

CITYLAND NEW FILINGS & DECISIONS | October 2018

CITY PLANNING PIPELINE

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
Sergey Rybak	271 Sea Breeze Avenue ZM	This is a private application by Rybak Development requesting a zoning map amendment to create a new C2-4 overlay over Block 7280 in Brighton Beach Brooklyn. The ZM would facilitate the development of a 19-story mixed use building with 114 du and enable the applicant to apply to the BSA for 73-36 special permit.	190172 ZMK; 190173 EASK	Eric Palatnik
Alwest Old Fulton, LLC	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
ArchCare	Terence Cardinal Cooke Rezoning	Application for Zoning Map change to R8 from R7-2 to facilitate the renovation and consolidation of a specialty hospital and skilled nursing facility, the construction of new supportive housing, and the construction of a new residential building.	190156 ZRM; 190158 ZMM	Raffaele Dunne
Spencer Edwards	Betances VI	Application to rezone a site at East 146th Street and Willis Avenue to allow for the development of a mixed use, affordable housing development on a NYCHA owned site advancing priorities outlined as a part of NYCHAs Make Mott Haven planning initiative.	190143 ZMX; 190144 ZRX	Anivelca Cordova
HPD	1921 Atlantic Avenue – MWBE Site B	This is an application by HPD requesting a UDAAP, zoning map amendment from M1-1/R7D to R8A and R8A/C2-4, a zoning text amendment to modify the Special Mixed Use district and to map an MIH area, and amendment to the URP to facilitate a new 14-story, 214,941 sf, (232 dwelling units under the Mix & Match program.	190160 HAK; 190161 ZMK; 190162 ZRK; 190163 HUK	N/A
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; 190139 ZSK	N/A
Cipico Construction	Vernon Blvd – Broadway Rezoning	Rezoning from R5 To R6B, R7X/C1-3 to construct 3 bldgs that will develop housing & commercial uses in the entire block. zoning text amendment to allow inclusionary housing.	190151 ZRQ; 190152 ZMQ	N/A
SPECIAL PERMITS/OTHER ACTIONS				
New York City Police Department	1 Teleport Drive – NYPD site selection acquisition	Acquisition and site selection of a parcel for long-term lease of space for NYPD Staten Island Medical Division.	190148 PCR	Max Meltzer
Natalie Borodoker	35 Coverly Avenue	Proposed in-ground swimming pool within side yard.	N 190013 ZAR; N 190014 ZAR; N 190015 ZCR; N 190017 ZAR	Gaetano Donatantonio
Thomas Crimmins	45 Coverly Avenue	Private application on a vacant lot to develop a detached, single-family home in CB2 of Staten Island - ZR-105-421, 105-422, 105-425, 105-432. Additionally, the site may have been altered and require a restoration of tree planting and topo.	N 190169 ZAR; N 190170 ZAR; N 190171 ZAR	Ronald Victorioo
Riverside Developers USA, Inc.	633 Marcy Avenue FRESH (cert)	This is a private application by Riverside Developers USA, Inc. requesting a FRESH certification per Zoning Resolution Section 63-30 to facilitate an alteration of an eight-story, 45,479 square foot residential development to include an 8,619 square foot FRESH food store on the ground floor at 633 Marcy.	190174 ZCK	Frank St. Jacques

