

CITYLAND NEW FILINGS & DECISIONS | February 2017

CITY PLANNING PIPELINE

New Applications Filed with DCP — February 1 to February 28, 2017

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
NYC EDC	126th Street Bus Depot—east side of Second Avenue between East 126th Street and East 127th Street, MN	Zoning text amendment pursuant to Zoning Resolution Section 23-154(D)(3) to designate the project area as a new Mandatory Inclusionary Housing Area; a zoning map amendment to rezone the project site from an M1-2 zoning district to a C6-3 zoning district; disposition of city-owned property	170276 ZRM; 170275 ZMM; 170278 PPM	NYC DCAS
NYC DCP	Broad Channel Resiliency Rezoning—area bounded by 188th Avenue, Cross Bay Bridge, 208th Avenue, and Park, QN	Zoning text amendment to establish a Special Coastal Risk District; a zoning map amendment to rezone the area from R3-2 and R3-2/C1-2 zoning districts to R3A, C3A, and R3A/C1-3 zoning districts	170257 ZRQ; 170256 ZMQ	NYC DCAS
NYC DCP	Hamilton Beach Resiliency Rezoning—area bounded by 159th Avenue, NYCT right-of-way, U.S. Pierhead and Bulkhead Lines, and 102nd Street, QN	Zoning text amendment to establish a Special Coastal Risk District; a zoning map amendment to rezone the area from R3-1 and R3-1/C1-2 zoning districts to R3A, R3A/C1-3 and R3-1/C1-3 zoning districts	170267 ZRQ; 170255 ZMQ	NYC DCAS
SPECIAL PERMITS/OTHER ACTIONS				
HFZ Capital Group	76 Eleventh Avenue, MN	A Chairperson Certification pursuant to Zoning Resolution Section 98-25 to permit an increase in the FAR	170253 ZCM	Kramer, Levin, Naftalis & Frankel LLP
LOPM 38-39 LLC	350 West 39th Street, MN	A Chairperson Certification pursuant to Zoning Resolution Section 93-31 to permit an increase in the FAR at the project sit through a contribution to the District Improvement Fund	170259 ZCM	Patrick W. Jones P.C.
CBP 441 Ninth Avenue Owner	441 Ninth Avenue, MN	A Chairperson Certification pursuant to Zoning Resolution Section 93-131 to permit a Use Group 6B office use; a Chairperson Certification pursuant to Zoning Resolution Section 93-31 to permit an increase in the FAR	170271 ZCM; 170272 ZCM	Kramer, Levin, Naftalis & Frankel LLP
Pasquale Meleleo	135 Cromwell Circle, SI	A CPC Certification pursuant to Zoning Resolution Section 105-41 that no authorization or special permit is required for the project within the Special Natural Area District; a CPC certification pursuant to Zoning Resolution Section 105-90 for a future subdivision	170261 ZCR; 170262 ZCR	Calvanico Associates
Nicola Iacoviello	6650 Hylan Boulevard, SI	A school seat certification pursuant to Zoning Resolution Section 107-121 for two two-family dwellings in a block that is less than 75 percent built	170260 RCR	Calvanico Associates
Daniel Rogers	120 Bayview Avenue, SI	A certification for designated open space to construct a detached two-car garage	170263 RCR	Calvanico Associates
Jane Christian	20, 22, 26, and 28 Winchester Avenue, SI	A school seat certification for four semi-detached residential units	170264 RCR	Rampulla Associates Architects LLP
NYC HRA	95 Evergreen Avenue, BK	NYC HRA proposes to acquire approximately 160,000 square feet of space	170234 PXX	NYC DCAS
NYC LPC	181 Montague Street, BK	People's Trust Co. Building, Landmark Preservation Commission Designation List 494	170265 HXX	NYC LPC
NYC LPC	185 Montague Street, BK	National Title Guaranty Co. Building, Landmark Preservation Commission Designation List 494	170266 HXX	NYC LPC
NYC DOS	207–17 East 127th Street, MN	Site selection and acquisition of property at the project site for the relocation of the M11 garage and LCU facilities; amendment to the Harlem-East Harlem Urban Renewal Plan	170269 PCM; 170270 HUM	NYC DCAS

