

CITYLAND NEW FILINGS & DECISIONS | May 2017

CITY PLANNING PIPELINE

New Applications Filed with DCP — May 1 to May 31, 2017

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
Friends of the Highline	West Chelsea Subareas D, E, & G Text Amendment, 515 West 18th Street, MN	Zoning text amendment to the Special West Chelsea District to allow an alternate to stair and elevator requirements in Subareas D, E, and G.	170389 ZRM	NYC DPR
Omni Enterprises LLC	1220 Avenue P, BK	Zoning text amendment to Appendix F of the Zoning Resolution to designate the project area as a Mandatory Inclusionary Housing Area; zoning map amendment to rezone the project area from an R5B zoning district to an R7A to facilitate the development of an enlarged community facility building.	170391 ZRK; 170390 ZMK	Sheldon Lobel PC
YYY Brooklyn NY LLC	202–208 Tillary Street, BK	Zoning text amendment to Appendix F of the Zoning Resolution to designate the project area as a Mandatory Inclusionary Housing Area; Zoning text amendment to Appendix E: Special Downtown Brooklyn District Maps 1–7 to include the project area within the Special Downtown Brooklyn District and within the Flatbush Avenue extension height limitation; zoning map amendment to rezone the project area from an R6 zoning district to an C6-4 zoning district to facilitate a new mixed-use development of approximately 234,000 square feet.	170401 ZRK; 170400 ZMK	Akerman LLP
NYC EDC	Bedford Union Armory, 1555 Bedford Avenue, BK	Zoning text amendment to Appendix F of the Zoning Resolution to designate the project area as a Mandatory Inclusionary Housing Area; zoning map amendment to rezone the project area from an R6 zoning district to an R7-2 and R7-2/C2-4 zoning district; special permit pursuant to Zoning Resolution Section 74-74 to create a large-scale general development; special permit pursuant to Zoning Resolution Section 74-532 to facilitate a reduction in parking; disposition of city-owned property.	170417 ZRK; 170416 ZMK; 170418 ZSK; 170419 ZSK; 170420 PPK	NYC DCAS
Park Lane Residence Company	1965 Lafayette Avenue, BX	Zoning text amendment to Appendix F of the Zoning Resolution to designate the project area as a Mandatory Inclusionary Housing Area; zoning map amendment to rezone the westernmost 200 feet of Bronx Block 3672, Lot 1 from an R6 zoning district to an R8 zoning district with a C2-R overlay and to rezone the middle 33,936 feet of the project area from an R6 zoning district to an R8 zoning district.	170393 ZRX; 170392 ZMX	Fried, Frank, Harris, Shriver & Jacobson LLP
SPECIAL PERMITS/OTHER ACTIONS				
57 Jay Street LLC	57 Jay Street, BK	A Chairperson certification pursuant to Zoning Resolution Section 15-30(B) to modify the open space requirement of Zoning Resolution Section 15-12 for the residential conversion of the property.	170395 ZCK	Goldman Harris LLC
Iglesias De Evangelizacion Misionera Jovenes Cristianos	8750 17th Avenue, BK	A Chairperson certification pursuant to Zoning Resolution Section 36-25, a waiver for locally oriented houses of worship, to waive the parking requirements of Zoning Resolution Section 36-21.	170399 ZCK	Law Office of Alexander Levkovich
Donna Schofield	22 Maguire Court, SI	A CPC certification pursuant to Zoning Resolution Section 107-221, active recreation facilities within designated open space, to facilitate the installation of an in-ground swimming pool; a CPC certification pursuant to Zoning Resolution Section 107-222, public pedestrian ways within a designated open space; a CPC certification pursuant to Zoning Resolution Section 107-223, permitted obstruction in a designated open space.	170396 RCR; 170397 RCR; 170398 RCR	Scaglione Architects

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
Vatam Holdings Limited	116 & 122 Brighton Street, SI	A CPC certification pursuant to Zoning Resolution Section 107-08 for a future subdivision, to subdivide two existing zoning lots into two new zoning lots; a school seat certification pursuant to Zoning Resolution Section 107-121.	170402 RCR; 170403 RCR	Joseph M. Morace Architects
NYPD	55-15 Grand Avenue, QN	An acquisition and site selection to facilitate the development of a consolidated NYPD Property Clerk Warehouse facility, approximately 385,000 square feet of privately owned property.	170394 PCQ	NYC DCAS

