

**CITYLAND** NEW FILINGS & DECISIONS | April 2017

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — April 1 to April 30, 2017*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
NYC HPD	Sendero Verde – East 111th Street, MN	Zoning text amendment to Appendix F to designate the project area as a Mandatory Inclusionary Housing Area; an Urban Development Action Area Project designation and project approval of the disposition of City-owned property; a CPC special permit pursuant to Zoning Resolution Section 74-743 to modify the bulk regulations within a large scale general development to modify height and setback restrictions and yard requirements applicable to the proposed development; a CPC special permit pursuant to Zoning Resolution Section 74-44(B) to permit commercial use above the level of the second story in a mixed-use building contrary to the provisions set forth in Sections 32-42 and 32-435(C); a CPC special permit pursuant to Zoning Resolution Section 74-532 to waive up to 129 accessory off-street parking spaces required in connection with non-income restricted dwellings; a CPC certification pursuant to Zoning Resolution Section 32-345 to waive the requirement that a minimum of 50 percent of a building wall facing upon a wide street be occupied by commercial use at the ground level; an Urban Development Action Area Project designation and project approval of the disposition of City-owned property; an acquisition of a portion of the disposition area by the City for community garden use.	170362 ZRM; 170361 ZMM; 170365 ZSM; 170366 ZSM; 170367 ZSM; 170368 ZCM; 170363 HAM; 170364 PQM	NYC DCAS
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
Richard Nicotra	Flagg Place/Copperleaf Terrace – 246 Flagg Place, SI	A CPC authorization pursuant to Zoning Resolution Section 105-431 to modify lot coverage controls, Section 105-432 to modify yard height, setback, and parking location regulations, and Section 105-433 to modify grading controls.	160266 ZAR	Calvanico Associates
410 Tompkins Residence, LLC	410–416 Tompkins Avenue, BK	A Chairperson certification pursuant to Zoning Resolution Section 63-30 for a fresh food certification to facilitate the development of a new seven-story mixed-use building.	170348 ZCK	Bryan Cave LLP
Stasia Krebushevski	Brighton Avenue & Fairmont Avenue – Southerly side of Brighton Avenue at the intersection with Fairmont Avenue, SI	A CPC certification pursuant to Zoning Resolution Section 119-04 for a future subdivision within the Special Hillside Preservation District.	170349 ZCR	Stanley Krebushevski
Circle Group Associates Corporation	320, 326, 330, 334 & 338 Genesee Avenue, 182 & 186 Bartlett Avenue, 3515 & 3519 Richmond Avenue, SI	A CPC certification pursuant to Zoning Resolution Section 107-08 for a future subdivision, to subdivide two existing zoning lots into nine zoning lots.	170345 RCR	Joseph M. Morace, Architects
Surfside Properties Inc.	12, 16 Finlay Avenue, SI	A school seat certification pursuant to Zoning Resolution Section 107-121.	170350 RCR	Tony Sayad, Architect
MS Restaurant Corporation	1906 Ditmars Boulevard, QN	Enclosed sidewalk café request with 13 tables and 23 chairs.	170347 ECQ	Maria Lambrianidis
FDNY	Engine 268/Ladder 137 Firehouse – 116-11 Beach Channel Drive, QN	A site selection and acquisition to construct an approximately 13,000 square foot firehouse for Engine 268/ Ladder 137.	170351 PCQ	NYC DCAS
NYC OEM	930 Flushing Avenue OEM Lease Renewal, BK	An acquisition of property to facilitate OEM's use of an existing industrial building for storage and backup emergency operations in an M1-2 district.	170352 PQK	NYC DCAS