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
34th Street Heliport, MN	Special permit	MN 6	170158 ZSM	2/21/17
DSNY Proposed M11 Garage, MN	Change to an Urban Renewal Plan, site selection and acquisition	MN 11	170270 HUM; 170269 PCM	2/21/17
126th Street Bus Depot Project, MN	Zoning map and zoning text amendments, city map amendment, and disposition of city-owned property	MN 11	170275 ZMM; 170276 ZRM; 170093 MMM; 170278 PPM	2/21/17
1451 Franklin Avenue Rezoning, BK	Zoning map and zoning text amendments	BK 9	170147 ZMK; 170148 ZRK	2/21/17
Broad Channel, QN	Zoning map and zoning text amendments	QN 14	170256 ZMQ; 170257 ZRQ	2/21/17
Hamilton Beach, QN	Zoning map and zoning text amendments	QN 10	170255 ZMQ; 170267 ZRQ	2/21/17

BSA PIPELINE

New Applications Filed with BSA — February 2017

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
Fabrics Save-a-Thon Manhattan, Inc.	243 West 124th Street, MN	Permit physical culture establishment	2017-49-BZ	Akerman, LLP
Dorothy Iasiello	398 Lenevar Avenue, SI	Construct single-family dwelling without setback	2017-33-BZ	Philip L. Rampulla
Cee Jay Real Estate Development Corp.	311 Adams Avenue, SI	Construct single-family dwelling (yards, parking, planting)	2017-34-BZ	Rothkrug Rothkrug
Cee Jay Real Estate Development Corp.	140 Hendricks Avenue, SI	Construct single-family dwelling (yards, open area)	2017-43-BZ	Steven Simicich
Block 853, LLC	1321 Richmond Road, SI	Construct six-unit condominium building	2017-56-BZ	Rampulla Associates Architects
SPECIAL PERMITS/OTHER ACTION				
UBA 90 Franklin LLC	271 Church Street, MN	Permit physical culture establishment	2017-39-BZ	Mango & Iacoviello
51 Warren Retail LLC	51 Warren Street, MN	Permit physical culture establishment	2017-51-BZ	Jay Goldstein
Hong Diep Realty, Inc.	123 West 20th Street, MN	Permit physical culture establishment	2017-44-BZ	Sheldon Lobel, PC
Greenhorn Development LLC	142 West 23rd Street, MN	Legalize physical culture establishment	2017-37-BZ	Jay Goldstein
Unizo Real Estate NY	24 West 25th Street, MN	Legalize physical culture establishment	2017-53-BZ	Francis R. Angelino
TGA II, LLC	420 Park Avenue South, MN	Legalize physical culture establishment	2017-40-BZ	Jay Goldstein
Geloda Briarwood Corp.	580 Columbus Avenue, MN	Permit physical culture establishment	2017-35-BZ	Jay Goldstein
3896 Tenth Avenue Assocs.	3896 Tenth Avenue, MN	Permit school in C8-3 district	2017-45-BZ	Deirdre A. Carson
Hadasa and Marcus Mendelsohn	1215 East 28th Street, MN	Enlarge single-family dwelling	2017-54-BZ	Lyra J. Altman
Leonid Gelfand	2916 Shell Road, BK	Reduce required accessory parking	2017-55-BZ	Eric Palatnik, PC
819 Realty Group, LLC	458 Fifth Avenue, BK	Permit physical culture establishment	2017-50-BZ	Jay Goldstein
Avrohom Ackerman	1155 East 28th Street, BK	Enlarge single-family dwelling	2017-38-BZ	Eric Palatnik, PC
Matthew Loughran	35 Nova Court, BK	Rebuild non-conforming rear addition	2017-46-BZ	NYC Mayor's Office of Housing Recovery Operations
Susan and Benjamin Nabet	1052 East 22nd Street, BK	Enlarge single-family dwelling	2017-47-BZ	Lyra J. Altman

