

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

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — April 1 to April 30, 2018*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
ADVANCE DENTAL SPECIALTIES	Douglaston Parkway Rezoning	Rezoning of an R1-2 district to R6A and R6A/C1-2 along Douglaston Parkway and Northern Boulevard in order to construct a new 8-story residential building on Development Site 1 (Tax Block 8092, portion of Tax lot 25) and a 5-story mixed-use building on Development Site 2 (Tax Lot 39). Total number of MIH units generated will be approximately 19 wit	180372 EASQ; 180371 ZRQ; 060432 ZMQ	
DCP	M1 Hotel Special Permit	Zoning text amendment to establish a new Special Permit to allow Hotels in M1 districts citywide (currently permitted as-of-right)	180373 EISY	
Peter Forman	29 Jay St Rezoning and ZR amendment; NE corner of Jay and Plymouth Streets	Applicant requesting a Zoning Map change from M1-4/R8A to M1-6/R8X and a Zoning Text Amendment to modify base height, setback regulations to facilitate a new 189,285 sf office development with ground floor retail in DUMBO, CD 2, Brooklyn.	180344 ZMK; 180345 ZRK	Melanie Meyers
Todd Macaluso	38-01 23rd Ave Rezoning	Proposed commercial C2-3 overlay district in an existing R5D district on 23rd Ave. between 38th Street and Steinway Street	180315 ZMQ	John Strauss
DCP	M1 Hotel Special Permit	Zoning text amendment to establish a new Special Permit to allow Hotels in M1 districts citywide (currently permitted as-of-right)	180349 ZRY	
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
WRY TENANT LLC	WRY Parking Special Permit Renewals/ West 34th Street, West 30th Street, 12th Avenue, 11th Avenue	Renewal for WRY Parking parking special permits (ZR 93-052 and 13-561) for another 3 year term pursuant to Section 11-43; Renewal for WRY Parking parking special permits (ZR 93-052 and 13-561) for another 3 year term pursuant to Section 11-43	180306 CMM; 180305 CMM	Melanie Meyers
Spitzer	420 Kent - Kedem Waterfront Cert (Subst Compl)	BK-1 WAP Waterfront Certification; requesting substantial compliance to meet DPR and SBS waterfront issues related to adjacent grades and construction timing, located in Southside, CD 1, Brooklyn.	180351 CSK	Lobel
College Point Management Inc.	College Pt Shoprite Parking Lot Special Permit Mod/ 133-11 20TH AVENUE	College Point Special Permit Mod. on Block 4138 Lot 1 to allow new construction of 9,210 sq ft retail on Shop Rite's parking lot	180369 EASQ; 850785B ZSQ	Jeremiah Candreva
DCA	Pequena Restaurant		180392 ECK	
NYC LPC	The Dime Savings Bank of Williamsburgh		180379 HIK	
NYC LPC	Richard Webber Harlem Packing House		180377 HIM	
NYC LPC	Public School 109		180378 HIM	
Jose Adames	2050 Bartow Avenue Animal Shelter	A full service animal shelter to be opened at 2050 Bartow Avenue in coordination with DCAS and OMB. The facility will also house the future headquarters of Animal Care Centers of New York City.	180346 PSX	Vanessa Leon
DCAS	2926 W 19th Street (PX)	This is a public application by DCAS proposing acquisition of 60,000 square feet of administrative space to be utilized by HRA staff, on 2926 West 19 Street, Coney Island, CD 13, Brooklyn	180317 PXX	James Lawler

