

CITYLAND NEW FILINGS & DECISIONS | September 2015

CITY PLANNING PIPELINE

New Applications Filed with DCP — September 1 to September 30, 2015

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
DCP	Citywide	Citywide text amendment to promote affordable housing including: mandatory inclusionary housing, contextual height & setback changes, modifications to senior and supportive housing regulations, and parking requirements; A zoning text amendment to establish a requirement for affordable housing as part of new development over 10 units within a “mandatory inclusionary housing area”.	160049ZRY; 160051ZRY	HPD
DCP	Between Fulton Street (N), Pitkin Avenue (S), Pennsylvania Avenue (W), and Conduit Boulevard (E), BK	Disposition of an urban renewal site in accordance with the urban renewal plan; Amendment to the Dinsmore-Chestnut Urban Renewal Plan to conform land use restrictions to zoning, to refresh the urban renewal plan’s general provisions; Amendment to the zoning resolution to establish a mandatory inclusionary housing policy; Amendments to the zoning resolution to designate proposed zoning districts as subject to the mandatory inclusionary housing program, create enhanced commercial (EH) districts requiring active ground floor uses & create a special mixed use district to allow industrial, residential, & commercial; Amendments to the zoning map to change from existing low density residential, commercial & light manufacturing districts to mid-density residential, commercial & mix districts along corridors and contextual residential districts along side streets.	160042HDK; 160037HUK; 160036ZRK; 160035ZMK	
Stanley K. Schlein	3276 Jerome Avenue, BX	Rezoning from R8 to C8-2 to facilitate continue operation of an automotive service station.	160064ZMX	Amanatides PLLC
DCP	East 235th, 234th, & 236th Street, BX	Zoning map change to adjust the district boundary line between existing R4A and R7A zoning districts in community board 12 in the Bronx.	160065ZMX	
SPECIAL PERMITS/OTHER ACTIONS				
Crosby Street Hotel LLC	79 Crosby Street, MN	Minor modification of a previously granted special permit of the CPC following good faith marketing for a permitted use to allow certain ground floor uses in M1-5A & M1-5B districts.	080505AZSM	Fried Frank LLP
441 Lexington Avenue	31st Street b/w 8th & 9th Ave, MN	Minor modification to a special permit, necessary to facilitate the proposed design for continued use of the parking garage. Proposed modification is to seek approval of an alternative design that is more cost effective & efficient.	120085AZSM	Akerman LLP
1710 Broadway LLC	1710 Broadway, MN	Certification from the CPC under ZR- 81-744(A) to allow the new building to utilize an additional 42,378 square feet of floor area, which unused development rights would be transferred from the Helen Hayes Theater.	160048ZCM	Fried Frank LLP
Trust for Governors Island	301 Comfort Road, MN	Certification that the applicant has complied with the requirement of section 134-11 that a consultation with the local community board prior to establishing a new commercial use larger than 7,500 sq ft. may only be allowed within the special Gov. Island district upon certification.	160063ZCM	
John Lavelle	257 & 253 Crown Avenue, SI	Application requests certification pursuant to section 107-08 “future subdivision” to create 2 tax and zoning lots for the construction of 2 fully detached 2 family homes; Application requests certification pursuant to section 107-121 “Public School” to create 2 tax and zoning lots for the construction of 2 fully detached 2 family homes.	160044RCR; 160045RCR	Scaglione Architects

