

CITYLAND NEW FILINGS & DECISIONS | January 2016

CITY PLANNING PIPELINE

New Applications Filed with DCP — January 1 to January 31, 2016

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
Acadia Sherman Ave LLC	4650 Broadway, MN	Zoning amendment to designate the proposed rezoning as an MIH designated area.	160164ZRM	Aron Gooblar
Alliance for Downtown NY	Water Street Pops Upgrades, MN	Zoning text amendment to the special lower Manhattan district and related sections to facilitate the infill of arcades for retail use and upgrades to existing plazas.	160166ZRM	NYC EDC
1050 Pacific LLC	1050 Pacific Street, BK	Zoning text amendment to facilitate the development of a mixed commercial & residential building in Crown Heights. The proposed text amendment of ZR appendix F would establish the project area as an MIH area; Zoning map amendment to facilitate the development of a mixed commercial & residential building. The proposed zoning map amendment to an R7A/C2-4 zoning district would permit residential uses, which would not otherwise be permitted within the current M1-1 zoning district.	160176ZRK; 160175ZMK	Sheldon Lobel, P.C.
SPECIAL PERMITS/OTHER ACTIONS				
Josif A LLC	534 South Avenue, SI	Special permit pursuant to ZR section 74-22 to permit each of the five retail uses to contain more than 10,000 sq. ft. The M1-1 district limits food stores, supermarkets, grocery stores, delicatessens, large retail establishments and department stores to 10,000 sq. ft. per establishment.	160174ZSR	Herrick Feinstein
Citigroup, Inc.	388-390 Greenwich Street, MN	Certification from the Chairperson of the CPC, pursuant to ZR 37-621, elimination or reduction in size of non-bonused open area; Certification by the Chairperson of the CPC pursuant to ZR 37-625, design changes. Such changes would result in plazas that are in greater accordance with current standards for plazas, as set forth in ZR section 37-70.	160167ZCM; 160168ZCM	Fried Frank LLP
Trinity NYC Hotel, LLC	50 Trinity Place, MN	A waiver pursuant to ZR section 37-44 of the requirements of ZR sections 91-43 and 37-40, by joint certification of NYC transit & the Chairperson of the CPC that major construction problems or operating design considerations render the relocation of a subway stair infeasible.	160169ZCM	Simons & Wright
CP IV 15 Cliff, LLC	15 Cliff Street, MN	Certification by the Chairperson of the CPC, pursuant to ZR section 37-625, that the proposed design changes to the existing urban plaza result in greater accordance with the standards set forth in ZR section 37-70, inclusive; Certification by the Chairperson of the CPC, pursuant to ZR section 37-73C that the proposed design changes to the existing urban plaza result in greater accordance with the standards set forth in ZR section 37-70, inclusive.	160170ZCM; 160171ZCM	Holland & Knight
Dominick Grasso	368 Westervelt Avenue, SI	Proposed subdivision certification within Hillside Preservation District.	160159ZCR	Ryan & Vaccaro
NYC DEP	Jack's Pond Bluebelt, SI	Two authorizations from the CPC under the SSRD, ZR section 107. The authorizations are for the removal of trees, under ZR section 107-64, and the modification of existing topography, under ZR section 107-65. These trees would be replaced in the landscaping phase of the project; Certification for work in DOS, under ZR section 107-22. The plans call for some excavation and grading within DOS, but much of the work would occur below water surface. The excavation & grading above the water surface would serve to control stormwater & stabilize slopes.	160162RAR; 160163RCR	

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS				
NYC DOT	Woodrow Road Extension, SI	A change to the City map involving the establishment of the extension of Woodrow Road to Veteran's Road East.	160165MMR	AKRF Engineering
DCAS	375 Pearl Street, MN	The New York City Department of Finance proposes to occupy approximately 175,000 square feet of office space on floors 26 through 30 at 375 Pearl Street, Manhattan.	160118PXM	DOF
DCAS	123 William Street, MN	The Department of Youth and Community Development proposes to lease approximately 41,000 square feet of office space on the entire 17th and 18th floors at 123 William Street in lower Manhattan.	160119PXM	DYCD
DCAS	1 Pierrepont Plaza, BK	The proposed acquisition of approximately 30,000 square ft. of office space on the entire 8th floor at 1 Pierrepont Plaza in downtown Brooklyn is for new space for the Family Court division in Kings County.	160127PXX	Law Department
DCAS	2500 Halsey Street, BX	HRA proposes to acquire approximately 75,000 sq. ft. of office space on the 1st floor at 2500 Halsey Street.	160131PXX	HRA
ACS	1880 Watson Avenue, BX	ACS requests an acquisition of the property on Block 3732, lot 39, to ensure the continued provision of childcare services.	160160PQX	DCAS
ACS	888 Westchester Avenue, BX	ACS requests an acquisition of the property on Block 2696, lot 30, to ensure the continued provision of childcare services.	160161PQX	DCAS

