

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

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — August 1 to August 31, 2017*

| APPLICANT                             | PROJECT/ADDRESS  | DESCRIPTION   | ULURP NO.                 | REPRESENTATIVE                               |
|---------------------------------------|--|---|---------------------------|--|
| <b>ZONING TEXT AND MAP AMENDMENTS</b> |  |   |                           |  |
| NYC DCP                               | Self Storage Text Amendment, Designated areas in M districts in the Bronx, Brooklyn, Queens, and Staten Island                                 | Zoning text amendment to introduce a special permit under the jurisdiction of the CPC for all new self-storage developments in designated areas in M districts, which largely coincide with Industrial Business Zones (IBZ).                                      | 170425AZRY                | NYC DCP                                      |
| East River Fifties Alliance           | East River Fifties-Sutton Place, MN  | Zoning text to create contextual zoning regulations for a defined portion of the Sutton Place neighborhood that would modify the application of the existing R10 zoning district bulk and use regulations, and to map a new inclusionary housing designated area. | 170282AZRM                | Douglas Woodward                             |
| NYC DCP                               | East Harlem Neighborhood Rezoning, roughly bounded by East 104 <sup>th</sup> Street, East 132 <sup>nd</sup> Street, Park Ave. and 2nd Ave., MN | The proposed text would establish height limits along portions of the Park Ave. corridor and in specific area along Lexington, 3rd and 2nd Aves. where height limits are not currently within scope for consideration.  | 170359AZRM                | NYC HPD                                      |
| 1010 Pacific Street LLC               | 1010 Pacific Street Rezoning, northeastern portion of block bounded by Pacific Street, Classon Ave., Dean Street, Grand Ave., BK               | Zoning text amendment to Appendix F, to establish the project area as a Mandatory Inclusionary Housing area; Zoning map amendment changing from an M1-1 to an R7D/C2-4.   | 180043 ZRK;<br>180042 ZMK | Sheldon Lobel PC                             |
| <b>SPECIAL PERMITS/OTHER ACTIONS</b>  |  |   |                           |  |
| 509 W 34 LLC                          | 66 Hudson Yards DIB and ERY, West 35 <sup>th</sup> St., 10 <sup>th</sup> Ave., West 34 <sup>th</sup> St., Hudson Boulevard East, MN            | Chair certification pursuant to ZR section 93-34 to permit an increase in the maximum permitted FAR at the proposed project area through the distribution of floor area from the eastern rail yard subarea A1 of the special Hudson Yards district.               | 180046 ZCM                | Fried, Frank, Harris, Shriver & Jacobson LLP |
| Quadrum 38 LLC                        | 351 West 38 <sup>th</sup> Street DIB, 351 W. 38 <sup>th</sup> St., MN  | Chair certification pursuant to ZR section 93-31 to permit an increase in the basic maximum floor area ratio at the site by making a contribution to the district improvement fund.   | 180047 ZCM                | Troutman Sanders LLP                         |
| Saltru Associates Joint Venture       | Toys "R" Us Waterfront Cert., 1684 Shore Parkway, BK   | Certification pursuant to ZR section 62-811 that the proposed enlargement is exempt from both visual corridor regulations of ZR 62-51 and waterfront public access area regulations of ZR 62-52.  | 180044 ZCK                | Greenberg Traurig LLP                        |
| Deegan 135 Realty LLC                 | 198 East 135 <sup>th</sup> Street, BX  | Certification pursuant to ZR section 62-811, waterfront public access and visual corridors.   | 180048 ZCX                | William Vitacco Associates                   |
| Carmine Cautella                      | 57 Canton Ave., SI   | Certification pursuant to ZR section 107-08, future subdivision, subdivision of one existing zoning lot into three new zoning lots.   | 180040 RCR                | Stanley M. Krebushevski                      |
| Melissa Piccininni                    | 61 Seguire Ave., SI  | School seat certification pursuant to ZR section 107-121.   | 180041 RCR                | Stanley M. Krebushevski                      |
| Joseph Palermo                        | 41 & 43 Ramblewood Ave., SI  | Certification pursuant to ZR section 107-08, future subdivision, to subdivide one zoning lot into two zoning lots.  | 180049 RCR                | Lobue & Valenzino AIA                        |

