

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

**CITY PLANNING PIPELINE**

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
Bill Mlynarick	147-40 15 <sup>th</sup> Ave Commercial Overlay Rezoning	Proposal to provide C1-3 Commercial Overlay on existing legal but non-conforming lot to bring into conformance in Whitestone, Queens.	190029 ZMQ	Christopher Toppo
Dov Barnett	Court Square Block 3 Text Amendment	Proposed modification of height and setback requirements to facilitate the development of a mixed use building on Block 03 of the Court Square Subdistrict of the Long Island City Mixed Use District.	190036 ZRQ	Chris Fogarty
59 Greenwich LLC	59 Greenwich Ave – 74-711	74-711 to allow UG 6 commercial use on the 2nd floor and bulk waiver of an existing 4-story building in C2-6 district, within Greenwich Village Historic District.	190070 ZSM	Judy Gallant
Denis S. O'Connor, Inc.	91-05 Beach Channel Drive Rezoning	Zoning map amendment from R4-1 to R4-1/C2-3 to bring an existing funeral home establishment (Use Group 7) into conformance with the Zoning Resolution.	180282 ZMQ; 180504 EASQ	N/A
RBB II LLC.	106-02 Rockaway Beach Boluevard Rezoning	Proposed rezoning from R5D/C2-3 to M1-5 to facilitate the construction of a self-storage facility in the Rockaway Beach section of Queens, Community District 14.	180395 ZMQ; 190062 EASQ	N/A
Eunice Suh	Belmont Cove - Rezoning	Proposal to rezone parcels on Belmont Avenue south of Tremont on the CBX from M1-4 to R7X MIH.	190049 ZMX; 190050 ZRX; 190051 HDX	N/A
BLONDELL EQUITIES LLC	Blondell Commons – 1340 Blondell Avenue	Rezoning from M1-1 to R7A with C2-4 overlay to develop a mixed-use retail and residential building with 228 units; text amendment to Appendix F to map area as MIH designated area; Demapping of Fink Avenue.	170353 MMX; 170438 ZMX; 170439 ZRX	N/A
41 Summit Street LLC	41 Summit Street Rezoning	This is a private application by 41 Summit Street LLC requesting rezoning from M1-1 to R7A/C2-4 and mapping MIH (ZR Appendix F) to facilitate the construction of a seven-story residential building with seven dwelling units at 41 Summit Street in the Columbia Street Waterfront neighborhood.	180294 ZMK; 180295 ZRK	N/A
1010 Pacific Street LLC	1010 Pacific Street Rezoning – 1010 Pacific Street	This is a private application by 1010 Pacific Street LLC requesting a zoning map amendment from M1-1 to R7D/C2-4 and a zoning text amendment to designate an MIH area to facilitate a new 11-story mixed use development with 154 dwelling units, 7,056 square feet of commercial floor area and 4,378 square feet.	180042 ZMK; 180043 ZRK	N/A
1010 Pacific Street LLC	1010 Pacific Street Rezoning – 1010 Pacific Street	This is a private application by 1010 Pacific Street LLC requesting a zoning map amendment from M1-1 to R7D/C2-4 and a zoning text amendment to designate an MIH area to facilitate a new 11-story mixed use development with 154 dwelling units, 7,056 square feet of commercial floor area and 4,378 square feet.	180042 ZMK; 180043 ZRK	N/A
1640 Flatbush Owner LLC	1640 Flatbush Avenue	Proposed rezoning from C8-2 to C4-4D and R6, along with and text amendment (pursuant to MIH) to facilitate a 13-story mixed-use development with approximately 30,000 SF of retail floor area and 115 dwelling units in the Flatbush neighborhood of Brooklyn, Community District 14.	190053 ZMK; 190054 ZRK	N/A
Caton Park Rehabilitation and Nursing Center, LLC	Caton Park Nursing Home Rezoning – 1312 Caton Avenue	The Caton Park Nursing Home seeks a rezoning from R3X to R6A to facilitate a 4,830 SF expansion on the 5th floor of an existing building with no increase in nursing home beds. No residential units are created as a result of this action.	180393 ZMK; 180394 ZRK	N/A

