

CITYLAND NEW FILINGS & DECISIONS | June 2017

CITY PLANNING PIPELINE

New Applications Filed with DCP — June 1 to June 30, 2017

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
NYC HPD	Edwin's Place Rezoning, 3 Livonia Avenue, BK	Zoning text amendment to Appendix F of the Zoning Resolution to designate the project area as a Mandatory Inclusionary Housing Area; zoning map amendment to rezone the project area from an R6 zoning district to an R7-2 zoning district with a C2-3 commercial overlay; special permit pursuant to Zoning Resolution Section 74-903 to permit the allowable FAR as defined in section 24-11 to apply a development, extension or enlargement, or change of use containing long term facilities philanthropic or non-profit institutions as listed in Use Group 3; designation of an Urban Development Action Area and approval of an Urban Development Action Area Project, and disposition of city-owned property.	170455 ZRK; 170454 ZMK; 170457 ZSK; 170456 HAK	NYC HPD
NYC DCP	Special Harlem River Waterfront, 129th Street to Bruckner Boulevard, and from Harlem River to Exterior Street, BX	Zoning text amendment to modify the text of the existing Special Harlem River Waterfront District; zoning map amendment to extend the Special Harlem River Waterfront District to include the blocks bounded by Park Avenue, East 135th Street, Third Avenue and the Harlem River, and the block bounded by Third Avenue Bridge, Bruckner Boulevard and Lincoln Avenue.	170414 ZRX; 170413 ZMX	NYC DCP
West 16-22 Street Properties LLC	West 22nd and West 23rd Street Rezoning, area bounded by Surf Avenue to the north, West 22nd Street to the east, West 23rd Street to the west and Seaside Park to the south, BK	Zoning map amendment to rezone the project area from an R5 zoning district to an R7D zoning district with a C2-4 zoning district partially and an R6A zoning district with a C2-4 overlay on the remainder, and to expand the Special Coney Island District to include the project area.	170458 ZMK	Sheldon Lobel, P.C.
SPECIAL PERMITS/OTHER ACTIONS				
19 East 72nd Street Corporation	19 East 72nd Street, MN	Special permit pursuant to Zoning Resolution Section 74-711 to allow Use Group 6 retail use and accessory signage in a residentially zoned 1,836 square foot portion of the ground floor.	170452 ZSM	Bryan Cave LLP
449 Broadway LLC	449 Broadway, MN	Special permit pursuant to Zoning Resolution Section 74-781 to allow Use Group 6 commercial uses in accordance with Zoning Resolution Section 32-15 in portions of the ground floor and cellar of the building.	170464 ZSM	Akerman LLP
Ladera LLC	223-227 St. Nicholas Avenue, MN	A renewal of a CPC authorization pursuant to Zoning Resolution Section 63-22 to allow an increase in the maximum building height by 15 feet.	170453 ZAM	Rosenberg & Etis, P.C.
Cee Jay Real Estate Development Corporation	774 New Dorp Lane, SI	An authorization pursuant to Zoning Resolution Section 22-42 to construct a detached two-family residence in a district where less than 75% of the floor of the dwelling is located directly above or directly below the other.	170450 ZAR	Stanley M. Krebushevski, R.A.
Jacinrocc Property Management LLC	46 East Loop Road, SI	An authorization pursuant to Zoning Resolution Section 105-421, modification of topographic features on Tier 1 sites; an authorization pursuant to Zoning Resolution Section 105-425, modification of botanic environment, tree preservation and planting requirements.	170460 ZAR; 170461 ZAR	Joseph M. Morace Architects

CITY PLANNING PIPELINE (continued)