## ULURP PIPELINE

### *New Applications Certified into ULURP*

| <b>PROJECT</b>                           | <b>DESCRIPTION</b>   | <b>COMM. BD.</b> | <b>ULURP NO.</b>                           | <b>CERTIFIED</b> |
|--|--|------------------|--|------------------|
| LSSNY Center 14                          | Acquisition  | MN 9             | 150349 PQM                                 | 8/7/17           |
| 116 Bedford Avenue                       | Zoning map amendment   | BK 1             | 170024 ZMK                                 | 8/7/17           |
| All My Children Daycare – 36 Ford Street | Acquisition  | BK 9             | 150223 PQK                                 | 8/7/17           |
| 425 Grand Concourse                      | Urban Development Action Area Project designation, project approval and disposition of city-owned property, and zoning map and zoning text amendments. | BX 1             | 180032 HAX;<br>180031 ZMX; N<br>180033 ZRX | 8/7/17           |
| Jerome Avenue Rezoning                   | Zoning map and zoning text amendments, and a city map amendment.   | BX 4, 5, 7       | N 180050 ZRX;<br>180051 ZMX;<br>170305 MMX | 8/21/17          |

## BSA PIPELINE

*New Applications Filed with BSA — August 2017*

| APPLICANT                           | PROJECT/ADDRESS                              | DESCRIPTION  | APP. NO.                  | REPRESENTATIVE                                |
|-------------------------------------|--|--|---------------------------|---|
| <b>VARIANCES</b>                    |  |  |                           |   |
| L3 Capital LLC                      | 61 Crosby Street, MN                         | Use variance for ground floor of property  | 2017-246-BZ               | Juan D. Reyes III                             |
| Co-op City Baptist Church           | 2208 Boller Avenue, BX                       | Reinstate variance to permit construction of house of worship                              | 2017-244-BZ               | Eric Palatnik, PC                             |
| 446-448 Park Realty Corp.           | 446 Park Avenue, BK                          | Construct 6-story-plus-cellar residential building in M1-1 district                        | 2017-233-BZ               | Sheldon Lobel, PC                             |
| <b>SPECIAL PERMITS/OTHER ACTION</b> |  |  |                           |   |
| Archives LLC                        | 666 Greenwich Street, MN                     | Permit physical culture establishment  | 2017-256-BZ               | Sahn Ward<br>Coschigano                       |
| 310 Lenox Avenue LLC                | 310 Lenox Avenue, MN                         | Legalize cellar live entertainment use   | 2017-240-BZ               | Red Rooster Harlem LLC                        |
| Mary Mears                          | 636 Clarence Avenue, BX                      | Waive bulk regulations for reconstruction of hurricane-damaged homes                       | 2017-241-BZ               | Mayor's Office of Housing Recovery Operations |
| Boris Zusman                        | 15 Stanton Road, Brooklyn                    | Waive bulk regulations for reconstruction of hurricane-damaged homes                       | N/A                       | Mayor's Office of Housing Recovery Operations |
| Eli & Rachel Leshkowitz             | 1367 East 24th Street, BK                    | Enlarge 1-family dwelling  | 2017-247-BZ               | Lyra J. Altman                                |
| Blue Hills Fuel LLC                 | 29-16 Francis Lewis Boulevard, QN            | Reinstate variance for gas station & accessory store                                       | 2017-243-BZ               | Eric Palatnik, PC                             |
| Capital One Financial Corp.         | 32-02 Francis Lewis Boulevard, QN            | Extension of term for commercial parking lot   | 2017-245-BZ               | Akerman, LLP                                  |
| Gregory Henkel                      | 1632 Channel Road, QN                        | Waive bulk regulations for reconstruction of hurricane-damaged homes                       | 2017-236-BZ               | Mayor's Office of Housing Recovery Operations |
| 111th Avenue LLC                    | 111-02 Sutphin Boulevard, QN                 | Permit rooftop non-accessory radio tower   | 2017-235-BZ               | Snyder & Snyder LLP                           |
| Farrington Realty LLC               | 134-37 35th Avenue, QN                       | Permit new building in excess of height limits   | 2017-237-BZ               | Eric Palatnik, PC                             |
| C&G Empire Realty LLC               | 134-03 35th Avenue, QN                       | Waiver of height restriction near airports   | 2017-238-BZ               | Eric Palatnik, PC                             |
| John Kalnberg                       | 47 Doty Avenue, SI                           | Waive bulk regulations for reconstruction of hurricane-damaged homes                       | 2017-239-BZ               | Mayor's Office of Housing Recovery Operations |
| New York Central Line               | Major Deegan Expressway and Van Cortland, BX | Appeal DOB determination than sign is not exempt from regulations or a non-conforming use  | 2017-249-A                | Tarter Krinsky & Drogin                       |
| MTA-Metro North                     | Major Deegan Expressway and 167th Street, BX | Appeal DOB determination than sign is not exempt from regulations or a non-conforming use  | 2017-250-A                | Tarter Krinsky & Drogin                       |
| New York Central Line               | Long Island Expressway & 74th Street, QN     | Appeal DOB determination than sign is not exempt from regulations or a non-conforming use  | 2017-2048-A               | Tarter Krinsky & Drogin                       |
| New York Central Line               | Brooklyn-Queens Expressway & 31st Avenue, QN | Appeal DOB determination than sign is not exempt from regulations or a non-conforming use  | 2017-251-A                | Tarter Krinsky & Drogin                       |
| New York Central Line               | Brooklyn-Queens Expressway & 32nd Avenue, QN | Appeal DOB determination than sign is not exempt from regulations or a non-conforming use  | 2017-252-A                | Tarter Krinsky & Drogin                       |
| New York Central Line               | Brooklyn-Queens Expressway & 34th Avenue, QN | Appeal DOB determination than sign is not exempt from regulations or a non-conforming use  | 2017-253-A                | Tarter Krinsky & Drogin                       |
| Ottavio Savo                        | 115 Arbutus Avenue, SI                       | Permit 2 2-family dwellings not fronting mapped street                                     | 2017-254-A;<br>2017-255-A | Eric Palatnik, PC                             |
| Wild Avenue Owner LLC               | 266 Wild Avenue, SI                          | Appeal DOB determination denying permit for self-storage facility not facing mapped street | 2017-234-A                | Rothkrug Rothkrug & Spector                   |
| Neil Simon                          | 1632 Richmond Terrace, SI                    | N/A  | 2017-232-A                | Land Planning & Engineering                   |