## CITY PLANNING PIPELINE (continued)

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS (continued)</b>				
Mark Rigerman	1050 Pacific Street Rezoning – 1050 Pacific Street	This is a private application by 1050 Pacific LLC requesting a zoning map amendment from M1-1 to M1-4/R7A and a zoning text amendment to create a Mixed Use (MX) district and MIH area in order to facilitate a new eight-story mixed use development with 103 dwelling units containing 15,790 square feet of commercial space.	160175 ZMK; 160176 ZRK	N/A
550 Clinton Partners LLC	809 Atlantic Avenue Rezoning	This is a private application by Hope Street Capital requesting a (ZM) from a R7A/C2-4 to a R9/C2-5, a (ZR) to designate a MIH area, a special permits (ZSs) 74-711 to modify bulk regulations, and 74-533 to reduce parking requirements to facilitate a new 237,000-square foot mixed use development.	190071 ZMK; 190072 ZSK; 190073 ZSK	N/A
Gale Brewer	Two Bridges – Text Amendment	Text amendment that would require a special permit for a development or enlargement within the Two Bridges LSRD, except for an enlargement of up to 15,000 square feet for community facility use	180352 ZRM	N/A
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
Patricia Crispi	SS SD 110, 116, 120 Weiner Street	Subdivision of one zoning lot into two zoning lots with school seat certification for four dwelling units.	170375 RCR; 170376 RCR	Frank Vaccaro
Redzep Kosic	99 Seacrest Avenue (DOS)	Proposed construction in DOS area of property, which contains CEHA.	190041 RCR; 190042 RCR	Peter Calvanico
Christian Miller	636 Howard Avenue – Athletic Facility	Renovate and enlarge an existing athletic facility at Wagner College within HS. (R3-1).	190057 ZAR; 190058 ZAR	Michael DeRuvo
Alan Goldberg	695 West 246 <sup>th</sup> – Goldberg – Version 2 - SNAD	New authorization for SNAD approval; change from 2014 approval.	190045 ZAX; 190046 ZAX; 190047 ZAX; 190048 ZCX	Deirdre Carson
Pennrose, LLC	50 Pennsylvania Avenue FRESH Food Store	FRESH certification to facilitate a new grocery store at the ground floor of a mixed-use project with 200 units of affordable housing in East New York, Brooklyn.	190077 ZCK	Nathan Kozlowski
Park Place Partners Development, LLC	43-51 Park Place Plaza Cert	New certification will be required for shifting the boundaries of the plaza at 43-51 Park Place. Prior Certification Project ID P2014M0306.	190034 ZCM	Jerald Johnson
Le Pain Quotidien	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
Tristan 33 Inc	1 Penn Plaza Café and Kiosk Certification (POPS)	Certification pursuant to Section 37-73(c) for open air cafes and a kiosk in the existing through block plaza at 1 Penn Plaza.	190052 ZCM	Ricardo Zurita
IMDN Holdings LLC	585 Eighth Avenue Public Plaza Modification - POPS	A subsequent public plaza certification for a previously approved public plaza on site, to incorporate the as-built conditions and further design changes from the previous approval.	190068 ZCR	Deirdre Carson
HPD	461 Alabama Ave (HA, HU, ZS)	This is a public application by HPD requesting a UDAAP project approval and disposition, Urban Renewal Plan modifications and Special Permit 74-903 to facilitate a new 6-stories supportive housing development, including community and recreational spaces for building tenants, at 461 Alabama Avenue.	190037 ZSK; 190038 HAK; 190039 HUK	N/A
HPD	East Village Housing (204 Ave A and 535 E 12th St)	UDAAP project approval and disposition approval.	190069 HAM	N/A
HPD	Waterside Plaza - URA Extension	This is a public application by the New York City Department of Housing Preservation and Development, requesting a disposition of city owned property and amendment to the Waterside Urban Renewal Plan. The application applies to the site at 10, 20, 25, 30, 40 Waterside Plaza in Kipps Bay.	190064 HDM; 190065 HUM	N/A
NYC LPC	Boerum Hill Historic District Extension	An application by the Landmarks Preservation Commission for the extension of a historic district in the Boerum Hill neighborhood of Brooklyn in Community District 2.	190101 HKK	N/A