## ULURP PIPELINE

### *New Applications Certified into ULURP*

<b>PROJECT</b>	<b>DESCRIPTION</b>	<b>COMM. BD.</b>	<b>ULURP NO.</b>	<b>CERTIFIED</b>
50 Nevins street Rezoning, BK	Zoning map and zoning text amendments.	BK 2	170023 ZMK; N170030 ZRK	4/3/17
Maple Street Open Space and Garden, BK	Site selection and acquisition.	BK 9	170316 PCK	4/3/17
East Harlem Neighborhood Rezoning, MN	Zoning map and zoning text amendments, URP and amendments.	MN 11	170358 ZMM; N170359 ZRM; 170360 HUM	4/24/17
Sandero Verde – East 11th Street, MN	Zoning map and zoning text amendments, UDAAP designation, project approval and disposition of city-owned property, acquisition, special permits, and CPC certification.	MN 11	170361 ZMM; N170362 ZRM; 170363 HAM; 170364 PQM; 170365 ZSM; 170366 ZSM; 170367 ZSM; N170368 ZCM	4/24/17
120 Kingston Avenue, BK	Special permit.	BK 8	170086 ZSK	4/24/17
930 Flushing Avenue, BK	Acquisition.	BK 4	170352 PQK	4/24/17
Albany Neighborhood Senior Center, BK	Acquisition.	BK 8	150382 PQK	4/24/17
Engine 268/Ladder 137 Relocation, QN	Site selection and acquisition.	QN 14	170351 PCQ	4/24/17
Westchester Avenue Bridge Rehabilitation, BX	City map amendment.	BX 10, 11	160253 MMX	4/24/17
East Shore Special Costal Risk, SI	Zoning map and zoning text amendments.	SI 2, 3	170373 ZMR; N170374 ZRR	4/24/17

## BSA PIPELINE

*New Applications Filed with BSA — April 2017*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
<b>VARIANCES</b>				
Congregation Divrei Yoel	77 Gerry Street, BK	Waive lot coverage regulations for synagogue/ residential building	2017-131-BZ	Sheldon Lobel, PC
<b>SPECIAL PERMITS/OTHER ACTION</b>				
Trustees of the Spence School, Inc.	412 East 90th Street, MN	Construct educational and athletic facility	2017-100-BZ	Friedman & Gotbaum
Abraham Chehebar	2015 East 5th Street, BK	Enlarge 1-family dwelling	2017-102-BZ	Sheldon Lobel, PC
55 Prospect LLC	55 Prospect Street, BK	Permit physical culture establishment	2017-140-BZ	Jay Goldstein
M&R Rockaway, LLC	104-06 Rockaway Beach Boulevard, QN	Legalize enlargement to physical culture establishment	2017-101-BZ	Carl A. Sulfaro
47-01 LASAL Assocs.	47-01 Barnett Avenue, QN	Legalize physical culture establishment	2017-130-BZ	Rothkrug Rothkrug
George Smith	1847 Victory Boulevard, SI	Reduce required parking for office building	2017-132-BZ	Eric Palatnik, PC
<b>APPEALS</b>				
N/A	3089 Alan Place, BX; 197 Beach 25th Street, QN	Waive GCL 36 for properties damaged or destroyed by Hurricane Sandy	2017-138-A; 2017-139-A	NYC HRO
N/A	Five properties, QN, SI	Waive GCL 36 for properties damaged or destroyed by Hurricane Sandy	2017-133-A; 2017-137-A	NYC HRO
Sharrotts Realty, LLC	721 Sharrotts Road, SI	Construct warehouse not fronting mapped street	2017-106-A	Rothkrug Rothkrug
Lera Property Holdings, LLC	4-8 Triumph Way, SI	Construct 3 1-family dwellings nor fronting mapped street	2017-103-A; 2017-105-A	Steven Simicich
Mount Builders, LLC	301 Fourberie Lane, SI	Construct 163 1-family dwellings not fronting mapped street	2017-107-A; 2017-129-A	Rothkrug Rothkrug