## LANDMARKS PIPELINE

### *Proposed Designations — August 2017*

| NAME   | ADDRESS              | ACTION     | DATE   |
|--|----------------------|------------|--------|
| New York Public Library Main Reading Room and Catalog Room | 476 Fifth Avenue, MN | Designated | 8/8/17 |
| Old Saint James Episcopal Church                           | 86-02 Broadway, QN   | Heard      | 8/8/17 |

### *Actions Taken — August 2017*

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

| ADDRESS                       | LANDMARK/HISTORIC DISTRICT                    | DESCRIPTION  | CASE NO.              | APP'D         |
|-------------------------------|---|--|-----------------------|---------------|
| <i>August 8, 2017</i>         |   |  |                       |               |
| 379 West Broadway, MN         | SoHo-Cast Iron HD                             | Install access lift  | 19-10616              | Yes           |
| 32 Second Avenue, MN          | East Village/Lower East Side HD               | Construct roof & side additions, install signs   | 19-0720               | Yes           |
| 308 East 4th Street, MN       | Greenwich Village HD                          | Modify openings, replace infill, excavate rear yard  | 19-12020              | Yes           |
| 1 Little West 12th Street, MN | Gansevoort Market HD                          | Replace storefront infill  | 19-8887               | Yes           |
| 72 West 69th Street, MN       | Upper West Side/CPW HD                        | Install access lift  | 19-13481              | Yes           |
| 124 West 88th Street, MN      | Upper West Side/CPW HD                        | Modify openings, replace infill, alter areaway   | 19-13281              | Yes           |
| 120 Stratford Road, BK        | Prospect Park South HD                        | Alter facades & roof, construct porch, install solar-paneled shingles  | 19-11341              | Yes           |
| 575 Vanderbilt Avenue, BK     | Prospect Heights HD                           | Install access ramp  | 19-13327              | Yes           |
| 124 Columbia Heights, BK      | Brooklyn Heights HD                           | Construct roof & rear additions, modify openings, install windows, doors, louvers, mechanical equipment, railing, create curb cut                                  | 19-10368              | W/Mod         |
| 37-42 79th Street, QN         | Jackson Heights HD                            | Install fence  | 19-2345               | W/Mod         |
| 309 St. Paul's Avenue, SI     | Stapleton Heights HD                          | Construct access ramp, railing   | 19-12768              | W/Mod         |
| <i>August 15, 2017</i>        |   |  |                       |               |
| 601 West 26th Street, MN      | Starrett-Lehigh Building                      | Install infill, marquees, signs, flood barriers, est. master plan (installation of infill); amend C of A (master plan for installation of louvers & terrace doors) | 19-14085;<br>19-15045 | W/Mod;<br>Yes |
| 63 Reade Street, MN           | Tribeca South HD                              | Legalize storefront alterations, install new infill  | 19-6977               | Yes           |
| 271 Church Street, MN         | Tribeca East HD                               | Install signage  | 19-11483              | W/Mod         |
| 293 Church Street, MN         | Tribeca East HD                               | Install bulkheads, modify entrance   | 19-09439              | Yes           |
| 83 Wooster Street, MN         | SoHo-Cast Iron HD                             | Install painted wall sign  | 19-14041              | W/Mod         |
| 413 West 14th Street, MN      | Gansevoort Market HD                          | Install signage  | 19-14271              | Yes           |
| 103 East 91st Street, MN      | Carnegie Hill HD                              | Construct roof addition  | 19-10205              | W/Mod         |
| 55 East 92nd Street, MN       | Carnegie Hill HD                              | Construct roof & rear additions, excavate cellar, rear yard, alter facade  | 19-7466               | W/Mod         |
| 273 West 138th Street, MN     | St. Nicholas HD                               | Install infill   | 19-14680              | Yes           |
| 272 West 139th Street, MN     | St. Nicholas HD                               | Install infill   | 19-14679              | Yes           |
| 288 Hicks Street, BK          | Brooklyn Heights HD                           | Construct roof addition  | 19-7306               | W/Mod         |
| 54 South Portland Avenue, BK  | Fort Greene HD                                | Replace oriel window   | 19-14142              | W/Mod         |
| 207 MacDonough Street, BK     | Stuyvesant Heights HD                         | Legalize windows   | 16-8705               | Yes           |
| 38 Decatur Street, BK         | Bedford-Stuyvesant/Exp. Stuyvesant Heights HD | Construct roof addition  | 19-11860              | W/Mod         |
| 34-15 83rd Street, QN         | Jackson Heights HD                            | Legalize areaway & stair alterations, construction of walls, installation of fence & security gates  | 19-10107              | W/Mod         |