## CITY PLANNING PIPELINE (continued)

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS (continued)</b>				
1428 Fulton St LLC	1430 Fulton Street FRESH (cert)	This is a private application by 1428 Fulton LLC requesting a Chairperson certification pursuant to Zoning Resolution Section 63-30 for an 11,777 sf FRESH food store that would facilitate a new 101,646 sf two-tower building at 1428 Fulton Street in Bedford-Stuyvesant, CD 3, Brooklyn.	190027 ZCK; 190028 LDK	N/A
Garrett Burger	Olmsted-Beil House Park Addition	Site selection and acquisition of property adjacent to Olmsted-Beil House Park.	190061 PCR	N/A
Paul Spano	SD SS 28 Goff Avenue	Subdivide one zoning lot into two zoning lots with school seat certification for three dwelling units.	190031 RCR; 190032 RCR	N/A
Michael Kramer	SS 15 Tanglewood Drive	School seat certification renewal for ten dwelling units.	190040 RCR	N/A
Craig Carter	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	N/A
Clifford Siegel	SS Annadale Road & South Railroad	School seat certification for four dwelling units.	190008 RCR	N/A
Peter Callahan	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	N/A
Luis Epifani	SS 123 Connecticut Street	School seat certification for one dwelling unit.	190012 RCR	N/A
Michael Savo (Gateway Estates)	SS Torrice Loop	Renewal of school seat certification.	190018 RCR	N/A
Tsisnami Gogilashvili	243 Howard Avenue	Modification of steep slope topography and removal of trees for the proposed improvements to the property which include an open deck, household storage area, above ground pool and terracing of property which is Tier II with steep slope. Additional Other #(s): 520145860.	180090 ZAR; 180091 ZAR; 180092 ZAR	N/A
KNICKERBOCKER PLAZA LLC	Ruppert Brewery URA parking special permits – 1749-1763 SECOND AVENUE	Increase parking spaces at three existing garages located at the Ruppert Brewery Urban Renewal Area. Knickerbocker 98 spaces (104 existing). Yorkville 205 spaces (301 existing). Ruppert 150 spaces (220 existing). Total 453 spaces.	180181 ZSM; 180182 ZSM; 180183 ZSM	N/A
Leonello Savo		School seat certification for 10 dwelling units and subdivision of three zoning lots into five zoning lots.	190066 RCR; 190067 RCR	N/A
Edison Properties	241-251 W 28 Street Parking Special Permit Renewal	N/A	190076 CMM	N/A
NYC LPC	AT & T Corporate Headquarters Building	N/A	190044 HIM	N/A
Derek Tabacco	SD 47 Furman Street	N/A	190001 RCR	N/A
Joseph Loccisano	23, 35, 51 Cedarcliff Road	N/A	190068 ZCR	N/A

## ULURP PIPELINE

### *New Applications Certified into ULURP*

<b>PROJECT</b>	<b>DESCRIPTION</b>	<b>COMM. BD.</b>	<b>ULURP NO.</b>	<b>CERTIFIED</b>
4679 Third Avenue	UDAAP designation, project approval and disposition of c-o-p	X6	190026 HAX	8/6/2018
DOT Staten island Vehicle Maintenance & Repair Facility	Acquisition	SI1	180514 POR	8/6/2018
51 White Street	Special permit	M1	180439 ZSM	8/6/2018
East 241 <sup>st</sup> Street Rezoning	Zoning map and zoning text amendments.	X12	180083 ZMX; N180084 ZRX	8/20/2018
100-03 North Conduit Avenue Rezoning	Zoning map amendment.	Q10	170492 ZMQ	8/20/2018
Douglaston Parkway Rezoning	Zoning map and zoning text amendments.	Q11	060432 ZMQ; N180281 ZRQ	8/20/2018
NYPD 116 <sup>th</sup> Precinct – North Conduit Avenue	City map amendment.	Q13	190004 MMQ	8/20/2018
12 Franklin Street	Zoning text amendment and special permits.	K1	N180388 ZRK; 180387 ZSK; 180389 ZSK	8/20/2018
895 Bedford Avenue Rezoning	Zoning map and zoning text amendments.	K3	180229 ZMK; N180230 ZRK	8/20/2018
570 Fulton Street	Zoning map and zoning text amendments and special permit.	K2	180459 ZMK; N180457 ZRK; 180458 ZSK	8/20/2018
461 Alabama Avenue	UDAAP designation, project approval and disposition of c-o-p, amendment to East New York URP and special permit.	K5	190038 HAK; 190039 HUK; 190037 ZSK	8/20/2018
Caton Park Nursing Home	Zoning map and zoning text amendments.	K14	180393 ZMK; N180394 ZRK	8/20/2018
West 22 <sup>nd</sup> – West 23 <sup>rd</sup> Street Rezoning	Zoning map and zoning text amendments.	K13	170458 ZMK; N170459 ZRK	8/20/2018

