

**CITYLAND** NEW FILINGS & DECISIONS | June 2016

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — June 1 to June 30, 2016*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
Saab Associates LP	Seaman Avenue Rezoning, MN	Zoning text amendment to appendix F to establish the proposed rezoning area as a Mandatory Inclusionary Housing Designated Area. The text amendment will facilitate the development of affordable housing units within the proposed development; A zoning map amendment to rezone 110, 112, 114, and 116 Seaman Avenue and 175 Payson Avenue from an R7-2 zoning district to an R8A zoning district. The proposed change will facilitate the development of a new 11-story residential building with 40 dwelling units.	160393 ZRM; 160392 ZMM	Sheldon Lobel PC
Community Board Ten Brooklyn	Brooklyn CB 10 Text Amendment	Seeks to remove Community District 10 as an applicable district to Section 73-622 of the zoning text. The deletion of CD 10 from applicability under the existing special permit would not facilitate a specific project, or induce any new development.	160377 ZRK	Josephine Beckmann, District Manager
14-18 Carroll LLC	14-18 Carroll Street, BK	Zoning text amendment that will establish an MIHA coterminous with the rezoning area.	160379 ZRK	Rothkrug Rothkrug & Spector LLP
Second Farms Neighborhood, HFDC	1932 Bryant Avenue, BX	Amendment of Appendix F to map a MIH Area on the development site; Zoning map change to rezone parcel 9, the development site, from R7-1 to an R8, and to map a 100-foot-wide C2-4 commercial overlay on a portion of parcel 9, along Boston Road; Modifications to large-scale residential development plan; Special permit to waive the required, accessory, off-street parking for existing affordable dwelling units located on parcels 6, 7, and 8A, pursuant to ZR section 74-532; Special permit within large-scale residential developments (ZR Section 78-312) to allow: location of buildings without regard for rear yards; and proposed height and setback waivers for portion of proposed building's street wall frontage along the periphery of the BPSLSP; Authorizations within large-scale residential developments (ZR Section 78-311) to allow: location of the proposed building & certain existing buildings without regard for rear yards; & proposed height & setback waiver for portion of proposed building's street wall frontage within BPSLSP.	160366 ZRX; 160365 ZMX; 160291A ZSX; 160367 ZSX; 160368 ZSX; 160369 ZAX	Goldman Harris LLC
Clara Fazzino	901 Manor Road, SI	Zoning map amendment for a Z1-1 overlay extension over the existing residential zone R3-1. The proposed rezoning would facilitate the construction of a one-story financial institution 7,956 SF building with cellar, & provide for accessory off-street parking & landscaping in rear portion.	160378 ZMR	David Darcy
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
Coleen Massoni	90 Old Farmers Lane, SI	An authorization pursuant to ZR Section 105-422, authorization of a development, enlargement, or site alteration; An authorization pursuant to ZR Section 105-432, modification of yard, height and setback regulations.	160372 ZAR; 160373 ZAR	V&B Architect, Urban Planning LLP
MIP One Wall Street Acquisition LLC	1 Wall Street, MN	A certification by the Chairman of the CPC pursuant to ZR Section 15-30(B) to modify the open space requirements of ZR Section 15-12 to allow less than the required 50% of the gross roof area for recreation use, on property located at One Wall Street.	160364 ZCM	Kramer Levin Naftalis & Frankel LLP
BRE Park Avenue Tower Owner LLC	65 East 55th Street, MN	A certification by the Chairperson of the CPC pursuant to ZR Section 37-625, confirming that the proposed design changes result in a plaza that is in greater accordance with the current standards for public plazas set forth by ZR Section 37-70; A design change to an existing plaza pursuant to ZR Section 37-65 requires recordation of a notice of certification, which will supersede the existing restrictive declaration that is recorded against the site. Therefore, the res. dec. will be terminated and a NOC will be recorded.	160389 ZCM; 160388 CMM	Kramer Levin Naftalis & Frankel LLP

## CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS (continued)</b>				
Silverstein MB LLC	520 West 41st Street, MN	A certification pursuant to ZR Section 93-821(e) to allow the construction of a 200 space accessory off-street parking facility in connection with the construction of a proposed new mixed-use building on the western portion of the site.	160395 ZCM	Bryan Cave LLP
Frank Canterino	144 Flagg Place, SI	Future subdivisions certification in the natural area district.	160391 ZCR	Ryan & Vaccaro Architects
Vincent Angelico	Downes Avenue & Lexa Place, SI	Certification for a proposed subdivision of existing block 6324 Lot 138 into proposed block 6324 Lots 138 & 140. There are plans to build a one family fully detached residence on proposed Lot 138 & no plans for Lot 140 at this time.	160370 RCR	James V. Morri, Architect
Michael Margarella	184 Albee Avenue, SI	Certification for a subdivision of 1 zoning lot & 1 tax lot into 2 zoning lots and 2 tax lots for development of 2 two family dwellings, pursuant to ZR Section 107-08; School seat certification as block is less than 75% built.	160375 RCR; 160376 RCR	Calvanico Associates
Mangone Development Corporation	432 Albourne Avenue, SI	Certification pursuant to ZR Section 107-121 – School seat certification.	160380 RCR	Rampulla Associates Architects
Paul Lombardi	22 & 26 Canton Avenue and 21 & 25 Holcomb Avenue, SI	Certification pursuant to ZR Section 107-08, future subdivision. Proposed existing (2) two family residences on 2 lots creating 4 lots. Two existing homes to remain and 2 new lots to be developed with two family residences; School seat certification.	160383 RCR; 160384 RCR	Paul Lombardi
Carmine Cautela	Sprague Avenue, SI	A subdivision of existing zoning lot into two new zoning lots, pursuant to ZR Section 107-08; School seat certification, pursuant to ZR Section 107-121.	160386 RCR; 160387 RCR	Stanley M. Krebushevski
Tripti, Inc.	Moti Mahal Delux, MN	Enclosed sidewalk café request for 10 tables and 24 chairs.	160385 ECM	
MNY Holdings Associates, LLC	1152 1st Avenue, MN	Enclosed sidewalk café request for 11 tables and 28 chairs.	160390 ECM	
NYC DCA	8530 3rd Avenue, BK	Enclosed sidewalk café request for 11 tables and 42 chairs.	160371 ECK	
Gran Sabrosura Inc.	1200 Castle Hill Avenue, BX	Enclosed sidewalk café request for 18 tables and 60 chairs.	160394 ECX	
Pollos Mario Woodhaven Corp.	6320 Woodhaven Blvd., QN	Enclosed sidewalk café request for 10 tables and 40 chairs.	160361 ECQ	
NYC SBS	Dumbo BID Amended District Plan, BK	Amended district plan for the Dumbo Business Improvement District (BID). The proposed expansion will extend the boundaries to include properties south of York Street from Old Fulton Street to Jay Street; & properties in Dumbo Heights from Adams Street to Jay Street on the East, & BOE to Sands Street & High Street.	160374 BDK	NYC SBS
NYC ACS	Friends of Crown Heights 16, BK	ACS Requests an acquisition of the property located on Block 1235, Lot 58, to ensure the continued provision of childcare services.	160363 PQK	NYC DCAS

