

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

**CITY PLANNING PIPELINE**

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
Bruce Bendell	44-01 Northern Boulevard Rezoning/ Northern Boulevard between 44 <sup>th</sup> and 45 <sup>th</sup> Street	Potential rezoning from an M1-1 district to an R7X/C2-4 and an R6B/C2-4 district at 44-01 Northern Blvd to facilitate the development of a mixed-use 4-12 story building with approx. 244 dwelling units including affordable units, 56,160 sf of ground floor retail and 143 parking spaces	190126 EASQ; 190125 ZRQ; 190124 ZMQ	N/A
Robbert Collyer	East 175th Street Bridge Rehabilitation	City Map change related to the rehabilitation of the East 175th Street Bridge over the Harlem Line of Metro North.	190087 MMX	Kenneth Hui
Congregation Chasdei Beiz Beth Malka	McDonald Avenue Catering (rezoning) 600 McDonald Avenue; 317 Dahill Road; 2-12 Avenue C	This is a private application requesting a zoning map amendment from R5 to R5/C2-4 to facilitate the continued operation of a commercial banquet facility located within the interconnected cellar area of 2 school buildings at 600 McDonald Avenue in Borough Park, CD	180171 ZMK	Mordechei Schwartz
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
245 East 53rd Street Realty LLC	245 East 53rd Street Rezoning	This is a private application requesting a Zoning Map Amendment to map a C2-5 commercial overlay to an existing R8B district along the interior block of East 53rd Street between Second and Third Avenues to facilitate a 6-story, mixed use building at 245 E 53rd Street	180481 ZMM	Jay Goldstein
Mehran Manouel	76th Drive & Austin Street Rezoning	Zoning map change on a portion of a block from R2 to R3-2 to facilitate the expansion of a legal non-conforming medical office.	180399 ZMQ	Richard Lobel
Guido Subotovsky	2069 Bruckner Blvd 2	Zoning change from R5 to R7A/C2-4 and Zoning Text Amendment to add MIH (Option 1).	190102 ZMX; 190103 ZRX	Steve Sinacori
Alfred Quinones	909 Castle Hill Avenue	Rezoning from R3-2 to R5D/C1-3 to facilitate residential and retail construction.	190118 ZMX	N/A
Simon Dushinsky	103 North 13th Street Special Permit	This is a private application by the Rabsky Group requesting a zoning text amendment and special permits pursuant to Section 74-96 to facilitate a new 7-story, approximately 60,000 sf commercial/ industrial building in Williamsburg, Community District 1, Brooklyn.	190083 ZRK; 190084 ZSK; 190085 ZSK	Frank St. Jacques
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
EDC/HPD	Willoughby Square Garage SP Renewal	Special Permit Renewal	170375 RCR; 170376 RCR	N/A
Steve Pasciuta	2777 Arthur Kill Road	Previously approved subdivision. Now they are looking for topo and parking space less than 255 for commercial development. Street issue	190121 EASR; 180246 RAR; 180247 RAR; 180248 ZCR	Glen Cutrona
HPD	63 Stockholm Street - Bushwick Alliance	This is a public application by HPD requesting a UDAAP to facilitate the development of a four-stories residential building with 20 affordable units, located at 63 Stockholm Street, D 4 Bushwick, Brooklyn	190078 HAK	N/A

