

CITYLAND NEW FILINGS & DECISIONS | April 2016

CITY PLANNING PIPELINE

New Applications Filed with DCP — April 1 to April 29, 2016

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
Kent/Greenpoint, LLC	13-15 Greenpoint Avenue, BK	Zoning text amendment to ZR section 63-25 to permit a proposed 11-story mixed-use building to have its massing oriented towards Transmitter Park rather than Greenpoint Ave. and/or Kent St. on which the development site fronts.	160282 ZRK	Greenberg Traurig, LLP
NYC HPD	La Central, BX	Zoning text amendment pursuant to Appendix F, to add the project area to the list and maps of Mandatory Inclusionary Housing areas; Special permit pursuant to ZR section 74-743A1 to permit distribution of required open space within the large scale general development without regard to zoning lot lines. Special permit pursuant to 74-743A2 to permit location of buildings without regard for applicable yard setbacks; Special permit pursuant to ZR section 74-744B to permit residential and non-residential uses to be arranged on the second floor within building B without regard for the location regulations of ZR section 32-42; Disposition of City-owned property and Urban Development Action Area Project ("UDAAP") designation and project approval.	160269 ZRX; 160270 ZSX; 160271 ZSX; 160268 HAX	
NYC HPD	Lambert Houses Redevelopment, BX	A zoning text amendment to establish that in LSRD in the Bronx Community District 6, a public park with an area of 0.5 acres or greater shall be considered a street for the purposes of permitting side lot line windows to be considered a legally required window for required light and air; Zoning text amendments to designate a Mandatory Inclusionary Housing area; Zoning map amendment to rezone portions of tax blocks 2294, 2361, and 2363 from M1-1 and C4-4 to C6-2; Zoning map amendment to change portions of the project area from R7-1 and R7-1/C1-4 to R8 and R-8/C1-4 zoning districts; Zoning special permit pursuant to ZR section 78-312 for minor variations in the height and setback regulations on the periphery of the LSRD; Modification of the previously approved large scale residential development to remove Lambert Houses from the limits of the original large scale residential development and a special permit pursuant to ZR 78-312 to ensure that no new complaints are created in the modified previous LSRD; A zoning authorization pursuant to ZR 78-311 to allow relief from height and setback requirements and to permit distribution of the total floor area and open space without regard for zoning lot lines or zoning district boundaries; Disposition of City-owned property and Urban Development Action Area Project ("UDAAP") designation and project approval.	160288 ZRX; 160289 ZRX; 160267 ZMX; 160285 ZMX; 160290 ZSX; 160291 ZSX; 160287 ZAX; 160286 HAX	Phipps Houses
SPECIAL PERMITS/OTHER ACTIONS				
DDG 532 West 20th Street LLC	532 West 20th Street, MN	A special permit pursuant to ZR section 13-45 and 13-451 to allow for the development of an accessory parking garage. The proposed actions are to facilitate development of a ten space accessory parking garage on the ground floor of a new as-of-right entirely residential building with 9 units.	160275 ZSM	Kramer Levin Naftalis & Frankel LLP
Halletts Astoria LLC	26-01 1st Street, QN	A modification of a previously granted special permit to facilitate the development of a large-scale general development known as Halletts Point. This is to allow for a minor reconfiguration of the footprint of building 1 in order to locate a Blackwater Treatment Facility on ground floor; A certification by the Chairperson of the CPC of a fresh food store on the ground floor of building one of the large scale general development known as Halletts Point ("building one" and the "Halletts Point Development"), pursuant to ZR section 63-30.	090486A ZSQ; 160280 ZCQ	Fried, Frank, Harris, Shriver & Jacobson LLP

