

CITYLAND NEW FILINGS & DECISIONS | December 2017

CITY PLANNING PIPELINE

New Applications Filed with DCP — November 1 to December 31, 2017

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
O'Neill's of Maspeth, Inc.	O'Neill's Rezoning	Zoning map amendment from R4 to R5D, R5d/C2-2 and C2-2_(3 Changes)	180138 ZMQ	Eleanore Martins/ Akerman LLP
West 30 th Street LLC	606 West 30 th Street	Rezone the C6-4X rezoning area from M2-3 to C6-4X and establish the special Hudson River Park District zoning map amendment together with the C6-4X zoning map amendment. Amendments to ZR Sections 89-02, 89-11, 89-12, 89-21, Article VII, Ch. 9 Appendix – Special Hudson River Park District Plan and to designate block 675 lot 39 as MIH. Pursuant to ZR 89-21, special permit to transfer floor area from Hudson River Park are to C6-4X rezoning area; modify section 23-662 and 33-26.	180150 ZMM; 180151 ZRM; 180152 ZSM	David Karnovsky/ Fried, Frank, Harris, Shriver & Jacobson LLP
NYC DCP	Jerome Avenue Rezoning	Zoning text amendments to 1) establish the special Jerome Ave District & 2) establish proposed R7A, R7D, R8A, R9A & C4-4D districts as MIH areas applying the MIH program to require a share of new housing to be permanently affordable where significant new housing capacity would be created.	180050AZRX; 180051A ZMX	NYC DCP
Woodside Equities LLC	52nd Street Rezoning	Application for zoning map change from R5B to R7A/C2-3; Application for proposed text amendments to ZR appendix F to facilitate the development of an 8-story plus cellar mixed use building.	180154 ZMQ; 180155 ZRQ	Richard Lobel/ Sheldon Lobel, P.C.
Ciarafour Realty, LLC	273 Avenue U Rezoning	Zoning map change from R5B/C2-3 to R6A/C2-3 to facilitate the proposed project on the development site of vertical enlargement of the existing commercial building, adding three stories of residential space (9 dwelling units); Zoning text amendment to ZR Section 23-154(D)(4)(I) which requires at least ten dwelling units or at least 12,500 sq. feet of residential floor space; Proposed project of adding three stories to contain 9 dwelling units would be below the threshold.	180164 ZMK; 180165 ZRK	Walter C. Maffei, Architect PLLC
	180 Avenue of the Americas Rezoning	Zoning map amendment to rezone the proposed project area from an R7-2/C1-5 zoning district to an R7-2 and R7-2/C2-5 zoning district, elimination existing C1-5 commercial overlay mapped over the proposed project area etc., to facilitate the inclusion of a dance studio and legalize a PCE.	180170 ZMM	
Congregation Chasdei Beiz Beth Malka	McDonald Avenue Catering	Zoning map amendment to change from R5 to R5/C2-4 rezoning to facilitate continued operation of a commercial banquet facility within interconnected cellar area of two school buildings.	180171 ZMK	Adam W. Rothkrug/ Rothkrug, Rothkrug & Spector, LLP
NYC Dept. of Parks and Recreation	St. Michael's Park Elimination	Zoning map amendment to change from Park to R4; Change in City map to eliminate existing city-owned park	180174 ZMQ; 180175 MMQ	Alyssa Cobb Konon
SPECIAL PERMITS/OTHER ACTIONS				
NYC LPC	Peter P. And Rosa M. Huberty House	Landmark designation	180135 HKK	NYC LPC
NYC LPC	827-831 Broadway	Landmark designation	180145 RCR	NYC LPC
NYC HPD	1490 Southern Boulevard	Urban development action area plan project designation for residential, commercial and community facility. 113 units of affordable, independent residences for seniors with community facility and retail.	180153 HAX	Kay Real/ NYC HPD