## CITY PLANNING PIPELINE (continued)

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS (continued)</b>				
HPD	63 Stockholm Street - Bushwick Alliance	This is a public application by HPD requesting a UDAAP to facilitate the development of a four-stories residential building with 20 affordable units, located at 63 Stockholm Street, D 4 Bushwick, Brooklyn	190078 HAK	N/A
Miriam Gonzalez	437 West 126th Street	Acquisition, Disposition and UDAAP designation of site located at 437 West 126th Street for use as public passive open space. This site is located within MX-15, which was mapped as part of the West Harlem rezoning (MX-15 not included in Special District drop-down list).	190128 HAM; 190127 PQM	N/A
LPC	238 President Street House	N/A	190130 HIK	N/A
LPC	Hans S. Christian Memorial Kindergarten	N/A	190129 HIK	N/A
1428 Fulton St LLC	1430 Fulton Street FRESH (cert)	This is a private application 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.	190028 LDK; 190027 ZCK	N/A
DPR	J.D. Wilson Community Garden	Acquisition and site selection by Department of Parks and Recreation for two privately-owned properties currently used as a community garden.	190094 PCM	N/A
Steve Shapiro	SS SD 208 Sprague Avenue	Subdivision of one zoning lot into two zoning lots with school seat certification for six dwelling units.	190088 RCR; 190089 RCR	N/A
Carmine Cautela	SS SD 570 Wainwright Avenue	Subdivision of one zoning lot into two zoning lots with school seat certification for four dwelling units.	190090 RCR; 190091 RCR	N/A
Vincent Deserio	SS SD 390, 394 Yetman Avenue	N/A	190092 RCR; 190093 RCR	N/A
Jeff Barratta	SS SD 66 Oswald Place	Subdivide one zoning lot into two zoning lots with school seat certification for four dwelling units.	190097 RCR; 190098 RCR	N/A
Robert Rosendorf	SD 170 Edgegrove Avenue	Subdivision of one zoning lot into two zoning lots.	190099 RCR	N/A
Vincent Angelico	SD 870 Lamont Avenue	Subdivide one zoning lot into two zoning lots.	190100 RCR	N/A
Michael Picciallo	SD SS 146 Sinclair Avenue	Subdivide one zoning lot into two zoning lots with school seat certification for four dwelling units.	190110 RCR; 190111 RCR	N/A
Stanley M. Krebushevski	SS SD 115 Seguire Avenue	N/A	190122 RCR; 190123 RCR	N/A
Leonello Savo	SS 24 Ottavio Promenade	School seat certification renewal for one dwelling unit.	180511 RCR	N/A
Salvatore Culotta	SD 76 Eagan Avenue	Subdivision of one zoning lot into two zoning lots.	190022 RCR	N/A
Andrew Epstein	56 Marlborough Road Zoning Authorization	This is an application requesting a Zoning Authorization to waive location requirement of a second unit in a two-family detached residence, at 56 Marlborough Road, in Prospect Park South, Community District 14, Brooklyn.	190119 ZAK	N/A
Rick Russo	43 & 47 Cecilia Court	Construct two one-family homes on one zoning lot and two tax lots without any frontage on a mapped street (surrounded by other lots). Street issue pertains to applicability of private road regulations to grandfathered easement/right-of-way. Related Projects: Cecilia Court Project - P2014R0220.	190105 ZAR; 190106 ZAR; 190107 ZAR; 190108 ZAR; 190109 ZAR	N/A

## CITY PLANNING PIPELINE (continued)

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS (continued)</b>				
Formative Realtors LLC	Haven Esplanade Lot 14	Modification of steep slope on a zoning lot approved in a prior subdivision applications. This project will likely go to CPC together with (Tax) Lot 17 (see separate impact record P2016R0339). Expect the status of both of these applications to be the same.	180252 ZAR; 180253 ZAR	N/A
JP Morgan Chase	270 Park Ave - GEM TDR Cert	Transfer of development rights from Grand Central Terminal to 270 Park Avenue to facilitate a future office building at 270 Park.	190080 ZCM	David Karnovsky
Jack Whalen III	1345 Ave of the Americas Cafe Cert	N/A	190095 ZCM	N/A
Ken Fisher	1345 AoA POPS Redesign (Round II)	37-625 plaza redesign plus 37-73 open air café cert. Applicant withdrew previous iteration.	190131 ZCM; 190132 ZCM; 190133 ZCM	Howard Goldman
Carl Mattone	134-01 20th Ave Special Permit	Action changed from mod to sp to proposed special permit. Proposed special permit is to reflect broad use groups already allowed in this area. The sp would allow Use Group 10 (furniture retail) in existing structure and facilitate the re-tenanting of existing business.	190096 ZSQ	Jeremiah Candreva