## LANDMARKS PIPELINE

*Actions Taken — April 2017*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">April 4, 2017</a>				
209 Broadway, MN	St. Paul's Chapel and Graveyard	Modify fence, install access ramp	19-09018	Yes
41 Park Row, MN	Former New York Times Building	Alter ground floor, install storefronts, signage	19-8141	Yes
150 Barrow Street, MN	Keller Hotel	Install flood barriers, replace infill, construct roof addition, install mechanical equipment, screens & railings at roof	19-6143	Yes
699 Fifth Avenue, MN	St. Regis Hotel	Install infill, signs, awnings, vitrines	19-09023	W/Mod
308 Canal Street, MN	Tribeca East HD	Construct roof additions, replace windows, install infill, signs, remove fire escape	19-1212	Yes
310 Canal Street, MN	Tribeca East HD	Construct roof additions, replace windows, install infill, signs, ramp, windows	19-1848	Yes
18 Bleecker Street, MN	NoHo East HD	Install signs, lights, marquee	19-09132	Yes
277 West End Avenue, MN	West End-Collegiate HD Ext.	Establish master plan (window replacement)	19-7895	W/Mod
150 Riverside Drive, MN	Riverside-West End HD	Install marquee, signs	19-1266	Yes
244 Dean Street, BK	Boerum Hill HD	Construct rear addition, excavate rear yard, replace windows	19-6163	Yes
169 Columbia Heights, BK	Brooklyn Heights HD	Construct roof bulkhead	19-6868	W/Mod
418A Lewis Avenue, BK	Bedford-Stuyvesant/Expanded Stuyvesant Heights HD	Alter facade, entry, construct rear addition	18-4647	Yes
7 Irvington Place, BK	Fiske Terrace-Midwood Park HD	Alter, enlarge house, demolish garage	19-5868	W/Mod
<a href="#">April 25, 2017</a>				
301 Park Avenue, MN	Waldorf-Astoria Hotel; Waldorf-Astoria Hotel Interiors	Alter facades, create openings, construct additions, install storefronts, marquees; alter portions of interiors	19-09647; 19-09644	Yes; Yes
1 West 53rd Street, MN	St. Thomas' Church & Parish House	Install signage	19-6869	Yes
790 Bushwick Avenue, BK	Brooklyn Public Library, DeKalb Branch	Install signage	19-10183	Yes
431 Sixth Avenue, BK	Brooklyn Public Library, Park Slope Branch	Install signage	19-10187	Yes
240 Division Avenue, BK	Brooklyn Public Library, Williamsburg Branch	Install signage	19-10185	Yes
581 Mother Gaston Boulevard, BK	Brooklyn Public Library, Stone Avenue Branch	Install signage	19-10184	W/Mod
10 Grand Army Plaza, BK	Brooklyn Public Library, Central Building	Install signage	19-10189	Yes
10 East 63rd Street, MN	Upper East Side HD	Excavate rear yard	19-8625	Yes
248 West 71st Street, MN	Collegiate HD Ext.	Modify facade, areaway, excavate rear, construct roof & rear additions	19-6039	Yes
276 Hicks Street, BK	Brooklyn Heights HD	Construct roof & rear additions, replace doors	19-7411	Yes
435 Clinton Avenue, BK	Clinton Hill HD	Construct rear addition	19-7611	Yes
281 Cumberland Street, BK	Fort Greene HD	Excavate areaway, install HVAC equipment, construct rear addition	18-7617	Yes
116 Lafayette Avenue, BK	Fort Greene HD	Demolish dormer, install mansard roof	19-7155	W/Mod
4 Verandah Place, BK	Cobble Hill HD	Construct rooftop addition	18-2487	W/Mod
55 Seventh Avenue, BK	Park Slope HD	Construct rooftop addition	18-1560	W/Mod
119 Prospect Place, BK	Prospect Heights HD	Construct rooftop addition	19-4580	W/Mod
80 Maple Street, BK	Prospect Lefferts Gardens HD	Install windows, louver, install entrance, step	19-8602	Yes
361 Lewis Avenue, BK	Bedford-Stuyvesant/Expanded Stuyvesant Heights HD	Install signage	19-10186	Yes
380 Washington Avenue, BK	Clinton Hill Historic District	Install signage	19-10188	W/Mod
10 Grosvenor Street, QN	Douglaston HD	Modify windows & doors, replace windows	19-8265	W/Mod

## New Decisions Added to [www.CityAdmin.org](http://www.CityAdmin.org) — April 2017

### CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
<a href="#">1437</a>	YMCA, Harlem Branch, MN	Landmark designation	4/5/2017
<a href="#">1438</a>	Loew's 175th Street Theater, MN	Landmark designation	4/5/2017
<a href="#">1439</a>	Protestant Reformed Dutch Church of Flushing, QN	Landmark designation	4/5/2017
<a href="#">1440</a>	Lakeman-Cortelyou-Taylor House, SI	Disapproval of landmark designation	4/5/2017
<a href="#">1441</a>	United Nations Hotel, First Floor Interior, MN	Landmark designation	4/5/2017