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (CONTINUED)				
Richard Nicotra	246 Flagg Place, SI	Authorization pursuant to ZR section 105-425, modification of botanic environment & tree preservation & planting requirements, authorization pursuant to ZR section 105-422, enlargement or site alteration on a tier II site or portion of a zoning lot having a steep slope or steep slope buffer; Authorization pursuant to ZR section 105-431, modification of lot coverage controls, 105-432, modification of yard, height, and setback regulations, & parking location regulations, 105-433, modification of grading controls.	160265 ZAR; 160266 ZAR	Calvanico Associates
Marc Savino	63 Beebe Street, SI	An authorization pursuant to ZR section 105-422, in order to build a retaining wall and steps to create new usable area on side and in back yards. New outdoor swimming pool and outdoor kitchen with canopy. All work to be done within 8.5% tier 1 slope.	160274 ZAR	Mark D. Lipton Associates
Joseph Molino	Cleveland Avenue & Hartford Street, SI	A certification pursuant to ZR section 107-08, a subdivision of 1 zoning lot and 2 tax lots into 2 zoning lots and 2 tax lots for development of 2 one-family detached dwellings; School seat certification pursuant to ZR section 107-121 as block is less than 75% built.	160263 RCR; 160264 RCR	Calvanico Associates
NYC DCAS	36-36 33rd Street, QN	Acquisition of office space for Department of Health and Mental Hygiene.	160276 PXQ	NYC DOHMH
NYC DCAS	1 Court Square, QN	Acquisition of office space for Department of Health and Mental Hygiene.	160277 PXQ	NYC DOHMH
NYC LPC	St. Michael's Episcopal Church, MN	Landmarks Preservation Commission, designation list 487, LP-2281.	160292 HKM	NYC LPC
NYC LPC	57 Sullivan Street, MN	Landmarks Preservation Commission, designation list 487, LP-2344.	160293 HKM	NYC LPC
NYC LPC	500 25th Street, BK	Landmarks Preservation Commission, designation list 487, LP-1233.	160298 HKK	NYC LPC
NYC LPC	Park Slope Historic District Ext. II, BK	Landmarks Preservation Commission, designation list 487, LP-2558.	160299 HKK	NYC LPC
NYC LPC	27 Gravesend Neck Road, BK	Landmarks Preservation Commission, designation list 487, LP-2145.	160300 HKK	NYC LPC
NYC LPC	65 Schofield Street, BX	Landmarks Preservation Commission, designation list 487, LP-2395.	160297 HKX	NYC LPC
NYC LPC	4-09 47th Street, HKQ	Landmarks Preservation Commission, designation list 487, LP-1653.	160294 HKQ	NYC LPC
NYC LPC	39-24 to 39-26 213th Street, QN	Landmarks Preservation Commission, designation list 487, LP-2541.	160295 HKQ	NYC LPC
NYC LPC	Vanderbilt Mausoleum Landmark, SI	Landmarks Preservation Commission, designation list 487, LP-1208.	160296 HKR	NYC LPC
Sevneast 19 LLC	7 East 19th Street, MN	Modification of existing restrictive declaration in connection to N960405 ZCM.	160262 CMM	Akerman