## BSA PIPELINE

*New Applications Filed with BSA — August 2018*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
<b>VARIANCES</b>				
Yeshiva Mesivta Arugath Habosem	620-622 Myrtle Avenue, BK	Construct a school	2018-139-BZ	Jay Goldstein
Dennis P. George	204-23 46 <sup>th</sup> Road, QN	Construct 2-story home with attic and cellar and 1-car detached garage	2018-142-BZ	Dennis P. George
<b>SPECIAL PERMITS/OTHER ACTION</b>				
N/A	N/A	Waiver for property destroyed or substantially damaged by Hurricane Sandy	2018-127-A	Mayor's Office of Housing and Recovery Operations
North 10 <sup>th</sup> Lofts LLC	103 North 10 <sup>th</sup> Street, BK	Permit physical culture establishment	2018-128-BZ	Rothkrug Rothkrug & Spector LLP
Donna Marie Russo	484F Sharrotts Road, SI	Permit 2 story addition by creating 1 zoning lot consisting of 2 tax lots	2018-129-A	Philip L. Rampulla
N/A	22 Stanton Road, BK	Waive bulk regulations for replacement of hurricane-damaged homes	2018-130-BZ	Mayor's Office of Housing and Recovery Operations
N/A	32 Stanton Road, BK	Waive bulk regulations for replacement of hurricane-damaged homes	2018-131-BZ	Mayor's Office of Housing and Recovery Operations
100 Church Fee Owner LLC	100 Church Street, MN	Permit physical culture establishment	2018-132-BZ	Greenberg Traurig LLP
450 Partners LLC c/o Brookfield Properties, Inc.	450 West 33 <sup>rd</sup> Street, MN	Permit physical culture establishment (fitness facility) on 1 <sup>st</sup> and 2 <sup>nd</sup> floor	2018-133-BZ	Sahn Ward Coschignano PLLC
Meir Babaev	251-77 Jericho Turnpike, QN	Reduce parking requirement for ambulatory diagnostic or treatment facility use	2018-136-BZ	Eric Palatnik PC
Meir Babaev	251-77 Jericho Turnpike, QN	Permit school in commercial district	2018-137-BZ	Eric Palatnik PC
257 Associates Borrower LLC	257 West 17 <sup>th</sup> Street, MN	Legalize operation of a PCE in portion of cellar and 1 <sup>st</sup> floor	2018-138-BZ	Jay Goldstein PLLC
Cohancy Realty LLC	100-03 North Conduit Avenue, QN	Permit automotive service station and accessory convenience store	2018-140-BZ	Eric Palatnik PC
Sergey Davidov	110-50 68 <sup>th</sup> Drive, QN	Permit enlargement of 2-family home	2018-141-BZ	Eric Palatnik PC
13 West 13 Apartments Corp.	20 West 14 <sup>th</sup> Street, MN	Permit physical culture establishment	2018-143-BZ	Rothkrug Rothkrug & Spector LLP
<b>APPEALS</b>				
Axia Realty LLC	40 East 72 <sup>nd</sup> Street, MN	Appeal DOB determination to exhaust fireplaces	2018-135-A	Bruce Lederman Esq.

## LANDMARKS PIPELINE

*Actions Taken — August 2018*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<u>August 7, 2018</u>				
119-121 2 <sup>nd</sup> Avenue, MN	East Village/Lower East Side HD	Construct new building	19-25061	W/Mod
381 West End Avenue, MN	West End—Collegiate HD	Construct rooftop addition and replace windows	19-20490	Yes
42-50 Jay Street, BK	DUMBO HD	Construct rooftop additions, alter ground floor, paint façade, and install windows, mechanical equipment, window boxes & gate.	19-26964	W/Mod
41-49 47 <sup>th</sup> Street, QN	Sunnyside Gardens HD	Construct new brick stoop & install paving at areaway & legalize replacement of entrance hood	19-15258	W/Mod
175-12 Murdock Avenue, QN	Addisleigh Park HD	Legalize construction of masonry wall & construct in-ground pool, install fixtures, gates and pavers & reconstruct fountain and replace gazebo	19-18923	No Action
420 Pacific Street, BK	Boerum Hull HD	Construct rear yard addition	19-21939	Yes
7 Doughty Street, BK	Fulton Ferry HD	Install new door and surround in front areaway wall	19-24384	Yes
471 Tompkins Avenue, BK	Stuyvesant Heights HD	Remove stair, create barrier-free entrance	19-24418	Yes
638 10 <sup>th</sup> Street, BK	Park Slope HD Ext.	Install rooftop bulkhead and railings	19-20904	Yes
123 Rutland Road, BK	Prospect Lefferts Gardens HD	Replace deck, modify masonry openings & install HVAC units at the roof	19-26234	Yes
644 Broadway, MN	NoHo HD	Install windows	19-25325	Yes
452 West Broadway, MN	SoHo-Cast Iron HD Ext.	Install painted wall sign	19-28018	Yes
305-313 West 22 <sup>nd</sup> Street, MN	Chelsea HD Ext.	Replace windows	19-23929	W/Mod
3 Riverside Drive, MN	The Kleeberg Residence/ West End-Collegiate HD Ext.	Construct rooftop and rear yard additions, alter the areaway, construct new window openings & replace windows	19-26128	Yes
101 West 123 <sup>rd</sup> Street, MN	Mount Morris Park HD	Install signage	19-26570	W/Mod
22 Barclay Street, MN	St. Peter Roman Catholic Church	Install sculptures	19-29499	W/Mod
83-85 Worth Street, MN	Tribeca East HD	Construct rooftop additions, alter the rear façade & install a canopy	19-27732	W/Mod
36-38 East 62 <sup>nd</sup> Street, MN	Upper East Side HD	Raise parapet walls and install sculptures	19-25058	Yes
84 2 <sup>nd</sup> Avenue, MN	East Village/Lower East Side HD	Modify and replace storefront infill, replace windows, construct rear yard and rooftop additions & install railings	19-27371	Laid Over
535 1 <sup>st</sup> Street, BK	Park Slope HD	Construct rooftop additions, extend chimneys, modify masonry openings & excavate the rear yard.	19-25712	Laid Over
2 Cornelia Street, MN	Greenwich Village HD Ext. II	Replace windows	19-19813	Withdrawn
416-424 Washington Street	Tribeca North HD	Legalize installation of a barrier-free access lift and alterations to the marquee performed in non-compliance with Certificate of No Effect 17-1975	19-18291	Laid Over

