

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

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — October 1 to October 31, 2016*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
Kalodop Park Corporation	27 East 4th Street, MN	Zoning text amendment of the Zoning Resolution Section 74-712(a)–(b) to permit the City Planning Commission to grant special permits for use and bulk modifications for developments on zoning lots in an M1-5A and M1-5B zoning district within the NoHo Historic District Extension.	170115 ZRM	Troutman Sanders LLP
NYC DCAS	794 Flatbush Avenue, BK	Zoning text amendment to designate a new Mandatory Inclusionary Housing Area by creating a new Map 4 for Brooklyn Community District 14 in Appendix F of the Zoning Resolution; a zoning map amendment to rezone a lot from R7A and R7A/C2-4 to R8A/C2-4.	170129 ZRK; 170128 ZMK	NYC EDC
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
1991 Broadway Owner LLC	1991 Broadway, MN	Modification for a previously approved special permit to allow design changes within the covered plaza, including the addition of public art and improvements to planting, seating, lighting, flooring, and other amenities.	790651F ZSM	Ashkenazy Acquisition Corporation
Kalodop Park Corporation	27 East 4th Street, MN	A special permit pursuant to Zoning Resolution Section 74-712(A) to allow Use Group 5, transient hotel and accessory use, and Use Group 6, retail use, below the second story of the proposed building to be constructed; a special permit pursuant to Zoning Resolution Section 74-712(B) to modify height and setback regulations in the M1-5B zoning district that require buildings to be set back a distance of 20 feet at a height of 85 feet, or six stories. This will facilitate the construction of a new contextual street-wall building.	170116 ZSM; 170117 ZSM	Troutman Sanders LLP
Haven Square LLC	Area Bounded by East 13th Street, Avenue C, East 10th Street, and Avenue D, MN	A minor modification of the Tompkins Square area Large Scale Residential Development site plan to facilitate the development of a two-story and basement 3,120 square-foot mechanical building and to update the boundaries of the Tompkins Square area Large Scale Residential Development plan encompassing Block 382, Lots 1 and 100, and Block 380, Lot 50.	170118 ZAM	Slater & Beckerman PC
Vladmir Shendelman	5243 Sycamore Avenue, BX	A CPC authorization pursuant to Zoning Resolution Section 105-421 to modify topographic features on a Tier I site; a CPC authorization pursuant to Zoning Resolution Section 105-425 to modify trees. This authorization seeks to allow for the construction of an in-ground pool in the backyard of an existing single family house.	170131 ZAX; 170132 ZAX	Building Studio Architects LLP
18th Highline Associates LLC	515 West 18th Street, MN	A High Line Improvement Bonus certification pursuant to Zoning Resolution Section 98-25(A) to increase the basic maximum floor area ratio set forth in Section 98-22.	170120 ZCM	Rox Rothschild LLP
Blue Star Hylan Boulevard LLC	West Side of Page Avenue, South of Minerva Avenue, SI	School seat certification pursuant to Zoning Resolution Section 107-121.	170113 RCR	Moss & Sayad Architects
TSG 89 Corporation	1715 Second Avenue, MN	Enclosed sidewalk cafe request for 20 tables and 40 chairs.	170114 ECM	Kathleen E. Negri Stathopoulos, Esq.
NYC DOI	180 Maiden Lane, MN	NYC DOI seeks to acquire approximately 275,000 square feet of office space.	170100 PXM	NYC DCAS
NYC DOC	30-30 47th Avenue, QN	NYC DOC seeks to acquire approximately 22,000 square feet of office space.	170101 PXQ	NYC DCAS

## CITY PLANNING PIPELINE (continued)

*New Applications Filed with DCP — October 1 to October 31, 2016*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS (continued)</b>				
NYC SBS	New Dorp Lane from Richmond Road to Hylan Boulevard, New Dorp Plaza from Steele Avenue and Jacques Avenue to Ross Avenue, SI	District plan for the New Dorp Business Improvement District. The proposed bid contains 146 properties along New Dorp Lane.	170130 BDR	NYC SBS
NYC DPR	Area bounded by Fort Wadsworth, Lower New York Bay, Great Kills Park, and Hylan Boulevard	An acquisition and site selection of 24 privately owned tax lots and a portion of one privately owned tax lot totaling approximately 10.4 acres. Also, the acquisition and site selection of 13 sections of street bed totaling five acres.	170119 PCR	NYC DCAS
NYC DCAS	794 Flatbush Avenue, BK	Disposition of the development site from NYC DCAS to the New York Land Development Corporation, for further disposition to BRP Caton Flats LLC, or an affiliated entity, pursuant to New York City Charter Section 197-C(10) and 384(B)(4).	170127 PPK	NYC EDC