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
25 Kent Avenue	A text amendment to create section 74-96 of the zoning resolution of the City of New York to allow modifications to the use, bulk, accessory off-street parking and loading requirements for properties within an enhanced business area by special permit of the City Planning Commission; Special permit pursuant to 74-962, floor area increase and public plaza modification in enhanced business areas. To allow a floor area increase to be used for certain incentive uses and public plaza modification for the proposed development; CPC special permit pursuant to section 74-963, parking and loading modification in enhanced business areas. To allow a modification of the loading berths required for proposed development.	BK 01	160126 ZRK; 160124 ZSK; 160125 ZSK	1/4/2016
One Flushing	Zoning map amendment to rezone the project area from a C4-2 district to a C4-5X district; Zoning text amendment to map the project area as mandatory inclusionary housing area (MIHA); Designation and project approval of an Urban Development Action Area Project; Special permit to allow an attended parking garage with a maximum capacity of 229 spaces in a high-density central area pursuant to ZR section 74-52; Special permit to allow development within or over a railroad right-of-way, pursuant to ZR section 74-681.	QN 07	160138 ZMQ; 160139 ZRQ; 160143 HAQ; 160140 ZSQ; 160141 ZSQ	1/4/2016
Broadway Sherman Ave Rezoning	Zoning map amendment changing from an existing R7-2 district and R7-2/C2-4 district to an R9/C2-4 district in order to facilitate the development of a residential building with commercial and community facility uses on the ground floor; Zoning amendment to designate the proposed rezoning as an MIH designated area.	MN 12	150438 ZMM; 160164 ZRM	1/19/2016

BSA PIPELINE

New Applications Filed with BSA — January 2016

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
Yechezkel Reichman	2701 Avenue K, BK	Enlarge dwelling in R2 district	2016-1209-BZ	Jay Goldstein
SPECIAL PERMITS/OTHER ACTION				
Union Square Assocs.	1 Union Square W., MN	Permit physical culture establishment	2016-1-BZ	Akerman LLP
RFR Holding LLC	330 E. 64th St., MN	Permit physical culture establishment	2016-1208-BZ	Akerman LLP
Albert Hasson	920 Shore Blvd., BK	Enlarge 1-family dwelling	2016-1211-BZ	Eric Palatnik, PC
Seneca Clove Corp.	1212 Victory Blvd., SI	Allow auto service station in C2-1 district	2016-3-BZ	Rothkrug Rothkrug
APPEALS				
N/A	N/A/	Waive GCL 26 for 1181 properties damaged by Hurricane Sandy on behalf of property owners enrolled in Build-It-Back program	2016-4-A-2016-1177-A	Mayor's Office of Housing Recovery Operations
Airport Park LLC	145-25 Hook Creek Blvd., QN	Appeal Borough Commissioner denial of proposal to build 22 dwellings in mapped street bed	2016-1186-A-2016-1207-A	Rothkrug Rothkrug
MBAR Realty LLC	45-14 51st St., QN	Permit construction in mapped street bed, modify street wall and sky exposure plane requirements	2016-1185-A	Pryor Cashman