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

### CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
<a href="#">483</a>	Special Inwood District Rezoning, MN	Disposition of three city-owned properties	8/8/2018
<a href="#">484</a>	4780 Broadway and 630 Academy Street, MN	UDAAP by HPD	8/8/2018
<a href="#">485</a>	Special Inwood District Rezoning, MN	Elimination and closing of streets and adjustment of grades and block dimensions	8/8/2018
<a href="#">486</a>	188 Havemeyer Street, BK	Approval of sidewalk café	8/8/2018
<a href="#">487</a>	235 East 4 <sup>th</sup> Inc., MN	Withdrawal of application for sidewalk café	8/8/2018
<a href="#">488</a>	East 14 <sup>th</sup> and Irving Place, MN	Rezoning (C6-1 to C6-4; C6-2A to C6-4; C6-3X to C6-4)	8/8/2018
<a href="#">489</a>	East 14 <sup>th</sup> and Irving Place, MN	Designate a Mandatory Inclusionary Housing (MIH) area	8/8/2018
<a href="#">490</a>	East 14 <sup>th</sup> and Irving Place, MN	Special Permit (Modify rear yard, height and setback requirements)	8/8/2018
<a href="#">491</a>	East 33 <sup>rd</sup> Street Rezoning, MN	Rezoning (R8A to C1-9A)	8/8/2018
<a href="#">492</a>	1019-1029 Fulton Street, BK	UDAAP by HPD, Disposition of city-owned property	8/8/2018
<a href="#">493</a>	1019-1029 Fulton Street, BK	Special permit (waive accessory off-street residential parking)	8/8/2018
<a href="#">494</a>	North Conduit Avenue Demapping, QN	Amendment to the City Map	8/8/2018
<a href="#">495</a>	263-267 West 126 <sup>th</sup> Street, MN	UDAAP by HPD	8/8/2018
<a href="#">496</a>	40-31 82 <sup>nd</sup> Street Rezoning, QN	Withdrawal of application for zoning map amendment	8/8/2018
<a href="#">497</a>	40-31 82 <sup>nd</sup> Street Rezoning, QN	Withdrawal of application for Mandatory Inclusionary Housing (MIH) area	8/8/2018
<a href="#">498</a>	461 West 23 <sup>rd</sup> Street, MN	Disapproving application for sidewalk café	8/8/2018
<a href="#">499</a>	251 Church Street, MN	Approving application for sidewalk café	8/8/2018
<a href="#">500</a>	4486-4488 Broadway, MN	Disapproving application for sidewalk café	8/8/2018
<a href="#">501</a>	1555 Saint Nicholas Avenue, MN	Approving application for sidewalk café	8/8/2018
<a href="#">508</a>	286 West 151 <sup>st</sup> Street, MN/ Block 2036, Lot 53	Exemptions of property taxes approved	8/29/2018

