

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

**CITY PLANNING PIPELINE**

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
NYC HPD	West 108th Street WSFSSH, West 108th Street Between Columbus Avenue and Amsterdam Avenue, MN	Zoning text amendment to Appendix F of the Zoning Resolution to map a Mandatory Inclusionary Housing Area on the Project Area; Zoning map amendment to change a portion of Manhattan Block 1863 from R8B to R8A; UDAAP designation, approval and disposition of city owned property.	180113 ZRM; 180112 ZMM; 180114 HAM	NYC HPD
DD West 29th LLC	West 29th Street – Doulgaston, 601 West 29th Street, MN	Zoning text amendment to create a map in the Appendix to the Special Hudson River Park District regulations and to map a Mandatory Inclusionary Housing designated area on the development site per Appendix F; Zoning map amendment to rezone the development site from an M2-3 manufacturing district to a C6-4X commercial district, which would permit residential and commercial uses at 10 FAR; Special permit pursuant to ZR Section 89-21 to allow the transfer of 123,437.5 sq. ft. of floor area from piers 59, 60, 61, and their associated head house to the development site.	180128 ZRM; 180127 ZMM; 180129 ZSM; 040501 PCM; 040508 MMM; 160308 ZRM; 160309 ZMM	Kramer Levin Nafatlis & Frankel LLP
NYC EDC	Spofford Campus LSGF, 1201-1231 Spofford Avenue, BX	Zoning text amendments to Section 123-90 to establish a special mixed use district (MX-17) on a portion of the development site and to designate the development site as a new Mandatory Inclusionary Housing Area and to amend 74-745B to enable the CPC to issue a special permit; Zoning map amendment to rezone a portion of the development site from an R6 district to an M1-2/ R7-2 (MX-17) special mixed use district; A special permit pursuant to ZR Section 74-743(A)(2) to allow modifications of height and setback regulations in connection with buildings 1B, 2A, 2B, & 3, modification of minimum distance between building regulations, and modification of rear yard regulation; Zoning special permit for a large scale general development (LSGD) to modify loading berth requirements; Zoning authorization to allow modification of the required width of curb cuts pursuant to ZR Section 25-631(F) (2); Disposition of city-owned property by ground lease from NYC DCAS to the NYC Land Development Corporation.	180122 ZRX; 180121 ZMX; 180123 ZSX; 180124 ZSX; 180125 ZAX; 180126 PPX; 080247 ZRX; 080248 ZMX	The Peninsula JV LLC
NYC HPD	Park Haven Residence, 335-349 St. Ann's Avenue & 542-544 East 142nd Street, BX	Zoning text amendment to designate the project area as a Mandatory Inclusionary Housing Area; Zoning map amendment to rezone the development site and two privately-owned lots, Block 2268, Lots 48 & 50 from the current R6 to an R7D with a C1-4 commercial overlay; Designation of the development site as an urban development action area, approval of the project as an urban development action area project (UDAAP), and the disposition of the property.	180132 ZRX; 180131 ZMX; 180130 HAX; 870697 PPX	NYC HPD
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
NYC HPD	CUCS – West 127th Street, 302-314 W. 127th Street between Frederick Douglass and St. Nicholas, MN	Special Permit pursuant to ZR Section 74-903 to modify ZR Section 24-111 to allow a community facility floor area ratio (FAR) of up to 6.5 to be applied to a nonprofit institution with sleeping accommodations; UDAAP designation, approval and disposition of city-owned property.	180116 ZSM; 180115 HAM	NYC HPD
Cameron Mitchell Restaurants LLC	Ocean Prime, 1301, 1315 Avenue of the Americas, MN	Chair certification pursuant to ZR Section 81-231(E) to eliminate 590 sq. ft. of non-bonused arcade area, for use as covered entry and outdoor seating area at their restaurant on the ground floor.	180120 ZCM; 841003 GFM	Rothkrug & Spector LLP

## CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS (continued)</b>				
Cornwell Myrtle II LLC	948 Myrtle Avenue Fresh, BK	Chair certification pursuant to ZR Section 63-30 for a proposed fresh food store. The certification will facilitate the establishment of a two-section nine-story 162,000 sq. ft. mixed-use building.	180117 ZCK	Eric Palatnik, PC
Julius Nasso	136 Mayberry Promenade, SI	School seat certification pursuant to ZR Section 107-121.	180118 RCR	Rampulla Associates Architects
SLCR Associates LLC	51, 53, 55 Nelson Avenue, Lafontain Place, SI	School seat certification pursuant to ZR Section 107-121.	180119 RCR; 170016 RCR; 170017 RCR	Joseph Morace Architects
ERS Enterprises Inc.	PJ Clarke's, 44 West 63rd Street, MN	Enclosed sidewalk café request, 22 tables and 46 chairs.	180110 ECM	Michael Kelly
Angelo Vivolo Restaurant Associates, Inc.	Vivolo, 140 East 74th Street, MN	Enclosed sidewalk café request, 2 tables and 6 chairs.	180111 ECM	Angelo Vivolo
NYC LPC	Salvation Army National Headquarter, 120-130 West 14 <sup>th</sup> Street, MN	LPC Designation List 499	180133 HKM	NYC LPC

## ULURP PIPELINE

*New Applications Certified into ULURP*

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
Friends of Crown Heights, 11-995 Carroll Street	Acquisition	K9	150187 POK	10/2/17
Queensbridge Early Childhood Development Center	Acquisition	Q1	150279 PQQ	10/2/17
Concerned Parents of Jamaica Early Learning Center	Acquisition	Q12	150329 PQQ	10/2/17
CUCS W. 127th Street Supportive Housing	UDAAP designation, approval and disposition of city-owned property and special permit	M10	180115 HAM; 180116 ZSM	10/16/17
West 108 <sup>th</sup> Street WSFSSH	Zoning map and text amendment, UDAAP designation, project approval, and disposition of city-owned property	M7	180112 ZMM; 180113 ZRM; 180114 HAM	10/16/17
66 Allen Street	Special permit	M3	170068 ZSM	10/16/17
Omega Psi Phi ECEC & Rockaway Boulevard Senior Center	Acquisition	Q12	150255 PQQ	10/16/17
All My Children Daycare 4	Acquisition	Q12	150381 PQQ	10/16/17
21 East 12th Street Parking Garage	Special permit	M2	180069 ZSM	10/30/17
35 Underhill Avenue	Zoning map amendment	K8	180095 ZMK	10/30/17
Spofford Campus Redevelopment	Disposition of city-owned property, zoning map and text amendments, special permit and an authorization	X2	180121 ZMX; 180122 ZRX; 180123 ZSX; 180124 ZSX; 180125 ZAX; 180126 PPX	10/30/17
Park Haven Rezoning	UDAAP designation, project approval and disposition of city-owned property, zoning map and text amendments	XI	180130 HAX; 180131 ZMX; 180132 ZRX	10/30/17

## LANDMARKS PIPELINE

### *Proposed Designations — October 2017*

NAME	ADDRESS	ACTION	DATE
827-831 Broadway Buildings	827-831 Broadway, MN	Heard; Designated	10/17/2017; 10/31/2017
Salvation Army National and Territorial Headquarters	120 W. 14th Street, MN	Designated	10/17/2017
Peter & Rosa Huberty House	1019 Bushwick Avenue, BK	Designated	10/24/2017
The Dime Savings Bank of Williamsburgh	209 Havemeyer Street, BK	Calendared	10/24/2017
Boerum Hill HD Extension	Boerum Hill, BK	Calendared	10/31/2017

