation, underpinning of the existing cellar and extension. The residence features a new elevator, fireplaces, custom stairs, new windows and doors and bespoke millwork. Installation of new building systems including sprinkler, plumbing, HVAC, electric, utility services, security and smart home control systems.



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 32 W 76<sup>TH</sup> STREET NEW YORK, NY



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 32 W 76<sup>TH</sup> STREET NEW YORK, NY



RESIDENTIAL  
TOWNHOUSE RENOVATION

# 435 E 52<sup>ND</sup> STREET NEW YORK, NY

Architect:

Paul Scott Architect

Complete renovation of the apartment located in luxurious River House Building overlooking East River. Project which was strictly supervised by building's management included 11 room , 6 bath and kitchen complete renovation with new finishes, wood floor, plaster and millwork. Apartment also received new windows and doors, HVAC system, plumbing, entertainment and electric systems.



RESIDENTIAL  
APARTMENT RENOVATION

# 1018 MADISON AVENUE NEW YORK, NY



Architect: Platt Dana Architects

Complete renovation of interior space and new storefront. Scope included new HVAC systems, new plumbing, new electrical systems, all new millwork and finishes throughout.



COMMERCIAL  
LA MAISON DU CHOCOLAT

# AVALON BUILDING, BOWERY NEW YORK, NY



Architect:

Bolek Ryzinski Architect

Off spring of famous East Village "Veselka" Ukrainian Restaurant, in Avalon Building, Bowery. Scope included entire line of commercial kitchen with pollution control units at separate mechanical mezzanine, 5 walk-in freezers, bar, buffet, take out area, tables and booths area, sidewalk cafe. Full occupancy of 200 people.



COMMERCIAL

VESELKA – BOWERY RESTAURANT

# 119 NASSAU AVE. GREENPOINT, NY



Completed:

2005

Supervising and coordinating construction progress to deliver high quality opulent space for demanding client. Project featured mahogany millwork bar, paneling, stairs, two floors of fully equipped commercial kitchen, dumb waiter, walk-in refrigerators with climate control.



COMMERCIAL  
AMBER STEAKHOUSE

# COLONIA, NJ

Design & Build    RP Design Build

Architectural Design of the contemporary minimalist house with sleek, functional interiors.

Seamless integration of structural design with mechanical systems, emphasizing modern aesthetics and efficiency.

Acquisition of all necessary permits and inspections to ensure compliance with local building codes and regulations.

Oversee all phases of construction, maintaining clear communication and coordination between subcontractors.



DESIGN & BUILD  
PRIVATE RESIDENCE

# 999 WILLOUGHBY AVE. BROOKLYN,NY



Architect: Bolek Ryzinski Architect

Area: 15,600 sq. ft.

Design & Build New 6 story superstructure with 18 apartments built in a loft-like style, where kitchens open up to large & roomy living rooms. The windows are huge and allow for plenty of light to enter the apartment. Hardwood floors throughout & marble bathrooms with large rainfall shower heads. The building has an assortment of different apartments that include, 1 beds/1 bath, 2 beds/2 baths, outdoor private gardens, and some have balconies. The two penthouses include balconies that are as big as the indoor space with a view of the surrounding neighborhood and city. Building amenities include, fast elevator, a 24 hr. access gym, common garden with picnic and barbecue facilities, secure indoor parking, a common rooftop and a laundry room.



GROUND UP DEVELOPMENTS  
DESIGN AND BUILD 6 STORY DEVELOPMENT

# 308 E 109<sup>TH</sup> STREET MANHATTAN, NY



Architect:

Bolek Ryzinski Architect

Area:

24,655 sq. ft.

Design & Build multi-family building, (cast in place concrete) luxury mixed-use elevator apartment building. The property is positioned on the south side of East 109th Street between First and Second Avenues in East Harlem. The eight-story, ±24,655 square-foot building contains (20) residential units and (1) commercial unit. The unit mix includes (13) one-bedroom and (7) three-bedroom apartment units. The property features luxury amenity package, rooftop with BBQ grill and superb views of the Manhattan Skyline.



