

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

CITY PLANNING PIPELINE

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
NYC DCP	Theater Subdistrict, MN	A zoning text amendment to the Zoning Resolution to establish a new methodology for calculating the contribution rate to the Theater Subdistrict Fund from the transfer of development rights within the Theater Subdistrict & to clarify the goals and administration of fund.	160254A ZRM	NYC DCP
NYC HPD	407-415 Lenox Avenue, MN	Zoning text amendment to designate the project area as a Mandatory Inclusionary Housing Area; A zoning map amendment to change an existing R7-2 to an R8A District with the existing C2-4 overlay to remain in place. This allows for a maximum residential FAR of 3.44, a maximum commercial FAR of 2.0 and a maximum community facility FAR of 6.5.	170052 ZRM; 170050 ZMM	NYC HPD
PhD Summit LLC	55-63 Summit Street, BK	A zoning text amendment to establish an MIHA coterminous with the rezoning area; A zoning map amendment from M1-1 to R68 to facilitate the development of 4 separate 4 story residential buildings. The proposed zoning map amendment would extend the existing R6B District located to the north & west of the project area & would be compatible with R6A (C2-4) District.	170046 ZRK; 170047 ZMK	Rothkrug Rothkrug & Spector LLP
SPECIAL PERMITS/OTHER ACTIONS				
NY 70th Street LLC	19 East 70th Street, MN	A special permit pursuant to ZR Section 74-711 to facilitate the renovation of an existing 6-story landmark building and conversion of the building to its original single-family residential use.	170040 ZSM	Kramer, Levin, Naftalis, & Frankel LLP
Grand Associates LLC	66 Allen Street, MN	A special permit pursuant to ZR Section 74-711 to modify the use provisions of Section 15-021(e) to permit the conversion of existing floor area on the second, third, and fourth floors in a five-story building from use group 6 commercial office space to use group 2 residential.	170068 ZSM	Law Office of Fredrick A. Becker
Red Hook Initiative, Inc.	763-767 Hicks Street, BK	A special permit pursuant to ZR Section 74-921(a) in order to permit a UG-4A community facility use (non-profit institution without sleeping accommodations) in an M1-1 Zoning District. The action will allow the applicant to create additional floor area and expand existing mezzanine.	170057 ZSK	Herrick, Feinstein LLP
South Street LP	95 South Street, MN	An authorization pursuant to ZR Section 62-822(b) to allow certain additional waivers of the design requirements for the waterfront public access areas, specifically as to the amount of planting and paved area in the waterfront public access area, as further detailed in the statement of findings.	170054 ZAM	Kramer, Levin, Naftalis, & Frankel LLP
Aero Parking Corp.	10 East 30th Street, MN	An authorization pursuant to ZR Section 11-411 to allow the continued use and operation of an attended public parking garage with a capacity of 150 or more motor vehicles; An authorization, pursuant to ZR Section 11-411 to allow the continued use and operation of an attended public parking garage with a capacity of 150 or more motor vehicles.	170062 ZAM; 170063 ZAM	Sahn Ward Coshignano PLLC
Downing St. LLC	53 Downing Street, MN	An authorization, pursuant to ZR Section 13-442 to facilitate the development of an accessory parking garage in an existing building.	170067 ZAM	Sheldon Lobel, P.C.
Frank D'Amato	991 Todt Hill Road, SI	An authorization pursuant to ZR Section 105-421, authorization for modification of topographic features on tier 1 sites. The project scope includes the proposed design and construction of two new-detached single-family residences on a previously improved site; An authorization pursuant to ZR Section 105-425, authorization for modification of botanic environments and tree preservation and planting requirements. The project scope includes the proposed design and construction of two new detached single-family residences.	170038 ZAR; 170039 ZAR	Cutrona Architecture PLLC