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
CMW Realty LLC	156, 160, 164 & 168 Hopkins Avenue	Zoning certification pursuant to ZR Section 107-08, future subdivision. Proposed to subdivide 2 existing vacant zoning lots into 4 zoning lots.	180134 RCR	Joseph M. Morace Architects
Mangone Development Corporation	432 Albourne Avenue	School seat certification pursuant to ZR Section 107-121	180141 RCR	Philip Rampulla/Rampulla Associates Architects
Robert Vonderosten	Edgegrove Avenue School Seat Cert	School seat certification pursuant to ZR Section 107-121	180142 RCR	Chris Ponisi, Architect
Julio Mulkey	600 Foster Road Future Subdivision	Zoning lots subdivision from one to two lots and school seat certification for 2 two-family homes pursuant to ZR Sections 107-08 and 107-121 respectively	180143 RCR; 180144 RCR	Chris Ponisi, Architect
Columbus Townhouse Associates	600 Columbus Avenue	Modification pursuant to ZR Section 78-06(B)(3), the proposed modification involves changes to the amount of community facility and commercial floor area on the first and second floors of the existing mixed-use building at the site.	920493K	Richard Lobel/Sheldon Lobel, P.C.
Daniel Wiener	5297 Independence Avenue	Authorization pursuant to ZR Section 105-422, Authorization of a development, enlargement or site alteration on a Tier II site; Authorization pursuant to ZR Section 105-425, Authorization of a modification of botanic environment and tree preservation.	180136 ZAX; 180137 ZAX	John Field/Building Studio Architects LLP
Happy Living Development	805 Washington Ave	Application for a fresh food store and to allow an increase in the maximum building height by 14 feet.	180139 ZCK; 180140 ZAK	Eldad Gothelf
Joanna Glendis-Berczely	Berczely Residence	Authorization pursuant to ZR Section 105-421, Modification of topographic features on Tier 1 sites	180147 ZAX	Hal Dorfman/Hal Dorfman Architect
18 th Highline Associates, LLC	515 West 18 th Street High Line Impr	High line improvement bonus certification revision pursuant to ZR Section 98-25(A). Application seeks new certification to revise the certification granted under N170120ZCM to modify Section No. 98-22.	180146 ZCM	Jesse Masyr/Fox Rothschild, LLP
Phillies Pizzeria II Inc.	Phillies Pizzeria II	Enclosed sidewalk request pursuant to Title 6 of the Rules of the City of New York Section SS2-RR(A).	180156 ECO	
Blask Group LLC	Gramercy Kitchen	Enclosed sidewalk café request, 13 tables and 28 chairs.	180172 ECM	Andreas Koutsoudakis
53 West 72 nd Street Café LLC	Dakota Bar	Enclosed sidewalk café request, 13 tables and 28 chairs.	180173 ECM	Phuman Singh
NYC LPC	Stafford "Osborn" House	Landmark designation list 502, LP-2479.	180169 HKX	NYC LPC
Gagmesh Giran	236 Wiman Avenue	Special south Richmond Development District school seat certification pursuant to ZR 107-121 for public schools	180162 RCR	Joseph Loccisano/Sanna & Loccisano Architects, P.C.
Daniela M. Tragni	29 Finlay Avenue	Zoning certification to develop an existing vacant lot with a detached 2 family residence. Request certification of Section 107-121 public schools.	180176 RCR	Joseph M. Morace/Architects
Michael Margarella	184 Albee Avenue	Zoning certification pursuant to ZR Section 107-121 school seat certification.	180177 RCR	Peter J. Calvanico, P.E.
NYC DEP	Mill Creek Bluebelt, Site BMP MC-3	Special south Richmond Development District application for creation of a storm water wetland, includes removal of trees and alteration of existing topography pursuant to ZR Numbers 107-64 and 107-65.	180160 ZAR; 180161 ZAR	Charles Olson/DEP
River Tower Owner LLC	Rivertower Plaza Certification	Zoning certification pursuant to ZR Section 37-625 to modify the design of existing public plazas on the property in connection with a major renovation of the plazas.	180163 ZCM	Nick Hockens/Greenberg Traurig LLP

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
St. Andrews Community Day Care Ctr.	Acquisition	K7	150253 PQK	11/13/17
Willow Avenue Rezoning	Zoning map and zoning text amendments	X1	180088 ZMX; N180089 ZRX	11/27/17
45 Broad Street	Special permit	M1	180063 ZSM	11/27/17
601 West 29 th Street	Zoning map and zoning text amendments and special permit	M4	180127 ZMM; N180128 ZRM; 180129 ZSM	11/27/17
606 West 30 th Street	Zoning map and zoning text amendments and special permit	M4	180150 ZMM; N180151 ZRM; 180152 ZSM	11/27/17
31 Bond Street	Special Permit	M2	180062 ZSM	12/11/17