BSA PIPELINE (continued)

New Applications Filed with BSA — February 2017

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTION (continued)				
55 Prospect LLC	55 Prospect Street, BK	Permit physical culture establishment	2017-36-BZ	Jay Goldstein
Diane Remolino	15 Hett Avenue, SI	Waive bulk regulations for replacement of hurricane-damaged homes	2017-42-BZ	NYC Mayor's Office of Housing Recovery Operations
Margaret Lotz	67 Mapleton Avenue, SI	Waive bulk regulations for replacement of hurricane-damaged homes	2017-41-BZ	NYC Mayor's Office of Housing Recovery Operations
APPEALS				
1109 Metropolitan Avenue, LLC	1109 Metropolitan Avenue, BK	Appeal DOB determination that caretaker's apartment is not "accessory use"	2017-52-A	Slater & Beckerman
Nigerian Muslim Community of S.I.	36 Hardy Street, SI	Waiver for construction in mapped street bed	2017-48-A	Akeeb Shekoni

LANDMARKS PIPELINE

Actions Taken — February 2017

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
February 7, 2017				
610 East 169th Street, MN	NYPL, Morrisania Branch	Install sound attenuation screen	19-6462	W/Mod
Rufus King Park, QN	Rufus King Mansion	Construct entrances and paths	19-5388	W/Mod
9 Vandam Street, MN	Charlton-King-Vandam HD	Construct rear addition and excavate yard	14-9769	Yes
11 Commerce Street, MN	Greenwich Village HD	Construct roof addition and modify rear facade	19-3341	W/Mod
81 Charles Street, MN	Greenwich Village HD	Construct roof and rear additions and excavate cellar and rear yard	19-4140	W/Mod
20 West 20th Street, MN	Ladies' Mile HD	Remove shutter	18-2105	W/D
398 Washington Avenue, BK	Clinton Hill HD	Modify rear window openings	19-5180	Yes
311 Vanderbilt Avenue, BK	Clinton Hill HD	Construct new building	19-6243	W/Mod
125 Gates Avenue, BK	Clinton Hill HD	Alter rear openings and install stair	19-6692	Yes
346 MacDonough Street, BK	Stuyvesant Heights HD	Construct rear-yard addition	17-5742	Yes
438 8th Street, BK	Park Slope HD Ext.	Alter rear facade	19-6016	Yes
860 St. John's Place, BK	Crown Heights North HD II	Legalize facade and areaway alterations	19-1978	W/Mod
175 Fenimore Street, BK	Prospect Lefferts Gardens HD	Legalize signage	17-7230	Yes
615 Eastern Parkway, BK	Crown Heights North HD	Construct addition and install canopy	19-1050	Yes
February 14, 2017				
463 West Street, MN	Bell Telephone Laboratories (Westbeth)	Install access ramp	19-6592	Yes
11 Jane Street, MN	Greenwich Village HD	Demo building and construct new building	18-5336	W/Mod
121 Manhattan Avenue, MN	Manhattan Avenue HD	Alter rear, construct bulkhead, and install mechanical equipment and railing	19-2182	W/Mod
32 West 119th Street, MN	Mount Morris Park HD	Construct rear addition and bulkheads	19-2152	Yes
149 Clinton Street, BK	Brooklyn Heights HD	Construct garage, bulkhead, and curb cut	19-5107	W/Mod
220 Park Place, BK	Prospect Heights HD	Construct rear addition and bulkheads, alter areaway, and install ramp	19-6400	W/Mod
39-88 44th Street, QN	Sunnyside Gardens HD	Install fence	18-6607	Yes
173-11 113th Avenue, QN	Addisleigh Park HD	Install solar panels and framing	18-7798	Yes