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
38th & 8th Fee Owner LLC	609-611 Eighth Avenue, MN	Certification by the Chair of the City Planning Commission pursuant to ZR Section 93-31 to permit an increase of the applicable basic maximum FAR. The action would increase the site's current FAR of 10.0 to 18.0 through the district improvement fund bonus, which would result in 31,600 square feet of floor area at site; Certification by the Chairperson of the City Planning Commission pursuant to ZR Section 93-122, certification for residential use in sub-districts A, B, and E. This action is to permit residential use at the development site.	170036 ZCM; 170037 ZCM	Ashkenazy Aquisition
1221 Avenue Holdings	1221 Avenue of the Americas, MN	A certification by the Chairperson of the City Planning Commission, pursuant to ZR Section 37-73, to allow for two open air cafes on the 49th Street frontage of a public plaza.	170053 ZCM	Fried, Frank, Harris, Shriver & Jacobson LLP
BOP MW Residential Market LLC	371 Ninth Avenue & 401-409 Ninth Avenue, MN	A Chairperson certification, pursuant to ZR Section 93-232, that a plan has been submitted that provides for the overall completion of the public access required for the Ninth Avenue rail yard in accordance with the provisions of ZR Section 93-732 and the requirement of ZR Section 93-73.	170056 ZCM	Holland & Knight
Castle Building LLC	893 Lamont Avenue, SI	Certification for subdivision of one zoning lot and one tax lot into two zoning lots and two tax lots for development of two-two family dwellings, pursuant to ZR Section 107-08.	170041 RCR	Calvanico Associates
Joseph Verdino	102 Prall Avenue, SI	Certification pursuant to ZR Section 107-08, for a subdivision of on zoning lot and one tax lot into three zoning lots and three tax lots for development of three-two family dwellings; Certification pursuant to ZR Section 107-121, school seats.	170042 RCR; 170043 RCR	Calvanico Associates
LVN Corporation	3941 Hylan Boulevard, SI	Certification pursuant to ZR Section 107-08, to create two zoning lots for the construction of two-two family semi-detached homes; Certification pursuant to ZR Section 107-121, school seat.	170044 RCR; 170045 RCR	Scaglione Architects
Michael A. Biagioli	5285 Arthur Kill Road, SI	A certification pursuant to ZR Section 107-121, school seats.	170059 RCR	AIA Architect
Debbie Culotta	95 Trenton Court, SI	Certification pursuant to ZR Section 107-08, future subdivision. Existing lot with existing one family residence into two individual zoning lots; Certification pursuant to ZR Section 107-121, school seat.	170060 RCR; 170061 RCR	Michael A. Biagioli
Lenwich 54th LLC	1024 Second Avenue, MN	Enclosed sidewalk café request for 19 tables and 35 chairs.	170064 ECM	Michael Kelly
Amylos LLC	3319 Broadway, QN	Enclosed sidewalk café request for 26 tables and 46 chairs.	170065 ECQ	Ionis Arvanitis
NYC ACS	1775 Grand Concourse, BX	The Administration of Children's Services (ACS) proposes to acquire approximately 11,000 square feet of the office space located on part of the eighth floor.	170027 PXX	NYC DCAS
NYC LPC	177-185 South Fifth Street, BK	LPC designation list 489	170058 HKK	NYC LPC
NYC HPD	225 West 140th Street, MN	Designation as an urban development action area and approval of an urban development action area project. Disposition of a city owned property.	170048 HAM	NYC HPD
NYC HPD	407-415 Lenox Avenue, MN	Urban development action area pursuant to Article 16 of the General Municipal Law. Disposition of three City owned properties.	170051 HAM	NYC HPD
NYPD	127 East 107th Street, MN	An acquisition and site selection of the proposed parking facility for use as the NYPD 10th Street parking facility. The new facilities will be in the same location as the current parking facility.	170066 PCM	NYC DCAS
NYC HPD	225 West 140th Street, MN	An acquisition by the City at block 2026, lot 15.	170049 PQM	NYC HPD