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
National Title Guaranty Building	Landmark designation	BK 2	<a href="#">N170266HKK</a>	3/22/2017
People's Trust Company Building	Landmark designation	BK 2	<a href="#">N170265HKK</a>	3/22/2017
640 Broadway	Special permit (height & setback requirements for joint live-work quarters for artists)	MN 2	<a href="#">C170006ZSM</a>	4/5/2017
19 East 70th Street	Special permit (modify inner court requirements in residential conversion)	MN 8	<a href="#">C170040ZSM</a>	4/5/2017
600 East 156th Street	Rezoning (M1-1 to R8A); zoning text amendment (mandatory inclusionary housing)	BX 1	<a href="#">C170140ZMX</a> ; <a href="#">N170141ZRX</a>	4/5/2017
Westchester Mews	Rezoning (eliminates C2-2 from R5, change R5 to R6, est. C2-4 in R6); zoning text amendment (mandatory inclusionary housing)	BX 9	<a href="#">C160326ZMX</a> ; <a href="#">N160327(A)ZRX</a>	4/5/2017
95 Evergreen Avenue Office Space	Acquisition of HRA office space	BK 4	<a href="#">N170274PXK</a>	4/5/2017
1860 Eastern Parkway	Rezoning (eliminates C2-3 from R6, change R6 to R8A, est. C2-4 in R8A); zoning text amendment (mandatory inclusionary housing)	BK 16	<a href="#">C170142ZMK</a> ; <a href="#">N170143ZRK</a>	4/5/2017
901 Manor Road Rezoning	Rezoning (establish C1-1 in R3-1)	SI 2	<a href="#">C160378ZMR</a>	3/8/17

### BOARD OF STANDARDS AND APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
68 Trinity Place, MN	Permit structure in interior lot	App'd	<a href="#">259-14-BZ</a>	Fried Frank
225 Varick Street, MN	Extension of term (special permit for physical culture establishment)	App'd	<a href="#">133-06-BZ</a>	Fredrick A. Becker
670 Broadway, MN	Permit physical culture establishment (Equinox)	App'd	<a href="#">2016-4126-BZ</a>	Rothkrug Rothkrug
432 East 14th Street, MN	Construct mixed-use building	W/D	<a href="#">2016-4183-BZ</a>	Stroock & Stroock
548 West 22nd Street, MN	Enlarge 4-story building to 20 stories	W/D	<a href="#">71-15-BZ</a>	548 W 22 Holding LLC
336 West 37th Street, MN	Legalize office use of commercial building	App'd	<a href="#">48-12-BZ</a>	Meister Seelig & Fein
125 East 39th Street, MN	Extension of term for eating & drinking establishment	App'd	<a href="#">574-85-BZ</a>	Fredrick A. Becker
75 West End Avenue, MN	Extension of term (special permit for physical culture establishment)	App'd	<a href="#">149-95-BZ</a>	Fredrick A. Becker
6 West 70th Street, MN	Extend time to complete construction (9-story mixed-use building)	App'd	<a href="#">74-07-BZ</a>	Fried Frank
510 East 74th Street, MN	Extension of term (day care center)	App'd	<a href="#">66-96-BZ</a>	Francis R. Angelino
223 St. Nicholas Avenue, MN	Construct mixed-use building	App'd	<a href="#">66-12-BZ</a>	Rosenberg & Estis
600 West 246th Street, BX	Convert dwelling cellar to retail use	App'd	<a href="#">651-60-BZ</a>	Kramer Levin
1744 East 29th Street, BK	Enlarge 1-family dwelling	App'd	<a href="#">2016-4164-BZ</a>	Lyra J. Altman
263 South 5th Street, BK	Reduce required parking	App'd	<a href="#">2016-4244-BZ</a>	Lyra J. Altman
4004 Manhattan Ave., BK	Construct 4 dwellings not fronting mapped street	App'd	<a href="#">2016-4245-A</a> ; <a href="#">2016-4248-A</a>	Steven Simicich
218 57th Street, BK	Enlarge warehouse into 5-story mixed-use building	W/D	<a href="#">201-15-BZ</a>	Steven Simicich
168 Havemeyer Street, BK	Reduce required parking for healthcare facility	App'd	<a href="#">2016-4123-BZ</a>	Eric Palatnik, PC
1782 27th Street, BK	Enlarge 1-family dwelling	App'd	<a href="#">126-15-BZ</a>	Sheldon Lobel, PC
2701 Avenue K, BK	Enlarge 1-family dwelling	App'd	<a href="#">2016-1209-BZ</a>	Jay Goldstein
1128 36th Street, BK	Allow yeshiva use in 4 floors of six-story building	App'd	<a href="#">2016-1216-BZ</a>	Sheldon Lobel, PC

