

CITYLAND NEW FILINGS & DECISIONS | July 2018

CITY PLANNING PIPELINE

New Applications Filed with DCP — July 1 to July 31, 2018

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
The Leser Group, Ltd	101 Fleet Place Rezoning	This is a private application requesting a Zoning Map amendment from R6 to C6-4 to facilitate the development of a new 21-story, 320', 290,000 sf mixed-use tower including a 90,000 sf public school at 101 Fleet Place in the Downtown Brooklyn Special District, Community District 2, Brooklyn.	180524 ZMK; 180525 ZRK; 180526 ZSK	
Jackie Kamali	100-03 North Conduit Avenue Rezoning	Zoning Map Change to establish a C2-2 commercial overlay within an existing R3X district to facilitate the development of an automotive service station and convenience store.	170492 ZMQ; 170493 ZRQ	
	50 Old Fulton Rezoning	This is a private application requesting a zoning map change from M2-1 district to M1-5, to facilitate a new, 6-story, 34,650 SF, commercial development, including 13,200 SF of retail and 21,450 SF of commercial office, located at 50 Old Fulton Street, DUMBO, Community District 2, Brooklyn.	190011 ZMK	Nicholas Hockens
SPECIAL PERMITS/OTHER ACTIONS				
SITE C LLC	555 West 38th Street (HY certifications)	Application for Hudson Yards DIB, ERY, parking, residential, residential phasing, and office use certifications	160209 ZCM; 160210 ZCM; 160211 ZCM; 160320 ZCM	
	420 Kent Avenue WPAA Phasing Plan	This is a private application by Spitzer Enterprises requesting an authorization pursuant to ZR 62-822 (c) for a Waterfront Public Access Area Phasing Plan for a mixed-use development at 420 Kent Avenue, in Williamsburg, Community District 1, Brooklyn.	190020 ZAK	Juliet Wong
	35 Coverly Avenue	Proposed in-ground swimming pool within side yard.	190013 ZAR; 190014 ZAR; 190015 ZCR; 190017 ZAR	Gaetano Donatantonio
	Silver Lake Cemetery	Authorization pursuant to section 119-313 within the Special Hillside Preservation district in order to remove invasive trees from Silver Lake Cemetery.	180482 ZAR	Kyle Zick
	360 West 253rd St - SNAD	SNAD Authorizations to do a number of site alterations: 105-421 Modification of topographic features on Tier I sites; 105-422 Authorization of a development on a Tier II site having a steep slope; 105-425 Modification of botanic environment and tree preservation and planting requirement	190002 ZAX; 190003 ZAX	Ning Lu
	85 Broad Street Arcade LPQ Café - POPS	Chairperson certification pursuant to Section 91-821 to allow a café within the arcade at 85 Broad Street for use by Le Pain Quotidien.	190005 ZCM	Giovanni Gioia
	4697 Third Avenue UDAAP	Disposition of HPD controlled property to facilitate the development of affordable housing.	190026 HAX	
	NYPD 116th Precinct - Demapping	Demapping of a portion on North Conduit Avenue to facilitate the construction of the 116th Precinct.	190004 MMQ	
	SD 47 Furman Street	Subdivision of one zoning lot into two zoning lots.	190001 RCR	
	SS SD 115 Canton Avenue	School seat certification for six dwelling units and subdivision of one zoning lot into two zoning lots.	190006 RCR; 190007 RCR	
	SS Annadale Road	School seat certification for four dwelling units.	190008 RCR	

CITY PLANNING PIPELINE (continued)

New Applications Filed with DCP — July 1 to July 31, 2018

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
	SS SD 78 Woodland Avenue	Subdivision of one zoning lot into two zoning lots and school seats for two dwelling units.	190009 RCR; 190010 RCR	
	SS 123 Connecticut Street	School seat certification for one dwelling unit.	190012 RCR	
	SS Torrice Loop	Renewal of school seat certification.	190018 RCR	
	SD 1 Knox Street	Subdivision of one zoning lot into two zoning lots.	190021 RCR	
	SD 76 Eagan Avenue	Subdivision of one zoning lot into two zoning lots.	190022 RCR	
	SS Ridgecrest Avenue	School seat certification for four dwelling units.	190023 RCR	
	SS SD 145 Waterbury Avenue	Subdivision of one zoning lot into two zoning lots. School seat certification for one dwelling unit.	190024 RCR; 190025 RCR	