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
227th Street Rezoning	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.	QN 13	170031 ZMQ	8/22/16

BSA PIPELINE

New Applications Filed with BSA — August 2016

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
Silver Capital, LLC	151 E. Tremont Ave., BX	Permit commercial use in existing building	2016-4243-BZ	Sheldon Lobel, PC
SPECIAL PERMITS/OTHER ACTION				
One Hudson Park Inc.	158 Duane St., MN	Permit physical culture establishment	2016-4263-BZ	Francis R. Angelino
388 Broadway Owners	388 Broadway, MN	Permit physical culture establishment	2016-4238-BZ	Qiang Su Ra
Thor 1231 Third Ave.	1231 Third Ave., MN	Permit physical culture establishment	2016-4240-BZ	Fredrick A. Becker
232 Smith Street, LLC	240 Smith St., BK	Permit physical culture establishment	2016-4237-BZ	Eric Palatnik, PC
Robert & Judy Weiss	1671 E. 29th St., BK	Enlarge 2-story dwelling	2016-4242-BZ	Eric Palatnik, PC
Ocher Realty, LLC	1 Maspeth Ave., BK	Reduce required off-street parking	2016-4241-BZ	Eric Palatnik, PC
Atlantis Marina & Yacht Club	180 Mansion Ave., SI	Allow eating & drinking establishment in C3-A district	2016-4239-BZ	Rothkrug Rothkrug
APPEALS				
Anthony Gallo	139-12 Atlantic Ave., QN	Construct 4, 3-story dwellings in mapped street bed	2016-4232-A- 2016-4235-A	Eric Palatnik, PC

LANDMARKS PIPELINE

Proposed Designations — August 2016

NAME	ADDRESS	ACTION	DATE
People's Trust Company Building	181 Montague St., BK	Calendared	8/9/2016
National Title Guaranty Co. Building	185 Montague St., BK	Calendared	8/9/2016
Williamsburg Trust Co. Building	177 South 5th St., BK	Designated	8/9/2016

Actions Taken — August 2016

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
August 2, 2016				
230 Park Ave., MN	N.Y. Central/Helmsley Building	Amend previous approval (amend walkways)	19-1017	Yes
151 Grand St., MN	SoHo-Cast Iron HD Ext.	Construct roof add., install infill, access ramp	17-4163	Yes
75 Spring St., MN	SoHo-Cast Iron HD Ext.	Construct bulkheads, install fence, raise parapet	18-6202	Yes
22 Bond St., MN	NoHo HD Ext.	Amend C of A, install lighting, artwork	18-6625	Yes
363 Lafayette St., MN	NoHo HD Ext.	Construct new building	18-6969	Yes
32 E. 68th St., MN	Upper East Side HD	Install awning	18-5898	Yes
48 W. 69th St., MN	Upper West Side/CPW HD	Amend approval for roof adds., reconstruct facades, mod. areaways, install windows, excavate	17-9329	Yes
1150 Fifth Ave., MN	Expanded Carnegie Hill HD	Construct roof addition	18-2272	W/Mod
299 Riverside Dr., MN	Riverside-West End HD Ext. II	Replace window	19-0182	Yes
100 Clark St., BK	Brooklyn Heights HD	Reconstruct building	18-4757	Yes
380 Clinton Ave., BK	Clinton Hill HD	Modify wall, construct garage	18-7789	W/Mod
368 Clinton St., BK	Cobble Hill HD	Replace basement entrance, mod. rear facade, alter windows, install deck	18-6692	W/Mod
536 1st St., BK	Park Slope HD	Enlarge opening, modify rear addition	16-8018	W/Mod
576 Bergen St., BK	Prospect Heights HD	Construct roof & rear adds., alter areaway, raise parapet	17-8622	W/Mod
August 9, 2016				
1356 Broadway, MN	Greenwich Savings Bank	Replace illegal awnings & signage	17-4697	W/Mod
145 Spring St., MN	SoHo-Cast Iron HD	Est. master plan (painted wall signs)	18-7799	Yes
14 St. Luke's Pl., MN	Greenwich Village HD	Replace windows	18-5318	Yes
442 W. 22nd St., MN	Chelsea HD	Const. rear & roof adds., excavate	18-7569	W/Mod
200 Fifth Ave., MN	Ladies' Mile HD	Install sidewalk planters	18-7574	Yes
813 Madison Ave., MN	Upper East Side HD	Replace infill, install lighting	18-0455	W/Mod
860 Madison Ave., MN	Upper East Side HD	Replace storefronts, inst. signs, roof mech. equip.	18-3893	W/D
252 W. 71st St., MN	West End-Collegiate HD Ext.	Construct roof & rear adds., alter windows	17-7750	Yes
22 W. 96th St., MN	Upper West Side/CPW HD	Replace windows	19-0009	W/D
815 Prospect Pl., BK	Crown Heights North HD II	Construct roof & rear adds., alter windows, excavate	17-7428	Yes
39 S. Elliott Pl., BK	Fort Greene HD	Construct building	17-5232	W/Mod
220 Berkeley Pl., BK	Park Slope HD	Establish master plan (windows)	16-5546	Yes
682 10th St., BK	Park Slope HD	Construct rear yard addition	18-6587	Yes
85-30 37th Ave., QN	Jackson Heights HD	Replace infill, install signs, modify, create openings	18-2017	W/Mod