## ULURP PIPELINE

*New Applications Certified into ULURP*

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
Williamsbridge Road Rezoning	Zoning map and zoning text amendments	X11	180261 ZMX; N 180262 ZRX	09/04/2018
Olmsted-Beil House Park	Site selection and acquisition	SI3	190061 PCR	09/04/2018
Frank White Memorial Garden Expansion	Site selection and acquisition	M9	180404 PCM	09/04/2018
Waterside Plaza- URA Extension	Amendment to the Waterside URP and disposition of c-o-p.	M6	190065 HUM; 190064 HDM	09/04/2018
Belmont Cove	Zoning map and zoning text amendments and disposition of c-o-p.	X6	190049 ZMX; N 190050 ZRX; 190051 PPX	09/24/2018
East Village Housing	UDAAP designation, project approval and disposition of c-o-p.	M3	190069 HAM	09/24/2018
59 Greenwich Avenue	Special permit	M2	190070 ZSM	09/24/2018
Joseph Daniel Wilson Memorial Garden	Site selection and acquisition	M10	190094 PCM	09/24/2018
Former Parkway Hospital Rezoning	Zoning map and zoning text amendments	Q6	180447 ZMQ; N 180448 ZRQ	09/24/2018
Bushwick Alliance- 63 Stockholm Street	UDAAP designation, project approval and disposition of c-o-p.	K4	190078 HAK	09/24/2018
41 Summit Street Rezoning	Zoning map and zoning text amendments	K6	180294 ZMK; N 180295 ZRK	09/24/2018
809 Atlantic Avenue Rezoning	Zoning map and zoning text amendments, and special permits.	K2	190071 ZMK; N 190074 ZRK; 190072 ZSK; 190073 ZSK	09/24/2018

## BSA PIPELINE

*New Applications Filed with BSA — September 2018*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
<b>VARIANCES</b>				
Isaac Mizrahi	2215 Homecrest Avenue, BK	Enlargement of an existing single family residence located in a residential (R4) zoning district	2018-150-BZ	Law Office of Lyra J. Altman
<b>SPECIAL PERMITS/OTHER ACTION</b>				
Lexin NY 551 LLC	551 Madison Avenue, MN	Permit for physical culture establishment (fitness center)	2018-144-BZ	Akerman LLP
Jericho Holdings LLC	251-73 Jericho Turnpike, QN	Permit for physical culture establishment (fitness center)	2018-145-BZ	Akerman LLP
Yehoshua Augenbaum	1315 East 24 <sup>th</sup> Street, BK	Permit to enlarge existing single family home	2018-146-BZ	Eric Palatnik, P.C.
Q.S.A.C. INC.	230-48 146 <sup>th</sup> Avenue	N/A	2018-149-BZ	Alfonso Duarte
<b>APPEALS</b>				
Edward Yusupov	3805 Beach 38 <sup>th</sup> Street, BK	Appeal decision of Borough Commissioner, Buildings requesting an administrative variance of section 36 of GCL to issue a Building Permit and Certificate of Occupancy	2018-147-A	Alexander Levkovich
College Realty Corp.	6-05 129 <sup>th</sup> Street, QN	Permit development of three story, 24 unit residential building on lot located partially in the bed of mapped but unbuilt portion of 6 <sup>th</sup> Avenue	2018-151-A	Eric Palatnik, PC

## LANDMARKS PIPELINE

*Proposed Designations — September 2018*

NAME	ADDRESS	ACTION	DATE
236 President Street – Hans s. Christian Memorial Kindergarten	236 President Street, BK	Designated	09/18/2018
238 President Street House	238 President Street, BK	Designated	09/18/2018
817 Broadway – aka 817-819 Broadway; 48-54 East 12 <sup>th</sup> Street – 817 Broadway Building	817 Broadway, MN	Calendared	09/25/2018
826 Broadway - aka 826-828 Broadway; 57-63 East 12th Street - 826 Broadway Building	826 Broadway, MN	Calendared	09/25/2018
830 Broadway - 830 Broadway Building	830 Broadway, MN	Calendared	09/25/2018
832 Broadway - aka 832-834 Broadway - 832 Broadway Building	832 Broadway, MN	Calendared	09/25/2018
836 Broadway - aka 836-838 Broadway; 72-74 East 13th Street - 836 Broadway Building	836 Broadway, MN	Calendared	09/25/2018
840 Broadway - aka 64-70 East 13th Street - 840 Broadway Building	840 Broadway, MN	Calendared	09/25/2018
841 Broadway - aka 837 Broadway; 837-847 Broadway; 53-63 East 13th Street - The Roosevelt Building	841 Broadway, MN	Calendared	09/25/2018
Park Terrace West-West 217th Street Historic District - Park Terrace West-West 217th St	Park Terrace West and West 217 <sup>th</sup> Street, MN	Calendared	09/25/2018

