

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

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — July 1 to July 29, 2016*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
JMS Realty Corp.	723-733 Myrtle Avenue Rezoning, BK	Zoning text amendment of Appendix F: Inclusionary Housing designated area; Zoning map amendment to map an R7D/C2-4 zoning district within the project area currently zoned as M1-1 & M1-2. The rezoning will facilitate the development of a vacant site with a new eight-story & cellar mixed residential, commercial & community facility building.	170026 ZRK; 170025 ZMK	Sheldon Lobel, P.C.
Institute for Community Living	50 Nevins Street, BK	A zoning text amendment of Appendix F of the Zoning Resolution to classify the project area as an MIH designated area; Zoning map amendment to rezone from a C6-1 to a C6-4 zoning district. Adopting this rezoning would allow an increase in floor area ratio.	170030 ZRK; 170029 ZMK	Goldman Harris LLC
116 Bedford Avenue, LLC	116 Bedford Avenue, BK	Zoning map amendment to map a C1-4 commercial overlay within an existing R6A zoning district on the western side of Bedford Ave between N. 10th Street & N. 11th Street. The proposed C1-4 overlay would extend 100 ft. from Bedford Ave.	170024 ZMK	Sheldon Lobel, P.C.
Idlelots LLC	227th Street Rezoning, QN	Zoning map amendment to create a C2-2 overlay in an underlying R3-1 zoning district. The action is necessary to facilitate construction of a public parking lot.	170031 ZMQ	Akerman LLP
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
640 Broadway	640 Broadway, MN	A special permit pursuant to ZR section 74-711 to modify the height and setback regulations of ZR section 43-43 & the recreational space requirements of ZR section 42-14(D)(1)(E), to facilitate the construction of 2 penthouse additions containing a total of 2,288 square feet of floor area.	170006 ZSM	Greenberg Traurig
Block 7469, LLC	2835 Veterans Road West, SI	Minor modification of a prior CPC authorization to modify previous actions is necessary to reflect a redefined zoning lot for the existing three story office building.	990058A ZAR	Rampulla Associates Architects, LLP
Marc & Nicole Nickley	74 Emerson Avenue, SI	Authorization pursuant to ZR section 105-421, modification of topographic features. An alteration of an existing one story and cellar single family residence with an attached two-car garage, in-ground swimming pool and patio areas within the special natural area district.	170021 ZAR	Sanna & Loccisano, Architects
H 317-319 LLC	317-319 West 35th Street, MN	A certification to permit an increase of the basic maximum floor area ratio for the zoning lot located at 317-319 West 35th Street. This action would increase permitted floor area from 49,375 square feet to 59,250 square feet.	170005 ZCM	Aaron Friedman
780 Rest Associates Corp.	780 3rd Avenue, MN	A certification pursuant to ZR section 37-73(C), kiosks & open air cafes, by the Chair of the CPC. The action would allow for an open-air-café to operate within the urban plaza located at 780 3rd Avenue.	170022 ZCM	Kathleen E. Negri Stathopoulos, Esq.
8617 LLC	3333-3347 Richmond Avenue, SI	School seat certification pursuant to ZR section 107-121.	170002 RCR	Lobue & Valenziano, AIA
Danielle Desantis	30 Zephyr Avenue, SI	The proposal is to demolish an existing one family detached sandy damaged house and construct a new single family detached house with an accessory attached garage. Certifications pursuant to ZR section 107-22 & 107-222; Certification pursuant to ZR section 107-121, school seats.	170003 RCR; 170004 RCR	Rampulla Associates Architects LLP
SLCR Associates LLC	3, 17, 23 Fonda Place, SI	Certification pursuant to ZR section 107-121 for school seats for 3 detached two family dwellings located in Special South Richmond Development District.	170015 RCR	Joseph M. Morace, Architects

## CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS (continued)</b>				
SLCR Associates LLC	51, 53, 55 Nelson Avenue, SI	Certification pursuant to ZR section 107-08, future subdivision. Proposed to subdivide 1 existing zoning lot into 3 zoning lots. The zoning lot is 14,401 square-foot built up zoning consisting of 2 tax lots and contains an existing house which will be demolished; Certification pursuant to ZR section 107-121, school seat certification.	170016 RCR; 170017 RCR	Joseph M. Morace, Architects
Anthony Savo	38 & 42 Madera Street, SI	School seat certification pursuant to ZR section 107-121.	170020 RCR	Sanna & Loccisano Architects
Block 7469, LLC	2835 Veterans Road West, SI	A certification for a zoning lot subdivision, pursuant to ZR section 107-08, to create a separate zoning lot as a 59,955 square-foot zoning lot while leaving its existing development unchanged and zoning lot B which is currently vacant.	170023 RCR	Rampulla Associates Architects, LLP
New York Burger Co.	470 W. 23rd Street, MN	Enclosed sidewalk café request for 25 tables and 54 chairs.	170018 ECM	Michael Kelly
Herm LLC	1479 York Avenue, MN	Enclosed sidewalk café request for 9 tables and 20 chairs.	170028 ECM	Rossana Wygoda
NYC DCAS	1 Court Square, QN	The NYC Department of Health and Mental Hygiene proposes to acquire approximately 30,000 rentable square feet of office space at 1 Court Square.	170001 PXQ	NYC DOHMH
NYC DCAS	126-06 Queens Blvd, QN	The Queens District Attorney's Office proposes to acquire approximately 40,000 square feet of office space at 126-06 Queens Boulevard.	170019 PXQ	Queens County District Attorney
NYC LPC	401-401 West 125th Street, MN	LPC designation list 488.	170007 HKM	NYC LPC
NYC LPC	121 East 117th Street, MN	LPC designation list 488.	170008 HKM	NYC LPC
NYC LPC	160 Chambers Street, MN	LPC designation list 488.	170009 HKM	NYC LPC
NYC LPC	315 Broadway, MN	LPC designation list 488.	170010 HKM	NYC LPC
NYC LPC	234 Bard Avenue, SI	LPC designation list 488.	170011 HKR	NYC LPC
NYC LPC	1333 Bay Street, SI	LPC designation list 488.	170012 HKR	NYC LPC
NYC LPC	92 Harrison Street, SI	LPC designation list 488.	170013 HKR	NYC LPC
NYC LPC	6204 Hylan Blvd., SI	LPC designation list 488.	170014 HKR	NYC LPC

## ULURP PIPELINE

*New Applications Certified into ULURP*

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
1290 Madison Avenue	Special permit pursuant to ZR section 74-711, the applicant seeks to modify (I) the height limit regulations of 23-692, (II) street wall recess regulations of 99-052, (III) side yard requirements of 35-52 & (IV) inner court regulations in 23-85 in order to facilitate renovation & enlargement.	MN 08	160213 ZSM	7/11/2016
Newtown Creek Nature Walk Phase 3	NYC DEP is proposing to extend the existing Newtown Creek Nature Walk to connect to public Kingland Avenue; Eliminate, discontinue & close Kingsland Ave without North Henry Street, adjustment to grades, modification of waterfront plan by the extinguishment of a canal line to facilitate extensions to the Newtown Creek Nature Walk.	BK 01	160243 PSK; 120120 MMK	7/11/2016
532 West 20th Street	A special permit pursuant to ZR section 13-45 & 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.	MN 04	160275 ZSM	7/25/2016