## CITY PLANNING PIPELINE (continued)

*New Applications Filed with DCP — April 1 to April 30, 2018*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS (continued)</b>				
BLOCK 7469 LLC	2835 & 2845 Veterans Road West (Masucci)/ Veterans Road West and Tyrellan Avenue	Propose 61,478 ZSF of commercial building in 1 pad retail site, 1 strip mall building with small second floor, with 214 accessory open parking on vacant, wooded site. 74-922 SP, SSRDD Auths 107-65 and 107-68, Cross-Access actions. Subdivision & Minor Mod (P2016R0354) to proceed resumption of this application.	180309 RAR; 180310 RAR; 180311 RAR; 180308 ZSR; 180312 ZCR; 180313 ZCR	
Alan Becker	SS Sleight Avenue	School seat certification for one dwelling unit	180307 RCR	Stanley Krebushevski
Domenick Castellano	SS 21 Finlay Avenue	School seat certification for two dwelling units.	180314 RCR	
John Stringile	SD 151 McBaine Avenue	Subdivision of one zoning lot into two zoning lots.	180318 RCR	
Giuseppe (Joe) Bonomo	SS 230 Yetman Avenue		180381 RCR	
James Morri	SS SD 245 Edgegrove Avenue	Subdivision of one zoning lot into two zoning lots with school seat certification for four dwelling units.	180328 RCR; 180329 RCR	
Claud Pappas	Pappas Residence - 4637 Grosvenor Ave - SNAD	Increasing the non-compliance by building a vertical enlargement in the rear yard, this project will need a waiver for the rear yard requirement. Seeking a SNAD authorization pursuant to 105-432, modification of yard regs.	180319 ZAX	Boaz Golani
Hebrew Home for the Aged at Riverdale, Inc	Hebrew Home for the Aged – Expansion; 5701-5961 PALISADE AVENUE	Expansion of Hebrew Home to incorporate adjacent parcel (Passionist Father's Home) in Riverdale; rezoning and SNAD authorizations to develop 300 assisted living units and TBD independent living units	180321 ZSX; 180322 ZAX; 180323 ZAX; 180324 ZAX; 180325 ZAX; 180326 ZAX; 180327 ZCX	
Kevin DeGroat	College of Mt St Vincent - New Building - SNAD	New residence hall and nursing school subject to SNAD	180374 ZAX; 180375 ZAX; 180376 ZAX	Kevin DeGroat
Gallant	520 West 41st Street (DIB, ERY, 93-122)	Chair certifications for DIB, ERY and residential floor area 93-122 (parking certification will be applied for separately)	180380 ZCM	
	SAR Academy - ELC Building - SNAD Cert	Replacing Early Learning Center building with new Early Learning Center Building; not impacting natural features.	180316 ZCX	
Cornell Realty Management LLC	Franklin Avenue Rezoning	This is a private application by Cornell Realty Management LLC requesting a zoning map amendment (ZM) and a zoning text amendment (ZR) to Appendix F of the zoning resolution to facilitate two new 16-story buildings collectively consisting of 530,043 zsf (518 DU's), residential and commercial development, including 514,694 sf of residential use and	180347 ZMK; 180348 ZRK	

## ULURP PIPELINE

### *New Applications Certified into ULURP*

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
69-02 Queens Boulevard	Zoning map, zoning text amendments and special permit	Q2	180265 ZMQ; N180266 ZRQ; 180267 ZSQ	04/09/2018
NYPD 112th Street Parking Lease	Site selection and acquisition	Q7	180285 PCQ	04/09/2018
1881-1885 McDonald Avenue Rezoning	Zoning map and zoning text amendments	K15	180029 ZMK; N180030 ZRK	04/09/2018
Hebrew Home for the Aged	Special permit, authorizations, and CPC certification	X8	180321 ZSX; N180322 ZAX; N180323 ZAX; N180324 ZAX; N180325 ZAX; N180326 ZAX; N180327 ZCX	04/23/2018
2050 Bartow Avenue Animal Shelter	Site selection	X10	180346 PSX	04/23/2018
LSSMNY-Early Life Center	Acquisition	X2	160161 PQX	04/23/2018
Watson Avenue Early Childhood Center	Acquisition	X9	160160 PQX	04/23/2018
PAL Arnold & Marie Schwartz Early Center	Acquisition	K5	160331 PQK	04/23/2018
116 West 23rd Street (Burlington Sign)	Special permit	M4	180273 ZSM	04/23/2018
NYPD Bomb Squad	Site selection and acquisition	M5	180296 PCM	04/23/2018

## BSA PIPELINE

### *New Applications Filed with BSA — April 2018*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
<b>VARIANCES</b>				
BKLYN11201 LLC	104 DeGraw Street, BK	Construct 4-story mixed-use building	2018-53-BZ	Slater & Beckerman
Abraham Tannenbaum	11-01 Plainview Avenue, QN	Construct 3-story 1-family dwelling	2018-51-BZ	Eric Palatnik, PC
<b>SPECIAL PERMITS/OTHER ACTION</b>				
MOCAL Enterprises, Inc.	1182 Broadway, MN	Legalize physical culture establishment	2018-58-BZ	Sahn Ward Coschigano
24 West 40th Associates LLC	24 West 40th Street, MN	Permit physical culture establishment	2018-57-BZ	Jay Goldstein
45 W 45 Strategic Venture LLC	45 West 45th Street, MN	Permit physical culture establishment	2018-50-BZ	Eric Palatnik, PC
Diamondrock NY Lex Owner, LLC	511 Lexington Avenue, MN	Permit physical culture establishment	2018-60-BZ	Rothkrug Rothkrug
Dagny Enterprises, LLC	761 Sheridan Avenue, BX	Construct school	2018-54-BZ	Sheldon Lobel, PC
SPG Boerum LLC	159 Boerum Street, BK	Waive parking requirement for affordable housing development	2018-52-BZ	Akerman, LLP
Solomon S. Salem	1919 East 5th Street, BK	Enlarge 1-family dwelling	2018-49-BZ	Lyra J. Altman
A Shamosh Realty	620 DeGraw Street, BK	Permit physical culture establishment	2018-61-BZ	Jay Goldstein
RFR/K 77 Sands Owner, LLC	73 Sands Street, BK	Permit school in M1-6 district	2018-62-BZ	Sheldon Lobel, PC
SPG Johnson LLC	222 Johnson Avenue, BK	Waive parking requirement for affordable housing development	2018-55-BZ	Akerman LLP
Dmitry Vayner	83 Coleridge Street, BK	Enlarge 1-family dwelling	2018-56-BZ	Sheldon Lobel, PC
3030 Equities LLC	30-30 Northern Boulevard, QN	Legalize physical culture establishment	2018-59-BZ	Akerman LLP