## LANDMARKS PIPELINE (continued)

*Actions Taken — September 2018*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">September 18, 2018</a>				
325-365 Clinton Avenue, BK	Clinton Hill HD	Amend an approval for Master Plan governing future installation of windows	19-26459	Yes
39-51 48 <sup>th</sup> Street, QN	Sunnyside Gardens HD	Install a deck	19-24327	Yes
84 2 <sup>nd</sup> Avenue, MN	East Village/Lower East Side HD	Modify and replace storefront infill installed without Landmarks Preservation Commission permits, replace windows, construct rear yard and rooftop additions, and install railings	19-27371	No Action
75 Bank Street, MN	Greenwich Village HD	Legalize the removal of stairs and the installation of a service ramp without Landmarks Preservation Commission permits and to modify a fence and gate	19-23183	Denied
77 Jane Street, MN	Greenwich Village HD	Alter the areaway, replace grilles, reconstruct stone lintels, reconstruct rear facades, and excavate the rear yard	19-22111	Yes
60 Greene Street, MN	SoHo-Cast Iron HD	Install a bracket sign	19-27439	No Action
120 Mercer Street, MN	SoHo-Cast Iron HD	Alter storefront infill, modify canopies, and install signage, lighting and security cameras	19-28787	W/Mod
130 Mercer Street, MN	SoHo-Cast Iron HD	Modify canopies, and install flagpoles, signage, lighting and security cameras	19-28786	W/Mod
521 Broadway, MN	SoHo-Cast Iron HD	Construct a rooftop bulkhead	19-28206	Yes
103-105 Greene Street, MN	SoHo-Cast Iron HD	Install a barrier free access ramp	19-21550	W/Mod
220 Sullivan Street, aka 220-222 Sullivan Street, MN	South Village HD	Perform excavation and alter the inner courtyard	19-26651	Yes
224 Sullivan Street, aka 224, 226 and 228 Front Sullivan Street and 224, 226 and 228 R	South Village HD	Perform excavation and alter the inner courtyard and entrance passage	19-26652	Yes
535 1 <sup>st</sup> Street, BK	Park Slope HD	Construct rooftop additions, extend chimneys, modify masonry openings, excavate the rear yard, and install planters	19-25712	Approved in part/No action
138 Willow Street, BK	Brooklyn Heights HD	Construct a rear yard addition, alter the rear façade and excavate the rear yard	19-27402	W/Mod
3 Pierrepont Place, BK	Brooklyn Heights HD	Modify and create masonry openings, construct a bulkhead, and install rooftop railings	19-23930	No Action
89 South Street, MN	South Street Seaport HD	Amend a Master Plan governing the future installation of seasonal structures	19-28708	Yes
271 Central Park West, MN	Upper West Side/Central Park West HD	Construct a rooftop mechanical bulkhead	19-19956	Yes
242 West 76 <sup>th</sup> Street (aka 242-248 West 76 <sup>th</sup> Street), MN	West End – Collegiate HD	Install HVAC units	19-22433	Yes
375 Stuyvesant Avenue, BK	Stuyvesant Heights HD	Demolish and reconstruct a garage, and construct a new building on the lot	19-21219	Read into the Record
74 Leonard Street (aka 72-74 Leonard Street, MN	Tribeca East HD	Construct a rooftop addition and modify the rear facade	19-27244	Laid Over
27 West 11 <sup>th</sup> Street, MN	Greenwich Village HD	Legalize façade work and window replacement without Landmarks Preservation Commission permit(s)	19-28368	Read into the Record
240 East 61 <sup>st</sup> Street	Treadwell Farm HD	Legalize the painting of the façade work without Landmarks Preservation Commission permit(s)	19-24704	Laid Over

