

**CITYLAND** NEW FILINGS & DECISIONS | January 2018

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — January 1 to January 31, 2018*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
Fourteenth At Irving, LLC	East 14th & Irving Place	Zoning map amendments from C6-3X to C6-4, C6-2A to C6-4, and C6-1 to C6-4 to facilitate the redevelopment of Manhattan Block 559, Lot 16; Zoning text amendments to ZR 74-721 and Appendix F to allow the project area to be benefit from bulk waivers allowed under 74-721 and to allow the project area to be mapped as M.I.H. area; Zoning special permit pursuant to ZR 74-721 regarding height and setback and rear yard regulations	180201 ZMM; 180202 ZRM; 180203 ZSM	Eldad Gothelf/ Herrick, Feinstein LLP
NYC Economic Development Corp.	Inwood Rezoning Proposal	Zoning map amendments would change all or portions of existing M1-1, M2-1, M3-1, C8-3, C8-4, and R7-2 districts within the proposed 59-block rezoning area to M1-4, M1-5, M2-4, C4-4D, C4-5D, C6-2, R7A, R7D, R8A, R8, R9A districts; Change portions of existing C1-3 and C1-4 overlays etc.; UDAAP would include the designation of city-owned block 2233 lot 13 and a part of city-owned block 2233, lot 20 to facilitate the development of affordable housing, improve Inwood NYPL Branch, and Universal Pre-K Classrooms; Public facility general disposition, pursuant to zoning block 2233, lot 13 and P/O Lot 20 – NYPL and DOE the existing library will be replaced by the new building on the same site; Acquisition of real property for A) P/O Block 2183 Lot 1 for a three-story bldg. owned by Con Edison; B) P/O Block 2184 Lot 1 with a Con Edison electrical substation; C) Block 2197 Lot 47 parking lot with a 3,330 sf two-story bldg.; D) Block 2233 Lot 13 and P/O Lot 20 improve NYPL Library et al; Zoning text amendments to 11-122, 23-011, 24-01, 33-01, 34-01, 35-01, 62-94, 142-00, 142-01, 142-02, 142-04 – 142-07, 142-10 – 142-14, 142-141, 12-10, 37-00, 43-01, 62-13, 142-03, 142-112, et al.	180204 ZMM;180208 HAM; 180206 PPM; 180207 PQM; 180205 ZRM	Robert Holbrook/ NYC EDC
New York City Police Department and DCAS	NYPD 116th Precinct Site Selection	Zoning map amendment to map a C1-3 commercial overlay over Block 13265 Lot 30 (Project Site) to house the new 116th Police Precinct Stationhouse on the eastern portion of the lot; Site selection for a new facility on property already occupied by satellite office (105th Precinct) with parking lot; new precinct stationhouse for 116th Police Precinct to be built on existing parking lot	180209 ZMQ; 180210 PSQ	Philip Heller/ NYPD
Ravi Management LLC	12th Street Rezoning	A zoning map amendment to rezone the eastern portion of Block 331 (Lots P/O 8, 7, 27, 38 and 50) in Astoria, NY from an R5 zoning district to an R6A zoning district with a C1-3 commercial overlay; Zoning text amendment to Appendix F of the zoning resolution to designate the project area as a Mandatory Inclusionary Housing (MIH) designated area	180211 ZMQ; 180212 ZRQ	Steven M. Sinacori, Esq./Akerman LLP
NYC Educational Construction Fund (NYC ECF)	80 Flatbush Avenue	A zoning map amendment to re-zone the development site from C6-2 commercial district within the Special Downtown Brooklyn District (SDBD) to C6-9 commercial district within the SDBD; Zoning text amendment pursuant to ZR 101-05, 101-21, 101-22, 101-222, 101-223, 74-75, and Appendix F to facilitate the redevelopment of the city block with a new, mixed residential, community facility and commercial development including a larger facility for an existing public high school on site; Zoning special permit pursuant to ZR 74-752 to modify 101-223, 101-41, 101-11, 23/154, 23-933, 101-50 and 36-62 in order to allow the proposed project to be developed with mods of certain ground floor use, street wall, tower setback and parking and loading regulations for a public school	180216 ZMK; 180217 ZRK; 180218 ZSK	Jennifer Maldonado/ NYC ECF

## CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS (continued)</b>				
Department of City Planning (DCP)	Hudson Blvd & Park Text Amendment	Text amendment to modify requirements related to transfer of floor area and the contribution-in-kind authorization in phase 2 of the Hudson Boulevard and Park	180238 ZRM	Erik Botsford/DCP
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
Bytelogics Inc. D/B/A Zerza	Bytelogics Inc. Enc'd Sidewalk Café	Enclosed sidewalk café request	180232 ECM	
Café Tallulah LLC	Enclosed Sidewalk Café Tallulah	Sidewalk café application for an enclosed sidewalk café with 12 tables and 40 chairs	180237 ECM	
Campaign Finance Board	Campaign Finance Board Office Space	Notice of intent to acquire office space	180167 PXM	Chris Fleming/ DCAS
DCAS	211 East 43rd Street CB6	Proposed acquisition of approximately 1,600 sq. ft. of office space for the relocation of district offices of CB 6	180168 PXM	DCAS
Savo Family Limited Partnership 2	Eltingville Plaza	Zoning authorization pursuant to ZR Section 107-68 for a modification of group parking facility and access regulation re: Section 107-472 for an accessory parking lot with more than thirty (30) off-street parking spaces; Zoning certification pursuant to ZR 36-596 to allow for no connection required on relocation of previously certified connections and voluntary connections for the construction of a new three-story retail and office bldg. located at Amboy Road, Richmond Avenue and Putnam Street	180236 RAR; 180235 ZCR	Philip L. Rampulla/ Rampulla Associates Architects, LLP
Robert Kelly	Herbert Street Project	Zoning certification for future subdivision pursuant to ZR 107-08 to be divided into two or more zoning lots, and for school seat pursuant to ZR 107-121 in the special South Richmond Development District; Zoning certifications pursuant to ZR Sections 107-08 regarding future subdivisions and 107-121 for school seats in order to construct (2) two-family detached buildings	180220 RCR; 180221 RCR	Antoine Sayad/Tony Sayad Architect
Maria Bounsante	Bennett Avenue Project	A zoning certification pursuant to ZR Section 107-08 for future subdivision of one two family detached building into two proposed zoning lots within the special South Richmond District	180222 RCR	Antoine Sayad/Tony Sayad Architect
Michael A. Biagioli	30 Madsen Avenue	Application for school seat certification in the special South Richmond Development District ZR 107-121	180231 RCR	Michael A. Biagioli, AIA Architect
1632 Richmond Terrace LLC	2420 Arthur Kill Road	Zoning authorization pursuant to ZR 107-68 for modification of group parking facility and access regulations in order to provide 72 on-site parking spaces and the additional curb cut on Arthur Kill Road; Zoning certification pursuant to ZR 107-321 for trees improperly removed during construction of the as-of-right storage building approval for tree restoration is required; Zoning certification pursuant to ZR 36-59 in order to rebuild cross access in a different location due to the proposed fenced storage area for boats on the development site	180213 ZAR; 180214 ZCR; 180215 ZCR	Peter J. Calvanico, P.E.
Greenpoint Landing Associates LLC	Greenpoint Landing Associates LLC	A waterfront zoning authorization pursuant to ZR 62-822(A) for modifications of applicable requirements of ZR Sections 62-30 and 62-50 to the development site in order to address flooding concerns and floor elevation regulations etc.	180226 ZAK	Melanie Meyers, Esq./Fried Frank Harris Shriver & Jacobson
Greenpoint Landing Associates LLC	Greenpoint Landing Parcel 5C Zoning	A waterfront zoning authorization pursuant to ZR Section 62-822(B) to modify requirements of ZR Sections 62-60 and 62-90 to the development site within waterfront public access areas; A waterfront zoning certification pursuant to ZR Sections 62-811 and 62-812(B) for compliance with the provisions of ZR Sections 62-50, 62-60, and 62-90 on the development site	180227 ZAK; 180225 ZCK	Melanie Meyers, Esq./Fried Frank Harris Shriver & Jacobson
Michael Early	93 Cromwell Circle	A zoning certification pursuant to Section 105-41 ZR to construct a vertical and horizontal expansion of a T pre-existing single family home including expansion of the garage within the special natural areas district	180219 ZCR	Anthony Scaglione