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
West 29th Street Parking Garage	Special permit pursuant to ZR section 13-45 & 13-451 will permit an attended accessory residential parking garage on the sub-cellar & ground floors of the building with a total of 45 spaces; Zoning text amendment to add a new section 42-486 will allow the CPC to modify by authorization for modification of streetscape provisions; Authorization pursuant to ZR 42-486, authorization for modification of streetscape provisions.	MN 05	160148 ZSM; 160147 ZRM; 160149 ZAM	4/11/2016
70 Vestry Street Accessory Garage	Special permit to allow an accessory off-street parking facility on-site with 42 accessory off-street parking spaces in the cellar and sub-cellar level of a proposed 47 unit residential building.	MN 01	160145 ZSM	4/11/2016
La Central	Zoning map amendment to rezone portions of tax blocks 2294, 2361, and 2363 from M1-1 and C4-4 to C6-2; Disposition of City-owned property, designation as Urban Development Action Area Project ("UDAAP") and project approval; Zoning text amendment pursuant to appendix F, to add the project area to the list and maps of Mandatory Inclusionary Housing areas; Special permit pursuant to ZR section 74-743A1 to permit distribution of required open space within the large scale general development without regard to zoning lot lines. Special permit pursuant to 74-743A2 to permit location of buildings without regard for applicable yard setbacks; Special permit pursuant to ZR section 74-744B to permit residential and non-residential uses to be arranged on the second floor within building B without regard for the location regulations of ZR section 32-42.	BX 01	160267 ZMX; 160268 HAX; 160269 ZRX; 160270 ZSX; 160271 ZSX	4/11/2016
248 Lafayette Street	Special permit to allow use group 6 retail uses on the ground floor and cellar of an existing building in a M1-5B zoning district within the SoHo Cast Iron Special District;	MN 02	160199 ZSM	4/25/2016
Lambert Houses Redevelopment	Zoning map amendment to change portions of the project area from R7-1 and R7-1/C1-4 to R8 and R-8/C1-4 zoning districts; Disposition of City-owned property and Urban Development Action Area Project ("UDAAP") designation and project approval; A zoning authorization pursuant to ZR 78-311 to allow relief from height and setback requirements and to permit distribution of the total floor area and open space without regard for zoning lot lines or zoning district boundaries; A zoning text amendment to establish that in LSRD in the Bronx Community District 6, a public park with an area of 0.5 acres or greater shall be considered a street for the purposes of permitting side lot line windows to be considered a legally required window for required light and air; Zoning text amendments to designate a Mandatory Inclusionary Housing area; Zoning special permit pursuant to ZR section 78-312 for minor variations in the height and setback regulations on the periphery of the LSRD; Modification of the previously approved large scale residential development to remove Lambert Houses from the limits of the original large scale residential development and a special permit pursuant to ZR 78-312 to ensure that no new complaints are created in the modified previous LSRD; A City map amendment to narrow a portion of East Tremont Avenue at the northeast corner of its intersection with Boston Road. The removal of this REA from the mapped street would facilitate HPD's disposition of the land to Boston Tremont LLC.	BX 06	160285 ZMX; 160286 HAX; 160287 ZAX; 160288 ZRX; 160289 ZRX; 160290 ZSX; 160291 ZSX; 160218 MMX	4/25/2016
102-05 Ditmars Blvd. Parking Garage	Special permit pursuant to ZR section 74-512 and modification to an existing restrictive declaration (D-43) to facilitate construction of a hotel parking garage for 2,000 spaces; Special permit pursuant to ZR section 74-743(A)(2) – large scale general development, modification of use regulations; Special permit pursuant to ZR section 74-744(C) – large scale general development, modification of use regulations; Amendment to restatement of modified declaration (D-43).	QN 03	160246 ZSQ; 160283 ZSQ; 160284 ZSQ; 790347A ZMQ	4/25/2016