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
80 Flatbush Avenue Rezoning	Rezoning (changing to C6-9 from a C6-2); zoning text amendments (establishing bulk regulations); special permit to modify bulk, use, parking, loading, MIH requirements	BK 2	<a href="#">C80216 ZMK</a> ; <a href="#">N180217 ZRK</a> ; <a href="#">C180218 ZSK</a>	8/06/2018
O'Neill's Rezoning	Rezoning (R4 to R5D, R4 to C2-2, R5D to C202)	QN 5	<a href="#">C180138 ZMQ</a>	8/08/2018
Greenpoint Landing Parcel 5C	Modifies location, area and minimum dimension requirements for parcel	BK 01	<a href="#">N180226 ZAK</a>	8/08/2018
57 Caton Place Rezoning	Zoning map amendment to change a C8-2 to an R6A with partial C2-4 overlay; zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.	BK 7	<a href="#">C170213 ZMK</a> ; <a href="#">N170214 ZRK</a>	8/08/2018
1881-1883 McDonald Avenue Rezoning	Zoning map amendment to change an R5 to an R7A/C2-4; zoning text amendment to change an Inclusionary Housing designated area to a Mandatory Inclusionary Housing (MIH) area.	BK 15	<a href="#">C180029 ZMK</a> ; <a href="#">N180030 ZRK</a>	8/08/2018
Throggs Neck BID	Establishes Throggs Neck BID	BX 10	<a href="#">N180398 BDX</a>	8/22/2018
NYPD 112 <sup>th</sup> Street Parking Lease	Site selection, acquisition of property	QN 7	<a href="#">C180285 PCQ</a>	8/22/2018
Lefferts Boulevard Rezoning	Rezoning (Establishing a C2-3 within an existing R4-1; establishing a C2-3 within an existing R6A)	QN 10	<a href="#">C180304 ZMQ</a>	8/22/2018
Hudson Square Amended BID	Expands Hudson Square BID	MN 2	<a href="#">N180396 BDM</a>	8/22/2018
3122-3136 Victory Boulevard Rezoning	Rezoning (Eliminating a C2-2 from within an existing R3X; Changing to a C8-1 from an R3X)	SI 2	<a href="#">C170178ZMR</a>	8/22/2018
27-01 Jackson Avenue	Disposition of City-owned property to an adjacent, privately-owned development site; special permit for modifications to bulk requirements; special permit for a public parking garage.	QN 2	<a href="#">C180385 PPO</a> ; <a href="#">C180382 ZSQ</a> ; <a href="#">C180383 ZSQ</a>	8/22/2018
27 East 4 <sup>th</sup> Street	Special permit to modify use regulations below the second story of a building; zoning text amendment to modify use and bulk regulations on certain sites within the NoHo Historic District Extension; special permit to modify bulk regulations	MN 2	<a href="#">C170116 ZSM</a> ; <a href="#">N170115 ZRM</a> ; <a href="#">C170117 ZSM</a>	8/22/2018

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

### CITY PLANNING COMMISSION (continued)

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
26-32 Jackson Avenue	Disposition of City-owned property to an adjacent, privately-owned development site; special permit for modifications to bulk requirements	QN 2	<a href="#">C180386 PPO</a> ; <a href="#">C180384 ZSQ</a>	8/22/2018
116 West 23 <sup>rd</sup> Street (Burlington Sign)	Special permit for illuminated sign	MN 4	<a href="#">C180273 ZSM</a>	8/22/2018
110 East 16 <sup>th</sup> Street	Special permit to permit modify height, setback and yard regulations and minimum distance between buildings; special permit to permit additional residential accessory parking spaces.	MN 5	<a href="#">C180263 ZSM</a> ; <a href="#">C180264 ZSM</a>	8/22/2018