### *Actions Taken — October 2017*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">October 17, 2017</a>				
275 Madison Avenue, MN	275 Madison Avenue Building	Construct rear addition, modify areaway	19-15711	W/Mod
675 W. 252nd Street, BX	Wave Hill House	Alter parking lot, create entry, construct gatehouse	19-13260	Yes
40 Greene Avenue, BK	St. Casimir's Roman Catholic Church	Alter facade, install access ramp, signage	19-14331	Yes
18 W. 89th Street, MN	Upper West Side/CPW HD	Excavate, construct roof & rear additions, alter areaway	19-15074	Yes
771 West End Avenue, MN	Riverside-West End HD Ext. II	Replace windows, install louvers	19-11185	W/Mod
238 W. 139th Street, MN	St. Nicholas HD	Alter areaway	19-14558	Yes
271 Hicks Street, BK	Brooklyn Heights HD	Construct rear & roof additions, excavate rear, replace windows	19-14345	W/Mod
361 Henry Street, BK	Cobble Hill HD	Alter facades	19-14228	Yes
11 Cheever Place, BK	Cobble Hill HD	Replace windows	19-15065	W/Mod
536 First Street, BK	Park Slope HD	Construct rooftop addition	19-10514	W/Mod
195A Sixth Avenue, BK	Park Slope HD	Construct rear addition, modify areaway	19-15711	W/Mod
351 Hollywood Avenue, QN	Douglaston HD	Construct additions	18-4894	W/Mod
<a href="#">October 24, 2017</a>				
18 E. 50th Street, MN	Hampton Lane Shops Building	Modify infill, relocate flagpoles	19-14586	Yes
3 Riverside Drive, MN	The Kleeberg Residence	Excavate, construct below-grade additions	19-14216	Yes
292 State Street, BK	292 State Street House	Alter areaway	19-15397	Yes
52 King Street, MN	Charlton-King-Vandam HD	Remove metal caps at lintels & sills	19-17452	W/Mod
337 Lafayette Street, MN	NoHo HD Ext.	Install banner signs	19-14968	W/Mod
181 Bleecker Street, MN	South Village HD	Reconstruct facade above ground floor	19-8638	W/Mod
15 Barrow Street, MN	Greenwich Village HD	Replace illegal sign	19-6972	Yes
1107 Fifth Avenue, MN	Expanded Carnegie Hill HD	Enlarge roof bulkhead, expose water tank	19-6769	W/Mod
1318 Madison Avenue, MN	West End-Collegiate HD	Construct rear addition	19-14216	W/Mod
19 Fillmore Place, BK	Fillmore Place HD	Construct rear addition, alter rear facade	19-17027	W/Mod
70 State Street, BK	Brooklyn Heights HD	Replace windows, install railings, construct bulkhead	19-8665	W/Mod
73 Remsen Street, BK	Brooklyn Heights HD	Enlarge roof bulkhead, construct pergola, install screen, planters, railings	19-15600	Yes
119 Pierrepont Street, BK	Brooklyn Heights HD	Alter areaway, install lift	19-17055	W/Mod
233 Arleigh Road, QN	Douglaston HD	Demo building, construct new building	19-10530	W/Mod
38 Westervelt Avenue, SI	St. George/New Brighton HD	Legalize windows	19-8924	W/Mod
<a href="#">October 31, 2017</a>				
24-02 19th Street, QN	Astoria Park Pool & Play Center	Modify wading pool, playground, install fencing, paths, furnishings	19-17533	Yes
51 MacDougal Street, MN	Charlton-King-Vandam HD	Construct roof & rear additions, create windows, veneer side wall	19-12359	W/Mod

## LANDMARKS PIPELINE (continued)

*Actions Taken — October 2017 (continued)*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
224 W. 4th Street, MN	Greenwich Village HD	Install access ramp	19-16796	Yes
6 W. 24th Street, MN	Ladies' Mile HD	Legalize sign & light fixtures	19-8933	W/D
9 E. 67th Street, MN	Upper East Side HD	Replace windows	19-09621	Yes
133 E. 73rd Street, MN	Upper East Side HD	Construct roof addition, alter read facade, stoop	19-13323	W/Mod
944 Park Avenue, MN	Park Avenue HD	Modify rear windows	19-13541	Yes
316 Grosvenor Street, QN	Douglaston HD	Construct addition, retaining walls perform excavation	18-1695	Yes

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

### CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
<a href="#">1664</a>	Caton Flats, BK	Exemption from real property taxes	9/27/2017
<a href="#">1665</a> ; <a href="#">1666</a> ; <a href="#">1667</a> ; <a href="#">1668</a>	Southeastern Queens Vacant Homes Cluster II, QN	UDAAP by HPD (3 lots); UDAAP by HPD (18 lots); waive UDAAP reqs, real estate tax exemption; amend UDAAP by HPD	9/27/2017
<a href="#">1669</a>	SoHo Tower, MN	Special permit (accessory parking garage)	9/27/2017
<a href="#">1670</a>	Hope Homes Cluster, MN	Amend UDAAP by HPD	9/27/2017
<a href="#">1685</a> ; <a href="#">1686</a>	135-01 35th Avenue Rezoning, QN	Rezoning (M1-1 to R7A); zoning text amendment (mandatory inclusionary housing)	10/17/2017
<a href="#">1687</a>	200 Dyckman Street, MN	Revocable consent (sidewalk café)	10/17/2017
<a href="#">1688</a> ; <a href="#">1689</a>	Northeastern Towers Annex Rezoning, QN	Rezoning (R3X to R6); zoning text amendment (mandatory inclusionary housing)	10/17/2017
<a href="#">1690</a>	1675 Westchester Avenue Rezoning, BX	Real property tax exemption	10/17/2017