## New Decisions Added to [www.CityAdmin.org](http://www.CityAdmin.org) — April 2017

### BOARD OF STANDARDS AND APPEALS (continued)

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
170 Buffalo Ave, BK	Redevelop hospital into nursing home	App'd	<a href="#">92-15-BZ</a>	Eric Palatnik, PC
670 92nd Street, BK	Construct educational & cultural facility	App'd	<a href="#">181-14-BZ</a>	Sheldon Lobel, PC
239 Beaumont Street, BK	Enlarge 1-family dwelling	App'd	<a href="#">2016-4219-BZ</a>	Eric Palatnik, PC
920 Shore Boulevard, BK	Enlarge 1-family dwelling	App'd	<a href="#">2016-1211-BZ</a>	Eric Palatnik, PC
240 Smith Street, BK	Permit physical culture establishment (Crunch)	App'd	<a href="#">2016-4237-BZ</a>	Eric Palatnik, PC
35 Nova Court, BK	Waive bulk regulations for replacement of hurricane-damaged homes	App'd	<a href="#">2017-46-BZ</a>	NYC HRO
9 Post Court, BK	Waive bulk regulations for replacement of hurricane-damaged homes	App'd	<a href="#">2017-63-BZ</a>	NYC HRO
54-55 Little Neck Expressway, QN	Enlarge service station, add accessory store	App'd	<a href="#">67-91-BZ</a>	Eric Palatnik, PC
25-65 Brooklyn-Queens Expressway, QN	Extension of term for service station	App'd	<a href="#">94-58-BZ</a>	Walter T. Gorman
74-10 88th Street, QN	Enlarge religious school	App'd	<a href="#">137-15-BZ</a>	Jay Goldstein
150-15 Barclay Avenue, QN	Reduce required parking for healthcare facility	App'd	<a href="#">248-15-BZ</a>	Eric Palatnik, PC
1506 Decatur Street, QN	Develop 3-story-plus-penthouse building	App'd	<a href="#">54-14-BZ</a>	Moshe M. Friedman
153-37 Cross Island Parkway, QN	Extension of term (special permit for physical culture establishment)	App'd	<a href="#">7-95-BZ</a>	Fredrick R. Becker
105-14 Astoria Boulevard, QN	Extend term to enlarge metal supply establishment	App'd	<a href="#">1122-81-BZ</a>	Eric Palatnik, PC
150-53 Sullivan Drive, QN	Construct 22 1-family dwelling	W/D	<a href="#">2016-4196-A</a>	Eric Palatnik, PC
62 Milbank Road, SI	Waive bulk regulations for replacement of hurricane-damaged homes	App'd	<a href="#">2017-32-BZ</a>	NYC HRO
67 Mapleton Avenue	Waive bulk regulations for replacement of hurricane-damaged homes	App'd	<a href="#">2017-41-BZ</a>	NYC HRO
15 Hett Avenue, SI	Waive bulk regulations for replacement of hurricane-damaged homes	App'd	<a href="#">2017-42-BZ</a>	NYC HRO
2525 Victory Boulevard, SI	Permit service station with accessory store	App'd	<a href="#">6-14-BZ</a>	Eric Palatnik, PC
141 Mansion Avenue, SI	Extension of term for eating & drinking establishment	App'd	<a href="#">26-94-BZ</a>	Eric Palatnik, PC
35 Derick Court, SI	Construct commercial building not fronting mapped street	App'd	<a href="#">272-15-A</a>	Eric Palatnik, PC
72 Harris Lane, SI	Construct dwelling not fronting mapped street	App'd	<a href="#">2016-4129-A</a> <a href="#">2016-4130-A</a>	Eric Palatnik, PC