### BOARD OF STANDARDS AND APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
1462 62 <sup>nd</sup> Street, BK	Variance for legalization of existing Yeshiva at third floor, creation of mezzanine on 1st floor and use of entire four-story and cellar structure	W/D	<a href="#">246-15-BZ</a>	Eric Palatnik PC
1462 62 <sup>nd</sup> Street, BK	Legalize school (Congregation Machna Shelva)	App'd	<a href="#">2016-4179-BZ</a>	Eric Palatnik PC
1074 East 24 <sup>th</sup> Street, BK	Enlarge 1-family dwelling	App'd	<a href="#">2016-4295-BZ</a>	Lyra J. Altman
3924 Victory Boulevard, SI	Construct 1-family dwelling not fronting legally mapped street	App'd	<a href="#">2017-103-A</a>	Steven Simicich
3660 East Tremont Avenue, BX	Permit eating and drinking establishment (McDonald's) with accessory drive-through facility	App'd	<a href="#">2017-187-BZ</a>	John M. Marmora
35 Howe Street, SI	Construct 3-story 1-family dwelling within unbuilt portion of mapped street	App'd	<a href="#">2017-218-A</a>	Steven Simicich
1781 Bay Ridge Parkway, BK	Re-instate previously approved variance for operation of Automotive Service Station which expired in 2009	App'd	<a href="#">2017-221-BZ</a>	Eric Palatnik PC
1760 East 28 <sup>th</sup> Street, BK	Enlargement of 1-family dwelling	App'd	<a href="#">2017-259-BZ</a>	Eric Palatnik PC
55-27 Myrtle Avenue, QN	Permit operation of physical culture establishment (Blink)	App'd	<a href="#">2017-294-BZ</a>	Rothkrug Rothkrug
1495 3 <sup>rd</sup> Avenue, MN	Permit operation of physical culture establishment (Rumble Fitness)	App'd	<a href="#">2018-11-BZ</a>	Jay Goldstein
213 Bayside Ave, QN	Waive bulk regs for hurricane-damaged homes	App'd	<a href="#">2018-92-BZ</a>	Mayor's Office of Housing Recovery Operations
7 Bevy Court, BK	Waive bulk regs for hurricane-damaged homes	App'd	<a href="#">2018-93-BZ</a>	Mayor's Office of Housing Recovery Operations
105 Dare Court, BK	Waive bulk regs for hurricane-damaged homes	App'd	<a href="#">2018-94-BZ</a>	Mayor's Office of Housing Recovery Operations
223-15 Union Turnpike, QN	Amend approved variance to enlarge existing building and convert from accessory repair bays to convenience store, add new storefront, 2 canopies over gas pump island and modify islands and gas pumps	App'd	<a href="#">68-91-BZ</a>	Eric Palatnik PC
4452 Broadway, MN	Permit development of mixed-use building with retail	W/D	<a href="#">104-15-BZ</a>	Rosenberg & Estis PC
638 East 11 <sup>th</sup> Street, MN	Request for a Re-hearing for an appeal seeking a reconsideration of a ruling to partially revoke a certificate of occupancy	App'd	<a href="#">166-12-All</a> <a href="#">166-12-AllI and</a> <a href="#">107-13-A</a>	Steven Barshov Sive, Paget & Riesel PC
18-24 Luquer Street, BK	Extend time to complete construction of 4-story dwelling and accessory parking	App'd	<a href="#">175-05-BZ</a>	Sheldon Lobel PC
50-11 & 50-15 103 <sup>rd</sup> Street, 103-10 & 103-16 Alstyn Avenue, QN	Permit construction within the bed of mapped street	App'd	<a href="#">214-14-A</a>	Sheldon Lobel PC
50-11 & 50-15 103 <sup>rd</sup> Street, 103-10 & 103-16 Alstyn Avenue, QN	Variance to permit four 3-story, 3-family semi-detached residential buildings	W/D	<a href="#">2015-14-BZ</a>	Sheldon Lobel PC
36-18 Main Street, QN	Reduce required parking for ambulatory diagnostic or treatment facility	App'd	<a href="#">280-13-BZ</a>	Sheldon Lobel PC
43 Clark Street, BK	Extend term of previously approved variance for operation of a physical culture establishment (Eastern Athletic Club)	App'd	<a href="#">308-79-BZ</a>	Klein Slowik PLLC



