

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

CITY PLANNING PIPELINE

New Applications Filed with DCP — November 1 to November 30, 2016

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
Atlantic East Affiliates LLC	1860 Eastern Parkway, BK	Zoning text amendment to designate the project area as a Mandatory Inclusionary Housing area, to facilitate the development of a 100-percent-affordable mixed residential and community facility building in the Ocean Hill neighborhood; a zoning map amendment to rezone the project area from R6 and R6 with a C2-3 overlay zoning districts to an R8A with a C2-4 overlay zoning district.	170143 ZRK; 170142 ZMK	Sheldon Lobel P.C.
Cornell Realty Management LLC	Area bounded by Franklin Avenue, Crown Street, Montgomery Street, and Carroll Street, BK	Zoning text amendment to designate the project area as a Mandatory Inclusionary Housing area; a zoning map amendment to rezone the project area from R6A, R6A with a C1-3 overlay, and R8A zoning districts to an R8X district and R8X with a C2-4 overlay.	170148 ZRK; 170147 ZMK	Slater & Beckerman P.C.
600 Associates LLC	156th Street between Eagle and Cauldwell Avenues, BX	Zoning text amendment to designate the project area as a Mandatory Inclusionary Housing area that applies the requirements of Option 1; a zoning map amendment to rezone the project area from M1-1 to R8A. Current zoning does not permit residential use, nor does it permit schools as-of-right.	170141 ZRX; 170140 ZMX	Phipps Houses
Azimuth Development Group LLC	1755 Watson Avenue, BX	Zoning text amendment to designate the project area as a Mandatory Inclusionary Housing area; a zoning map amendment to rezone a portion of Block 3751 from R5 with a C1-2 overlay zoning district to an R7A with a C1-4 overlay zoning district.	170151 ZRX; 170150 ZMX	Akerman LLP
H & M, LLC	74-04 Northern Boulevard, QN	Zoning text amendment to designate the project area as a Mandatory Inclusionary Housing area; a zoning map amendment to rezone the block-front from a C8-1 zoning district to a C4-3 zoning district, to facilitate the development of a new eight-story, mixed-use retail, community facility, and office development containing approximately 90,357 square feet of floor area and 219 accessory parking spaces.	170163 ZRQ; 170162 ZMQ	Akerman LLP
SPECIAL PERMITS/OTHER ACTIONS				
NYC SBS	499 East 34th Street, MN	A special permit pursuant to Zoning Resolution Section 74-66 for a 10-year term to continue operations at the East 34th Street heliport. The proposal would incorporate the majority of conditions included in the previous special permit (020032 ZSM).	170158 ZSM	NYC EDC
NYC HPD	210–214 Hegeman Avenue, BK	A special permit pursuant to Zoning Resolution Section 74-903 to modify Floor-Area-Ratio requirements of Section 24-111, which would allow the community facility Floor Area Ratio of up to 4.8 to be applied to a non-profit institution with sleeping accommodations; Urban Development Action Area Project designation, project approval, and disposition. The disposition area will be sold to a developer to be selected by NYC HPD.	170154 ZSK; 170153 HAK	NYC HPD
Hudson 36 LLC	511–525 West 36th Street and 518–520 West 37th Street, MN	A Chairperson Certification in regards to 36 Hudson Boulevard pursuant to Zoning Resolution Section 92-821(E) to allow a 64-space accessory off-street parking facility in connection with new mixed-use building to be constructed on the project site.	170149 ZCM	Fried, Frank, Harris, Shriver & Jacobson LLP
Duck Chung Kim	134 Mildred Avenue, SI	Restoration of tree removal without CPC approval, restoration of trees from 2010 approval that have not been planted, and a CPC Certification pursuant to Zoning Resolution Section 105-45.	170144 ZCR	Kyu Lee Architects P.C.