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
API Restaurant Inc.	1633 Broadway Open Air Café	Open Air Café renewal via chair cert.	180515 ZCM	Nick Hockens
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
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.	190059 ZCM	Deirdre Carson
North 13 Holdings LLC	North 13th Street Special Permit	This is a private application by North 13 Holdings LLC 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
	110 Wall Street Arcade Café Cert	Certification for the operation of a café within an arcade located at 110 Wall Street. Pursuant to 91-821.	190137 ZCM	GoldmanHarris LLC
Nicholas Brown	470 New Dorp Lane (2nd Renewal)	Section 11-43 Renewal of Authorization pursuant to 36-023. Applicant must file at C.I. prior to 11/2/2018, 7 years after CPC approval.	190164 UKR; N 190165 CMR	N/A
Van Barton Group	990 Avenue of the Americas	Substantial compliance to remove 7,500sf from a residential accessory parking garage. The number of spots and layout of the garage would stay the same.	190135 CSM	N/A
Jerald Johnson	201 East 125th Street	A minor amendment to the Harlem-East Harlem Urban Renewal Plan and a City Planning Commission certification pursuant to Section 95-041 to determine whether a transit easement is required.	190145 UKM; 190146 ZCM; N 190147 HCM	N/A
BOP NW LLC	Manhattan West Event Space Declaration	RD for Event Space at Manhattan West Plaza to be approved by the CPC.	190136 LDM	N/A
Salvatore Culotta	SD 76 Eagan Avenue	Subdivision of one zoning lot into two zoning lots.	N 190022 RCR	N/A
Franco Pellegriti	SS 344, 346, 348 Clarke Avenue	Renewal of school seat certification for three dwelling units.	N 190033 RCR	N/A
Luis Epifani	SS 123 Connecticut Street	School seat certification for one dwelling unit.	N 190012 RCR	N/A
John Scuotto	SS SD 145 Waterbury Avenue	Subdivision of one zoning lot into two zoning lots. School seat certification for one dwelling unit.	N 190024 RCR; N 190025 RCR	N/A
Anthony Villano	SS 55 Goff Avenue	School seat certification for one dwelling unit.	N 190138 RCR	N/A
Jeremiah Smith	SD 530 Ramona Avenue	Subdivision of one zoning lot into three zoning lots.	N 190140 RCR	N/A
Michael Pacifico	SD 35 Rhett Avenue	Subdivision of one zoning lot into two zoning lots.	N 190141 RCR	N/A
Jason Harnick	SD 252 Ramona Avenue	Subdivision of one zoning lot into two zoning lots.	N 190142 RCR	N/A
Joseph Verdino	SS 6600 Hylan Boulevard	School seat certification for six dwelling units.	N 190155 RCR	N/A
Andrew Gonchar	SS 112 Woodvale Avenue	School seat certification for six dwelling units.	190154 RCR	N/A
MONSOURS ZANDIEH	SD Outerbridge Commons Subdivision (Lots 17 & 80)	Subdivide one zoning lot into two zoning lots on site containing a significant area of wetlands and wetland adjacent area. Requires an area plan to be submitted as part of application. The original lot (block 7580, lot 18) was reapportioned in a prior subdivision action (N 030343 RCR).	N 150209 RCR	N/A
John Stringile	SS Craig Avenue & Nashville Street	School seat certification for six dwelling units.	N 190167 RCR	N/A
Leonello Savo	SS Herbert Street & Holten Avenue	Renewal of school seat certification for 10 dwelling units.	N 190159 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.	N 190009 RCR; N 190010 RCR	N/A
John Najmy	SS 32 Bamberger Lane	School seat certification for five dwelling units.	N 190168 RCR	N/A

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
Kelly Murphy	Hungerford School at Petrides Campus	Replacement for the existing Hungerford School.	190149 ZAR; 190150 ZAR	N/A
2161 Broadway Bakery LLC	Maison Kayser	N/A	N 190134 ECM	N/A
Maya Donut LLC	Maya Donut	N/A	N 190166 ECQ	N/A
Derek Tobacco	SD 47 Furman Street	N/A	N 190001 RCR	N/A