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
Vincent Aiello	261 Durant Avenue, SI	Subdivide 1 existing zoning lot into 2 zoning lots; School seat certifications.	160046RCR; 160047RCR	Avid Designs, Inc.
Steve Pasciuta	2777 Arthur Kill Road, SI	Certification pursuant to zoning resolution 107-08 "Future Subdivision".	160052RCR	Cutrona Associates
Vincent Lorelli	121 Connecticut Street, SI	School seat certification.	160055RCR	Savino Architect PC
Cheryl Halvorsen	66 William Avenue, SI	School seat certification.	160056RCR	Savino Architect PC
Mario Bolusi	75 Lipsett Avenue, SI	School seat certification as block is less than 75% built. Proposed to construct one (2) two-family house.	160057RCR	Calvanico Associate
KDC of Staten Island LLC	22 Bamberger Lane, SI	School seat certification as block is less than 75% built.	160058RCR	Calvanico Associate
22 Norman Place LLC	22 Norman Place, SI	Certification for a subdivision of 1 zoning lot & 1 tax lot into 4 zoning lots and 4 tax lots for development of 4 two-family dwellings; School seat certification as block is less than 75% built.	160059RCR; 160060RCR	Calvanico Associate
CPMG Custom Home Build	115 Macon Avenue, SI	Certification for a subdivision of 1 zoning lot & 1 tax lot into 3 zoning lots and 4 tax lots for development of 2 two-family semi-detached homes and 2 one-family semi-detached homes; School seat certification.	160061RCR; 160062RCR	Calvanico Associate
HPD	242-246 Flatbush Avenue, BK	City map change to eliminate, discontinue, and close a portion of Flatbush Avenue extension located on the city owned block 2060, lot 8. This will allow the project site to be maintained as open space and will facilitate the sale of development rights to an adjacent property.	160054MMK	385 Gold Prop. Inv.
ACS	668 Logan Street, BK	Renewal of the lease for the Friends of Crown Heights Child Care Center 16 at 668 Logan Street.	160043PQK	DCAS
R.A. Real Estate, Inc.	3502-3616 Surf Avenue, BK	Application for a renewal for a 3 yr term for special permits created to allow zoning relief with respect to bulk permitted obstructions & use requirements. Special provisions for bulk modification pursuant to 74-743; Application for a renewal for a 3-year term for special permits granted to allow zoning relief with respect to bulk, permitted obstructions and use requirements. Modification of use regulations pursuant to 74-744; Application for a renewal for a 3-year term for special permits granted to allow rezoning relief with respect to bulk, permitted obstructions and use requirements. Bulk modifications on waterfront blocks pursuant to 62-836.	160039CMK; 160040CMK; 160041CMK	Greenberg Traurig
Halletts Famitech LLC	1st & 2nd St, 27th Ave, E. River, QN	Requests that the commission terminate the existing interim restrictive declaration in order for the developer to record the developer's declaration, as required for the Halletts Point development project to proceed.	160053CMQ	Fried Frank LLP

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
321 Canal Street	Applicant seeks a use change special permit to allow retail uses (UG6) on the ground floor and cellar, and residential uses (UG2) on floors 2 through 4 in existing building in an M1-5B district.	MN 02	150384 ZSM	9/8/2015
323 Canal Street	Proposal for use change special permit to allow retail uses UG6 on ground floor and cellar, and residential uses UG2 on floors 2 through 4 in existing building in M1-5B district.	MN 02	150385 ZSM	9/8/2015
Coney Island Family Head Start 1	Lease renewal for a child care center.	BK 13	150262 PQK	9/8/2015
LSMNY Early Life Center 9	Renewal of a lease for a building that houses a child care center for up to 90 pre-schoolers and a senior center that services approximately 200 persons.	BK 04	150168 PQK	9/8/2015
Grace Harewood SC & Young Minds CC	Lease renewal for a child care center.	BK 02	150297 PQK	9/8/2015
East Bronx Day Care Center	Renewal of a lease to operate a child care center.	BX 09	150058 PQX	9/8/2015
East New York Rezoning	Amendments to the zoning map to change from existing low density residential, commercial & light manufacturing districts to mid-density residential, commercial & mix districts along corridors and contextual residential districts along side streets; Amendment to the zoning resolution to establish a mandatory inclusionary housing policy; Amendment to the Dinsmore-Chestnut urban renewal plan to conform land use restrictions to zoning, to refresh the urban renewal plan's general provisions; Disposition of an urban renewal site in accordance with the urban renewal plan; Amendments to the zoning resolution to designate proposed zoning districts as subject to the mandatory inclusionary housing program, create enhanced commercial (EC) districts requiring active ground floor uses & create a special mixed use district to allow industrial, residential & commercial.	BK 05; BK 16	160035 ZMK; 160036 ZRK; 160037 HUK; 160042 HDK; 160050 ZRK	9/21/2015

BSA PIPELINE

New Applications Filed with BSA — September 2015

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
Destem Realty	5278 Post Rd., BX	Permit 120-unit community facility	231-15-BZ	Mitchell Ross
SPECIAL PERMITS/OTHER ACTION				
Gasetena Oil Corp.	205 W. Fordham Rd., BX	Construct auto service station with accessory store	216-15-BZ	Eric Palatnik, PC
Peter Livanos	37 82nd St., BK	Enlarge 1-family dwelling	224-15-BZ	Sheldon Lobel, PC
55 Washington St., LLC	41 Washington St., BK	Permit physical culture establishment	221-15-BZ	Rothkrug Rothkrug
Alvin Berger	945 61st St., MN	Permit physical culture establishment	219-15-BZ	Eric Palatnik, PC
Stop & Shop Supermarket	89 Union Tpk., QN	Permit physical culture establishment	217-15-BZ	Sheldon Lobel, PC
8601 Roosevelt, LLC	8601 Roosevelt Ave., QN	Permit physical culture establishment	222-15-BZ	Warshaw Burstein
N/A	Staten Island	N/A	226-15-BZ- 228-15-BZ	NYC HPD
APEALS				
Farhad Bokhour	144-14 181st St., QN	Construct 2-family dwelling in mapped street bed	215-15-A	Gerald J. Caliendo
Anthony Guglieri	428 St. Marks Pl., SI	Const. 4-story mixed-use bldg. in mapped street bed	218-15-A	Eric Palatnik, PC
Ridgeway Abstracts LLC	3858 Victory Blvd., SI	Appeal Borough Commissioner decision denying permission to construct building not fronting mapped street	220-15-A	Rothkrug Rothkrug
Jeffrey Arcello	638 Sharrotts Rd., SI	Construct new building on unmapped street	223-15-A	Edward Lauria