## LANDMARKS PIPELINE

*Proposed Designations — April 2018*

NAME	ADDRESS	ACTION	DATE
Public School 109	215 East 99th Street, MN	Designated	3/27/2018
Benjamin Franklin High School	260 Pleasant Avenue, MN	Designated	3/27/2018
Richard Webber Packing House	207 E. 119th Street, MN	Designated	3/27/2018
Dime Savings Bank of Williamsburgh	209 Havemeyer Street, BK	Designated	3/27/2018
Hans S. Christian Memorial Kindergarten	236 President Street, BK	Calendared	4/10/2018
238 President Street House	238 President Street, BK	Calendared	4/10/2018
Central Harlem West 130-132nd Street HD	Harlem, MN	Heard	4/17/2018
Coney Island Boardwalk	Coney Island, BK	Heard	4/17/2018
Firehouse, Engine Companies 264 & 328, Hook and Ladder 134	16-15 Central Avenue, QN	Heard	4/24/2018
53rd Precinct Police Station	16-12 Mott Avenue, QN	Heard	4/24/2018

*Actions Taken — April 2018*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">March 27, 2018</a>				
Safari Playground, West 90th & Central Park West, MN	Central Park	Modify pathways, playgrounds, replace fences, install ramps	19-22253	Yes
East 96th Street Playground, MN	Central Park	Modify pathways, playgrounds, replace fences, install ramps	19-22254	Yes
220 E. 17th Street, MN	Stuyvesant Square HD	Install awning, decking, railings, screens, raise flues	19-18958	W/D
17 W. 67th Street, MN	Upper West Side/CPW HD	Replace windows	19-20028	W/Mod
2 E. 67th Street, MN	Upper East Side HD	Install balcony, lighting	19-20395	Denied
875 Fifth Avenue, MN	Upper East Side HD	Modify openings, install awning, HVAC equip., replace solarium	19-21951	Yes
265 New York Avenue, BK	Crown Height North HD II	Install windows	19-16077	Yes
<a href="#">April 10, 2018</a>				
100 Bleecker Street, MN	University Village	Install signage	19-21910	Yes
95 West Entry Road, SI	Ernest Flagg Estate Cottage: Bowcot	Create a curb cut, install parking pad, retaining wall	19-18072	W/Mod
101 Reade Street, MN	Tribeca South HD	Install access ramp	19-20693	Yes
375 W. Broadway, MN	SoHo-Cast Iron HD	Install access lift	19-18779	W/Mod
104 E. 10th Street, MN	St. Mark's HD Ext.	Construct rooftop addition	18-3643	Yes
122 E. 66th Street, MN	Upper East Side HD	Install mechanical equipment at roof	19-20009	Yes
210 Columbus Avenue, MN	Upper West Side/CPW HD	Install access ramp	19-22222	Yes
250 W. 71st Street, MN	West End-Collegiate HD Ext.	Alter facade, construct rooftop addition, extend flues	19-15489	W/Mod
110 Riverside Drive, MN	Riverside-West End HD Ext. I	Est. master plan (replacement of windows)	19-19187	Yes
224 Washington Avenue, MN	Clinton Hill HD	Replace windows	19-22987	Yes
467 Tompkins Avenue, MN	Stuyvesant Heights HD	Construct new building	19-21508	W/Mod
145 Friendship Lane, SI	NYC Farm Colony-Seaview Hospital HD	Amend footprint of previously approved buildings	19-20912	Yes
<a href="#">April 17, 2018</a>				
990 Park Avenue, MN	Church of St. Ignatius Loyola	Modify windows, install elevator enclosure, access ramp, signage	19-20094	W/Mod
412 Greenwich Street, MN	Tribeca North HD	Install signage, lights, railings, modify canopy	19-22578	Yes
122 E. 7th Street, MN	East Village/LES HD	Install signage	19-23099	Yes
147 Waverly Place, MN	Greenwich Village HD	Modify, enlarge penthouse addition	19-19282	Yes
41 Greenwich Avenue, MN	Greenwich Village HD	Reconstruct facade, replace cornice	19-12296	W/Mod
971 Lexington Avenue, MN	Upper East Side HD	Install awnings, signage, legalize painting of facade	19-19082	W/Mod