## ULURP PIPELINE

### *New Applications Certified into ULURP*

<b>PROJECT</b>	<b>DESCRIPTION</b>	<b>COMM. BD.</b>	<b>ULURP NO.</b>	<b>CERTIFIED</b>
Lexington Gardens II	Zoning map amendment to change existing C8-4, R7-2, and R7-2/C1-5 Districts to a R9/C2-4 District; Zoning text amendment to appendix F of the zoning resolution to apply the Mandatory Inclusionary Housing "MIH" program and designate the project area as a Mandatory Inclusionary Housing Area "MIHA"; Special permit pursuant to ZR section 74-743 to allow, within a large scale development, the location of a building without regard to height and setback regulations, including street wall regulations, in connection with the proposed development; Special permit pursuant to ZR section 74-532 to allow, within a LSGD in the transit zone seeking a bulk modification, a waiver of required accessory residential off-street parking spaces for a new building & previously required spaces for an existing building on the zoning lot; Urban Development Action Area Project ("UDAAP") designation and project approval for Block 1635, Lot 1 and approval of the disposition of City-owned property for Lot 1 ("the disposition area").	MN 11	160336 ZMM; 160337 ZRM; 160338 ZSM; 160339 ZSM; 160340 HAM	6/6/2016
Nuestros Ninos Child Development	ACS requests an acquisition of the property on Block 2451, Lot 8 to ensure the continued provision of childcare services.	BK 01	160133 PQK	6/6/2016
Friends of Crown Heights Center 18	ACS requests an acquisition of the property on Block 3976 Lot 70 to ensure the continued provision of childcare services.	BK 05	160071 PQK	6/6/2016
Children's Corner Child Care Center	Acquisition of the building located at 565 Livonia Avenue, for use by the Administration for Children's Service as a child day care center.	BK 05	150420 PQK	6/6/2016
Second Farms	Zoning map change to rezone parcel 9, the development site, from R7-1 to an R8, and to map a 100 foot wide C2-4 commercial overlay on a portion of parcel 9, along Boston Road; Amendment of Appendix F to map a MIH area on the development site; Special permit to waive the required, accessory, off-street parking for existing affordable dwelling units located on parcels 6, 7, and 8A, pursuant to ZR section 74-532; Special permit within large scale residential developments (ZR section 78-312) to allow, location of buildings without regard for rear yards; and proposed height and setback waivers for portion of proposed building's street wall frontage along the periphery of the BPSLSP; Modifications to large scale residential development plan; Authorizations within large scale residential developments (ZR section 78-311) to allow: location of the proposed building & certain existing buildings without regard for rear yards; & proposed height & setback waiver for portion of proposed building's street wall frontage within BPSLSP.	BX 06	160365 ZMX; 160366 ZRX; 160367 ZSX; 160368 ZSX; 160291A ZSX; 160369 ZAX	6/6/2016
Labor Bathgate Community Child Care	ACS requests an acquisition of the property.	BX 04	160038 PQX	6/6/2016
14-18 Carroll Street Rezoning	3 lots on Carroll Street b/w Can Brunt and Columbia to be included in adjacent R68 zoning district to allow for a new residential development in current M1-1 district; Zoning text amendment that will establish an MIHA coterminous with the rezoning area.	BK 06	150360 ZMK; 160379 ZRK	6/20/2016
Westchester Square Branch Library	An acquisition and site selection of approximately 9,335 square foot portion of a privately owned lot. The lot is part of the privately-owned Huntington Free Library.	BX 10	160335 PCX	6/20/2016

## LANDMARKS PIPELINE

### *Proposed Designations — June 2016*

NAME	ADDRESS	ACTION	DATE
Firehouse Engine Co. 29	160 Chambers St., MN	Designated	6/28/2016
315 Broadway Building	315 Broadway, MN	Designated	6/28/2016
St. Paul Roman Catholic Church	121 E. 117th St., MN	Designated	6/28/2016
St. Joseph of the Holy Family Roman Catholic Church	401 W. 125th St., MN	Designated	6/28/2016
George William & Anna Curtis House	234 Bard Ave., SI	Designated	6/28/2016
St. John's Protestant Episcopal Church Rectory	1331 Bay St., SI	Designated	6/28/2016
92 Harrison Street House	92 Harrison St., SI	Designated	6/28/2016
Prince's Bay Lighthouse Complex	6204 Hylan Blvd., SI	Designated	6/28/2016