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1360	Rainbow Plaza, BX	Real property tax exemption (two lots)	2/1/17
1361	Graybar Building, MN	Landmark designation	2/1/17
1362	Beverly Hotel, MN	Landmark designation	2/1/17
1363	Pershing Square Building	Landmark designation	2/1/17
1364	Shelton Hotel, MN	Landmark designation	2/1/17
1365	Hotel Lexington, MN	Landmark designation	2/1/17
1366	400 Madison Avenue Building, MN	Landmark designation	2/1/17
1367	Minnie E. Young House, MN	Landmark designation	2/1/17
1368	Martin Erdmann House, MN	Landmark designation	2/1/17
1369	Yale Club of New York City, MN	Landmark designation	2/1/17
1370	Hampton Shops Building, MN	Landmark designation	2/1/17
1371	18 East 41st Street Building, MN	Landmark designation	2/1/17
1372	Citicorp Center, MN	Landmark designation	2/1/17
1381 1382	The Leroy, MN	UDAAP by HPD (one lot); acquisition of property (seven-story mixed-use building)	2/15/17
1383 1384 1385	The Robeson, MN	Rezoning (R7-2 to R8A, elim. R7-2 from C2-4); UDAAP by HPD (five lots); zoning text amendment (mandatory inclusionary housing)	2/15/17
1386 1387 1388	The Frederick, MN	Rezoning (R7-2/C1-4 to R8A/C2-4); zoning text amendment (mandatory inclusionary housing); UDAAP by HPD (one lot)	2/15/17
1389	Sullivan-Thompson HD, MN	Landmark district designation	2/15/17

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Excelsior Steam Power Company Building	Landmark designation	MN 1	N170202HKM	2/1/17
34 Howard Street	Special permit (retail use in M1-5B)	MN 2	C170102ZSM	2/1/17
Sullivan Thompson HD	Landmark district designation	MN 2	N170201HKM	2/1/17
Bergdorf Goodman Building	Landmark designation	MN 5	N170203HKM	2/1/17
412 East 85th Street House	Landmark designation	MN 8	N170204HKM	2/1/17
The Robeson	UDAAP by HPD (10-story mixed-use building); rezoning (R7-2 to R8A, elim. C2-4 from R7-2); zoning text amendment (mandatory inclusionary housing)	MN 10	C170051HAM ; C170050ZMM ; N170052ZRM	2/1/17
The Leroy	UDAAP by HPD (seven-story mixed-use building); acquisition of property	MN 10	C170048HAM ; C170049PQM	2/1/17
The Frederick	UDAAP by HPD (15-story mixed-use building); rezoning (R7-2 to R8A, elim. C1-4 from R7-2, est. C2-4 in R8A); zoning text amendment (mandatory inclusionary housing)	MN 10	C170085HAM ; C170081ZMM ; N170082ZRM	2/1/17
Young Men's Christian Association Building	Landmark designation	MN 10	N170205HKM	2/1/17
Loew's 175th Street Theater	Landmark designation	MN 12	N170206HKM	2/1/17
183-195 Broadway	Landmark designation	BK 1	N170207HKK	2/1/17
St. Barbara's Roman Catholic Church	Landmark designation	BK 4	N170208HKK	2/1/17
Sunset Park Library	UDAAP by HPD (50 housing units and expanded library); disposition of city-owned property; acquisition of property	BK 7	C170097HAK ; C170098PPK ; C170099POK	2/1/17
DOHMH Warehouse	Acquisition of property	QN 5	C170079PCQ	2/1/17
Protestant Reformed Dutch Church	Landmark designation	QN 7	N170209HKQ	2/1/17
Lakeman-Cortelyou-Taylor House	Landmark designation	SI 2	N170210HKR	2/1/17
South Shore Coastal Storm Risk Management Phase I	Site selection and acquisition of 10.4 acres of property	SI 2, 3	C170119PCR	2/1/17
Brougham Cottage	Landmark designation	SI 3	N170211HKR	2/1/17