## LANDMARKS PIPELINE (continued)

*Actions Taken — September 2018*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">September 25, 2018</a>				
37-24 79 <sup>th</sup> Street, QN	Jackson Heights HD	Legalize alterations to the front and side yards without Landmarks Preservation Commission permit(s)	19-28976	W/Mod
21-26 45 <sup>th</sup> Avenue, QN	Hunters Point HD	Construct a rear yard addition, modify masonry openings, replace windows and modify the areaway	19-34923	Yes
29-37 Jay Street, BK	DUMBO HD	Demolish the existing building and construct a new building	19-27029	No Action
37 Sidney Place, BK	Brooklyn Heights HD	Replace windows, install dormers, construct a rear yard addition, and excavate rear yard	19-27835	Yes
543 11 <sup>th</sup> Street, BK	Park Slope HD Ext.	Construct rooftop and rear yard additions	19-27757	No Action
380 Sterling Place, BK	Prospect Heights HD	Alter a rear extension	19-29698	Yes
416-424 Washington Street aka 57-65 Vestry Street, MN	Tribeca North HD	Legalize the installation of a barrier-free access lift without Landmarks Preservation Commission permit(s) and to legalize alterations to the marquee performed in non-compliance with Certificate of No Effect 17-1975	19-18291	W/Mod
838 Greenwich Street, MN	Gansevoort Market HD	Establish a Master Plan governing the future installation of painted wall signs	19-28998	Yes
246 West 12 <sup>th</sup> Street, MN	Greenwich Village HD	Replace windows, lintels and a door, modify the areaway, construct a rooftop addition, modify a rear yard addition, and perform excavation	19-26959	W/Mod
159 Bleecker Street, MN	South Village HD	Replace storefront infill and alter the marquee	19-14588	W/Mod
74 Grand Street, MN	SoHo-Cast Iron HD	Reconstruct the cast iron facade in conjunction with a new building	19-29058	W/Mod
2405 Amsterdam Avenue, MN	Highbridge Play Center	Install rooftop HVAC equipment	19-25198	Yes
14 Henderson Place, MN	Henderson Place HD	Construct a rooftop addition	19-27947	W/Mod
90 Prince Street, MN	SoHo-Cast Iron HD	Establish a Master Plan governing the future installation of painted wall signs	19-28999	No Action/ No Quorum
9 East 17 <sup>th</sup> Street, MN	Ladies' Mile HD	Legalize the installation of storefront infill and an areaway fence, and modifications to the areaway, without Landmarks Preservation Commission permit(s)	19-25701	No Action/ No Quorum
50 East 69 <sup>th</sup> Street, MN	Upper East Side HD	Modify and remove stained glass windows at the rear façade	19-29913	No Action/ No Quorum
20 East 95 <sup>th</sup> Street, MN	Carnegie Hill HD	Alter window openings	19-27867	Laid over
18-68 Madison Street, QN	Ridgewood South HD	Replace windows	19-26616	Withdrawn
547 West 27 <sup>th</sup> Street, MN	West Chelsea HD	Replace windows at the front facade	19-28906	Laid over
781 Fifth Avenue, MN	Upper East Side HD	Install window display vitrines	19-28138	Laid over