### *Actions Taken — June 2016*

#### FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">June 7, 2016</a>				
1 W. 29th St., MN	Marble Collegiate Reformed Church	Alter north & west elevations; issue report to CPC (mod. use & bulk)	17-6458; 17-6460	Yes; Yes
1200 Broadway, MN	Gilsey House	Issue report to CPC (mod. use & bulk)	17-6459	Yes
230 Park Ave., MN	New York Central/ Helmsley Building	Alter walkways	18-4607	Yes
46-50 Gansevoort St., MN	Gansevoort Market HD	Demo portion of building, construct new building	17-6619	Yes
52-58 Gansevoort St., MN	Gansevoort Market HD	Alter facade, replace doors & windows, construct rear addition	17-6620	Yes
60-74 Gansevoort St., MN	Gansevoort Market HD	Demolish building, construct new building, construct roof addition	17-6621	Yes
60 W. 22nd St., MN	Ladies' Mile HD	Remove vault covers, install painting	17-9537	Yes
190 Columbia Hts., BK	Brooklyn Heights HD	Legalize windows, modify HVAC units	18-0868	Yes
34 Grace Ct., BK	Brooklyn Heights HD	Remove bay window, construct rear addition	18-1772	Yes
89 Joralemon St., BK	Brooklyn Heights HD	Alter rear, excavate rear yard, inst. roof mech. equip.	18-0715	Yes
192 Bergen St., BK	Boerum Hill HD	Install HVAC equipment at roof	18-3851	Yes
264 Clermont Ave., BK	Fort Greene HD	Reconfigure fire escape, enlarge rear windows	17-9146	Yes
7 S. Portland Ave., BK	Fort Greene HD	Install platform, fencing	16-9312	Yes
14 Old Fulton St., BK	Fulton Ferry HD	Install infill, lighting, signage, roof equipment, awnings	18-2255	Yes
<a href="#">June 14, 2016</a>				
2 Park Ave., MN	2 Park Avenue Building	Construct elevator bulkhead	18-2450	Yes
27 W. 44th St., MN	Harvard Club of New York	Legalize alterations to rooftop additions	16-3263	Yes
75 Rockefeller Pl., MN	Rockefeller Center	Construct addition at 10th & 11th floors	18-1012	W/Mod
75 Spring St., MN	SoHo-Cast Iron HD Ext.	Replace windows	17-4918	Yes
30 E. 68th St., MN	Upper East Side HD	Create, enlarge openings	17-8237	W/Mod
11 E. 75th St., MN	Upper East Side HD	Replace facade, alter areaway, rear, const. roof adds.	18-0406	Yes
1065 Park Ave., MN	Park Avenue HD	Amend C of A to redesign plaza	18-6356	Yes
7 W. 87th St., MN	Upper West Side/CPW HD	Alter basement entrance	17-2990	Yes
327 Cent. Pk. W., MN	Upper West Side/CPW HD	Replace windows	18-5667	W/Mod
218 Guernsey St., BK	Greenpoint HD	Alter facade	18-3466	W/Mod
181 Lincoln Pl., BK	Park Slope HD	Construct roof addition	16-8867	Yes
97 Park Pl., BK	Park Slope HD	Alter areaway	18-4731	Yes
10 Jay St., BK	DUMBO HD	Amend C of A to include east facade reconstruction	18-6624	Yes

## LANDMARKS PIPELINE (continued)

*Actions Taken — June 2016 (continued)*

### FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">June 21, 2016</a>				
11 Fulton St., MN	South Street Seaport HD	Amend binding report (signage)	18-6476	W/Mod
73 Worth St., MN	TriBeCa East HD	Install canopy	18-6327	Yes
11 Hubert St., MN	TriBeCa West HD	Alter facades, construct additions	18-5468	Yes
51 Wooster St., MN	SoHo-Cast Iron HD	Install storefront infill	18-1632	W/Mod
303 Bleecker St., MN	Greenwich Village HD	Install storefront	15-4045	Yes
23 W. 17th St., MN	Ladies' Mile HD	Install infill, signage	18-6334	Yes
21 W. 17th St.; 16 W. 18th St., MN	Ladies' Mile HD	Demo existing buildings, construct 2 buildings	18-6335	Yes
1 E. 28th St., MN	Madison Square North HD	Legalize signage, install awnings	18-1366	Yes
32 W. 75th St., MN	Upper West Side/CPW HD	Construct roof & rear adds., alter facade	18-1775	Yes
111 W. 122nd St., MN	Mt. Morris Park HD Ext.	Install bulkhead & railing, raise chimney	18-6161	Yes
108 W. 123rd St., MN	Mt. Morris Park HD Ext.	Construct new building	18-5199	W/Mod