BSA PIPELINE

New Applications Filed with BSA — July 2018

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
Corporate Commons Three LLC	1441 South Avenue, SI	Permit charter school on 3rd, 4th, and 5th floors of 8-story building	2018-107-BZ	Eric Palatnik, PC
SPECIAL PERMITS/OTHER ACTION				
MIP One Wall Street LLC	1 Wall Street, MN	N/A	2018-108-BZ	Kramer Levin
Silverstein MB LLC	550 W. 41st Street, MN	Permit physical culture establishment	2018-120-BZ	Bryan Cave
Beacway Operating LLC	2130 Broadway, MN	Legalize physical culture establishment	2018-124-BZ	Jay Goldstein
251 W 87 St Associates	2381 Broadway, MN	Permit physical culture establishment	2018-123-BZ	Jay Goldstein
Frank J. Perez	24 Frank Court, BK	Waive bulk regs for replacement of hurricane-damaged homes	N/A	Mayor's Office of Housing and recovery Operations
Abdo & Norma Chakkalo	710 Avenue W, BK	Enlarge 1-family dwelling	2018-118-BZ	Lyra J. Altman
Remica Property Group Corp.	1982 Utica Avenue, BK	Permit service station with convenience store	2018-116-BZ	Eric Palatnik, PC
8701 4th Avenue LLC	8701 Fourth Avenue, BK	Permit physical culture establishment	2018-119-BZ	Rothkrug Rothkrug
N/A	17 Abbey Court, BK	Waive bulk regs for replacement of hurricane-damaged homes	N/A	Mayor's Office of Housing and recovery Operations
Tatiana Markel	124 Hastings Street, BK	Convert 2-family dwelling to 1-family	2018-106-BZ	Eric Palatnik, PC
Aron Ungar	2060 63rd Street, BK	Enlarge 2, 2-family homes	2018-117-BZ	Eric Palatnik, PC
N/A	394 Beach 25 Street, QN	Waive bulk regs for replacement of hurricane-damaged homes	N/A	Mayor's Office of Housing and recovery Operations
JMK Realty Family Limited Partnership	9-03 44th Road, QN	Operate school in M1-1 district	2018-109-BZ	Goldman Harris
N/A	715 Cross Bay Boulevard, QN	Waive bulk regs for replacement of hurricane-damaged homes	N/A	Mayor's Office of Housing and recovery Operations
N/A	26 Millbank Road, QN	Waive bulk regs for replacement of hurricane-damaged homes	N/A	Mayor's Office of Housing and recovery Operations
AJ Staten Island, LLC	2409 Richmond Avenue, SI	Permit physical culture establishment	2018-122-BZ	Mango & Iacoviello
N/A	18 Neutral Avenue, SI	Waive bulk regs for replacement of hurricane-damaged homes	N/A	Mayor's Office of Housing and recovery Operations
APPEALS				
Simana Holdings LLC	373 Grove Street, BK	Appeal DOB determination and reinstate building permit within railroad or transit air space	2018-126-A	Rothkrug Rothkrug
495 Wild Ave, LLC	495 Wild Avenue, SI	Build on unmapped street	2018-125-A	Cesare Giaquinto

LANDMARKS PIPELINE

Proposed Designations — July 2018

NAME	ADDRESS	ACTION	DATE
550 Madison Avenue (Former AT&T Headquarters)	550 Madison Avenue, MN	Designated	7/31/2018

Actions Taken — July 2018

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
July 10, 2018				
181 Front Street, MN	189 Front Street Building	Install platform, access lift	19-26784	W/Mod
Brooklyn Bridge, MN-BK	Brooklyn Bridge	Modify infill at arched openings	19-25869	W/Mod
224 E. 125th Street, MN	NYPL, 125th Street Branch	Modify ramp, replace windows, install bulkhead, mechanical equipment	19-25246	W/Mod
11 Fulton Street, MN	South Street Seaport HD	Modify infill, install lights & signage	19-26958	Yes
254 W. 4th Street, MN	Greenwich Village HD	Legalize rooftop fencing, ground floor infill	19-20358	W/Mod
421 W. 14th Street, MN	Gansevoort Market HD	Construct rooftop pergola	19-26636	Yes
2080 Broadway, MN	Upper West Side/CPW HD	Replace parapet	19-09955	Yes
626 Vanderbilt Avenue, BK	Prospect Heights HD	Replace infill, reclad awning	19-21958	W/Mod
233 Dean Street, BK	Boerum Hill HD	Construct rear yard addition	19-24721	W/Mod
11 Old Fulton Street, BK	Fulton Ferry HD	Alter and reconstruct rear & side facades	19-13313	W/Mod
604 Shore Road, QN	Douglaston HD	Legalize installation of mechanical equipment	19-10407	Yes
July 17, 2018				
412 Broadway, MN	Tribeca East HD	Legalize windows	19-22597	W/Mod
176 Lafayette Street, MN	SoHo-Cast Iron HD Ext.	Establish master plan (installation of painted wall signs)	19-19849	Yes
708 Broadway, MN	NoHo HD	Install infill, signage, bollard, construct rooftop mechanical additions	19-24209	W/Mod
301 Henry Street, BK	Brooklyn Heights HD	Install HVAC equipment at areaway	19-25858	W/Mod
147 St. Felix Street, BK	Brooklyn Academy of Music HD	Modify design of previously approved building	19-25436	Yes
236 Kane Street, BK	Cobble Hill HD	Amend previously approved rooftop playground fence	19-28188	Yes
394 Henry Street, BK	Cobble Hill HD	Legalize areaway excavation, louver installation	19-22343	W/Mod
864 Carroll Street, BK	Park Slope HD	Replace windows		
July 24, 2018				
54 Canal Street, MN	S. Jarmulowsky Bank Building	Amend C of A to enclose rooftop mechanical equipment and fire stair	19-22145	Yes
159 Charles Street, MN	159 Charles Street Building	Construct rear addition, modify openings, lintels door surrounds, install mechanical equipment at roof, paint facades	19-25704	W/Mod
9 W. 16th Street, MN	9 West 16th Street Building	Modify penthouse	19-25621	W/Mod
188 Madison Avenue, MN	B. Altman & Co. Department Store Building	Install marquee, banner signs, replace infill	19-29364	W/Mod
275 Canal Street, MN	SoHo-Cast Iron HD Ext.	Install rooftop mechanical equipment	19-27752	Yes
430 Broome Street, MN	SoHo-Cast Iron HD Ext.	Legalize non-compliant rooftop addition	19-18178	W/Mod
139 Thompson Street, MN	Sullivan-Thompson HD	Reconstruct side facade, remove chimneys, raise parapet	19-24078	Yes
16 Jones Street, MN	Greenwich Village HD Ext. II	Construct rear addition	19-25068	Yes
131 Perry Street, MN	Greenwich Village HD	Modify door, construct access ramp	19-25023	Yes
880 Broadway, MN	Ladies' Mile HD	Alter storefront, replace windows & doors, install signage, lighting, flagpole	19-23078	Yes
34 E. 19th Street, MN	Ladies' Mile HD	Construct roof additions, alter storefronts, replace windows & doors, install signage, lighting, flagpole	19-27726	Yes
466 Amsterdam Avenue, MN	Upper West Side/CPW HD	Alter storefront infill	19-25337	Yes
309 W. 85th Street, MN	Riverside-West End HD Ext. I	Legalize windows	19-21681	W/Mod
449 Covent Avenue, MN	Hamilton Heights/Sugar Hill HD	Construct new building	19-15103	W/Mod