New Applications Filed with DCP — June 1 to June 30, 2017

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
509–511 West 27th Street LLP	509 and 511 West 27th Street, MN	A Chairperson Certification pursuant to Zoning Resolution Section 98-35 to increase the Floor Area Ratio by 1.0 for a zoning lot within the High Line Transfer Corridor.	170496 ZCM	Fox Rothschild LLP
Waldman Partners LLC	Forest Center, area bounded by Forest Avenue, South Avenue, Northfield Avenue and Cable Way, SI	A Chairperson Certification pursuant to Zoning Resolution Section 36-592 to allow for cross access connection to develop a retail center in an M1-1 zoning district.	170466 ZCR	Land Planning & Engineering Consultants, P.C.
Randy Franza	146 Sprague Avenue, SI	A CPC Certification pursuant to Zoning Resolution Section 107-08, to subdivide one zoning lot into four new zoning lots; a School Seat Certification pursuant to Zoning Resolution Section 107-121.	170448 RCR; 170449 RCR	Stanley M. Krebushevski, R.A.
Nicholas Cammarato	28, 30, 32, & 34 Bamberger Lane, SI	A CPC Certification pursuant to Zoning Resolution Section 107-08, to subdivide one zoning lot into four new zoning lots.	170462 RCR	Anselmo S. Genovese Architect
LFF Developers LLC	344, 346 & 348 Clarke Avenue, SI	A School Seat Certification pursuant to Zoning Resolution Section 107-121.	170468 RCR	Joseph M. Morace Architects
Leonello Savo, Jr.	96 Ottavio Promenade, SI	A School Seat Certification pursuant to Zoning Resolution Section 107-121.	170494 RCR	Sanna & Loccisano Architects, P.C.
Leonello Savo, Jr.	43 Ottavio Promenade, SI	A School Seat Certification pursuant to Zoning Resolution Section 107-121.	170495 RCR	Sanna & Loccisano Architects, P.C.
Mexican Festival NYC LLC	Mexican Festival, 2672 Broadway, MN	Enclosed sidewalk café request with 19 tables and 56 chairs.	170469 ECM	Michael Kelly
Park Avenue A LLC	Ainsworth Park, 111 East 18th Street, MN	Enclosed sidewalk café request with 13 tables and 26 chairs.	170474 ECM	Matthew Shendell
East Pub Inc.	Phebe's, 359 Bowery, MN	Enclosed sidewalk café request with 24 tables and 96 chairs.	170475 ECM	Michael Kelly
Wa-Hi Diner LLC	Wa-Hi Diner, 3915 Broadway, MN	Enclosed sidewalk café request with 8 tables and 24 chairs.	170476 ECM	George Kalazrezos
Strokos Gourment Deli Inc.	Strokos Gourmet Deli, 1090 Amsterdam, MN	Enclosed sidewalk café request with 10 tables and 20 chairs.	170477 ECM	Panagis Pantelatos
Bacbars Group LLC	Bayard's Alehouse, 533 Hudson Street, MN	Enclosed sidewalk café request with 14 tables and 32 chairs.	170478 ECM	Robert Bookman
40-01 Northern Boulevard Corporation	40-01 Northern Boulevard, QN	Enclosed sidewalk café request with 30 tables and 60 chairs.	170470 ECQ	Fernando Gonzalez
Asadero La Fogata Corporation	Asadero La Fogata, 10840 Corona Avenue, QN	Enclosed sidewalk café request with 20 tables and 40 chairs.	170472 ECQ	Zuleivy Andrea Rendon
Lite Bites Astoria Inc.	Lite Bites Café & Grill, 3191 Steinway Street, QN	Enclosed sidewalk café request with 11 tables and 22 chairs.	170473 ECQ	Hermat Persad
Hospital for Special Surgery	River Building, area above FDR Drive adjacent to 535 East 70th Street, MN	A renewal of previously approved special permit to allow the development of a 12-story, approximately 87,000 square foot hospital building in de-mapped air space above the portion of Franklin D. Roosevelt Drive, and to permit the modification of the loading berth requirements.	170465 CMM	Fried, Frank, Harris, Shriver & Jacobson LLP
NYC HPD	120 Fifth Avenue, BK	A minor change to the Baltic Street Urban Renewal Plan to lift the 40 foot height limitation in Section C.3.A with respect to sites 3A, 3B and 3 C in order to facilitate new residential and commercial development on a privately-owned site.	170451 HCK	NYC HPD