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
NYC DCAS	South Avenue at Teleport Drive, SI	A Chairperson Certification pursuant to Zoning Resolution Section 36-594 to certify that there are vehicular connections between adjacent parking areas; a disposition of non-residential City-owned property pursuant to City Charter Section 384(B)(4). Once disposition is approved, NYC DCAS intends to dispose of the property to NYC EDC.	170157 ZCR; 170156 PPR	NYC EDC
Maureen Von Der Osten	Ionia Avenue, Edgegrove Avenue, and Jefferson Avenue, SI	A CPC Certification pursuant to Zoning Resolution Section 107-08 for a future subdivision.	170152 RCR	Cutrona Architecture PLLC
Oakdale Holdings Corporation	Northside of Downes Avenue west of Albee Avenue, SI	A CPC Certification pursuant to Zoning Resolution Section 107-08 for a future subdivision of two two-family detached residences on two separate zoning lots.	170155 RCR	Velenziano Architecture P.C.
75th & 3rd Corporation	1309 3rd Avenue, MN	Enclosed sidewalk cafe request with 13 tables and 41 chairs.	170161 ECM	Amit Jakupovic
New Pizza Professor of Brooklyn, Inc.	1824 Avenue M, BK	Enclosed sidewalk cafe request with 13 tables and 24 chairs.	170160 ECK	David Mirzakanov
IRR Operating LLC	5725 Roosevelt Avenue, QN	Enclosed sidewalk cafe request with eight tables and 16 chairs.	170159 ECQ	Mohammed Rahman
MOCS	38 Liberty Street, MN	MOCS proposes to acquire approximately 35,000 square feet of office space.	170134 PXM	NYC DCAS
NYC DDC	101 Tylrellan Avenue, SI	NYC DDC proposes to acquire approximately 11,000 square feet of office space to establish a new field office.	170133 PXR	NYC DCAS
NYC ACS	565 Morris Avenue, BX	A site selection and acquisition for use as an early education and child care facility. NYC ACS has been in possession of and readying the site for use as an early education and child care facility under a license agreement with the owner since December 2013.	170145 PCX	NYC DCAS
NYC ACS	921 Hegeman Avenue, BK	NYC ACS requests an acquisition to ensure the continued provision of childcare services.	170146 PQK	NYC DCAS

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
600 East 156th Street, BX	Zoning map and zoning text amendments.	BX 1	170140 ZMX; N170141 ZRX	11/14/16
901 Manor Road Rezoning, SI	Zoning map amendment.	SI 2	160378 ZMR	11/14/16
640 Broadway, MN	Special permit.	MN 2	170006 ZSM	11/28/16
210–214 Hegeman Avenue, BK	Urban Development Action Area Program designation, project approval, disposition of City-owned property, and special permit.	BK 16	170153 HAK; 170154 ZSK	11/28/16
1860 Eastern Parkway, BK	Zoning map and zoning text amendments.	BK 16	170142 ZMK; N170143 ZRK	11/28/16

BSA PIPELINE

New Applications Filed with BSA — November 2016

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
Ahron & Sons Realty	1411 39th Street, BK	Enlarge two-story school in M1-2 district	2016-4338-BZ	Pryor Cashman LLP
Yeshiva Beth Abraham	1371 51st Street, BK	Construct seven-story school	N/A	Pryor Cashman LLP
Bnos Zion of Bobov	5018 14th Avenue, BK	Construct seven-story school	2016-4339-BZ	Pryor Cashman LLP
Joshua Schiller and Vivian Lee	127 Vanderbilt Street, BK	Enlarge dwelling	2016-4337-BZ	Eric Palatnik, P.C.
193 Street LLC	220-21 137th Avenue, QN	Build two-story dwelling and garage (bulk, yards)	2016-4335-BZ	Gerald J. Caliendo
SPECIAL PERMITS/OTHER ACTION				
JSM Associates I LLC	51 Astor Place, MN	Permit physical culture establishment	2016-4328-BZ	Sheldon Lobel, P.C.
645 East Tremont LLC	643 East Tremont Avenue, BX	Enlarge physical culture establishment	2016-4336-BZ	Rothkrug Rothkrug & Spector, LLP
431 Carroll Street LLC	341 Nevins Street, BK	Permit reduction in required parking	2016-4334-BZ	Sheldon Lobel, P.C.
Grant Development Associates	1350 Bedford Avenue, BK	Waive existing parking	2016-4333-BZ	Slater & Beckerman
Flushing Point Holding LLC	131-02 40th Road, QN	Construct multi-story hotel and residential development within Flight Obstruction Area of LaGuardia Airport	2016-4340-BZ	Vincent L. Petraro
APPEALS				
Sky House Condominium	15 East 30th Street, MN	N/A	2016-4327-A	Sky House Condominium
Baychester Retail III LLC	2001 Bartow Avenue, BX	Appeal NYC DOB determination to issue permits for 54 signs	2016-4329-A	Richard G. Leland
Dov Finman	4 Williams Court, QN	Permit single-family residence not fronting mapped street	2016-4332-A	Eric Palatnik, P.C.
1671 Hylan Blvd. LLC	16 Tuttle Street, SI	Permit two two-family dwellings not fronting mapped street	2016-4330-A; 2016-4331-A	Eric Palatnik, P.C.
Mount Builders LLC	92 Cupidity Drive, SI	Construct 25 single-family dwellings not fronting mapped street	2016-4302-A; 2016-4326-A	Rothkrug Rothkrug & Spector, LLP