LANDMARKS PIPELINE

Proposed Designations — September 2015

NAME	ADDRESS	ACTION	DATE
Mount Morris Park HD Ext.	Harlem, MN	Designated	9/22/15

Actions Taken — September 2015

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
September 8, 2015				
19 E. 70th St., MN	19 East 70th Street House	Reconstruct rear facade, construct roof add., replace fencing; issue report to CPC (bulk modification)	17-2847; 17-2849	Yes Yes
136 Beekman St., MN	South Street Seaport HD	Construct rooftop addition	15-3018	Yes
456 Greenwich St., MN	Tribeca North HD	Demo building, construct building	17-2567	Yes
78 Grand St., MN	SoHo-Cast Iron HD	Replace infill, construct roof addition, deck; issue report to CPC (use modification)	16-2439; 17-3778	Yes Yes
143 Grand St., MN	SoHo-Cast Iron HD Ext.	Alter storefront, canopy	17-3967	Yes
127 Prince St., MN	SoHo-Cast Iron HD	Install signage	17-0784	Yes
308 Mott St., MN	NoHo East HD	Alter facade	15-6108	W/Mod
314 Mott St., MN	NoHo East HD	Alter facade	15-6109	W/Mod
280 W. 4th St., MN	Greenwich Village HD	Modify windows, excavate subcellar	17-4935	Yes
333 Bleecker St., MN	Greenwich Village HD	Install storefront infill	17-3166	W/Mod
11 Fifth Ave., MN	Greenwich Village HD	Create door opening	17-1071	Yes
220 Twelfth Ave., MN	West Chelsea HD	Establish master plan (signage)	17-3474	W/Mod
105 E. 38th St., MN	Murray Hill HD	Replace windows, doors	17-2093	Yes
694 Madison Ave., MN	Upper East Side HD	Replace window surrounds	16-8719	Yes
801 Madison Ave., MN	Upper East Side HD	Reconstruct facade, alter windows	17-3865	W/Mod
305 W. 72nd St., MN	West End-Collegiate HD Ext.	Establish master plan (windows)	17-3142	Yes
350 Henry St., BK	Cobble Hill HD Ext.	Repl. bulkheads, brickwork, inst. balconies, remove skylights	17-1963	W/Mod
286 Carroll St., BK	Carroll Gardens HD	Construct rooftop addition	17-0478	Yes
September 22, 2015				
287 Broadway, MN	287 Broadway Building	Alter facades, install storefronts, construct bulkheads	16-6612	W/Mod
32 Dominick St., MN	32 Dominick Street House	Replace rear yard addition, alter dormer	17-2190	W/Mod
235 W. 44th St., MN	Broadhurst Theater	Install LED signage	17-5584	W/Mod
130 Beekman St., MN	South Street Seaport HD	Replace door, install canopy	17-4913	W/Mod
13 Worth St., MN	Tribeca West HD	Construct rooftop addition	17-3951	Yes
6 Varick St., MN	Tribeca West HD	Alter storefronts, doors, window, install platform, ramps	17-4189	W/Mod
14 Christopher St., MN	Greenwich Village HD	Legalize infill replacement, awnings, signage, windows	16-8362	Yes
58 Ninth Ave., MN	Gansevoort Market HD	Enlarge roof add., const. bulkheads, install lintels	16-9175	W/Mod
706 Madison Ave., MN	Upper East Side HD	Replace sidewalk	17-5110	Yes
41 W. 76th St., MN	CPW-West 76th Street HD	Const. roof add., modify & paint facades, alter areaway	16-4279	Yes
44 W. 77th St., MN	CPW-West 76th Street HD	Replace windows	17-0663	Yes
320 W. 101st St., MN	Riverside-West End HD Ext. II	Construct rear addition, roof bulkhead, mod. openings	17-4002	Yes
324 W. 108th St., MN	Riverside-West End HD Ext. II	Const. roof & rear adds., repl. windows, doors, ironwork	17-1185	W/Mod
161 State St., BK	Brooklyn Heights HD	Construct rear yard addition	17-2220	Yes
211 Fenimore St., BK	Prospect Lefferts Gardens HD	Alter facade, reconstruct garage	17-4184	W/Mod
82-15 35th St., QN	Jackson Heights HD	Legalize access ramp, door	15-0125	Yes