## BSA PIPELINE

*New Applications Filed with BSA — July 2016*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
<b>VARIANCES</b>				
30 Thompson LLC	30 Thompson St., MN	Develop residential building in M1-5B district	2016-4223-BZ	Marvin B. Mitzner
Muslim American Scty. Of Upper N.Y.	1912 Amethyst St., BX	Construct house of worship	2016-4230-BZ	Eric Palatnik, PC
429 89 LLC	42 89th St., BK	Waive bulk regs for high school	2016-4221-BZ	Slater & Beckerman
Omar A. Alabed	57-40 Mazeau St., QN	Construct 2-family dwelling (yards)	2016-4222-BZ	Mango & Iacoviello
Loffcoff Properties	1452 Drumgoole Rd. W., SI	Reduce rear yard reqs. for 2, 2-family dwellings	2016-4229-BZ	Eric Palatnik, PC
<b>SPECIAL PERMITS/OTHER ACTION</b>				
105 Mgmt. Corp.	105 Chambers St., MN	Permit physical culture establishment	2016-4220-BZ	Eric Palatnik, PC
Cleveland Arms Apt. Corp.	205 W. 95th St., MN	N/A	2016-4228-BZ	Snyder & Snyder
Bartow Holdings	1665 Bartow Ave., BX	Waiver for auto service station, permit car wash	2016-4217-BZ	Eric Palatnik, PC
Solomon Neiman	1346 E. 27th St., BK	Enlarge 1-family dwelling	2016-4216-BZ	Dennis Dell'Angelo
Aleksandr S. Cherry	262 Exeter St., BK	Enlarge 2-story dwelling	2016-4216-BZ	Eric Palatnik, PC
Chanie & Shimon Edelstein	1052 E. 23rd St., BK	Enlarge 1-family dwelling	2016-4211-BZ	Lyra J. Altman
Sergey Rybak	239 Beaumont St., BK	Enlarge 1-family dwelling	2016-4219-BZ	Eric Palatnik, PC
79 Narrows LLC	66 79th St., BK	Enlarge 2-family dwelling	2016-4218-BZ	Sheldon Lobel, PC
Elie Fein	1869 E. 21st St., BK	Enlarge 1-family dwelling	2016-4224-BZ	Lyra J. Altman
Linda Gold	511 Beach 133rd St., QN	Enlarge or reconstruct 2 dwellings	2016-4225-BZ	Linda Gold
<b>APEALS</b>				
Boys Town N.Y.	112 Fleet Pl., BK	Construct building in mapped street bed	2016-4227-A	Cozen O'Connor
265 Ocean Parkway LLC	265 Ocean Pkwy, BK	Appeal from DOB reexamination of previously approved application	2016-4226-A	Sheldon Lobel, PC
Victory Parish LLC	4069 Victory Blvd., SI	Construct building not fronting mapped street	2016-4212-A- 2016-4214-A	Steven Simicich

## LANDMARKS PIPELINE

### Proposed Designations — July 2016

NAME	ADDRESS	ACTION	DATE
Pershing Square Building	125 Park Ave., MN	Heard	7/19/2016
Graybar Building	420 Lexington Ave., MN	Heard	7/19/2016
Shelton Hotel	525 Lexington Ave., MN	Heard	7/19/2016
Hotel Lexington	511 Lexington Ave., MN	Heard	7/19/2016
Beverly Hotel	125 E. 50th St., MN	Heard	7/19/2016
St. John the Divine Cathedral & Close	1047 Amsterdam Ave., MN	Calendared	7/19/2016
Empire State Dairy Company	2840 Atlantic Ave., BK	Heard	7/19/2016