## New Decisions Added to [www.CityAdmin.org](http://www.CityAdmin.org) — June 2016

CITY COUNCIL				
RES. NOS.	PROJECT	DESCRIPTION	DATE	
<a href="#">1084</a> ; <a href="#">1085</a> ; <a href="#">1086</a>	Caribe Gardens, BK	Modify development plan to remove parcels; approve conveyance of properties; extend real property tax exemption	5/25/2016	
<a href="#">1087</a>	Madison Street Cluster, BK	Approve real property tax exemption	5/25/2016	
<a href="#">1088</a>	3276 Jerome Ave., BX	Rezoning (R8 to C8-2)	5/25/2016	
<a href="#">1089</a>	775 Jones St., BX	Approve tax exemption, terminate tax exemption	5/25/2016	
<a href="#">1090</a>	Grand & Rogers Cluster, BX	Approve real property tax exemption	5/25/2016	
<a href="#">1091</a>	1370 Lyman Pl., BX	UDAAP by HPD (1 lot)	5/25/2016	
<a href="#">1092</a>	Gladys Hampton House, MN	Approve real property tax exemption	5/25/2016	
<a href="#">1093</a>	New West II Apartments, MN	Approve real property tax exemption	5/25/2016	
<a href="#">1094</a> ; <a href="#">1095</a>	Oxford Nursing Home, BK	Rezoning (M2-1 to M1-4 /R6); zoning text amendment (mandatory inclusionary housing regs.)	5/25/2016	
<a href="#">1108</a>	Greenpoint Fish & Lobster Co., BK	Revocable consent for sidewalk cafe	6/8/2016	
<a href="#">1109</a>	Van Buren/Greene, BK	UDAAP by HPD (10 lots)	6/8/2016	
<a href="#">1110</a>	New Vision Community, BX	Approve real property tax exemption	6/8/2016	
<a href="#">1111</a>	East Tremont Apartments, BX	UDAAP by HPD (1 lot)	6/8/2016	
<a href="#">1112</a>	Newport Gardens, BK	Approve real property tax exemption	6/8/2016	
<a href="#">1113</a>	Woodycrest Apts., Sharon House, Leggett Apts., BX	Approve real property tax exemption	6/8/2016	
<a href="#">1114</a>	Christopher Park, MN	Transfer parkland to federal government for establishment of national park	6/8/2016	
<a href="#">1149</a>	East N.Y. Savings Bank, BK	Landmark designation	6/21/2016	
<a href="#">1150</a>	Lambert Houses, BX	Approve real property tax exemption	6/21/2016	
CITY PLANNING COMMISSION				
PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
DOB Offices-55 Chambers	Acquisition of office space	MN 1	<a href="#">N160303PXM</a>	6/8/2016
57 Sullivan Street House	Landmark designation	MN 2	<a href="#">N160293HKM</a>	6/8/2016
St. Michael's Episcopal Church	Landmark designation	MN 7	<a href="#">N160292HKM</a>	6/8/2016
Law/OCME Offices	Acquisition of office space	BX 4	<a href="#">N160305PXX</a>	6/8/2016
William H. Schofield House	Landmark designation	BX 10	<a href="#">N160297HKX</a>	6/8/2016
Park Slope HD Extension II	Landmark district designation	BK 6	<a href="#">N160299HKK</a>	6/8/2016
Greenwood Cemetery Entrance & Chapel	Landmark designation	BK 7	<a href="#">N160296HKB</a>	6/8/2016
Van Sicklen House	Landmark designation	BK 15	<a href="#">N160300HKK</a>	6/8/2016
Pepsi-Cola Sign	Landmark designation	QN 2	<a href="#">N160294HKQ</a>	6/8/2016
NYPD Offices- 118-35 Queens Boulevard	Acquisition of office space	QN 6	N160304PXQ	6/8/2016
John & Linda Ahles House	Landmark designation	QN 11	<a href="#">N160295HKQ</a>	6/8/2016
Vanderbilt Mausoleum	Landmark designation	SI 2	<a href="#">N160296HKB</a>	6/8/2016
Broadway/Sherman Avenue Rezoning	Rezoning (R7-2 to R9/C2-4); zoning text amendment (Mandatory Inclusionary Housing)	MN 12	<a href="#">C150438ZMM</a> ; <a href="#">N160164ZRM</a>	6/22/2016