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

### CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
<a href="#">519</a>	Landmarks, Firehouse-Engine Cos. 264 & 328/ Ladder Co. 134	Landmark designation	09/12/2018
<a href="#">520</a>	Landmarks, 53 <sup>rd</sup> Precinct Police Station	Landmark designation	09/12/2018
<a href="#">521</a>	Landmarks, NYPD Bomb Squad Headquarters	Site selection and acquisition of 241 West 26 <sup>th</sup> Street to be used as HQ for the NYCPD Counterterrorism Unit	09/12/2018
<a href="#">522</a>	3 Morse Court, QN, Block 15563, Lot 101	Approval of exemption of property tax	09/12/2018
<a href="#">523</a>	45-14 42 <sup>nd</sup> Street; 14-15 Mott Avenue; 306 Beach 27 <sup>th</sup> Street; 41-06 55 <sup>th</sup> Street, QN	UDAAP by HPD and exemptions from property taxes approved	09/12/2018
<a href="#">524</a>	371 Hooper Street; 1039A Dekalb Avenue; 1823 Eastern Parkway; 243 Madison Street, BK	Approval of exemptions from property taxes	09/12/2018
<a href="#">525</a>	TPT Program, BK	UDAAP by HPD and exemptions from property taxes approved	09/12/2018
<a href="#">526</a> <a href="#">527</a>	TPT Program, BX	UDAAP by HPD and exemptions from property taxes approved	09/12/2018
<a href="#">528</a>	Triple HDFC, HPO, FY19, MN	Approval of exemption from property taxes and termination of prior exemption	09/12/2018
<a href="#">529</a>	Nueva Era Apartments, MN	Approval of exemption from property taxes and termination of prior exemption	09/12/2018
<a href="#">530</a>	Deshler Apartments, MN	Approval of exemption from property taxes and termination of prior exemption	09/12/2018
<a href="#">531</a> <a href="#">532</a>	55-63 Summit Street, BK	Approval of rezoning ( M1-1 to R6B); zoning text amendment to establish MIH area	09/12/2018
<a href="#">533</a>	205 Park Ave Rezoning, BK	Approval of rezoning (M1-2 to R7D/C2-4)	09/12/2018
<a href="#">534</a>	5 Bement Avenue Rezoning, SI	Approval of rezoning to establish C2-2 within existing R3-1	09/12/2018
<a href="#">542</a>	Central Harlem Historic District	Landmark designation	09/26/2018
<a href="#">543</a>	638-640 Riverside Drive, MN	Approval of exemption from property taxes and termination of prior exemption	09/26/2018
<a href="#">544</a>	642-644 Riverside Drive, MN	Approval of exemption from property taxes and termination of prior exemption	09/26/2018
<a href="#">545</a> <a href="#">546</a>	57 Caton Place Rezoning, BK	Approval of rezoning (C8-2 to R7A/C2-4); text amendment to establish MIH area	09/26/2018
<a href="#">547</a> <a href="#">548</a>	1881-1883 McDonald Avenue Rezoning, BK	Approval of rezoning (R5 to R7A/C2-4); text amendment to establish MIH area	09/26/2018
<a href="#">549</a> <a href="#">550</a> <a href="#">551</a>	27 East 4 <sup>th</sup> Street, MN	Disapproval of zoning text amendment to receive special permits within historic district; special permit to modify use regulations; special permit to modify height and setback requirements	09/26/2018
<a href="#">552</a>	O'Neill's Rezoning, QN	Approval of rezoning (R4 to R5D); establishing within existing R4 district a C2-2 district, and establishing within proposed R5D a C2-2 district.	09/26/2018
<a href="#">553</a>	Sidewalk café, HK Kitchen Corp., BX	Approval of revocable consent to establish, maintain, and operate an unenclosed sidewalk café	09/26/2018

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Boerum Hill Historic District Extension	Designation of the Boerum Hill Historic District Extension	BK 2	<a href="#">N 190101 HKK</a>	09/04/2018
Watson Avenue Early Childhood Center	Application by ACS and DCAS for acquisition of property located at 1880 Watson Ave. for continued use as a child care facility	BX 9	<a href="#">C 160160 PQX</a>	09/05/2018
PAL Arnold & Marie Schwartz Early Learn Center	Application by ACS and DCAS for acquisition of property located at 452 Pennsylvania Ave. for continued use as a child care facility	BK 5	<a href="#">C 160331 PQK</a>	09/05/2018
LSSNY Early Life Center 2	Application by ACS and DCAS for acquisition of property located at 888 Westchester Ave. for continued use as a child care facility	BX 2	<a href="#">C 160161 PQX</a>	09/05/2018
69-02 Queens Boulevard	Rezoning (changing from an M1-1 to R7X/C2-3); zoning text amendment to designate MIH area; special permit to modify height regulations for a large-scale general development (LSGD)	QN 2	<a href="#">C 180265 ZMQ</a> ; <a href="#">N 180266 ZRQ</a> ; <a href="#">C 180267 ZSQ</a>	09/05/2018