BSA PIPELINE

New Applications Filed with BSA — April 2016

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
350 Lafayette Owner	11 Bond St., MN	Allow retail use on 3 floors	2016-4178-BZ	350 Lafayette Owner
Jisel Cruz	823 Kent Ave., BK	Develop 3-story-plus-penthouse res. building	2016-4171-BZ	Sheldon Lobel, PC
230 Boerum LLC	230 Boerum St., BK	Permit residential building in M1-1 district	2016-4169-BZ	Sheldon Lobel, PC
Islamic Ctr. of Jackson Heights	78-04 31st Ave., QN	Construct 3-story house of worship (yards)	2016-4176-BZ	Akerman LLP
Shore to Shore Foster	5801 Amboy Rd., SI	Eating & drinking establishment in residential district	2016-4165-BZ	Glen V. Cutrona
CeeJay Real Estate	94 Elm St., SI	Construct 1-family dwelling (yards, distance)	2016-4168-BZ	Steven Simicich
SPECIAL PERMITS/OTHER ACTION				
555 Retail Owner	555 W. 59th St., MN	Permit physical culture establishment	2016-4172-BZ	Jay Goldstein
George Arsoff	8120 Colonial Rd., BK	Enlarge 1-family dwelling	2016-4163-BZ	Sheldon Lobel, PC
Moses Steinberg	1462 62nd St., BK	Legalize yeshiva	2016-4179-BZ	Eric Palatnik, PC
Mark & Chana Papa	1744 E. 29th St., BK	Enlarge 1-family dwelling	2016-4164-BZ	Lyra J. Altman
Ocean Svcs. Inc.	4180 Ocean Ave., BK	Enlarge 2-story dwelling	2016-4167-BZ	Eric Palatnik, PC
2577 E. 17 Street LLC	2579 E. 17th St., BK	Reduce required parking for health care facility	2016-4166-BZ	Eric Palatnik, PC
Dennis Tuohey	87-25 252nd St., QN	Enlarge 1-family dwelling	2016-4180-BZ	Fredrick A. Becker
AJ Staten Island	2409 Richmond Ave., SI	Permit physical culture establishment	2016-4177-BZ	Mango & Iacoviello
APEALS				
Cast Iron Corp.	809 Broadway, MN	Challenge DOB permit	2016-4170-A	Juan D. Reyes
Crossroads Owners Corp.	361 W. 36th St., NY	Appeal DOB advertising sign permit	2016-4173-A	Fox Rothschild

LANDMARKS PIPELINE

Proposed Designations — April 2016

NAME	ADDRESS	ACTION	DATE
57 Sullivan Street House	57 Sullivan St., MN	Designated	4/12/2016
St. Michael's Episcopal Church, Parish House & Rectory	227 W. 99th St., MN	Designated	4/12/2016
William Schofield House	65 Schofield St., BX	Designated	4/12/2016
Park Slope HD Ext. II	Park Slope, BK	Designated	4/12/2016
Greenwood Cemetery, Fort Hamilton Parkway Entrance, Gatepost, Visitor's Lounge	500 25th St., BK	Designated	4/12/2016
Van Sicklen House	27 Gravesend Neck Rd., BK	Designated	4/12/2016
Pepsi Cola Sign	4-09 47th Rd., QN	Designated	4/12/2016
Ahles House	39-24 213th St., QN	Designated	4/12/2016
Vanderbilt Mausoleum	Moravian Cemetery, SI	Designated	4/12/2016

Actions Taken — April 2016

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
April 5, 2016				
22 Barclay St., MN	St. Peter's R.C. Church	Replace windows, inst. ramp, mech. equip.	18-1045	Yes
275 Madison Ave., MN	275 Madison Avenue Building	Replace door	17-2897	W/D
25 Central Pk. W., MN	Century Apartments	Install louver	18-1529	W/D
1511 Third Ave., MN	Yorkville Bank Building	Install access ramp	17-8834	Yes
1700 Fulton Ave., BX	Crotona Play Center	Demo perimeter wall, alter entrance, paths	18-3019	Yes

LANDMARKS PIPELINE (continued)

Actions Taken — April 2016 (continued)