LANDMARKS PIPELINE

Actions Taken — January 2016

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
January 5, 2016				
215 W. 58th St., MN	Engine Company No. 23	Install mechanical equipment at roof	17-7699	Yes
431 Sixth Ave., BK	BK Public Library, Park Slope	Alter side yard, install landscaping, fences	17-9319	Yes
13 Jay St., MN	Tribeca West HD	Construct rooftop addition	16-2376	W/Mod
203 Lafayette St., MN	SoHo-Cast Iron HD	Legalize art, display boxes, mechanical equipment	17-0441	W/Mod
62 E. 4th St., MN	East Village/LES HD	Install curb cut, paving, lighting, fencing	17-8606	Yes
26 E. 80th St., MN	Metropolitan Museum HD	Construct rooftop bulkhead	17-6486	Yes
430 Amsterdam Ave., MN	Upper West Side/CPW HD	Construct rear yard addition	17-6071	Yes
846 St. Nicholas Ave, MN	Hamilton Hts./Sugar Hill NW HD	Replace stoop, areaway walls	16-2912	Yes
63 Gates Ave., BK	Clinton Hill HD	Alter rear opening, install stairs, railing	17-6098	W/Mod
96 Fort Greene Pl., BK	BK Academy of Music HD	Install mechanical equipment at roof, alter rear facade	17-4794	Yes
26 Tompkins Pl., BK	Cobble Hill HD	Construct rear yard addition	17-4758	Yes
499 E. 18th St., BK	Ditmas Park HD	Legalize HVAC equipment	17-7569	Yes
233-20 Bay St., QN	Douglaston HD	Alter facades, construct additions	17-8452	Yes
January 12, 2016				
66 Allen St., MN	Ridley & Sons Department Store	Const. roof addition, inst. mech. equip., railings, remove fire escape; issue report to CPC (bulk modification)	17-6559; 17-6697	W/Mod Yes
111 E. 73rd St., MN	Upper East Side HD	Alter front facade	16-2003	Yes
1136 Fifth Ave., MN	Expanded Carnegie Hill HD	Replace infill, cladding, modify openings	17-2012	Yes
48 Downing St., MN	Clinton Hill HD	Construct roof & rear additions	17-6630	Yes
906 Prospect Pl., BK	Crown Heights North HD II	Demo building, construct building	17-3769	Yes
January 19, 2016				
1 Wall St., MN	1 Wall Street Building	Construct addition, create windows, openings, inst. canopy	17-9232	W/Mod
40 W. 42nd St., MN	Bryant Park	Est. master plan for seasonal installations	17-6702	Yes
2109 Broadway, MN	Ansonia Hotel	Install signage	17-8369	W/Mod
1052 Bushwick Ave., BK	Ridgewood Lodge No. 710	Construct roof & rear adds., create openings, inst. ramp	17-8537	W/Mod
70 Reade St., MN	Tribeca South HD	Replace infill, windows	17-4213	Yes
13 Worth St., MN	Tribeca West HD	Alter lot-line windows	17-9037	W/D
385 Greenwich St., MN	Tribeca West HD	Install infill, signage, door	17-9223	Yes
108 Franklin St., MN	Tribeca East HD	Modify rear extension	17-6771	Yes
90 Franklin St., MN	Tribeca East HD	Replace windows	17-7930	W/Mod
19 Barrow St., MN	Greenwich Village HD	Legalize windows	16-9379	Yes
41 Greenwich Ave., MN	Greenwich Village HD	Construct rear yard addition	17-6753	W/Mod
11 E. 11th St., MN	Greenwich Village HD	Reconstruct facade, const. addition, create windows	17-6797	W/Mod
141 E. 18th St., MN	Gramercy Park HD	Reconstruct rear facade	17-6461	W/D
27 W. 138th St., MN	St. Nicholas HD	Alter rear facade, const. rear addition	17-9321	W/Mod
154 Franklin St., BK	Greenpoint HD	Install infill	17-8044	Yes
147 St. Felix St., BK	BAM HD	Construct new building	17-4091	Yes
240-82 Beverly Rd., QN	Douglaston HD	Alter windows	16-9219	W/Mod

New Decisions Added to www.CityAdmin.org — January 2016

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
948	Bronx Shepherds, BX	Real property tax exemption (19 multiple dwellings)	12/16/2015
949	304 East 8th St., MN	Real property tax exemption	12/16/2015
950	Disposition of C-O-P, BK	Disposal of 2 City-owned properties	12/16/2015
951	P.S./I.S. 746, BK	Approval of site plan for 676-seat Pre-K through 8th grade school	12/16/2015
959	270 Sixth Ave., MN	Revocable consent (unenclosed sidewalk cafe)	1/19/2016
960	643 Broadway, MN	Revocable consent (unenclosed sidewalk cafe)	1/19/2016
961	220 Park Ave. S., MN	Revocable consent (unenclosed sidewalk cafe)	1/19/2016
962	176 Second Ave., MN	Revocable consent (unenclosed sidewalk cafe)	1/19/2016
963	233 East 14th St., MN	Revocable consent (unenclosed sidewalk cafe)	1/19/2016
964	Mount Morris Park HD Ext., MN	Landmark district designation	1/19/2016
965	521-529 Durant Ave., SI	Zoning text amendment (special development district boundaries)	1/19/2016
966 ; 967 ; 968	The Landmark Colony, SI	Zoning text amendment (private roads in Tier I site); rezoning (R3-2 in C1-3); disposal of City-owned property	1/19/2016
969 ; 970	Van Sinderen Plaza, BK	Rezoning (M1-1 to R-7A/C2-4); UDAAP by HPD, disposal of City properties (7 lots)	1/19/2016