GROUND UP DEVELOPMENTS

DESIGN AND BUILD 8 STORY DEVELOPMENT

# 402 E 118<sup>TH</sup> STREET MANHATTAN, NY

Architect: Bolek Ryzinski Architect

Area: 34,500 sq. ft.

Design and build new multifamily, cast-in-place development featuring 31 apartments and ground-floor commercial space. The building includes high-quality finishes and custom millwork, central air conditioning, private outdoor terraces, an elevator, fitness center.



GROUND UP DEVELOPMENTS  
DESIGN AND BUILD 8 STORY DEVELOPMENT

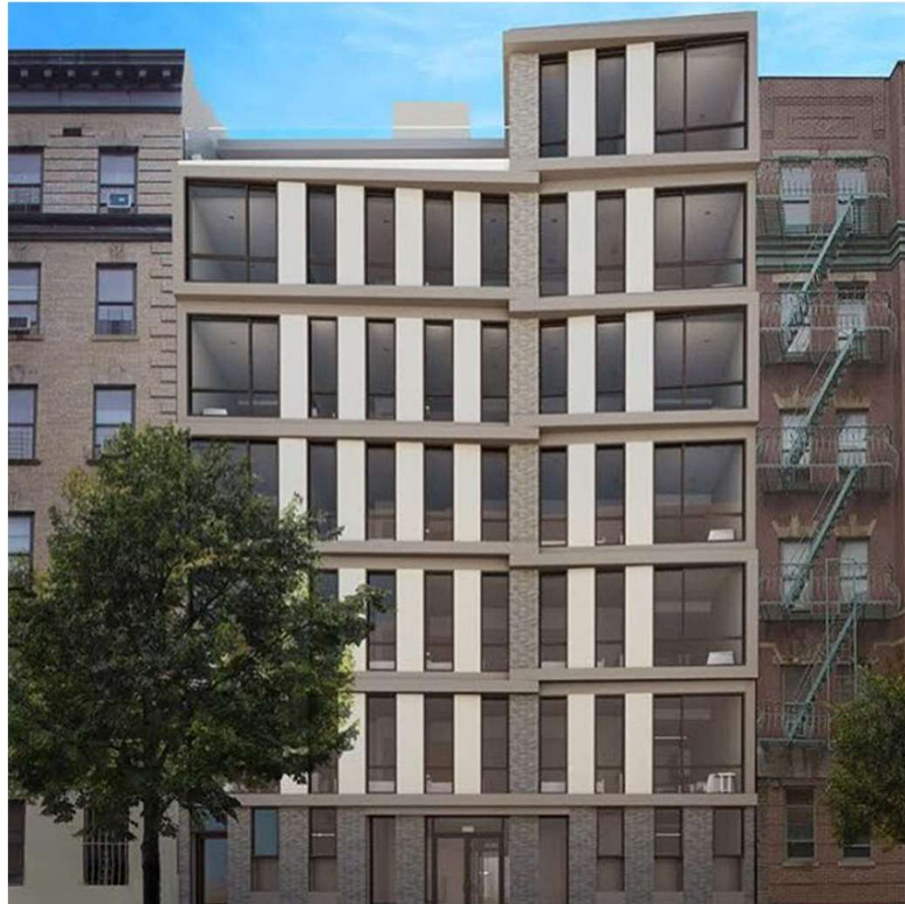
# 336 E 112<sup>TH</sup> STREET MANHATTAN, NY

Architect: KBA Architects

Status: Completed

Area: 22,000 sq. ft.

New multi family cast in place development building with 24 apartments . Supervise piles and foundations phase.



GROUND UP DEVELOPMENTS

7 STORY DEVELOPMENT

# 119 NASSAU AVE. BROOKLYN, NY

Architect: Riverside Architecture

Area: 8,800 sq. ft.

Supervise New 4 story multifamily and commercial development, featuring brick and precast façade located in busy Greenpoint location.



GROUND UP DEVELOPMENTS

4 STORY DEVELOPMENT