## ULURP PIPELINE

*New Applications Certified into ULURP*

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
34 Howard Street, MN	Special permit.	MN 2	170102 ZSM	10/4/16
Red Hook Initiative, BK	Special permit.	BK 6	170057 ZSK	10/4/16
Sunset Park Library, BK	Urban Development Action Area Project designation and project approval, disposition of City-owned property, and an acquisition.	BK 7	170097 HAK; 170098 PPK; 170099 POK	10/4/16
Rose Castle, BK	Zoning map and zoning text amendments.	BK 3	160221 ZMK; N160222 ZRK	10/4/16
Friends of Crown Heights Child Care Center, BK	Acquisition.	BK 8	160072 POK	10/17/16
Staten Island Coastal Storm Risk Management Phase I, SI	Site selection and acquisition.	SI 3	170119 PCR	10/17/16
Caton Flats, BK	Zoning map, zoning text amendment, and disposition of City-owned property.	BK 14	170128ZMK; 170127 PPK; N170129 ZRK	10/31/16

## BSA PIPELINE

*New Applications Filed with BSA — October 2016*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
<b>VARIANCES</b>				
25 Bleecker Street LLC	25 Bleecker Street, MN	Allow new building in M1-5B district with ground-floor commercial and residential use above	2016-4265-BZ	Fredrick A. Becker
S&M Enterprises	669 Second Avenue, MN	Legalize advertising sign	2016-4273-BZ	Akerman LLP
Ronald Morgan	194 Moffat Street, MN	Build four-story, 10-unit dwelling in M1-1 district	2016-4264-BZ	Gerald J. Caliendo
<b>SPECIAL PERMITS/OTHER ACTION</b>				
ZCAM LLC	279 Church Street, MN	Legalize third-floor physical culture establishment	2016-4262-BZ	Pryor Cashman LLP
Site 5 Commercial Owner LLC	145 Clinton Street, MN	Permit physical culture establishment	2016-4267-BZ	Akerman LLP
Brause 59 Co.	330 East 59th Street, MN	Permit physical culture establishment	2016-4266-BZ	Francis R. Angelino
Arwin 74th Street LLC	1432 Second Avenue, MN	Permit physical culture establishment	2016-4272-BZ	Sheldon Lobel, PC
540 Fifth Avenue Corp.	540 Fifth Avenue, MN	Permit physical culture establishment	2016-4270-BZ	Sheldon Lobel, PC
93 Amherst Street LLC	201 Hampton Avenue, BK	Enlarge single-family dwelling	2016-4271-BZ	Eric Palatnik, PC
Ahron & Sons Realty LLC	1411 39th Avenue, BK	Construct school in M1-2 district	2016-4274-BZ	Pryor Cashman LLP
333 Johnson Property Holdings LLC	333 Johnson Avenue, BK	Reduce required parking	2016-4276-BZ	Normandy Development and Construction
Consolidated Edison	79-04 151st Avenue, QN	Construct battery-storage facility	2016-4277-BZ	Fried Frank
Joseph G. Ciampa	132-15 14th Avenue, QN	Permit physical culture establishment	2016-4275-BZ	Gerald J. Caliendo
<b>APEALS</b>				
Shurgard Storage Centers	30 Prince Street, BK	Appeal NYC DOB decision that advertising sign not a non-conforming use	2016-4268-A	Tarter Krinsky & Drogin
Guan Yu LI	4006 Atlantic Avenue, BK	Build three-story single-family dwelling on unmapped street	2016-4269-A	Qina Tan
N/A	Various properties, QN, SI	Waive General City Law 36 for properties destroyed or damaged by Hurricane Sandy	2016-4278-A- 2016-4280-A	Mayor's Office of Housing Recovery Operations
N/A	Various properties, QN, SI	Waive General City Law 35 for properties destroyed or damaged by Hurricane Sandy	2016-4281-A- 2016-4293-A	Mayor's Office of Housing Recovery Operations
R.A. Properties LLC	235 Industrial Loop, SI	Construct building not fronting mapped street	2016-4263-A	Rothkrug Rothkrug