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
82-10 Queens Blvd., QN	Order of Elks, Lodge 878	Replace windows, inst. air conditioners, signs	18-2959	Yes
175 Franklin St., MN	TriBeCa West HD	Legalize rooftop bulkhead	18-1045	W/Mod
128 MacDougal St., MN	South Village HD	Install storefront infill	18-1572	Yes
86 Bedford St., MN	Greenwich Village HD	Legalize roof alterations	17-4465	Yes
27 Christopher St., MN	Greenwich Village HD	Replace infill, inst. flag pole, alter rear, const. roof addition	18-1733	W/Mod
20 E. 10th St., MN	Greenwich Village HD	Alter stoop, areaway, const. roof & rear adds., const. roof addition	17-5791	W/Mod
875 Washington St., MN	Gansevoort Market HD	Est. master plan (mural installation)	18-2829	W/Mod
326 W. 77th St., MN	West End-Collegiate HD	Inst. stoop, alter areaway, const. roof & rear additions	18-0672	Yes
27 E. 92nd St., MN	Carnegie Hill HD	Inst. infill, signs, awning, lighting, louver	18-1363	W/Mod
322 Central Pk. W., MN	Upper West Side/CPW HD	Install areaway planting beds	16-8907	Yes
394 W. 145th St., MN	Hamilton Heights HD Ext.	Legalize signs, security cameras, modify illegal storefront	17-4106	Yes
81 Atlantic Ave., BK	Brooklyn Heights HD	Install marquee, signs, rooftop fences	18-1343	Yes
150 Montague St., BK	Brooklyn Heights HD	Install signage	18-2030	W/Mod
45 Monroe Pl., BK	Brooklyn Heights HD	Install roof mech. equip., sound enclosure	18-2844	Yes
230 Washington Ave., BK	Clinton Hill HD	Const. bulkhead, const. rear deck, legalize sidewalk removal	18-1511	Yes
135 Plymouth St., BK	DUMBO HD	Install infill, ramps	18-2443	W/Mod
185 Pacific St., BK	Cobble Hill HD	Legalize door, stair, painting of bulkhead	17-9448	W/Mod
624 11th St., BK	Park Slope HD	Legalize windows	16-5631	No
April 12, 2016				
1 Wall St., MN	Irving Trust Building	Amend C of A to install signage	17-8876	W/Mod
Riverside Park, MN	Riverside Park	Reconstruct plaza, install monument	18-2892	Yes
396 Broadway, MN	TriBeCa East HD	Construct addition, install infill, alter facade	17-8876	W/Mod
890 Park Ave., MN	Upper East Side HD	Alter facade, construct roof & rear additions	17-3027	W/Mod
72 Middagh St., BK	Brooklyn Heights HD	Modify rear addition	18-1088	Yes
69A Seventh Ave., BK	Park Slope HD	Construct rear addition	17-3830	Yes
838 St. Marks Ave., BK	Crown Heights North HD	Alter facades, demo addition, construct new building	17-8243	Yes
75 St. Marks Ave., BK	Prospect Heights HD	Construct roof & rear additions	18-1126	Yes
April 19, 2016				
320 E. 43rd St., MN	Ford Foundation Building	Alter entrances, atrium paths, install access lift	18-3419	W/Mod
1009 Fifth Ave., MN	1009 Fifth Avenue House	Alter areaway	17-6926	W/Mod
9 Dekalb Ave., BK	Dime Savings Bank	Alter interior & exterior, demo adds., construct tower	18-2034	W/Mod
35 Barrow St., MN	Greenwich Village HD	Legalize facade work	17-4546	Yes
11 Fifth Ave., MN	Greenwich Village HD	Replace cladding, infill, install signage	17-7985	Yes
1165 Broadway, MN	Madison Square North HD	Install infill, lighting, replace windows	17-1554	Yes
241 E. 48th St., MN	Turtle Bay Gardens HD	Construct roof, rear additions	18-0251	W/Mod
201 W. 81st St., MN	Upper West Side/CPW HD	Install awnings, access ramp	18-3567	Yes
570 Columbus Ave., MN	Upper West Side/CPW HD	Install infill, signage	17-4541	W/Mod
25 W. 94th St., MN	Upper West Side/CPW HD	Const. roof addition, install access ramp, fencing, replace windows, grilles	18-0585	Yes
373 Decatur St., BK	Bed-Stuy/Exp. Stuyvesant Hts. HD	Install infill, awnings, mural sign	18-3038	W/Mod
599 Vanderbilt Ave., BK	Prospect Heights HD	Construct rear addition	18-1286	Yes
39-54 48th St., QN	Sunnyside Gardens HD	Legalize roof replacement, inst. deck, paving	18-0907	W/Mod
37-17 83rd St., QN	Jackson Heights HD	Install access ramp	17-8696	Yes