BSA PIPELINE

New Applications Filed with BSA — December 2017

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
853 Kent Avenue LLC	853 Kent Avenue, BK	Construct 4-story, 2-family dwelling	2017-313-BZ	Moshe M. Friedman
Kamal Chainani	61 Elvin Street, SI	Construct 4 attached homes	2015-323-BZ- 2017-328-BZ	Steven Simicich
SPECIAL PERMITS/OTHER ACTION				
Ames Associates	80 Fifth Avenue, MN	Permit physical culture establishment	2017-324-BZ	Shoeman Updike Kaufman & Gerber
ERY North Tower RHC Tenant LLC	560 W. 33rd Street, MN	Permit physical culture establishment	2017-321-BZ	Rothkrug Rothkrug
Thomas J. Cannistraci	2030 Eastchester Road, BX	Permit physical culture establishment	2017-315-BZ	Eric Palatnik, PC
1571 Holding LLC	1571 McDonald Avenue, BK	Permit physical culture establishment	2017-314-BZ	Eric Palatnik, PC
1693 Flatbush LLC	1693 Flatbush Avenue, BK	Permit 5 1/2 –story office building	2017-317-BZ	Sheldon Lobel, PC
Chana Fayman	18 Webers Court, BK	Waive bulk regs for replacement of hurricane-damaged homes	N/A	Mayor's Office of Housing Recovery Operations
Kingsway Realty LLC	1601 Kings Highway, BK	Permit physical culture establishment	2017-319-BZ	Akerman LLP
Samnon Associates Inc.	406 Remsen Avenue, BK	Reinstate variance for auto repair and machine shop	2017-309-BZ	Eric Palatnik, PC
Anton Shipman	211 East 8 Road, QN	Waive bulk regs for replacement of hurricane-damaged home	N/A	Mayor's Office of Housing Recovery Operations
MUY Brands, LLC	2259 Richmond Avenue, SI	Construct eating & drinking establishment with accessory drive-through	2017-322-BZ	Philip L. Rampulla
APEALS				
FMA Farragut Road LLC	10002 Farragut Road, BK	Modify C of O issued in error	N/A	NYC DOB
AMC Realty Holdings LLC	95 Androvetta Street, SI	Appeal Borough Commissioner decision denying permission for home not fronting legally mapped street	2017-316-A	Rothkrug Rothkrug
Blue Print Metals Inc.	155 Johnson Street, SI	Appeal Borough Commissioner decision denying permission for building not fronting legally mapped street	2017-318-A	Rothkrug Rothkrug
Kadri Capri	108 Croak Avenue, SI	Build 1-family dwelling on unmapped street	2017-323-A	Marianne Russo
EXTEND CONSTRUCTION PERIOD				
Sutton 58 Holding Company LLC	428 E. 58th Street, MN	Extend construction time for minor development	2017-320-BZ	Kramer Levin

LANDMARKS PIPELINE

Proposed Designations — December 2017

NAME	ADDRESS	ACTION	DATE
Interborough Rapid Transit Powerhouse	850 Twelfth Avenue, MN	Designated	12/5/2017
Empire State Dairy Company Buildings	2840 Atlantic Avenue, BK	Designated	12/5/2017
Hotel Seville	22 E. 29th Street, MN	Calendared	12/12/2017
The Emmet Building	95 Madison Avenue, MN	Calendared	12/12/2017
National Society of Colonial Dames in New York Headquarters	215 E. 71st Street, MN	Calendared	12/12/2017
National Society of Colonial Dames in New York Headquarters Interiors	215 E. 71st Street, MN	Calendared	12/12/2017
1st Spanish United Methodist Church	163 E. 11th Street, MN	Calendared	12/12/2017
Central Harlem West 130-132nd Street HD	Harlem, Manhattan	Calendared	12/12/2017