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
National Black Theater	Zoning map and zoning text amendments, and a special permit.	MN 11	170442 ZMM; 170443 ZRM; 170444 ZSM	6/5/17
Seaman Avenue Rezoning	Zoning map and zoning text amendments.	MN 12	160392 ZMM; 160393 ZRM	6/5/17
723-733 Myrtle Avenue Rezoning	Zoning map and zoning text amendments.	BK 3	170025 ZMK; 170026 ZRK	6/5/17
All My Children Daycare 11	Acquisition.	BK 9	160132 POK	6/5/17
Special Harlem River Waterfront District Expansion	Zoning map and zoning text amendments.	BX 1	170413 ZMX; 170414 ZRX	6/5/17
1965 Lafayette Avenue Rezoning	Zoning map and zoning text amendments.	BX 9	170392 ZMX; 170393 ZRX	6/5/17
1776 Eastchester Road	Zoning map and zoning text amendments, and a special permit.	BX 11	170445 ZMX; 170446 ZRX; 170447 ZSX	6/5/17
All My Children Daycare 6	Acquisition.	QN 12	150395 PQQ	6/5/17
South Avenue Retail Development	Special permit and city map amendment.	SI 1	160174 ZSR; 150359 MMR	6/5/17
19 East 72nd Street	Special permit.	MN 8	170452 ZSM	6/19/17
220 Central Park South Parking	Special permit and CPC Certification.	MN 5	170249 ZSM; 170250 ZCM	6/19/17
Edwin's Place	UDAAP designation, project approval, disposition of city-owned property, zoning map and zoning text amendments, and a special permit.	BK 16	170456 HAK; 170454 ZMK; 170455 ZRK; 170457 ZSK	6/19/17
Linden Boulevard Rezoning	Zoning map and zoning text amendments.	BK 5	170430 ZMK; 170431 ZRK	6/19/17
343 Warren Street ACS	Acquisition.	BK 2	160006 POK	6/19/17
Sheltering Arms Day Care Center	Site selection and acquisition.	BX 1	170145 PCX	6/19/17

LANDMARKS PIPELINE

Proposed Designations — June 2017

NAME	ADDRESS	ACTION	DATE
New York Public Library Main Reading Room and Catalog Room	476 Fifth Avenue, MN	Calendared	6/6/17

LANDMARKS PIPELINE

Actions Taken — June 2017

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
June 6, 2017				
49 East 68th Street, MN	Automation House	Construct bulkhead, modify rear windows	19-10076	Yes
85 Bradhurst Avenue, MN	Jackie Robinson Play Center	Install fencing, lighting, paving, alter entrances	19-10123	In Part
415 Broadway, MN	Tribeca East HD	Legalize removal of ironwork	19-8593	No
490 LaGuardia Place, MN	South Village HD	Establish master plan (painted wall signs)	18-5208	No
650 Sixth Avenue, MN	Ladies' Mile HD	Install access ramp	19-4626	Yes
12 West 27th Street, MN	Madison Square North HD	Alter ground floor, install infill	18-7877	Yes
202 Guernsey Street, BK	Greenpoint HD	Replace windows	19-10195	W/Mod
251 Dean Street, BK	Boerum Hill HD	Replace windows	19-3997	W/Mod
115 Atlantic Avenue, BK	Brooklyn Heights HD	Reconstruct illegally removed rear facade, construct rear addition and bulkhead	16-4463	W/Mod
191 Baltic Street, BK	Cobble Hill HD	Legalize reconstruction of rear facade	19-8040	Yes
June 13, 2017				
265 Water Street, MN	South Street Seaport HD	Install access lift	19-10763	Yes
200 Lafayette Street, MN	SoHo-Cast Iron HD Ext.	Amend C of A (signage)	19-12832	Yes
41 King Street, MN	Charlton-King-Vandam HD	Construct roof & rear additions, excavate yard, legalize removal of ironwork	19-8252	W/Mod
769 Greenwich Street, MN	Greenwich Village HD	Construct rooftop additions	19-8012	W/Mod
184 Lenox Avenue, MN	Mount Morris Park HD	Install storefront infill	19-11434	Yes
577 Vanderbilt Avenue, BK	Prospect Heights HD	Legalize windows and areaway alterations	19-8868	Yes
209 Prospect Place, BK	Prospect Heights HD	Replace windows, modify rear openings, construct stair	19-10526	Yes
160 St. John's Place, BK	Park Slope HD	Modify openings & windows	19-08976	W/D
325 Smith Street, BK	Carroll Gardens HD	Install brick veneer on side facade	19-11754	W/D
June 20, 2017				
122 East 66th Street, MN	Cosmopolitan Club	Install mechanical equipment at terrace	19-09950	Yes
200 Eastern Parkway, BK	Brooklyn Institute of Arts and Sciences	Alter rear facade	19-11486	W/Mod
115 West 18th Street, MN	Ladies' Mile HD	Legalize blade sign	19-11351	Yes
310 West End Avenue, MN	West End-Collegiate HD Ext.	Alter windows, install louvers	18-5169	Yes
113 West 77th Street, MN	Upper West Side/CPW HD	Legalize windows	19-11041	W/Mod
128 West 82nd Street, MN	Upper West Side/CPW HD	Amend C of A (rear facade alterations)	19-09863	Yes
2 Pierrepont Street, BK	Brooklyn Heights HD	Construct access ramp	19-08998	Yes
835 Carroll Street, BK	Park Slope HD	Construct roof & rear additions	19-09763	W/Mod
June 27, 2017				
41 Worth Street, MN	41 Worth Street Building	Replace storefront infill	19-6193	Yes
32 Perry Street, MN	Greenwich Village HD	Construct roof & rear additions	19-10952	Yes
55 Horatio Street, MN	Greenwich Village HD	Construct areaway	19-10686	Yes
753 Madison Avenue, MN	Upper East Side HD	Modify infill, replace cladding	19-10920	Yes
841 St. Nicholas Avenue, MN	Hamilton Heights/Sugar Hill Northwest HD	Construct new building	19-12025	W/Mod
20 Willow Street, BK	Brooklyn Heights HD	Construct roof additions	19-10370	Yes
136 Dean Street, BK	Boerum Hill HD	Construct areaway	18-2629	Yes
158 Halsey Street, BK	Bedford HD	Construct rear addition, modify roof	19-11448	W/Mod