LANDMARKS PIPELINE

Proposed Designations — November 2016

NAME	ADDRESS	ACTION	DATE
Sullivan-Thompson Historic District	Greenwich Village, MN	Calendared	11/1/16
Waldorf-Astoria Hotel Interiors	301 Park Avenue, MN	Calendared	11/1/16
Bowne Street Community Church	143-11 Roosevelt Avenue, QN	Heard	11/15/16
18 East 41st Street Building	18 East 41st Street, MN	Designated	11/22/16
Pershing Square Building	125 Park Avenue, MN	Designated	11/22/16
United Nations Hotel, First Floor Interiors	1 United Nations Plaza, MN	Heard	11/22/16
Yale Club of New York City	50 Vanderbilt Avenue, MN	Designated	11/22/16
Graybar Building	420 Lexington Avenue, MN	Designated	11/22/16
Hotel Lexington	511 Lexington Avenue, MN	Designated	11/22/16
Shelton Hotel	525 Lexington Avenue, MN	Designated	11/22/16
400 Madison Avenue Building	400 Madison Avenue, MN	Designated	11/22/16
Hampton Shops Building	18 East 50th Street, MN	Designated	11/22/16
Beverly Hotel	125 East 50th Street, MN	Designated	11/22/16
Minnie E. Young Residence	18 East 54th Street, MN	Designated	11/22/16
Martin Erdmann Residence	57 East 55th Street, MN	Designated	11/22/16
Sullivan-Thompson Historic District	Greenwich Village, MN	Heard	11/29/16
People's Trust Company Building	181 Montague Street, BK	Heard	11/29/16
National Title Guaranty Company Building	185 Montague Street, BK	Heard	11/29/16

LANDMARKS PIPELINE (continued)

Actions Taken — November 2016

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
November 1, 2016				
137 Bank Street, MN	Bell Telephone Laboratories Complex	Install access ramp	19-2790	Yes
1501 Broadway, MN	Paramount Building	Install signage	19-2360	Yes
172 East 73rd Street, MN	172-174 East 73rd Street Building	Construct roof addition and excavate rear yard; issue report to CPC (modification of bulk)	19-2378; 19-2454	Yes; Yes
332 East 88th Street, MN	Parsonage of Holy Trinity Church	Issue report to CPC (modification of use and bulk)	19-3698	Yes
70 Thomas Street, MN	Tribeca South HD	Construct rooftop bulkhead and addition	19-1166	Yes
71 Spring Street, MN	SoHo-Cast Iron HD Ext.	Establish master plan (infill and signage)	19-3191	W/Mod
62 Greene Street, MN	SoHo-Cast Iron HD	Issue report to CPC (modification of use and bulk)	19-0354	Yes
114 Greene Street, MN	SoHo-Cast Iron HD	Install blade sign and flagpole	19-0398	Yes
14 St. Luke's Place, MN	Greenwich Village HD	Construct rooftop addition	18-4022	W/Mod
97 Seventh Avenue South, MN	Greenwich Village HD	Install infill, awnings, lights, and signage	19-2806	In Part
16 West 9th Street, MN	Greenwich Village HD	Install fence, gate, planters, and trash enclosure	18-4426	Yes
22 Little West 12th Street, MN	Gansevoort Market HD	Establish master plan (painted wall signs)	19-1549	Yes
34 West 21st Street, MN	Ladies' Mile HD	Construct new building	19-2876	Yes
221 West 79th Street, MN	Upper West Side/CPW HD	Modify non-compliant windows	18-7745	W/D
144 West 88th Street, MN	Upper West Side/CPW HD	Modify entrance and areaway	19-2549	Yes
296 Waverly Avenue, BK	Clinton Hill HD	Reconstruct façade and install window guards	18-7616	Yes
444 12th Street, BK	Park Slope HD Ext.	Replace windows	19-2792	Yes
110 Warwick Avenue, QN	Douglaston HD	Legalize generator installation	19-1744	Yes
137 Hollywood Avenue, QN	Douglaston HD	Legalize walls, fencing, pergola, awning, camera and steps	16-3663	W/Mod
345 Cherry Street, QN	Douglaston HD	Demolish garage	19-0333	Yes
16 Manor Road, QN	Douglaston HD	Legalize railings and reconstruct dormers	19-2130	W/Mod
November 15, 2016				
250 West Street, MN	Tribeca North HD	Modify roof addition and install mechanical equipment	18-6810	Yes
458 Broadway, MN	SoHo-Cast Iron HD	Modify openings	18-5502	Yes
101 Wooster Street, MN	SoHo-Cast Iron HD	Enlarge rooftop bulkhead	18-4129	Yes
537 Broadway, MN	SoHo-Cast Iron HD	Enlarge rooftop bulkhead	18-4148	Yes
558 Broadway, MN	SoHo-Cast Iron HD	Enlarge building, alter facades, install infill, and remove fire escape	19-3525	W/Mod
23 West 9th Street, MN	Greenwich Village HD	Install gates	18-6994	Yes
55 Gansevoort Street, MN	Gansevoort Market HD	Replace sidewalk	19-3099	W/Mod
935 Broadway, MN	Ladies' Mile HD	Legalize signage	18-2569	Yes
212 Fifth Avenue, MN	Madison Square North HD	Install painted wall sign	19-4000	Yes
110 East 78th Street, MN	Upper East Side HD	Modify areaway and alter base	18-5653	Yes
513 Columbus Avenue, MN	Upper West Side/CPW HD	Replace infill, legalize awning, and work on signs and lights	18-2879	W/Mod
44 West 95th Street, MN	Upper West Side/CPW HD	Construct roof and rear additions	19-1642	W/Mod
5243 Sycamore Avenue, BX	Riverdale HD	Install pool and fencing	19-2977	Yes
50 Court Street, BK	Borough Hall Skyscraper HD	Replace marquee and install lights	19-0283	Yes
57 Hanson Place, BK	Brooklyn Academy of Music HD	Replace windows and install AC units	19-2972	W/Mod
36 Schermerhorn Street, BK	Brooklyn Heights HD	Construct rear addition and alter facades	17-8134	In Part
127 St. John's Place, BK	Park Slope HD	Construct rear deck	19-1198	Yes
1265 Dean Street, BK	Crown Heights North HD	Replace windows	18-6348	Yes
198 Midwood Street, BK	Prospect Lefferts Garden HD	Alter rear facade	17-5543	Yes
237-02 Hollywood Avenue, QN	Douglaston HD	Replace windows	18-5159	W/Mod