## LANDMARKS PIPELINE (continued)

*Actions Taken — April 2018 (continued)*

### FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN (continued)

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
980 Park Avenue, MN	Park Avenue HD	Modify areaway, construct access ramp	19-22194	Yes
126 Calyer Street, BK	Greenpoint HD	Install infill, construct bulkhead	19-18245	Yes
126 Kent Street, BK	Greenpoint HD	Modify rear openings, install vent	19-17060	Yes
105 Eighth Avenue, BK	Park Slope HD	Legalize work on roof non-compliant with C of A	19-21420	Yes
<a href="#">April 24, 2018</a>				
144 W. 14th Street, MN	144 West 14th Street Building	Install storefront infill, flagpoles	19-22913	W/Mod
275 Canal Street, MN	SoHo-Cast Iron HD Ext.	Replace windows, infill	19-23074	Yes
1 Clarkson Street, MN	Greenwich Village HD Ext. II	Install rooftop fence	19-20296	Yes
11 E. 26th Street, MN	Madison Square North HD	Install entrance infill, modify surround	19-20373	Yes
655 Park Avenue, MN	Upper East Side HD	Construct rooftop addition	19-22451	Yes
944 Park Avenue, MN	Park Avenue HD	Install louvers	19-21985	Yes
16 E. 84th Street, MN	Metropolitan Museum HD	Replace windows	19-20588	Yes
259 Henry Street, BK	Brooklyn Heights HD	Install dormer windows, remove chimney	19-22858	W/Mod
10 Schermerhorn Street, BK	Brooklyn Heights HD	Alter rear facade	19-19349	Yes
236 Kane Street, BK	Cobble Hill	Modify roof bulkhead, install rooftop playground	19-21854	Yes
183 Sterling Street, BK	Prospect Lefferts Gardens HD	Modify areaway	19-19961	Yes
35-25 87th Street, QN	Jackson Heights HD	Legalize fence, replacement of stoop, windows, paving	19-20765	W/Mod
460 Brielle Avenue, SI	Seaview Hospital HD	Construct parking lot, access ramps	19-11399	Yes

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

CITY COUNCIL				
RES. NOS.	PROJECT	DESCRIPTION	DATE	
<a href="#">299</a>	35 Underhill Avenue Rezoning, BK	Rezoning (R6B to R6A/C2-4)	4/11/2018	
<a href="#">300</a>	Gowanus Canal CSO, BK	Acquisition of property for combined sewer overflow facility	4/11/2018	
<a href="#">301</a>	165 W. 80th Street, MN	UDAAP by HPD (1 lot)	4/11/2018	
<a href="#">302</a> ; <a href="#">303</a>	302-314 W. 127th Street, MN	UDAAP by HPD (6 lots), disposition of property; special permit (floor area for community facility uses)	4/11/2018	
<a href="#">304</a>	26 Broadway, BK	Disapproval of petition for sidewalk café	4/11/2018	
<a href="#">305</a>	TLC Office Space, BX	Acquisition of office space for Taxi & Limousine Commission	4/11/2018	
<a href="#">315</a>	500 West 174th Street HDFC, MN	Real property tax exemption	4/25/2018	
<a href="#">316</a>	721 Van Siclen HDFC, BK	Real property tax exemption	4/25/2018	
CITY PLANNING COMMISSION				
PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
1490 Southern Boulevard	UDAAP by HPD (residences & community facility)	BX 3	<a href="#">N180153HAX</a>	3/28/2018
St. Andrew's Day Care Center	Acquisition of property by ACS & DCAS	BK 7	<a href="#">C150253PQK</a>	3/28/2018
NYPD 116th Precinct Station House	Acquisition of property (precinct stationhouse); rezoning (est. C1-3 in R3-2)	QN 13	<a href="#">C180210PSQ</a> ; <a href="#">C180209PSQ</a>	3/28/2018
Edenwald YMCA	Disposition of City-owned property	BX 12	<a href="#">C180242PPX</a>	4/23/2018