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
SoHo Tower, MN	Special permit.	MN 2	170382 ZSM	5/8/17
135-01 35th Avenue Rezoning, QN	Zoning map and zoning text amendments.	QN 7	170180 ZMQ; N170181 ZRQ	5/8/17
Escuela Hispana Montessori II Child Care Center, MN	Acquisition.	MN 3	160207 PQM	5/22/17
Bedford Union Armory, BK	Zoning map and zoning text amendments, special permits, and disposition of city-owned property.	BK 9	170416 ZMK; N170417 ZRK; 170418 ZSK; 170419 ZSK; 170420 PPK	5/22/17
Pfizer Sites Rezoning, BK	Zoning map and zoning text amendments.	BK 1	150278 ZMK; N150277 ZRK	5/22/17
NYPD Property Clerk Warehouse Consolidation, QN	Site selection and acquisition.	QN 5	170394 PCQ	5/22/17
Northeastern Towers Annex LP	Zoning map and zoning text amendments.	QN 12	170336 ZMQ; N170337 ZRQ	5/22/17
1675 Westchester Avenue Rezoning, BX	Zoning map and zoning text amendments.	BX 9	170377 ZMK; N170378 ZRX	5/22/17

BSA PIPELINE

New Applications Filed with BSA — May 2017

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
EMPSRGGREENE LLC	47 Greene Street, MN	Permit retail use on cellar and ground floors	2017-191-BZ	Sheldon Lobel, PC
Penrith URF LLC	104 E. 10th Street, MN	Permit rear enlargement that would violate rear yard requirements	2017-152-BZ	Marvin B. Mitzner
George Greene	3000 Coney Island Avenue, BK	Variance of open space ratio for house of worship	2017-142-BZ	Alexander Levkovich
The Cheder	323 Elmwood Avenue, QN	Construct dormitory in R3-1 district	2017-201-BZ	Jay Goldstein
Christopher Kui	133-04 39th Avenue, QN	Reduce accessory parking for commercial/community facility building	2017-200-BZ	Peter G. Bachmann
Catherine Sheridan HDFC	23-11 31st Road, QN	Vary FAR, height, setback, obstruction regulations for 7-story residential building	2017-190-BZ	Fox Rothschild LLP
Izvor, LLC	77 Thompson Street, SI	Construct 4-story building without non-residential on first floor	2017-150-BZ	Rothkrug, Rothkrug & Spector LLP
SPECIAL PERMITS/OTHER ACTION				
AC Bowery Owner LLC	161 Bowery, MN	Legalize physical culture establishment	2017-151-BZ	Jay Goldstein
59th Street Assocs.	241 E. 59th Street, MN	Permit physical culture establishment	2017-145-BZ	Mango & Iacoviello
3680 Tremont Realty	3660 E. Tremont Avenue, BX	Demo McDonald's restaurant and replace with new restaurant with drive-through service	2017-187-BZ	John M. Marmora
Morton Nissen	3722 Neptune Avenue, BK	Waive bulk regulations for replacement of Hurricane Sandy-damaged home	N/A	NYC Mayor's Office of Housing Recovery Operations
N/A	Multiple Stanton Road Addresses, BK	Waive bulk regulations for replacement of Hurricane Sandy-damaged homes	N/A	NYC Mayor's Office of Housing Recovery Operations
Fort Hamilton LLC	5402 Fort Hamilton Parkway, BK	Reduce required parking for mixed-use building	2017-192-BZ	Greenberg Traurig LLP
Charles & David Ishay	1727 Ocean Parkway, BK	Enlarge 2-family dwelling	2017-188-BZ	Lyra J. Altman
Willard J. Price Assocs.	510 Quincy Street, BK	Reduce required parking for residential building	2017-149-BZ	Sheldon Lobel, PC
64-25 Central Avenue, LLC	64-25 Central Avenue, QN	Construct diagnostic and treatment facility	2017-148-BZ	Kris Kozlowski
APPEALS				
Marlene Mitchell Kaselis	25-32 44th Street, QN	Buildings request to revoke C of O allowing 3-family use	2017-143-A	NYC DOB
Mabel Asset LLC	7112 Main Street, QN	Appeal denial	2017-147-A	Beni Rachmanov
Dongan 222 LLC	222 Dongan Hills Avenue, QN	Construct residential building in mapped street bed	2017-189-A	Rothkrug Rothkrug
Frank McErlean	9 Tupelo Court, SI	Construct commercial building not fronting mapped street	2017-193-A- 2017-199-A	Eric Palatnik, PC