LANDMARKS PIPELINE (continued)

Actions Taken — November 2016

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
November 22, 2016				
240 West 44th Street, MN	Little Theater	Amend C of A to construct addition and alter interior	19-4207	Yes
327 West 4th Street, MN	Greenwich Village HD	Construct roof addition, excavate rear yard, replace entrance, and paint facade elements	19-4367	W/Mod
29 Ninth Avenue, MN	Gansevoort Market HD	Amend C of A to alter infill and install lights and signs	19-5232	Yes
32 East 74th Street, MN	Upper East Side HD	Amend proposal to restore facades and construct additions	18-4342	Yes
November 29, 2016				
34 Dominick Street, MN	34 Dominick Street House	Construct roof and rear additions	17-2251	Yes
54 Bond Street, MN	Bouwerie Lane Theater	Install signage	19-3645	Yes
4 St. Mark's Place, MN	Hamilton-Holly House	Install storefront infill and balcony and construct roof and rear additions	18-6310	W/Mod
53 Beach Street, MN	Tribeca West HD	Amend, reauthorize rooftop work, and extend fire escape	17-9457	W/Mod
33 Howard Street, MN	SoHo-Cast Iron HD	Install access lift	19-1605	Yes
107 Mercer Street, MN	SoHo-Cast Iron HD	Install flagpole	19-1149	Yes
50 King Street, MN	Charlton-King-Vandam HD	Construct access ramp	19-1300	Yes
464 Hudson Street, MN	Greenwich Village HD	Legalize signage, alter storefront, and install mechanical units	19-3315	W/Mod
69 Gansevoort Street, MN	Gansevoort Market HD	Install infill and signage	19-4527	Yes
563 Park Avenue, MN	Upper East Side HD	Modify fence and gate and install access lift	18-4679	Yes
811 Walton Avenue, BX	Grand Concourse HD	Replace windows	19-4086	Yes
811 Walton Avenue, BX	Grand Concourse HD	Replace windows	19-4086	Yes
233-33 38th Drive, QN	Douglaston HD	Construct house	19-4152	W/Mod
177-15 Murdock Avenue, QN	Addisleigh Park HD	Construct addition, replace windows, and install shutters and fencing	18-7722	W/Mod
112-40 175th Place, QN	Addisleigh Park HD	Replace windows	19-2853	W/Mod
34-20 84th Street, QN	Jackson Heights HD	Legalize areaway alterations	19-0966	W/Mod
34-34 83rd Street, QN	Jackson Heights HD	Legalize stoop alterations	18-7827	Yes