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1043	TWA Flight Center Hotel, QN	Approval of lease disposition for property at JFK Airport	4/20/2016
1044	Timpson Place Assocs., BX	Real property tax exemption	4/20/2016
1045	Bronx Shepherds, BX	UDAAP by HPD (24 lots)	4/20/2016
1046	289 Bleecker St., MN	Revocable consent for unenclosed sidewalk cafe	4/20/2016
1047	Woodlawn Rezoning, BX	Rezoning (R7A to R4A)	4/20/2016
1048	Albert Goodman Plaza, BX	Amend previously approved tax exemption	4/20/2016

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Woodlawn Rezoning	Rezoning (R7A to R4A)	BX 12	C160065ZMX	3/30/2016
375 Pearl Street Office Space	Acquisition of office space (HRA offices)	MN 1	N160195PXM	4/13/2016
Socrates Sculpture Park	Establish park	QN 1	C050319MMQ	4/13/2016
Water Street Upgrades Text Amendment	Zoning text amendment pertaining to public access area	MN 1	N160166ZRM	4/25/2016
3276 Jerome Avenue	Rezoning (R8 to C8-2)	BX 7	C160064ZMX	4/25/2016

LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
355 W. Broadway, MN	SoHo-Cast Iron HD	Construct rear addition, roof bulkhead, replace addition	18-4002	Yes	3/30/2016
128 MacDougal St., MN	South Village HD	Replace infill, install sign	18-4501	Yes	4/12/2016
86 Bedford St., MN	Greenwich Village HD	Legalize roof alterations	18-4731	Yes	4/15/2016
26 W. 11th St., MN	Greenwich Village HD	Remove vestibule, install entrance surround, door, camera	18-4676	Yes	4/15/2016
100 W. 12th St., MN	Greenwich Village HD	Replace cladding, paving, infill, canopy	18-4388	Yes	4/8/2016
875 Washington St., MN	Gansevoort Market HD	Est. master plan (installation of painted murals)	18-4694	Yes	4/15/2016
105 E. 73rd St., MN	Upper East Side HD	Modify side addition	18-3886	Yes	3/28/2016
430 Amsterdam Ave., MN	Upper West Side/CPW HD	Demo mechanical equip., partial rear facade, construct rear addition	18-3821	Yes	3/25/2016
1048 Fifth Ave., MN	Metropolitan Museum HD	Expand rooftop bulkhead	18-3897	Yes	3/29/2016
27 E. 92nd St., MN	Carnegie Hill HD	Remove display window, enlarge window, install doors, awning, louver	18-4760	Yes	4/18/2016
1136 Fifth Ave., MN	Expanded Carnegie Hill HD	Replace infill, window, doors	18-4107	Yes	4/1/2016
348 Clermont Ave., BK	Fort Greene HD	Construct 4-story building	18-4770	Yes	4/18/2016
215 Lafayette Ave., BK	Clinton Hill HD	Construct rooftop bulkhead	18-4715	Yes	4/15/2016
122 Pacific St., BK	Cobble Hill HD	Remove rear extension, construct rear addition	18-3846	Yes	3/28/2016
8 Old Fulton St., BK	Fulton Ferry HD	Install steel stairs, paving	18-3793	Yes	3/25/2016
620 Vanderbilt Ave., BK	Prospect Heights HD	Install infill	18-3781	Yes	3/25/2016
1290 Bergen St., BK	Crown Heights North HD	Construct bulkhead, install railing, enlarge openings	18-3861	Yes	3/28/2016
624 11th St., BK	Park Slope HD	Legalize window replacement	18-4211	No	4/5/2016