LANDMARKS PIPELINE (continued)

Actions Taken — July 2018 (continued)

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
July 31, 2018				
175 E. 73rd Street, MN	175 East 73rd Street Building	Modify rooftop addition, install mechanical equipment, replace windows	19-28148	Yes
177 E. 73rd Street, MN	177-179 East 73rd Street Building	Construct rear & roof additions, replace garage door with new infill	19-27789	Yes
2 Eastern Parkway, BK	Brooklyn Public Library, Central Building	Amend C of A for new windows and door openings	19-20286	W/Mod
170 Duane Street, MN	Tribeca West HD	Modify openings, construct rear addition	19-17458	Yes
53 N. Moore Street, MN	Tribeca West HD	Enlarge elevator bulkhead	19-23656	Yes
405 W. 13th Street, MN	Gansevoort Market HD	Construct roof addition, replace infill	19-24635	W/Mod
163 W. 76th Street, MN	Upper West Side/CPW HD	Construct rear & roof additions	19-20777	Yes
410 Amsterdam Avenue, MN	Upper West Side/CPW HD	Replace infill	19-21829	Yes
365 Waverly Avenue, BK	Clinton Hill HD	Excavate rear yard, construct rear addition	19-14814	Yes

New Decisions Added to www.CityAdmin.org — July 2018

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
462	223 Dyckman Street, MN	Revocable consent for sidewalk café	7/18/2018
463	Coney Island Riegelmann Boardwalk, BK	Scenic landmark designation	7/18/2018
464	NHP-Hope Homes Cluster Amendment, MN	Amend UDAAP by HPD and tax exemption	7/18/2018
465	490 181st Street, BX	Approval of real property tax exemption	7/18/2018
466	103 Franklin Avenue, BX	Approval of real property tax exemption	7/18/2018
467	Small Homes Rehab, QN	Amend UDAAP by HPD and tax exemption	7/18/2018
468	Friendset Apartments, BK	Approval of real property tax exemption	7/18/2018

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
40-31 82nd Street Rezoning	Rezoning (elim. R6 from C1-3, change R6 to C4-5X); zoning text amendment (mandatory inclusionary housing)	QN 4	C180098ZMQ ; N180099ZRQ	7/9/2018
Balton Commons	UDAAP by HPD (residential, community facility, commercial space)	MN 10	C180249HAM	7/11/2018
1601 DeKalb Avenue Rezoning	Rezoning (R6 to R6B, M1-1 to R7A, est. C2-4 in R7A); zoning text amendment (mandatory inclusionary housing)	BK 4	C180148ZMK ; N180149ZRK	7/11/2018
Brinckerhoff Cemetery	Site selection, acquisition of property	QN 8	C180241PCQ	7/11/2018
Central Harlem 130th-132nd Street	Landmark district designation	MN 10	N180372HKM	7/25/2018
LSSNY Early Life Center	Acquisition of property (child care center)	BK 3	C150252PQK	7/25/2018
53rd Precinct Stationhouse	Landmark designation	QN 14	N180449HIQ	7/25/2018
Engine Companies 264 & 328/Ladder Company 132	Landmark designation	QN 14	N180440HIQ	7/25/2018