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1263	Blake Hendrix, BK	Real property tax exemption and Urban Development Action Area Program	10/27/16
1264	108-02 72nd Avenue, QN	Revocable consent for sidewalk cafe	10/27/16
1265	322 Spring Street, MN	Withdrawal of revocable consent application for sidewalk cafe	10/27/16
1266	Williamsburgh Trust Company Building, BK	Landmark designation	10/27/16
1267	1614 Williamsbridge Road, BX	Rezoning (establish C2-2 in R4/R4A districts)	10/27/16
1278	One Flushing, QN	Amend previously approved tax exemption	11/16/16
1279	Ferrara Bros. LLC Maritime Lease, BK	Lease of 130,000 square feet of City-owned land along Sunset Park waterfront	11/16/16
1280	Third Party Transfer, BK	Urban Development Action Area Program by HPD (one lot)	11/16/16
1281	Third Party Transfer, MN	Urban Development Action Area Program by HPD (one lot)	11/16/16

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
NYC Department of Investigation Office Space	Acquisition of office space	MN 1	N170100PXM	11/2/16
Friends of Crown Heights Child Care Center 18	Acquisition of property (child care center)	BK 5	C160071PQK	11/2/16
Children's Corner Child Care Center	Acquisition of property (child care center)	BK 5	C150420PQK	11/2/16
NYC Department of Design and Construction Office Space	Acquisition of office space	QN 2	N170101PXQ	11/2/16

LANDMARKS PRESERVATION COMMISSION

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D	ISSUED
CERTIFICATE OF APPROPRIATENESS					
70 Pine Street, MN	Cities Service Building	Establish master plan (signage)	19-5547	Yes	11/23/16
1 Riverside Drive, MN	Prentiss House	Install entrance canopy and awning	19-4035	Yes	10/11/16
156 East 89th Street, MN	156 East 89th Street House	Reconstruct and enlarge rooftop addition	19-5604	Yes	11/29/16
363 Lafayette Street, MN	NoHo HD Ext.	Construct 10-story building	19-5069	Yes	11/10/16
97 Seventh Avenue South, MN	Greenwich Village HD	Install storefront infill	19-5462	Yes	11/18/16
41 Greenwich Avenue, MN	Greenwich Village HD	Modify front facade to create new double-height commercial space	19-4025	Yes	11/2/16
23 East 17th Street, MN	Ladies' Mile HD	Replace bulkhead and parapet wall and install railing	19-4315	Yes	10/20/16
827 Madison Avenue, MN	Upper East Side HD	Replace storefront and install canopy	19-4251	Yes	10/24/16
164 West 74th Street, MN	Upper West/CPW HD	Replace steps, doors, sign, lights, and rear facade and modify penthouse	19-4543	Yes	11/7/16
121 West 81st Street, MN	Upper West Side/CPW HD	Construct rooftop addition	19-5203	Yes	11/16/16
1112 Park Avenue, MN	Park Avenue HD	Install chimney flue extensions	19-4758	Yes	10/28/16
40 West 96th Street, MN	Upper West Side/CPW HD	Construct four-story rear yard addition	19-4885	Yes	11/1/16
307 West 103rd Street, MN	Riverside-West End HD Ext. II	Replace windows and alter rear facade	19-4994	Yes	11/7/16
111 West 122nd Street, MN	Mount Morris Park HD Extension	Alter roof	19-5093	Yes	11/10/16
846 St. Nicholas Avenue, MN	Hamilton Heights Sugar Hill NW HD	Replace stoop, areaway walls, and gates	19-5866	Yes	12/5/16
4520 Waldo Avenue, BX	Fieldston HD	Demo garage, construct addition with garage, add story to existing projection, and alter porch and windows	19-5276	Yes	11/10/16
25 Jay Street, BK	DUMBO HD	Modify illegal brickwork and doors and legalize windows	19-5550	Yes	11/2/16
50 Bridge Street, BK	DUMBO HD	Establish master plan (HVAC equipment)	19-4894	Yes	11/4/16
50 Court Street, BK	Borough Hall Skyscraper HD	Replace marquee	19-5884	Yes	11/28/16
130 Montague Street, BK	Brooklyn Heights HD	Install sign	19-5868	Yes	11/28/16
564 9th Street, BK	Park Slope HD	Replace doors and windows	19-4509	Yes	10/24/16
250 Dean Street, BK	Boerum Hill HD	Raise parapet and install decking and trellis	19-5060	Yes	11/7/16
296 Waverly Avenue, BK	Clinton Hill HD	Rebuild brick facade	19-5347	Yes	11/22/16