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
Betances VI	Zoning map and zoning text amendments	X6	190143 ZMX; N190144 ZRX	10/15/2018
Blondell Commons	Zoning map and zoning text and city map amendments	X11	170438 ZMX; N170439 ZRX; 170353 MMX	10/15/2018
134-01 20th Avenue	Special permit	Q7	190095 ZSQ	10/15/2018
103 North 13th Street	Zoning text amendment and special permits	K1	N190083; 190084 ZSK; 190085 ZSK	10/15/2018
McDonald Avenue Catering	Zoning map amendment	K12	180171 ZMK	10/15/2018
1010 Pacific Street Rezoning	Zoning map and zoning text amendments	K8	180042 ZMK; N180043 ZRK	10/29/2018
1050 Pacific Street Rezoning	Zoning map and zoning text amendments	K8	160175 ZMK; N160176 ZRK	10/29/2018
Urban Strategies Day Care Center	Acquisition	K5	160226 POK	10/29/2018
1640 Flatbush Avenue Rezoning	Zoning map and zoning text amendments	K14	190053 ZMK; N190054 ZRK	10/29/2018
245 East 53rd Street Rezoning	Zoning map amendment	M6	180481 ZMM	10/29/2018
Ruppert Brewery URA Garages	Special permits	M8	180181 ZSM; 180182 ZSM; 180183 ZSM	10/29/2018

LANDMARKS PIPELINE

Actions Taken — October 2018

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
October 2, 2018				
283 St. Paul's Avenue, SI	Stapleton Heights HD	Legalize demolition of a garage and modifications to oriel windows	19-26131	Yes
119 Hudson Street, aka 52 North Moore Street, MN	Tribeca West HD	Install signage	19-27272	Yes
12-14 Minetta Street, MN	South Village HD	Legalize replacement of windows without permit(s), and to install a window security grille and stoop gates	19-25343	W/Mod
256 West 4th Street, MN	Greenwich Village HD	Install rooftop mechanical equipment, extend parapets and chimneys, and install railings	19-22335	W/Mod
225 West 13th Street, MN	Greenwich Village HD	Modify entrance infill, replace windows, and alter the rear façade	19-20889	W/Mod
483 Broadway, MN	SoHo- Cast Iron HD	Modify the storefront entrance and install signage	19-29884	W/Mod
236 East 15th Street, MN	Stuyvesant Square HD	Construct a rooftop stair bulkhead, modify the areaway, and install a barrier-free access ramp	19-28446	Yes
325 West 93rd Street, MN	Riverside – West End HD	Install a canopy at the entrance	19-24028	Yes
949 St. John's Place, BK	Crown Heights North HD	Demolish a bay window and construct a rear yard addition	19-27784	Yes
485-487 Tompkins Avenue, BK	Bedford-Stuyvesant/Expanded Stuyvesant Heights HD	Demolish the existing building and construct a new building	19-22259	No Action
34-12 36th Street, QN	Paramount Studios, Building No. 1	Establish a Master Plan governing seasonal installations	19-21644	Laid Over
32-12 36th Street, QN	Paramount Studios, Building No. 1	Legalize the installation of awnings, lighting, fencing, and an outdoor bar	19-30293	Laid Over
196 Prospect Park West, BK	Park Slope HD Ext.	Install signage	19-26289	W/D
2309 Broadway, aka 250-260 West 84th Street, MN	Riverside-West End HD Ext.	Replace storefront infill	19-26563	Laid Over
90 Prince Street, MN	SoHo-Cast Iron HD	Establish a Master Plan governing the future installation of painted wall signs	19-28999	Yes
9 East 17th Street, MN	Ladies' Mile HD	Legalize the installation of storefront infill and an areaway fence, and modifications to the areaway	19-25701	Yes
60 Norfolk Street, MN	Beth Hamerdash Hagodol Synagogue	Demolish more portions of the building	19-30708	W/Mod
375 Stuyvesant Avenue, BK	Stuyvesant Heights HD	Demolish and reconstruct a garage, and construct a new building on the lot	19-21219	No Action
October 9, 2018				
991 St. John's Place, BK	Crown Heights North II HD	Construct rooftop and side additions, install a ramp, and alter the primary façade of the school building	19-28668	No Action
236 Fifth Avenue, MN	Madison Square North HD	Install a painted wall mural	19-27946	W/Mod
202 Riverside Drive, MN	Riverside-West End HD	Modify a mechanical bulkhead at the roof	19-28623	Yes
16 West 22nd Street, MN	Ladies' Mile HD	Install entrance infill, a canopy, and light fixtures	19-25950	Laid Over
335 Hoyt Street, BK	Carroll Gardens HD	Replace the sidewalk	19-23133	Laid Over
27 West 11th Street, MN	Greenwich Village HD	Legalize façade work and window replacement	19-28368	W/Mod
50 East 69th Street, MN	Upper East Side HD	Modify and remove stained glass windows at the rear façade	19-29913	W/Mod
753 Madison Avenue, MN	Upper East Side HD	Legalize work at the corner storefront in non-compliance with Certificate of Appropriateness 19-15330 and 19-17653	19-22369	Yes
October 16, 2018				
37-22 79th Street, QN	Jackson Heights HD	Alter the front façade, install a fence and alter an areaway	19-27693	W/Mod
200 Guernsey Street, BK	Greenpoint HD	Construct a rear yard addition	19-20302	Yes
119 Congress Street, BK	Cobble Hill HD	Legalize demolition of the existing rear yard addition and to construct a roof top and rear yard addition	19-22588	W/Mod