## LANDMARKS PIPELINE

*Actions Taken — October 2016*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">October 11, 2016 Calendar</a>				
350 Fifth Avenue, MN	Empire State Building	Modify storefront	19-0586	W/D
157 East 78th Street, MN	157 East 78th Street House	Install rooftop mechanical equipment	18-4054	Yes
200 Central Park West, MN	The American Museum of Natural History	Demo three buildings; construct addition	19-2740	Yes
11 Harrison Street, MN	TriBeCa West HD	Modify roof addition; raise parapet	19-0406	Yes
246 West 11th Street, MN	Greenwich Village HD	Alter facades; construct roof additions	19-3641	Yes
85, 89 Jane Street, MN	Greenwich Village HD	<a href="#">Alter facades; construct roof additions</a>	18-1551	W/Mod
120 West 74th Street, MN	Upper West Side/CPW HD	Construct stoop and rear addition	19-0421	W/Mod
420 Amsterdam Avenue, MN	Upper West Side/CPW HD	Install infill	18-7609	Yes
15 East 84th Street, MN	Metropolitan Museum HD	Install temporary signage	19-2648	Yes
127 West 88th Street, MN	Upper West Side/CPW HD	Legalize areaway fence	18-1047	W/Mod
40 West 96th Street, MN	Upper West Side/CPW HD	Construct rear yard	17-5065	Yes
307 West 103rd Street, MN	Riverside-West End HD Ext. II	Replace windows, construct rear addition, and alter rear facade	18-6225	Yes
211 West 138th Street, MN	St. Nicholas HD	Legalize and alter garage	17-6626	W/Mod
801 Riverside Drive, MN	Audubon Park HD	Install ramps, steps, planters, and lighting	18-1765	Yes
<a href="#">October 25, 2016 Calendar</a>				
30 Morningside Drive, MN	Plant and Scrymser Pavilions/St. Luke's Hospital	Construct additions, add bulkheads, modify openings, install ramps, and replace doors	19-2369	W/Mod
486 Broadway, MN	SoHo-Cast Iron HD	Replace fire escape	19-0894	Yes
109 Spring Street, MN	SoHo-Cast Iron HD	Establish master plan (painted wall signs)	19-2402	Yes
23 Commerce Street, MN	Greenwich Village HD	Legalize infill, awnings, and sign	18-3292	No
139 Charles Street, MN	Greenwich Village HD Ext.	Install infill, signage, and HVAC equipment	18-6982	Yes
8 Perry Street, MN	Greenwich Village HD	Construct stoop, roof, and rear yard	18-6439	Yes
900 Broadway, MN	Ladies' Mile HD	Replace windows	19-2920	Yes
200 Ninth Avenue, MN	Chelsea HD	Install access ramp	16-7947	Yes
20 Jay Street, BK	DUMBO HD	Modify infill and loading platforms	19-3006	Yes
55 Washington Street, BK	DUMBO HD	Modify infill and loading platforms	19-3005	Yes
45 Main Street, BK	DUMBO HD	Modify infill; install canopies	19-3007	Yes
25 Jay Street, BK	DUMBO HD	Modify illegal infill	19-1519	Yes
203 DeKalb Avenue, BK	Fort Greene HD	Construct roof; make rear additions	18-0489	Yes
109 Halsey Street, BK	Bedford HD	Legalize addition, extend parapet, and modify rear facade	18-6854	Yes
436 Macon Street, BK	Bedford-Stuyvesant/ Expanded Stuyvesant Hts. HD	Legalize windows	19-0876	Yes
136 MacDonough Street, BK	Stuyvesant Heights HD	Enlarge rear windows	19-0384	Yes
288 Carroll Street, BK	Carroll Gardens HD	Amend C of A for rooftop addition	18-4312	W/Mod
130 Eighth Avenue, BK	Park Slope HD	Modify entrance; install access ramp	18-2922	Yes
566 10th Street, BK	Park Slope HD Ext.	Construct roof and rear-yard additions; replace windows	19-1062	W/Mod
37-46 82nd Street, BK	Jackson Heights HD	Alter facades	18-3951	W/Mod