### Actions Taken — July 2016

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<u>July 12, 2016</u>				
215 E. 61st St., MN	Treadwell Farm HD	Install door enframement	18-6281	Yes
34 E. 62nd St., MN	Upper East Side HD	Construct new building	18-2440	W/Mod
1111 Park Ave., MN	Park Avenue HD	Establish master plan (installation of windows)	18-0974	W/Mod
127 E. 92nd St., MN	Carnegie Hill HD	Construct rooftop & rear additions	17-8929	Yes
114 Noble St., BK	Greenpoint HD	Replace stoop	18-1461	W/Mod
130 Montague St., BK	Brooklyn Heights HD	Install signage	18-0506	Yes
315 Vanderbilt Ave., BK	Clinton Hill HD	Install access ramps, egress stair	18-3206	Yes
394 Vanderbilt Ave., BK	Fort Greene HD	Construct rear addition, install access ramp	18-0372	Yes
17 S. Elliott Pl., BK	Fort Greene HD	Construct rear yard addition	18-4546	Yes
347 Adelphi St., BK	Fort Greene HD	Replace windows	18-6136	Yes
128 Water St., BK	DUMBO HD	Install storefront infill	18-5860	Yes
317 Decatur St., BK	Bedford Stuyvesant/Exp. Stuyvesant Hts. HD	Construct rooftop addition	18-4427	W/Mod
888 St. John's Pl., BK	Crown Hts. North HD II	Alter areaway	18-5424	Yes
39-37 47th St., QN	Sunnyside Gardens HD	Legalize reconstruction of front stoop	18-4038	Yes
39-39 47th St., QN	Sunnyside Gardens HD	Legalize reconstruction of front stoop	18-3771	Yes
<u>July 19, 2016</u>				
Riverside Park at 109th St., MN	Riverside Park	Reconstruct skate park	18-7289	Yes
90 Hudson St., MN	TriBeCa West HD	Install platform, access ramp	18-3578	W/Mod
89 Grand St., MN	SoHo-Cast Iron HD	Modify windows	18-6253	Yes
120 Prince St., MN	SoHo-Cast Iron HD	Est. master plan (painted wall signs)	18-6394	Yes
422 Hudson St., MN	Greenwich Village HD	Legalize facade painting, window replacement	18-5114	Yes
30 Grove St., MN	Greenwich Village HD	Replace entry stairs, fence, alter areaway	17-8333	W/Mod
740 Broadway, MN	NoHo HD	Replace entrance infill	18-5730	Yes
35 W. 10th St., MN	Greenwich Village HD	Construct roof & rear adds., excavate rear yard	18-4437	Yes
246 W. 11th St., MN	Greenwich Village HD	Remove dormer, const. roof & rear adds., alter facade	18-4960	W/Mod
169 E. 71st St., MN	Upper East Side HD	Construct roof & rear additions	17-8626	W/Mod
252 W. 76th St., MN	Collegiate HD Ext.	Install access ramp, marquee, alter areaway, steps	18-2601	Yes
1112 Park Ave., MN	Park Avenue HD	Install chimney flues	18-4050	W/Mod
121 Congress St., BK	Cobble Hill HD	Alter facade, replace windows, install ironwork	18-2470	W/Mod
96 Decatur St., BK	Bedford-Stuyvesant/ Exp. Stuyvesant Hts. HD	Const. bulkhead, inst. deck , stair, modify window	18-3193	W/Mod
271 Macon St., BK	Bedford-Stuyvesant/ Exp. Stuyvesant Hts. HD	Legalize windows	18-1255	W/Mod

## LANDMARKS PIPELINE (continued)

*Actions Taken — July 2016 (continued)*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<i>July 26, 2016</i>				
Broad St., MN	Street Plan of New Amsterdam & Colonial NY	Construct 2 elevators, alter streetbed	18-7665	W/Mod
625 Fifth Ave., MN	St. Patrick's Cathedral & Chapel	Alter landscape, install mechanical equipment	18-7655	Yes
405 Broadway, MN	TriBeCa East HD	Renew master plan (painted wall signs)	18-7174	Yes
59 Bleecker St., MN	NoHo HD	Demo portion of building, construct new building	18-7321	Yes
44 W. 12th St., MN	Greenwich Village HD	Reconstruct front facade	18-5880	W/Mod
48 W. 12th St., MN	Greenwich Village HD	Reconstruct front facade	18-5881	W/Mod
404 W. 20th St., MN	Chelsea HD	Construct additions, excavate rear yard	18-2967	W/Mod
1155 Broadway, MN	Madison Square North HD	Alter facades, install infill, cameras, awnings	18-5885	W/Mod
133 E. 65th St., MN	Upper East Side HD	Install awning, sign	18-3389	Yes
17 E. 72nd St., MN	Upper East Side HD	Replace windows, install awning, signs;	18-3595;	Yes;
		Issue report to CPC (modification of use)	18-3631	Yes
29 E. 73rd St., MN	Upper East Side HD	Legalize and modify signage	18-1823	Yes
347 West End Ave., MN	West End-Collegiate HD	Construct rear & roof adds., modify openings	18-4951	W/Mod
262 Central Park W., MN	Upper West Side/CPW HD	Replace windows, install vents	18-7160	Yes
332 Macon St., BK	Bedford-Stuyvesant/ Exp. Stuyvesant Hts. HD	Legalize entrance infill	18-0959	W/Mod
178-16 Murdock Ave., QN	Addisleigh Park HD	Legalize fence	18-3620	Yes