Actions Taken — December 2017

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
December 5, 2017				
111 Broadway, MN	Trinity Building	Install infill, lighting, signage	19-10523	Yes
115 Broadway, MN	U.S. Realty Building	Install infill, lighting, signage	19-10480	Yes
109 West Broadway, MN	Tribeca South HD	Alter sidewalk café, storefront, install signage	19-16801	Yes
222 West Broadway, MN	Tribeca West HD	Legalize awnings	18-5033	Yes
53 Beach Street, MN	Tribeca West HD	Legalize access lift, alterations to loading dock	19-15799	W/Mod
71 Fifth Avenue, MN	Ladies' Mile HD	Alter ground floor, install infill, construct roof bulkheads	19-17136	Yes
22 E. 80th Street, MN	Metropolitan Museum HD	Replace windows	19-18023	Yes
107 Columbia Heights, BK	Brooklyn Heights HD	Install roof bulkheads, mechanical equipment, create openings, replace windows, alter courtyard, relocate curb cut	19-13474	Yes
205 DeKalb Avenue, BK	Fort Greene HD	Construct rear addition, modify openings	19-12971	Yes
470 Nostrand Avenue, BK	Bedford HD	Alter storefront infill	19-16338	Yes
December 12, 2017				
33 Peck Slip, MN	South Street Seaport HD	Install flagpoles	19-18829	Yes
89 South Street, MN	South Street Seaport HD			
3560 Broadway, MN	Hamilton Theater	Construct additions, alter facades, install windows, entrance infill	19-11855	Yes
73-60 Little Neck Parkway, QN	Creedmoor Farmhouse	Replace access ramp, install HVAC, alter landscaping	18-7366	Yes
301 Canal Street, MN	SoHo-Cast Iron HD	Demo buildings, construct new building	19-16556	Yes
423 Broadway, MN	SoHo-Cast Iron HD	Modify interior structure, construct dormer, excavate cellar floor, alter fire escapes; issue report to CPC (modification of use and bulk)	19-16558; 19-16557	Yes; Yes
349 W. 22nd Street, MN	Chelsea HD Ext.	Construct rear addition, paint windows, install door	19-17922	W/Mod
70 W. 71st Street, MN	Upper West Side/CPW HD	Legalize awning and areaway wall	19-10006	Yes
100 W. 72nd Street, MN	Upper West Side/CPW HD	Legalize replacement of windows	19-13292	No
214 Riverside Drive, MN	Riverside-West End HD	Replace windows	19-10682	Yes
231 Hancock Street, BK	Bedford HD	Construct bulkhead, install railings, fire escape	18-7366	Yes
122 Grosvenor Street, QN	Douglaston HD	Construct addition, modify openings, install generator, alter driveway, retaining wall	19-18609	W/Mod

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

CITY COUNCIL				
RES. NOS.	PROJECT	DESCRIPTION	DATE	
1761	Restore NY Communities Initiative, QN	Resolution supporting City's application for capital project funding for Station Plaza	12/11/2017	
1765 1766	Special Harlem River Waterfront District Expansion, BX	Rezoning (expand special district); zoning text amendment	12/11/2017	
1767	Small Homes Rehab- Southeastern Queens Vacant Hoes Cluster II, QN	UDAAP by HPD (3 lots)	12/11/2017	
1768 1769	Lafayette Avenue Rezoning, BX	Approval of real property tax exemptions	12/11/2017	
1770	836 Fifth Avenue, BK	Approval of site plan for 404-seat primary school	12/11/2017	
1786	Queens Hospital Center T Building, QN	Authorization of leasing agreement on Queens Hospital Center campus	12/19/2017	
1787	Archer Green, QN	Approval of application withdrawal for real property tax exemption	12/19/2017	
1788	Lower East Side Inclusionary Housing, MN	Approval of real property tax exemption	12/19/2017	
1789	Salvation Army Headquarters, MN	Landmark designation	12/19/2017	
1790	UHAB, MN	Approval of real property tax exemption	12/19/2017	
1791	249 Mother Gaston Boulevard, BK	UDAAP by HPD (1 lot)	12/19/2017	
CITY PLANNING COMMISSION				
PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Iola Jordan Day Care Center	Acquisition of property for child care center	BX 3	C150232PQX	12/13/2017
116 Bedford Avenue Rezoning	Rezoning (est. C1-4 in R6A)	BK 1	C170024ZMK	12/13/2017
Huberty House	Landmark designation	BK 4	N180135HKK	12/13/2017
Friends of Crown Heights Day Care Center 2	Acquisition of property for child care center	BK 8	C150282PQK	12/13/2017
All My Children Day Care Center 13 and 15	Acquisition of property for child care center	BK 9	C150223PQK	12/13/2017
Shirley Chisholm Day Care Center 1	Acquisition of property for child care center	BK 16	C160021PQK	12/13/2017
Shirley Chisholm Childhood Education Center	Acquisition of property for child care center	Bk 16	C160084PQK	12/13/2017