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

### CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
<a href="#">1234</a>	212 East 117th Street, MN	UDAAP by HPD (one lot)	9/28/16
<a href="#">1235</a>	Adorama, MN	Special permit (height & setback, distance between buildings)	9/28/16
<a href="#">1236</a>	32-10 102nd Street, QN	UDAAP by HPD (one lot)	9/28/16
<a href="#">1237</a>	89-55 208th Street, QN	UDAAP by HPD (one lot)	9/28/16
<a href="#">1238</a>	80-44 162nd Street, QN	UDAAP by HPD (one lot)	9/28/16
<a href="#">1239</a>	144-41 158th Street, QN	UDAAP by HPD (two lots)	9/28/16
<a href="#">1240</a>	4325 Broadway, MN	Revocable consent (sidewalk cafe)	9/28/16
<a href="#">1241</a>	Mitchell-Linden Library Site, QN	Acquisition of property (library)	9/28/16
<a href="#">1242</a>	Rosedale Library Site, QN	Acquisition of property (library)	9/28/16
<a href="#">1243</a>	La Central, BX	Real property tax exemption	9/28/16
<a href="#">1251</a>	Southeastern Queens Vacant Homes Project Cluster 4, QN	UDAAP by HPD (13 lots)	10/13/16
<a href="#">1252</a> ; <a href="#">1253</a>	217 West 29th Street, MN	Special permit (45-space garage); Zoning text amendment (streetscapes provisions in M1-6D)	10/13/16 10/13/16
<a href="#">1254</a> ; <a href="#">1255</a>	Rockaway Beach Boulevard Rezoning, QN	Rezoning (R5B/C1-3 to R6A/C1-3) Zoning text amendment (Mandatory Inclusionary Housing)	10/13/16 10/13/16
<a href="#">1256</a>	Second Avenue Rezoning, QN	Rezoning (establish C1-5 in R7A)	10/13/16
<a href="#">1257</a> ; <a href="#">1258</a>	Seagirt Boulevard Rezoning, QN	Rezoning (establish C1-5 in R5) Rezoning (R4-1 to R5)	10/13/16 10/13/16

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Concourse Village West Rezoning	Rezoning (C8-3 to R7D, R8; establish C1-4 in R7D) Zoning text amendment (establish Mandatory Inclusionary Housing area)	BX 4	<a href="#">C150312ZMX</a> ; <a href="#">N150313ZRX</a>	10/5/16
1932 Bryant Avenue	Rezoning (R7-1 to R8, est. C2-4 in R8); zoning text amendment (establish Mandatory Inclusionary Housing area); special permit (waive required off-street parking); special permit (modify rear yard and height and setback requirements)	BX 6	<a href="#">C160365ZMX</a> ; <a href="#">N160366ZRX</a> ; <a href="#">C160367ZSX</a> ; <a href="#">C160368ZSX</a>	10/5/16
1614 Williamsbridge Road	Rezoning (establish C2-2 in R4/R4A)	BX 11	<a href="#">C160332ZMX</a>	10/5/16
550 Washington Street/ Special Hudson River Park District	Zoning text amendment (establish special district; identify granting and receiving sites for transfer of floor area); rezoning (M1-5 to C6-4, M2-4 to C6-3, and M2-4 to M1-5); special permit (distribute 200,000 square feet of floor area); special permit (236-space garage); special permit (372-space garage); special permit (164-space garage)	MN 2	<a href="#">N160308ZRM</a> ; <a href="#">C160309ZMM</a> ; <a href="#">C160310ZSM</a> ; <a href="#">C160311ZSM</a> ; <a href="#">C160312ZSM</a> ; <a href="#">C160313ZSM</a>	10/17/16
Lexington Gardens II	UDAAP by HPD (390 units); rezoning (eliminate C1-5 from R7-2, change R7-2, C8-4 to R9, and establish C2-4 in R9); zoning text amendment (Mandatory Inclusionary Housing); special permit (modify height and setback requirements); special permit (waive required off-street parking)	MN 11	<a href="#">C160340HAM</a> ; <a href="#">C160336ZMM</a> ; <a href="#">N160337ZRM</a> ; <a href="#">C160338ZSM</a> ; <a href="#">C160339ZSM</a>	10/19/16
Labor Bathgate Community Child Care Center	Acquisition of property (child care center)	BX 4	<a href="#">C160038POX</a>	10/19/2016
Nuestros Ninos Child Development Center	Acquisition of property (child care center)	BK 1	<a href="#">C160133POK</a>	10/19/2016