## CITY PLANNING PIPELINE (continued)

*New Applications Filed with DCP — January 1 to January 31, 2018*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS (continued)</b>				
Flushing Point Holding (DE) LLC	Flushing Point Plaza Waterfront CER	Waterfront certification pursuant to ZR Section 62-811 to permit a mixed-use development at the project area which is a C4-2 zoning district	180223 ZCQ	Joshua J. Rinesmith, Esq./Akerman LLP
Greenpoint Landing Associates LLC	Greenpoint Landing Parcel 5 Zoning	A waterfront zoning certification pursuant to ZR Sections 62-811 and 62-812(B) to subdivide parcel 5 into two zoning lots	180224 ZCK	Melanie Meyers, Esq./Fried Frank Harris Shriver & Jacobson

## ULURP PIPELINE

*New Applications Certified into ULURP*

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
142-150 South Portland Avenue Rezoning	Zoning map and zoning text amendments	K2	180096 ZMK; N180097 ZRK	1/2/2018
East 33rd Street Rezoning	Zoning map and zoning text amendments	M6	170380 ZMM; N170381 ZRM	1/2/2018
Lutheran Social Services of New York-Early Life Center 1 & Bronxworks Innovative Senior Center	Acquisition	X5	150314 PQX	1/2/2018
NYPD 116th Precinct	Site selection and zoning map amendment	Q13	180210 PSQ; 180209 ZMQ	1/16/2018
North Conduit Avenue City Map Amendment	City map amendment	Q13	140187 MMQ	1/16/2018
Inwood Rezoning	Zoning map and zoning text amendments, UDAAP designation and project approval, disposition of c-o-p, acquisition, and city map amendment	M12	180204 ZMM; N180205 ZRM; 180206 PPM; 180207 PQM; 180208 HAM; 180073 MMM	1/16/2018
East 33rd Street Rezoning	Zoning map and zoning text amendments	M6	170380 ZMM; N170381 ZRM	1/16/2018
40-31 82nd Street Rezoning	Zoning map and zoning text amendments	Q4	180098 ZMQ N180099 ZRQ	1/29/2018
Kips Bay Towers Parking Facility	Special permits	M6	180025 ZSM; 180026 ZSM	1/29/2018
East 14 <sup>th</sup> Street and Irving Place	Zoning map and zoning text amendments and a special permit	M3	180201 ZMM; N180202 ZRM; 180203 ZSM	1/29/2018
85 Mercer Street	Special permit	M2	180348 ZSM	1/29/2018
180 Avenue of the Americas	Zoning map amendment	M2	180170 ZMM	1/29/2018