LANDMARKS PIPELINE

Actions Taken — May 2017

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
May 2, 2017				
15 Park Row, MN	Park Row Building	Establish master plan (windows)	19-8636	Yes
Belvedere Castle, Central Park, MN	Central Park	Replace windows and doors; construct pathway and walls	19-09660; 19-09659	W/Mod; W/Mod
Bernard Family Playground, Central Park, MN	Central Park	Alter playground	19-09676	Yes
1 Worth Street, MN	TriBeCa West HD	Legalize signage	18-1086	W/Mod
36 Commerce Street, MN	Greenwich Village HD	Modify roof, raise secondary facades, alter windows, excavate yard	18-7184	Yes
38 Cooper Square, MN	NoHo HD	Amend C of A for gymnasium construction to install rooftop railing & mechanical equipment	19-09142	Yes
710 Greenwich Street, MN	Greenwich Village HD Ext.	Replace door; alter facade, install storefronts, signs	19-7026; 19-6852	Yes; W/Mod
38 W. 10th Street, MN	Greenwich Village HD	Modify facade & rooftop, install gate	19-8768	Yes
152 E. 71st Street, MN	Upper East Side HD	Remove rear window, construct rear addition	19-7011	Yes
36 Riverside Drive, MN	West End-Collegiate HD	Modify facade, areaway, construct roof & rear additions; reconstruct stair, reconfigure areaway	18-0870	Yes; Yes
320 Kenmore Road, QN	Douglaston HD	Construct new building, alter garage, driveway	19-0602	W/Mod
May 9, 2017				
4200 Seventh Avenue, BK	Sunset Play Center	Install infill, signage, mechanical units, alter interior	19-09658	W/Mod
Governors Island Building 110, MN	Governors Island HD	Alter facades; install access ramp, replace railings, install mechanical equipment	19-10524; 19-10309	Yes; Yes
121 Chambers Street, MN	TriBeCa South HD	Construct 2-story rooftop addition, remove fire escape; issue report to CPC (modification of use & bulk)	19-3880; 19-10613	Yes; Yes
1 Seventh Avenue, MN	Greenwich Village HD	Construct trellis, glass railings	19-09004	W/Mod
267 Columbus Avenue, MN	Upper West Side/CPW HD	Replace vault covers	19-10479	W/Mod
269 Columbus Avenue, MN	Upper West Side/CPW HD	Legalize signage	18-3856	W/Mod
50 W. 77th Street, MN	Upper West Side/CPW HD	Install access lift	18-5320	W/Mod
108 Milton Street, BK	Greenpoint HD	Alter facade	19-8233	Yes
476 E. 18th Street, BK	Ditmas Park HD	Alter facades, install skylights, replace windows, construct porch	19-1719	W/Mod
120 Warwick Avenue, QN	Douglaston HD	Construct addition	18-6649	Yes
84-11 37th Avenue, QN	Jackson Heights HD	Construct additions, alter facades, create light court, install infill, plantings, canopy, curb cut	16-6312	W/Mod
May 16, 2017				
420 Lexington Ave., MN	The Graybar Building	Alter facade, install signs	19-10257	Yes
135-29 Northern Boulevard, QN	RKO Keith's Flushing Theater Interiors	Re-authorize C of A to construct new building enclosing interiors, disassemble and re-install interior fixtures	19-10074	Yes
147 Duane Street, MN	TriBeCa South HD	Legalize alterations to roof deck, bulkhead	19-7534	W/D
77 Washington Place, MN	Greenwich Village HD	Construct rear & roof additions, replace skylights, install railings	19-5554	Yes
225 Fifth Avenue, MN	Madison Square North HD	Install sidewalk planters	19-4698	W/Mod
848 President Street, BK	Park Slope HD	Construct roof & rear additions	19-09956	Yes
235 Lincoln Place, BK	Park Slope HD	Replace windows	19-7046	Yes
456 E. 18th Street, BK	Ditmas Park HD	Replace entrance stairs	19-09684	Yes