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
East Harlem Neighborhood Rezoning	Rezoning (elim. C1-4 from R7-2; C1-5 from R8A; C2-4 from R7-2; change R7-2 to R7A, R7-B, R7D, C6-4, R10, M1-6, C1-5; C8-3 to R7B; R7A to R7D, R9; R8A to R10; C4-4 to C4-6; C4-4D to C4-6, C6-4; M1-4 to M1-6/R10; est. C2-5 in R7D, R9; R10; est. special districts; elim. Special Transit Land Use District); zoning text amendment (est. Special East Harlem Corridors District; mandatory inclusionary housing); amend urban renewal plan	MN 11	<a href="#">C170358ZMM</a> ; <a href="#">N170359ZRM</a> ; <a href="#">C170360HUM</a>	10/2/2017
Sendero Verde	UDAAP by HPD (655 units); rezoning (elim. C1-4 from R7-2; R7-2 to R9; est. C2-5 in R9); zoning text amendment (mandatory inclusionary housing); acquisition of property (recreation space); special permits (height & setback reqs.; use location reqs.; waive required off-street parking	MN 11	<a href="#">C170363HAM</a> ; <a href="#">C170361ZMM</a> ; <a href="#">N170362ZRM</a> ; <a href="#">C170364PQM</a> ; <a href="#">C170365ZSM</a> ; <a href="#">C170366ZSM</a> ; <a href="#">C170367ZSM</a>	10/2/2017
449 Broadway	Special permit (retail uses on ground floor & cellar)	MN 2	<a href="#">C170464ZSM</a>	10/4/2017
Escuela Hispana Montessori 2 Child Care Center	Acquisition of property (child care center)	MN 3	<a href="#">C160207PQM</a>	10/4/2017
220 Central Park South Parking	Special permit (additional parking spaces)	MN 5	<a href="#">C170249ZSM</a>	10/4/2017
19 East 72nd Street	Special permit (modify use and sign regulations)	MN 8	<a href="#">C170452ZSM</a>	10/4/2017
Special Harlem River Waterfront District Expansion	Rezoning (eliminate special mixed-use district, est. Special Harlem River Waterfront District); zoning text amendment	BX 1	<a href="#">C170413ZMX</a> ; <a href="#">N170414ZRX</a>	10/4/2017
723-733 Myrtle Avenue Rezoning	Rezoning (M1-1 to R7D, M1-2 to R6A. est. C2-4 in R7D, R6A); zoning text amendment (mandatory inclusionary housing)	BK 3	<a href="#">C170025ZMK</a> ; <a href="#">N170026ZRK</a>	10/4/2017
Edwin's Place	UDAAP by HPD (125 units); rezoning (R6 to R7-2, est. C2-3 in R7-2); zoning text amendment (mandatory inclusionary housing); special permit (floor area ration for community facility uses)	BK 16	<a href="#">C170456HAK</a> ; <a href="#">C170454ZMK</a> ; <a href="#">N170455ZRK</a> ; <a href="#">C170457ZSK</a>	10/4/2017
New York Public Library Interiors	Interior landmark designation	MN 5	<a href="#">N180078HKM</a>	10/18/2017
National Black Theater	Rezoning (C4-4A to C4-7); special permit (waive required off-street parking)	MN 11	<a href="#">C170442ZSM</a> ; <a href="#">C170444ZSM</a>	10/18/2017
1965 Lafayette Avenue Rezoning	Rezoning (R6 to R8/C2-4); zoning map amendment (mandatory inclusionary housing)	BX 9	<a href="#">C170392ZMX</a> ; <a href="#">N170393ZRX</a>	10/18/2017
1776 Eastchester Road	Rezoning (M1-1 to R5, C4-2, C4-2A); special permit for hospital staff dwellings; modify special permit text	BX 11	<a href="#">C170445ZMX</a> ; <a href="#">C170447ZSX</a> ; <a href="#">N170446ZRX</a>	10/18/2017