## BSA PIPELINE

*New Applications Filed with BSA — January 2018*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
<b>VARIANCES</b>				
Harlem Park Associates LLC	154 W. 124th Street, MN	Vertically enlarge educational/medical facility	2018-3-BZ	Harlem Park Associates LLC
265 Ocean Parkway LLC	265 Ocean Parkway, BK	Construct 8-story mixed-use building	2018-9-BZ	Sheldon Lobel, PC
Jospeh Mamrout	30 Village Road North, BK	Construct yeshiva	2018-13-BZ	Lyra J. Altman
<b>SPECIAL PERMITS/OTHER ACTION</b>				
Bowery Realty Associates LLC	212 Bowery, MN	Permit physical culture establishment	2018-6-BZ	Goldman Harris
HAG Realty LLC	250 W. 26th Street, MN	Permit physical culture establishment	2018-15-BZ	Crown Architecture & Consulting
SM 1495 LLC	1495 Third Avenue, MN	Permit physical culture establishment	2018-11-BZ	Jay Goldstein
306-308 East 126th Street LLC	306 E. 126th Street, MN	Construct new manufacturing building	2018-5-BZ	Cutrona Architecture, PLLC
Victor Allegretti Trust	1820 Cropsey Avenue, BX	Reestablish variance, legalize interior alterations	2018-8-BZ	Eric Palatnik, PC
Gershon Klein	1238 E. 26th Street, BK	Enlarge 1-family dwelling	2018-10-BZ	Sheldon Lobel, PC
241 Bedford Associates LLC	173 N. 3rd Street, BK	Legalize physical culture establishment	2018-12-BZ	Jay Goldstein
Eli Halabi	291 Avenue W, BK	Enlarge 1-family dwelling	2018-7-BZ	Lyra J. Altman
Laura Betsh & Isaac Cabasso	2213 E. 13th Street, BK	Enlarge 1-family dwelling	2018-4-BZ	Lyra J. Altman
Crown 286 4th Avenue LLC	288 Fourth Avenue, BK	Permit reduction in required parking	2018-2-BZ	Rothrug Rothkrug
11-02 37th Avenue LLC	11-02 37th Avenue, QN	Reduce accessory parking for commercial office building	2018-1-BZ	Jesse Masyr
<b>APEALS</b>				
Daniel Nelson	596 E. 81st Street, BK	Revoke erroneous C of O	2018-14-A	NYC DOB