LANDMARKS PIPELINE (continued)

Actions Taken — October 2018

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
119 Congress Street, BK	Cobble Hill HD	Legalize demolition of the existing rear yard addition and to construct a roof top and rear yard addition	19-22588	W/Mod
335 Hoyt Street, BK	Carroll Gardens HD	Replace the sidewalk	19-23133	Yes
75 Bennett Street, SI	New York Public Library, Port Richmond Branch	Install a barrier-free access ramp, alter the steps and front yard, and replace windows	19-25483	No Action
695 6th Avenue, MN	Ladies' Mile HD	Install barrier-free access ramp	19-30557	Yes
30 East 21st Street, MN	Ladies' Mile HD	Install a barrier-free access ramp	19-18706	No Action
40 West 42nd Street, MN	Bryant Park Scenic Landmark	Alter an entrance, pathway and planting bed to provide barrier-free access	19-24222	W/Mod
720 West End Avenue, MN	Riverside-West End HD Ext. II	Construct rear yard and rooftop additions and bulkheads, modify and create masonry openings, excavate a portion of the rear yard, and construct a new building on a portion of the lot	19-30261	W/Mod
240 East 61st Street, MN	Treadwell Farm HD	Legalize the painting of the façade	19-24704	W/Mod
227 Riverside Drive, MN	Riverside-West End HD	Legalize the installation of a barrier-free access ramp	19-23273	Laid Over
122 Fifth Avenue, MN	Ladies' Mile HD	Construct a rooftop addition	19-27725	Laid Over
160 East 70th Street, MN	Upper East Side HD	Alter and reconstruct the front façade, excavate the areaway and construct rooftop and rear yard additions	19-26801	Laid Over
175-12 Murdock Avenue, QN	Addisleigh Park HD	Legalize the masonry wall constructed and construct an in-ground pool, install light fixtures, gates, and pavers, reconstruct a fountain, and replace a gazebo	19-18923	Yes
510 Fifth Avenue, MN	Manufacturers Trust Company Building	Install a security desk and modify partitions at the elevator lobby	19-22206	Laid Over
October 23, 2018				
79 8th Avenue, MN	Manufacturers Hanover Trust	Install banners	19-30247	W/Mod
53 Mercer Street, MN	SoHo-Cast Iron HD	Construct rooftop additions	19-28665	W/Mod
133 West 3rd Street	South Village HD	Legalize the installation of signage	19-27998	W/Mod
489 Broadway, MN	SoHo-Cast Iron HD	Install storefront infill and signage	19-28288	Yes
2309 Broadway, MN	Riverside- West End HD Ext.	Replace storefront infill	19-26563	W/Mod
781 Fifth Avenue, MN	Upper East Side HD	Install window display vitrines	19-28138	W/Mod
44 East 67th Street, MN	Upper East Side HD	Construct a pergola and raise a chimney	19-29759	Yes
49 Greene Street, MN	SoHo-Cast Iron HD	Remove a loading dock, replace entrance infill, construct a rooftop addition and alter the rear façade	19-29083	Laid Over
110 East 71st Street, MN	Upper East Side HD	Replace the cornice	19-31391	Laid Over
222 Alexander Avenue, BX	Mott Haven HD	Install signage and paint the doors	19-31175	Laid Over
166 Washington Park, BK	Fort Greene HD	Alter the rear façade and rear yard addition	19-5548	Laid Over
547 West 27th Street, MN	West Chelsea HD	Replace windows	19-28906	Laid Over
186 West Fifth Avenue, MN	Ladies' Mile HD	Replace the storefront and install signage	19-26073	Yes
124 Columbia Heights, BK	Brooklyn Heights HD	Amend a previous approval for window replacement	19-20962	W/D
October 30, 2018				
16 Court Street, BK	Borough Hall Skyscraper HD	Install signage	19-24141	Yes
1139 Dean Street, BK	Crown Heights North HD	Legalize modifying the stoop and replacement of areaway fence	19-27324	Yes
1062 Clay Avenue, BX	Clay Avenue HD	Replace windows	19-31566	W/Mod
131-135 Duane Street, MN	Tribeca South HD	Construct a rooftop addition	19-4959	W/Mod