New Decisions Added to www.CityAdmin.org — June 2017

CITY COUNCIL			
RES. NOS.	PROJECT	DESCRIPTION	DATE
1490	Concourse Village Worse, BX	Real property tax exemption	5/24/17
1491	151 Elizabeth Street, MN	Revocable consent (sidewalk café)	5/24/17
1492 ; 1493	600 East 156th Street, BX	Rezoning; zoning text amendment (mandatory inclusionary housing)	5/24/17
1494	Ports America Maritime Lease, MN	Lease agreement for piers 88 & 90	5/24/17
1495	Lower East Side People's Mutual Housing Association, MN	Real property tax exemption	5/24/17
1496	Brooklyn Public Library Offsite, BK	Real property tax exemption	5/24/17
1497 ; 1498	Dreamyard Nep/168th Street, BX	Real property tax exemptions	5/24/17
1499	Westchester Mews, BX	Real property tax exemption	5/24/17
1500	Morningside Heights HD, MN	Landmark district designation	5/24/17
1501	Cathedral Church of St. John the Divine & Cathedral Close, MN	Landmark designation	5/24/17
1502	174 Second Avenue, MN	Revocable consent (sidewalk café)	5/24/17
1503	442 Third Avenue, MN	Revocable consent (sidewalk café)	5/24/17
1504	Community School District 31, SI	Site plan for 800-seat primary/intermediate school	5/24/17
1505	Community School District 19, SI	Site plan for 1000-seat primary/intermediate school	5/24/17
1506	Lott Legacy Apartments, MN	Real property tax exemption	5/24/17
1507	2865 Kingsbridge Terrace, BX	Approval of mortgage loan	5/24/17
1508	600 East 156th Street, BX	Real property tax exemption	5/24/17
1509	163rd Street Improvement Council, BX	Real property tax exemption	5/24/17
1541	251 Dyckman Street, MN	Renewal of revocable consent (sidewalk café)	6/6/17
1542	1678 Third Avenue, MN	Revocable consent (sidewalk café)	6/6/17
1543 ; 1544	251 Front Street, BK	Rezoning (facilitate development of 9-story residential building); zoning text amendment (mandatory inclusionary housing)	6/6/17
1545	1 Astor Place, MN	Revocable consent (sidewalk café)	6/6/17
1546	93 Avenue B, MN	Revocable consent (sidewalk café)	6/6/17
1547	POMP 1, BX	Real property tax exemption	6/6/17
1548	POMP 2, BX	Real property tax exemption	6/6/17
1549	POMP 3, BX	Real property tax exemption	6/6/17
1550	POMP 5, BX	Real property tax exemption	6/6/17
1551	POMP 7, BX	Real property tax exemption	6/6/17
1552	POMP 8, BX	Real property tax exemption	6/6/17
1553	POMP 9, BX	Real property tax exemption	6/6/17
1554	Neighborhood Stabilization Associates I, BK	Real property tax exemption	6/6/17
1555	Neighborhood Stabilization Associates II, BK	Real property tax exemption	6/6/17
1556	Sixth Avenue Rehab I, BK	Real property tax exemption	6/6/17
1557	Sunset Park Housing Associates, BK	Real property tax exemptions	6/6/17
1558	Lexington Gardens II, MN	Real property tax exemption	6/6/17
1569	Spring Street Text Amendment, MN	Zoning text amendment to facilitate enlargement of properties at 55-57 Spring Street	6/21/17
1570	POMP 3, BX	Real property tax exemption	6/21/17
1571	POMP 4, BX	Real property tax exemption	6/21/17
1572	POMP 5, BX	Real property tax exemption	6/21/17