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

| CITY COUNCIL   |   |  |  |         |
|--|---|--|--|---------|
| RES. NOS.  | PROJECT   | DESCRIPTION  | DATE   |         |
| <a href="#">1606</a> ;<br><a href="#">1607</a> ;<br><a href="#">1608</a> ;<br><a href="#">1609</a> ;<br><a href="#">1610</a> ;<br><a href="#">1611</a> | Baychester Square, BX   | Disposition of city-owned property; rezoning (M1-1 to C4-3); special permits (modify use regulations to allow physical culture establishment, est. Mandatory Inclusionary Housing area); withdrawal of special permit (height & setback requirements, yards); withdrawal of special permit (signage regulations); withdrawal of special permit (parking) | 8/9/17   |         |
| <a href="#">1612</a>   | 125 Chambers Street, MN   | Disapproval of revocable consent for unenclosed sidewalk café  | 8/9/17   |         |
| <a href="#">1613</a>   | 5025 Broadway, MN   | Revocable consent for unenclosed sidewalk café   | 8/9/17   |         |
| <a href="#">1614</a>   | 237 Dyckman Street, MN  | Revocable consent for unenclosed sidewalk café   | 8/9/17   |         |
| <a href="#">1615</a>   | Manhattan West-Phase III Text Amendment, MN   | Zoning text amendment (Hudson Yards)   | 8/9/17   |         |
| CITY PLANNING COMMISSION   |   |  |  |         |
| PROJECT NAME   | DESCRIPTION   | LOCATION   | ULURP NO.  | DATE    |
| NYPD 107th Street Parking Facility   | Acquisition of property   | MN 11  | <a href="#">C170066PCM</a>                                 | 8/9/17  |
| Morris Park BID  | Establish Business Improvement District   | BX 11  | <a href="#">N170440BDX</a>                                 | 8/9/17  |
| East Shore Special Coastal Risk District   | Rezoning (eliminate C1-1 from R3-2, establish C1-3 in R3-2, establish special coastal risk district); zoning text amendment (special coastal risk district) | SI 2, 3  | <a href="#">C170373ZMR</a> ;<br><a href="#">N170374ZRR</a> | 8/9/17  |
| SoHo Tower   | Special permit (42-space garage)  | MN 2   | <a href="#">C170382ZSM</a>                                 | 8/23/17 |
| 1675 Westchester Avenue Rezoning   | Rezoning (R6 to R8A, est. C2-4 in R8A); zoning text amendment (mandatory inclusionary housing)  | BX 9   | <a href="#">C170377ZMX</a> ;<br><a href="#">N170378ZRX</a> | 8/23/17 |
| TLC Office Space   | Acquisition of office space   | BX 9   | <a href="#">N180015PXX</a>                                 | 8/23/17 |
| FDNY Office Space  | Acquisition of office space   | BX 9   | <a href="#">N180016PXK</a>                                 | 8/23/17 |
| Engine 268-Ladder 137 Firehouse  | Acquisition of property for firehouse   | QN 2   | <a href="#">C170351PCQ</a>                                 | 8/23/17 |