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

### CITY PLANNING COMMISSION (continued)

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
180 Myrtle Avenue	Zoning text amendment to special ground floor use regulations within the Special Downtown Brooklyn Districts to allow all non-residential uses permitted by the underlying zoning	BK 2	<a href="#">N 180188 ZRK</a>	09/05/2018
Variety Boys and Girls Club Rezoning	Rezoning (changing from R6B to R7X, and R7A to R7X); zoning text amendment to designate MIH area	QN 1	<a href="#">C 180085 ZMQ</a> ; <a href="#">N 180086 ZRQ</a>	09/26/2018
South Shore of Staten Island Coastal Risk Management Phase II	Site selection of approximately 13.2 acres of property and 8 sections of street bed by DPR and DCAS for construction of wetland, ponding, access road and floor protection levee; City Map amendment to eliminate, discontinue and close 11 sections of streets	SI 1, 2, 3	<a href="#">C 180302 PSR</a> ; <a href="#">C 180303 MMR</a>	09/26/2018
Hebrew Home for the Aged	Special permit to modify use regulations to allow long-term care facility	BX 8	<a href="#">C 180321 ZSX</a>	09/26/2018
Friends of Crown Heights 16	Application by ACS and DCAS for acquisition of property located at 963 Park Place for continued use as a child care facility	BK 8	<a href="#">C 160363 PQK</a>	09/26/2018
DOHMH Mobile Food Inspection Facility	Application by DOHMH and DCAS for site selection and acquisition of property at 1235 Zerega Avenue for a mobile food vendor inspection facility	BX 9	<a href="#">C 180460 PCX</a>	09/26/2018
Bartow Avenue Animal Shelter	Application by DOHMH and DCAS for site selection of 2050 Bartow Avenue for a full-service animal shelter, veterinary clinic, and accompanying office space.	BX 10	<a href="#">C 180346 PSX</a>	09/26/2018
550 Madison Avenue Landmark	Landmark designation of AT&T Corp. HQ Building	MN 5	<a href="#">N 190044 HIM</a>	09/26/2018
3901 9 <sup>th</sup> Avenue Rezoning	Rezoning (from M1-2 to R7A/C2-4); zoning text amendment to designate MIH area	BK 12	<a href="#">C 180186 ZMK</a> ; <a href="#">N 180187 ZRK</a>	09/26/2018
11-14 35 <sup>th</sup> Avenue Rezoning	Rezoning (from R5 to R6A/C1-3); zoning text amendment to designate MIH area	QN 1	<a href="#">C 180211 ZMQ</a> ; <a href="#">N 180212 ZRQ</a>	09/26/2018

### BOARD OF STANDARDS AND APPEALS

ADDRESS	DESCRIPTION	ACTION	CASE NO.	REPRESENTATIVE
461 Avenue X, BK	Variance to permit construction of a Use Group 4A house of worship community facility at the premises contrary to floor area ratio, open space, lot coverage, wall height, front yard, side yards, rear yard, sky exposure plane and parking regulations	Denied	<a href="#">20-15-BZ</a>	Alexander Levkovich
2465 Broadway, MN	Extension of Term of a previously granted Special Permit for the continued operation of a PCE (Equinox Fitness Club); Amendment to expand PCE into the cellar and full third floor; Waiver of the Rules	App'd	<a href="#">182-95-BZ</a>	Rothkrug & Spector LLP
2473 Broadway, MN	Extension of Term of a previously granted Special Permit for the continued operation of a PCE (Equinox Fitness Club); Amendment to expand PCE into the cellar and full third floor; Waiver of the Rules	App'd	<a href="#">183-95-BZ</a>	Rothkrug & Spector LLP
7702 Flatlands Avenue, BK	Extension of Term for the continued use of a Gasoline Service Station (BP Amoco) with accessory convenience store	App'd	<a href="#">441-31-BZ</a>	Eric Palatnik PC
50 East 69 <sup>th</sup> Street, MN	Permit the conversion of an existing building, subject to a previous Board approval which permitted medical offices with a residential penthouse to be used as a single family residence contrary to ZR	App'd	<a href="#">2017-308-BZ</a>	Greenberg Traurig
24 Frank Court, BK	Waive bulk regs for hurricane-damaged homes	App'd	<a href="#">2018-121-BZ</a>	Mayor's Office of Housing Recovery Operations