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

### BOARD OF STANDARDS AND APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
555 West 59th Street, MN	Permit physical culture establishment (EVF Performance)	App'd	<a href="#">2016-4172-BZ</a>	Jay Goldstein
220 East 86th Street, MN	Extend term for martial arts studio	App'd	<a href="#">173-92-BZ</a>	Simons & Wright
21 Hillside Avenue, MN	Extend term for public parking lot	App'd	<a href="#">4-95-BZ</a>	Carl A. Sulfaro
1280 Allerton Avenue, BX	Extend term for auto service station, convert permit building to convenience store, and extend time to obtain certificate of occupancy	App'd	<a href="#">196-49-BZ</a>	Vassalotti Associates
1981 East 9th Street, BK	Enlarge two-family dwelling; convert to single-family	App'd	<a href="#">176-14-BZ</a>	Harold Weinberg
50 Court Street, BK	Extend term for physical culture establishment	App'd	<a href="#">172-05-BZ</a>	Rothkrug Rothkrug
45-11 245th Street, QN	Enlarge school	App'd	<a href="#">2016-4134-BZ</a>	Akerman LLP
511 Beach 133rd Street, QN	Elevate or reconstruct two dwelling units	App'd	<a href="#">2016-4225-BZ</a>	William J. Friedman
87-25 252nd Street, QN	Enlarge single-family dwelling	App'd	<a href="#">2016-4180-BZ</a>	Fredrick A. Becker
1677 George Street, QN	Develop two-story commercial building	App'd	<a href="#">236-15-BZ</a>	Sheldon Lobel, PC
1 Montana Court, SI	Develop eight single-family dwellings	App'd	<a href="#">2016-4155-A-2016-4162-A</a>	Rothkrug Rothkrug

### LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
<b>CERTIFICATE OF APPROPRIATENESS</b>					
625 Fifth Avenue, MN	St. Patrick's Cathedral Complex	<a href="#">Alter landscape and install mechanical equipment</a>	<a href="#">19-2838</a>	Yes	9/8/16
116 West Houston Street, MN	South Village HD	Replace infill, cameras, and lights	<a href="#">19-3205</a>	Yes	9/20/16
62 Cooper Square, MN	NoHo HD	Install two flagpoles	<a href="#">19-3304</a>	Yes	10/5/16
30 West 10th Street, MN	Greenwich Village HD	Excavate cellar, modify areaway, and construct stair	<a href="#">19-3727</a>	Yes	9/30/16
52 Gansevoort Street, MN	Gansevoort Market HD	Install doors, windows, lights, and guardrail; repaint infill	<a href="#">19-4150</a>	Yes	10/13/16
133 East 65th Street, MN	Upper East Side HD	Install awning and sign	<a href="#">19-3573</a>	Yes	9/28/16
15 East 84th Street, MN	Metropolitan Museum HD	Install temporary banners	<a href="#">19-4241</a>	Yes	10/17/16
152 Henry Street, BK	Brooklyn Heights HD	Construct rear-yard addition	<a href="#">19-4193</a>	Yes	10/14/16
536 1st Street, BK	Park Slope HD	Reconstruct rear addition and deck	<a href="#">19-3252</a>	Yes	9/21/16
35-16 87th Street, QN	Jackson Heights HD	Replace illegal roofing and windows	<a href="#">19-3976</a>	Yes	10/7/16