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Van Sinderen Plaza	Rezoning (M1-1 to R7A/C2-4); UDAAP by HPD (130 units)	BK 5	C160002ZMK ; C160003HAK	12/16/2015
The Landmark Colony	Rezoning (est. C1-3 in R3-2); zoning text amendment to modify bulk, parking, road regs.; disposition of City-owner property	SI 2	C150422ZMR ; N150421ZRR ; C150428PPR	12/16/2015
521-529 Durant Avenue	Zoning text amend. (mod. boundaries of designated open space)	SI 3	N150350ZRR	12/16/2015
321-323 Canal Street	Special permits (allow retail & residential uses on ground floor)	MN 2	C150384ZSM ; C150385ZSM	1/6/2016
150 Wooster Street	Special permits (use, height & setback); zoning text amend. to facilitate new 8-story mixed-use building	MN 2	C150417ZSM ; N150416ZRM ; C150418ZSM	1/6/2016
East Bronx Child Care Ctr.	Acquisition of property for day care center	BX 9	C150058POX	1/6/2016

New Decisions Added to www.CityAdmin.org — January 2016

LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
190 Fordham St., BX	Public School 102	Replace windows	18-1173	Yes	1/15/2016
6301 Riverdale Ave., BX	College of Mt. St. Vernon	Est. master plan for Admin. Bldg. (windows)	18-0688	Yes	12/31/2015
39 Lispenard St., MN	Tribeca East HD	Raise roof, chimney, parapets, add railings	18-0629	Yes	12/30/2015
462 Broadway, MN	SoHo-Cast Iron HD	Est. master plan (replace infill)	18-0822	Yes	1/7/2016
430 Broome St., MN	SoHo-Cast Iron HD Ext.	Replace infill, alter facade, remove ironwork	18-0949	Yes	1/11/2015
90 Barrow St., MN	Greenwich Village HD	Replace garage, const. wall, pergola, deck, stairs	18-0683	Yes	1/8/2016
58 Ninth Ave., MN	Gansevoort Market HD	Const. addition to penthouse, bulkheads	18-0819	Yes	1/6/2016
920 Broadway, MN	Ladies' Mile HD	Replace bulkhead, const. elevator lobby	18-0553	Yes	12/29/2015
132 E. 73rd St., MN	Upper East Side HD	Install water table, door, gate, railings	18-0826	Yes	1/6/2016
28 E. 92nd St., MN	Carnegie Hill HD	Remove cladding, reconstruct facade	18-0682	Yes	12/31/2015
1290 Madison Ave., MN	Carnegie Hill HD	Demo penthouse, const. add., bulkheads	18-1020	Yes	1/12/2016
71 Greene Ave., BK	Fort Greene HD	Construct 3-story rowhouse	18-0914	Yes	1/8/2016
370 Clermont Ave., BK	Fort Greene HD	Construct 3-story rowhouse	18-0941	Yes	1/8/2016
372 Clermont St., BK	Fort Greene HD	Construct 3-story rowhouse	18-0943	Yes	1/8/2016
374 Clermont Ave., BK	Fort Greene HD	Construct 3-story rowhouse	18-0939	Yes	1/8/2016
378 Clermont Ave., BK	Fort Greene HD	Alter, replace bulkheads, windows, inst. ironwork	18-1023	Yes	1/12/2016
31 Prospect Park W., BK	Park Slope HD	Reconstruct bulkhead, inst. HVAC equip., openings	18-0653	Yes	12/30/2015
857 Carroll St., BK	Park Slope HD	Remove portion of rear ell, const. rear addition	18-0692	Yes	12/31/2015
334 MacDonough St., BK	Stuyvesant Heights HD	Remove fence, stairs, install access ramp	18-1186	Yes	1/15/2016
499 E. 18th St., BK	Ditmas Park HD	Legalize 3 HVAC units	18-0786	Yes	1/5/2016
112 Gates Ave., BK	Clinton Hill HD	Const. bulkhead, inst. solar panels, railing	18-0726	Yes	1/4/2016