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1186	John and Lydia Ahles House, QN	Landmark designation	8/16/2016
1187 1188	Broadway/Sherman Ave. Rezoning, MN	Disapproval of rezoning; disapproval of zoning text amendment (mandatory inclusionary housing)	8/16/2016
1189	261 Metropolitan Ave., BK	Withdrawal of revocable consent for sidewalk cafe	8/16/2016
1190	862 Second Ave., MN	Revocable consent for unenclosed sidewalk cafe	8/16/2016
1191	Draper Hall Apts., Phase II, MN	Approval of lease of parcel of land on Metropolitan Hospital Center campus	8/16/2016
1192	Primary School Facility, MN	Approval of site plan (476-seat primary school)	8/16/2016

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Firehouse, Engine Co. 29	Landmark designation	MN 1	N170009HKM	8/10/2016
315 Broadway Building	Landmark designation	MN 1	N170010HKM	8/10/2016
625 West 57th Street	Zoning text amend. (auto repair in C1-2)	MN 4	N160069ZRM	8/10/2016
Church of St. Joseph	Landmark designation	MN 9	N170007HKM	8/10/2016
St. Paul R.C. Church	Landmark designation	MN 11	N170008HKM	8/10/2016
DUMBO Amended BID	Amend district plan to expand BID	BK 2	N160374BDK	8/10/2016
38th St. & 31st Ave. Rezoning	Rezoning (R5B to R6B)	QN 1	C150135ZMQ	8/10/2016
92 Harrison Street House	Landmark designation	SI 1	N170013HKB	8/10/2016
George and Anna Curtis House	Landmark designation	SI 1	N170011HKB	8/10/2016
St. John's Episcopal Church	Landmark designation	SI 1	N170012HKB	8/10/2016
Princes Bay Lighthouse Complex	Landmark designation	SI 3	N170014HKB	8/10/2016
ADORAMA	Special permit to facilitate mixed-use development (height & setback, yards, distance between building)	MN 5	C160082ZSM	8/15/2016
La Central	UDAAP by HPD (991 units); rezoning (M1-1, C4-4 to C6-2); zoning text amend. (est. mandatory inclusionary housing area); special permits (open space distribution, yard reqs., height & setback, use location reqs.)	BX 1	C160268HAX C160267ZMX N160269ZRX C160270ZSX C160271ZSX	8/15/2016