## LANDMARKS PIPELINE

*Actions Taken — January 2018*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">January 9, 2018</a>				
220 E. 42nd Street, MN	The Daily News Building	Replace infill, install signage	19-12293	W/Mod
11 E. 51st Street, MN	John Peirce Residence	Construct roof & rear additions, install access lift, alter facade	19-19495	Yes
855 Eleventh Avenue, MN	Interborough Rapid Transit Powerhouse	Establish master plan (rooftop equipment, openings, window, facade & stack modification)	19-19666	Yes
70 Franklin Street, MN	Tribeca East HD	Replace infill, modify sidewalk, install bollards	19-12141	W/Mod
462 Broadway, MN	SoHo-Cast Iron HD	Issue report to CPC (modification of use)	19-17501	Yes
109 Spring Street, MN	SoHo-Cast Iron HD	Modify and replace storefront infill	19-19674	Yes
75 Washington Place, MN	Greenwich Village HD	Construct roof & rear additions, excavate cellar, rear	19-18058	W/Mod
201 W. 11th Street, MN	Greenwich Village HD	Replace storefront infill	19-17948	Yes
64 Horatio Street, MN	Greenwich Village HD	Replace windows	19-19272	W/Mod
320 W. 13th Street, MN	Greenwich Village HD	Alter loading bays, install infill	19-18995	Yes
23 W. 20th Street, MN	Ladies' Mile HD	Modify ground-floor facade, install infill, signage, replace windows	19-16740	Yes
35 E. 76th Street, MN	Upper East Side HD	Replace terrace greenhouse structure	19-19674	Yes
354 Convent Avenue, MN	Hamilton Heights HD	Construct bulkhead, modify windows	19-7916	Yes
35 Pierrepont Street, BK	Brooklyn Heights HD	Alter facade	19-14471	W/Mod
181 Lincoln Place, BK	Park Slope HD	Install solar panels on roof	19-14723	Yes
<a href="#">January 16, 2018</a>				
75 Broadway, MN	Trinity Church & Graveyard	Install ramps, paving, replace fences, gates, windows, excavate, extend loggia	19-20321	W/Mod
178 Spring Street, MN	Sullivan-Thompson HD	Construct rear additions	19-14481	Yes
102 Greene Street, MN	SoHo-Cast Iron HD	Relocate artwork, construct addition, install cornice	19-12869	W/Mod
41 Greenwich Avenue, MN	Greenwich Village HD	Reconstruct facade, replace cornice	19-12296	W/D
160 W. 12th Street, MN	Greenwich Village HD	Install pergolas & trellises	19-16158	Yes
9 Ninth Avenue, MN	Gansevoort Market HD	Modify design of previously approved rooftop addition	19-19926	W/Mod
11 Riverside Drive, MN	West End-Collegiate HD Ext.	Est. master plan (windows)	19-11795	Yes
72 W. 88th Street, MN	Upper West Side/CPW HD	Install storefront infill	19-18450	Yes
930 West End Ave., MN	West End HD Ext. II	Install access ramp	19-16497	Yes
311 Walton Avenue, BX	Grand Concourse HD	Est. master plan (windows)	19-14250	W/Mod
192 Prospect Park West, BK	Park Slope HD Ext.	Alter facades, install signs, roof bulkheads	19-18495	Yes
314 Clinton Street, BK	Cobble Hill HD	Legalize stoop & door surround	19-13247	Yes
266 Cumberland Street, BK	Fort Greene HD	Install skylights	19-15859	W/D
<a href="#">January 23, 2017</a>				
409 Edgecomb Avenue, MN	409 Edgecomb Avenue Apartments	Replace cornice	19-19359	W/Mod
312 Canal Street, MN	Tribeca East HD	Demo buildings, construct new building	19-4744	W/Mod
375 W. Broadway, MN	SoHo-Cast Iron HD	Install rooftop pergola	19-18587	Yes
4 Astor Place, MN	NoHo HD	Install signage	19-19280	Yes
41 E. 70th Street, MN	Upper East Side HD	Alter ground floor facade, modify windows	19-20244	Yes
633 W. 115th Street, MN	Morningside Heights HD	Construct roof bulkhead, rear addition, excavate areaway, modify facade, stoop	19-17464	Yes
128 Greenpoint Avenue, BK	Greenpoint HD	Replace infill, install signs, lights, fencing	19-18175	Yes
208 Adelphi Street, BK	Fort Greene HD	Construct roof & rear additions	19-19237	Yes
452 9th Street, BK	Park Slope HD Ext.	Install access ramp	19-18701	Yes

## New Decisions Added to [www.CityAdmin.org](http://www.CityAdmin.org) — January 2018

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
827-831 Broadway	Landmark designation	MN 2	<a href="#">N180145HKM</a>	1/3/2018
350 East 88th Street	Special permit to modify use regs for for-profit educational center in R8B district, allow HVAC unit	MN 8	<a href="#">C180023ZSM</a>	1/3/2018
172-174 East 73rd Street	Special permit to modify rear yard requirements, distance between windows	MN 8	<a href="#">C180066ZSM</a>	1/3/2018
LSSNY Center/NASRY Michelen Child Care Center	Acquisition of property (child care center)	MN 9	<a href="#">C150349PQM</a>	1/3/2018
Samuel H. & Mary T. Booth House	Landmark designation	BX 10	<a href="#">N180166HKX</a>	1/17/2018
Stafford "Osborn" House	Landmark designation	BX 10	<a href="#">N180169HKX</a>	1/17/2018
Sea Park North Rezoning	Rezoning (elim. C1-2 from R5, R5 to R6, R6A, R7A, est. C2-4 in R7A); establish mandatory inclusionary housing area	BX 13	<a href="#">C170240ZMK;</a> <a href="#">N170241ZRK</a>	1/17/2018