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

### BOARD OF STANDARDS AND APPEALS (continued)

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
56-02/20 Broadway, QN	Extend term of previously granted variance for continued operation of gas station that expired in 2016	App'd	<a href="#">789-45-BZ</a>	Vassalotti Associates Architects LLP
333 Johnson Avenue, BK	Reduce accessory off-street parking for office	App'd	<a href="#">2016-4276-BZ</a>	Normandy Development and Construction LLC
26-28 Edgecombe Avenue, MN	Permit combination of 2 buildings and addition of 2-story rear extension to be used as house of worship (Seventh-Day Adventist Church).	App'd	<a href="#">2017-15-BZ</a>	Jeffrey A. Chester/ Schoeman Updike Kaufman LLP
36 Hardy Street, SI	Enlarge and convert building into house of worship in mapped street bed	App'd	<a href="#">2017-48-A</a>	Akeeb Shekoni
165 Spencer Street, BK	Permit conversion of synagogue (Bnos Square of Williamsburg) to school use	App'd	<a href="#">31-14-BZ</a>	Moshe M. Friedman, PE
568 Broadway, MN	Extend term of special permit for operation of physical cultural establishment (Bliss Spa)	App'd	<a href="#">55-01-BZ</a>	Judith M. Gallent
66-98 East Burnside Avenue, BX	Extend term for continued operation of parking lot for non-commercial, non-transient parking	App'd	<a href="#">101-92-BZ</a>	Sheldon Lobel PC
3141 Bailey Avenue, BX	Extend term of variance permitting operation of Automotive Service Station that expired 07/09	App'd	<a href="#">168-98-BZ</a>	Robert J. Stahl
147-02 76 <sup>th</sup> Road, QN	Permit 3-story synagogue, school, and Rabbi's office	App'd	<a href="#">226-14-BZ</a>	Gerald J. Caliendo
1029 Brighton Beach Avenue, BK	Amend variance to legalize change in use of portion of ground floor to supermarket and enlarge interior commercial floor area	App'd	<a href="#">530-32-BZ</a>	Sheldon Lobel PC
565 St. John's Place, BK	Appeal for determination that owner acquired common law vested rights under prior residential regs	W/D	<a href="#">2016-4253-A</a>	Eric Palatnik PC
136 Oxford Street, BK	Enlarge 1-family dwelling	App'd	<a href="#">2016-4301-BZ</a>	Eric Palatnik PC
428-432 East 58 <sup>th</sup> Street, MN	Extend time to complete construction and renew building permits to complete foundation for 64-story building	App'd	<a href="#">2017-320-BZY</a>	Kramer Levin
173 North 3 <sup>rd</sup> Street, BK	Permit legalization of physical cultural establishment (Flywheel)	App'd	<a href="#">2018-12-BZ</a>	Jay Goldstein
130-20 Farmers Boulevard, QN	Permit operation of physical cultural establishment (Blink Fitness)	App'd	<a href="#">2018-28-BZ</a>	Rothkrug Rothkrug & Spector LLP
638 East 11 <sup>th</sup> Street, MN	Motion to review original Board decision	App'd	<a href="#">166-12-A &amp; 107-13-A</a>	N/A
141-50 Union Turnpike, QN	Extension of term of variance for the operation of automotive service station, permit enlargement of existing building and convert repair bays to an accessory convenience store	App'd	<a href="#">436-53-BZ</a>	Sheldon Lobel PC
323-27 Avenue of the Americas, MN	Enlarge existing motion picture theater (IFC Center)	App'd	<a href="#">2016-4138-BZ</a>	Kramer Levin
107-17 34 <sup>th</sup> Avenue, QN	Permit development of 3-story, 3-family building	App'd	<a href="#">2017-31-BZ</a>	Akerman LLP
271 Church Street, MN	Legalize operation of physical culture establishment (The Tracy Anderson Method)	App'd	<a href="#">2017-39-BZ</a>	Mango & Lacoviello LLP
1632 Richmond Terrace, SI	Permit construction of 3-story plus cellar self-storage building	App'd	<a href="#">2017-232-A</a>	Land Planning & Engineering
266 Wild Avenue, SI	Permit construction of 4-story storage facility	App'd	<a href="#">2017-234-A</a>	Rothkrug Rothkrug
200 Amsterdam Avenue, MN	Appeal for interpretation of ZR alleging errors in permit	Denied	<a href="#">2017-285-A</a>	Rosenberg Estis PC
1275 Woodrow Road, SI	Permit legalization of physical cultural establishment (Orangetheory Fitness)	App'd	<a href="#">2017-300-BZ</a>	Mango & Lacoviello LLP
233-20 Northern Boulevard, QN	Extension of term of variance for the operation of automotive repair facility and amendment to permit changes to interior portions and signage	App'd	<a href="#">334-78-BZ</a>	Eric Palatnik PC
233-02 Northern Boulevard, QN	Permit change in use from automotive repair facility to automotive sales	App'd	<a href="#">551-37-BZ</a>	Eric Palatnik PC

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### BOARD OF STANDARDS AND APPEALS (continued)

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
97 North 10 <sup>th</sup> Street, BK	Legalize physical culture establishment (The Bar Method)	App'd	<a href="#">2017-279-BZ</a>	Jay Goldstein PLLC
17 Abbey Court, BK	Waive bulk regs for hurricane-damaged homes	App'd	<a href="#">2018-110-BZ</a>	Mayor's Office of Housing Recovery
26 Milbank Road, SI	Waive bulk regs for hurricane-damaged homes	App'd	<a href="#">2018-112-BZ</a>	Mayor's Office of Housing Recovery
27 State Road, QN	Waive bulk regs for hurricane-damaged homes	App'd	<a href="#">2018-113-BZ</a>	Mayor's Office of Housing Recovery
394 Beach 25 <sup>th</sup> Street, QN	Waive bulk regs for hurricane-damaged homes	App'd	<a href="#">2018-114-BZ</a>	Mayor's Office of Housing Recovery
715 Cross Bay Boulevard, QN	Waive bulk regs for hurricane-damaged homes	App'd	<a href="#">2018-115-BZ</a>	Mayor's Office of Housing Recovery