LANDMARKS PIPELINE

Actions Taken — May 2017

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
May 23, 2017				
13 Bleecker Street, MN	NoHo East HD	Replace infill	16-9206	Yes
31 Bond Street, MN	NoHo HD Ext.	Remove fire escape, replace infill; issue report to CPC (modification of use)	19-10930; 19-09630	Yes; Yes
28 W. 12th Street, MN	Greenwich Village HD	Legalize cornice	19-10008	W/Mod
416 W. 13th Street, MN	Gansevoort Market HD	Construct roof addition, bulkheads, walkway	19-7201	W/Mod
126 Fifth Avenue, MN	Ladies' Mile HD	Replace doors	19-08959	Yes
318 W. 20th Street, MN	Chelsea HD	Construct roof & rear addition	19-8808	Yes
339 W. 29th Street, MN	Lamartine Place HD	Modify roof & rear additions, alter facade	16-4417	In Part
895 Madison Avenue, MN	Upper East Side HD	Legalize awnings, planters	19-8480	Yes
50 E. 96th Street, MN	Expanded Carnegie Hill HD	Construct roof addition	18-4636	W/Mod
600 W. 116th Street, MN	Morningside Heights HD	Install infill, signage	19-09292	W/Mod
204 Sixth Avenue, BK	Park Slope HD Ext. II	Alter storefront	19-10029	W/Mod

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

CITY COUNCIL				
RES. NOS.	PROJECT	DESCRIPTION	DATE	
1449	West 23rd Street Text Amendment, MN	Zoning text amendment (distribution of floor area w/in Special West Chelsea District)	4/25/17	
1450	Manor Road Commercial Overlay, SI	Rezoning (est. C-1 in R3-1 district)	4/25/17	
1451 ; 1452 ; 1453	Caton Flats Development, BK	Disposition of City-owned property; rezoning (R7A to R8A/C2-4); zoning text amendment (mandatory inclusionary housing)	4/25/17	
1454 ; 1455	210 Hegeman Avenue, BK	UDAAP by HPD (2 lots); special permit (8-story community facility)	4/25/17	
1456	1640 Second Ave., MN	Revocable consent for sidewalk café	4/25/17	
1466	People's Trust Company Building, BK	Landmark designation	5/10/17	
1467	National Title Guaranty Company Building, BK	Landmark designation	5/10/17	
1468	287 W. 150th Street, MN	Real property tax exemption	5/10/17	
1469	32-10 102nd Street, QN	Amend real property tax exemption	5/10/17	
1470	89-55 208th Street, QN	Amend real property tax exemption	5/10/17	
1471	Southeastern Queens Vacant Homes/Cluster 5, QN	Amend real property tax exemption	5/10/17	
1472	Southeastern Queens Vacant Homes/Cluster 4, QN	Amend real property tax exemption	5/10/17	
1473	Southeastern Queens Vacant Homes/Cluster 3, QN	Amend real property tax exemption	5/10/17	
1474	Waldorf-Astoria Hotel Interiors, MN	Interior landmark designation	5/10/17	
CITY PLANNING COMMISSION				
PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
361 Canal Street	Allow retail use in ground floor and cellar	MN 2	C170236ZSM	4/26/17
359 Canal Street	Allow retail use in ground floor and cellar	MN 2	C170235ZSM	4/26/17
357 Canal Street	Allow retail use in ground floor and cellar	MN 2	C170237ZSM	4/26/17
Waldorf-Astoria Hotel Interiors	Landmark designation	MN 5	N170321HKM	4/26/17
Morningside Heights HD	Landmark district designation	MN 7, 9	N170298HKM	4/26/17
Cathedral of St. John the Divine	Landmark designation	MN 9	N170297HKM	4/26/17
13-15 Greenpoint Avenue	Zoning text amendment (special bulk regulations) for mixed-use development	BK 1	N160282ZRK	4/26/17
251 Front Street	Rezoning (R6B to R7A); zoning text amendment (Mandatory Inclusionary Housing)	BK 2	C150235ZMK ; N150234ZRK	5/10/17