New Decisions Added to www.CityAdmin.org — June 2017

CITY COUNCIL (continued)

RES. NOS.	PROJECT	DESCRIPTION	DATE
1573	POMP 6, BX	Real property tax exemption	6/21/17
1574	POMP 8, BX	Real property tax exemption	6/21/17
1575	TMN904 Cluster, MN	Amend UDAAP by HPD, real property tax exemption	6/21/17
1576 ; 1577	74-04 Northern Boulevard Rezoning, QN	Rezoning to facilitate development of 8-story mixed-use building; zoning text amendment (mandatory inclusionary housing)	6/21/17
1578 ; 1579	Broad Channel, QN	Rezoning (establish Broad Channel Subdistrict); zoning text amendment (establish Special Coastal Risk District)	6/21/17
1580 ; 1581	Hamilton Beach, QN	Rezoning (establish Hamilton Beach Subdistrict); zoning text amendment (establish Special Coastal Risk District)	6/21/17
1582	Lower East Side People's Mutual Housing Association	Real property tax exemption	6/21/17

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
55-57 Spring Street Text Amendment	Zoning text amendment (modify boundary of Mulberry Street Regional Spine)	MN 2	N160244ZRM	5/10/17
10 Greene Street	Special permit (residential use on certain floors, construct penthouse)	MN 2	C170137ZSM	5/10/17
1164 Broadway	Special permit (enlarge by 8 stories & penthouse)	MN 5	C170182ZSM	5/10/17
Watson Avenue Rezoning	Rezoning (elimination C1-2 from R5, change R5 to R7A, est. C1-4 in R7A); zoning text amendment (mandatory inclusionary housing)	BX 9	C170150ZMX ; N170151ZRX	5/10/17
Unionport Bridge Replacement	City map amendment to facilitate bridge reconstruction	BX 9, 10	C160200MMX	5/10/17
1350 Bedford Avenue Rezoning	Rezoning (R6A to R7D); zoning text amendment (mandatory inclusionary housing)	BK 8	N170070ZMK ; N170071ZRK	5/10/17
125 Edgewater Street Development	Rezoning (M2-1 to R6, est. C2-2 in R6, est. special waterfront district); zoning text amendment (special waterfront district, mandatory inclusionary housing)	SI 1	N150402ZMR ; N150401ZRR	5/10/17
Section 93-122 Text Amendment	Zoning text amendment (extend availability of Chairperson's certification in Hudson Yards)	MN 2	N170251ZRM	5/24/17
242 West 53rd Street Parking Garage	Special permit (95-space garage)	MN 5	C170112ZSM	5/24/17
74-04 Northern Boulevard Rezoning	Rezoning (C8-1 to C4-3); zoning text amendment (mandatory inclusionary housing)	QN 2	C170162ZMQ ; N170163ZRQ	5/24/17
Lower Manhattan Plaza Applicability	Zoning text amendment (floor area bonus for public plazas)	MN 1	N170286ZRM	6/7/17
Greater East Midtown	Zoning text amendment (est. East Midtown subdistrict); rezoning (C5-2 to C5-3, est. special Midtown district)	MN 5, 6, 8	N170186(A) ZRM ; C170187ZMM	6/7/17
Whitlock & 165th Street Rezoning	Rezoning (M1-1 to R8A/C2-4); zoning text amendment (mandatory inclusionary housing)	BX 2	C170087ZMX ; N170088ZRX	6/7/17
Hamilton Beach	Rezoning (elimination C1-2 from R3-1; R3-1 to R4A; est. C1-3 in R3-1, R3A; est. special coastal risk district); zoning text amendment (special coastal risk district)	QN 10	C170255ZMQ ; N170267ZRQ	6/7/17
Broad Channel	Rezoning (elimination C1-2 from R3-2, R3-2 to R3A, C3A, est. C1-3 in R3A); zoning text amendment (mandatory inclusionary housing)	QN 14	C170256ZMQ ; N170257ZRQ	6/7/17