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

### CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
<a href="#">1163</a>	Schofield House, BX	Landmark designation	7/14/2016
<a href="#">1164</a>	Greenwood Cemetery Chapel & Entrance, BK	Landmark designation	7/14/2016
<a href="#">1165</a>	Van Sicklen House, BX	Landmark designation	7/14/2016
<a href="#">1166</a>	57 Sullivan Street House, MN	Landmark designation	7/14/2016
<a href="#">1167</a>	St. Michael's Episcopal Church, MN	Landmark designation	7/14/2016
<a href="#">1168</a>	Pepsi-Cola Sign, QN	Landmark designation	7/14/2016
<a href="#">1169</a>	Vanderbilt Mausoleum, SI	Landmark designation	7/14/2016
<a href="#">1170</a>	Park Slope HD Extension II, BK	Landmark district designation	7/14/2016
<a href="#">1171</a>	Woodhull Hospital, BK	Approval of lease of parcel of land on hospital campus	7/14/2016

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
2700 Stillwell Avenue	Special permit (mod. yard regs for 1-story warehouse)	BK 13	C160093ZSK	6/22/2016
73 Vestry Parking Facility	Special permit for off-street parking garage	MN 1	C160145ZSM	7/13/2016
East Houston Street Rezoning	Rezoning (elim. C1-5, est. C2-5 in R8A district)	MN 3	C160137ZMM	7/13/2016
40 Rector Street Office Space	Acquisition of NYPD office space	MN 1	N160381PXM	7/27/2016
230 Park Avenue Office Space	Acquisition of office space for N.Y. Court of Appeals judge	MN 5	N160382PXM	7/27/2016
1775 Grand Concourse Text Amendment	Zoning text amend. (permit indirectly illuminated signs)	BX 5	N160179ZRX	7/27/2016
Long Island City BID	Establish Business Improvement District	QN 1, 2	N160322BDQ	7/27/2016

### BOARD OF STANDARDS & APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
895 Zerega Ave., BX	Extend time to complete construction	App'd	<a href="#">47-10-BZ</a>	Eric Palatnik, PC
2402 Knapp St., BK	Extend time to complete construction (service station)	App'd	<a href="#">853-53-BZ</a>	Eric Palatnik, PC
99 E. 22nd St., BK	Enlarge 1-family dwelling	App'd	<a href="#">253-15-BZ</a>	Jay Goldstein
4017 Avenue P, BK	Extend house of worship	App'd	<a href="#">102-14-BZ</a>	Moshe M. Friedman
49-05 Astoria Blvd., QN	Extension of term for variance, time to obtain C of O	App'd	<a href="#">318-06-BZ</a>	Eric Palatnik, PC
75-28 Queens Blvd., QN	Ext. time to obtain C of O, amend special permit	App'd	<a href="#">229-84-BZ</a>	Troutman Sanders
51-99 Manilla St., QN	Develop 5 2-family dwellings in mapped street bed	App'd	<a href="#">191-15-A-195-15-A</a>	Sheldon Lobel, PC