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
858	NYPD Evidence Storage & Central Records, BK	Site selection and acquisition of property	9/17/2015
859	New York County District Attorney Storage, BK	Site selection and acquisition of property	9/17/2015
860	Henry & Susan McDonald House, BK	Landmark designation	9/17/2015
861	M.H. Renken Dairy Co. Office Building, BK	Landmark designation	9/17/2015
862	Sixth Ave., between Pacific & Dean Streets, BK	Site plan for 616-seat public School	9/17/2015

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Fordham Plaza Concession	Approval of major concession to Fordham Road BID	BX 6	C150301MCX	9/9/2015
Fulton Street BID Expansion	Amend, modify district plan for Business Improvement District	BK 2	N150430BDK	9/9/2015
115 Williams Avenue	UDAAP by HPD (enlg. parking lot for poultry-distribution fac.)	BK 5	C150380HAK	9/9/2015
NYPD College Pt. Tow Pound	Acquisition of property for tow pound & storage facility	QN 7	C150330PCQ	9/9/2015

BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
121 Varick St., MN	Appeal DOB determination that advertising sign not a legal use	Denied	278-13-A	Isaac Szpilzinger
404 Lafayette St., MN	Extension of term for physical culture establishment	App'd	169-91-BZ	Kramer Levin
124 W. 24th St., MN	Approve of conveyance of development rights	App'd	174-04-BZ	Kramer Levin
436 E. 149th St., BX	Permit physical culture establishment (Crunch Fitness)	App'd	264-14-BZ	Eric Palatnik, PC
1150 E. 22nd St., BK	Enlarge 1-family dwelling (rear yard)	App'd	94-14-BZ	Dennis D. Dell'Angelo
570 E. 21st St., BK	Construct school with dormitories in split zoning lot	App'd	343-12-BZ	Akerman Senterfitt
54 Industrial Loop, SI	Construct building in mapped street bed	App'd	90-15-A	Rothkrug Rothkrug
235 Dixon Ave., SI	Variance to reduce required front yard	App'd	172-14-BZ	Steven Simicich

LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
65 Broadway, MN	American Express Co. Building	Alterations to ground-floor bay & piers	17-6494	Yes	9/10/2015
19 E. 70th St., MN	19 East 70th Street House	Reconstruct rear, penthouse, modify openings	17-6483	Yes	9/11/2015
749 Fifth Ave., BK	Weir Greenhouse	Demo ancillary structures, const. new bldg., add.	17-6223	Yes	9/9/2015
366 Broadway, MN	Tribeca East HD	Construct access ramp	17-6643	Yes	9/15/2015
33 Wooster St., MN	SoHo-Cast Iron HD	Install gate, sign, display box	17-6080	Yes	9/1/2015
591 Broadway, MN	SoHo-Cast Iron HD	Install 2 wall signs	17-7142	Yes	9/28/2015
475 W. Broadway, MN	SoHo-Cast Iron HD	Renew master plan (wall signs)	17-6652	Yes	9/16/2015
255 Bleecker St., MN	Greenwich Village HD Ext. II	Replace infill, install signs, restore brickwork	17-6414	Yes	9/9/2015
100 Christopher St., MN	Greenwich Village HD	Remove illegal flagpoles, install signs	17-6603	Yes	9/15/2015
421 E. 6th St., MN	East Village/LES HD	Replace infill, windows, inst. fence, demo annex	17-6533	Yes	9/14/2015
11 Fifth Ave., MN	Greenwich Village HD	Create opening, install doors	17-6847	Yes	9/21/2015
105 E. 38th St., MN	Murray Hill HD	Replace windows, doors	17-6862	Yes	9/22/2015
48 W. 73rd St., MN	Upper West Side/CPW HD	Replace stairs, sidewalk, install access ramp	17-6238	Yes	9/3/2015
10 E. 78th St., MN	Upper East Side HD	Redesign facades, rear ell, areaway	17-6274	Yes	9/4/2015
2195 Broadway, MN	West End Collegiate HD Ext.	Replace infill, install signage	17-6266	Yes	9/3/2015
90 Riverside Dr., MN	Riverside-West End HD Ext. I	Replace penthouse masonry, infill	17-6686	Yes	9/16/2015
159 W. 85th St., MN	Upper West Side/CPW HD	Construct add. on rear extension, with terrace, rails	17-6568	Yes	9/14/2015
108 Montague St., BK	Brooklyn Heights HD	Legalize roofing	17-5759	Yes	8/31/2015
364 Henry St., BK	Cobble Hill HD	Alter, rebuild facades, inst. stoop, fence	17-6044	Yes	8/31/2015
619 3rd St., BK	Park Slope HD	Alter areaway, reface wall, inst. steps	17-7001	Yes	9/24/2015
543 Halsey St., BK	Bed-Stuy/Exp. Stuyvesant Hts. HD	Legalize lamp post, security cameras, conduit	17-6058	Yes	8/31/2015