LANDMARKS PIPELINE (continued)

Actions Taken — October 2018

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
272 West 10th Street, MN	Greenwich Village HD Ext.	Demolish the perimeter wall and garage; construct a new building extension; and install rooftop mechanical equipment and screens	19-31392	No Action
16 West 22nd Street, MN	Ladies' Mile HD	Install entrance infill, a canopy, and light fixtures	19-25950	Yes
160 East 70th Street, MN	Upper East Side HD	Alter and reconstruct the front façade, excavate the areaway and construct rooftop and rear yard additions	19-26801	W/Mod
1082 Park Avenue, MN	Park Avenue HD	Modify a rooftop addition	19-28234	Yes
209 Flagg Place, SI	Ernest Flagg House and Expanded Landmark Site	Construct new single-family dwellings on the property and to alter and restore the mansion	19-15038	No Action
770 Broadway, 133-147 East 8th Street, 42-58 4th Avenue, and 74 86 East 9th Street, MN	NoHo HD	Install illuminated signage	19-25194	Laid Over
211 MacDonough Street, BK	Stuyvesant Heights HD	Legalize installation of windows and a painted sign and to install new storefront infill, signage and barrier-free access	19-2618	Laid Over
84 2nd Avenue, MN	East Village/Lower East Side HD	Modify and replace storefront infill installed and to replace windows, construct rear yard and rooftop additions, and install railings.	19-27371	W/Mod
64 East 4th Street, MN	East Village/Lower East Side HD	Amend a previous approval for a front extension	19-32228	Yes

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
570	Lefferts Boulevard Rezoning, BK	Rezoning (establishing C2-3 within existing R4-1)	10/17/2018
571	180 Myrtle Avenue Text Amendment, BK	Amendment to Special Ground Floor Use Regulations within the Special Downtown Brooklyn District	10/17/2018
572	Boerum Hill Historic District Extension, BK	Affirming Landmarks Preservation Commission designation of Boerum Hill Historic District Extension	10/17/2018
573	LSSNY Early Life Child Care Center, BX	Acquisition of property by Administration of Children's Services for childcare center	10/17/2018
574	95 Lenox Avenue – Article V Plan and Project, MN	Approval of modification to Article V Plan and Project	10/17/2018
575	95 Lenox Avenue Conveyance, MN	Approving conveyance of property	10/17/2018
576	95 Lenox Avenue – Article XI, MN	Approving real property tax exemption	10/17/2018
584	26-32 Jackson Avenue, QN	Approving disposition of city-owned property	10/31/2018
585	26-32 Jackson Avenue, QN	Special permit to modify street wall and setback requirements	10/31/2018
586	27-01 Jackson Avenue, QN	Approving disposition of city-owned property	10/31/2018
587	27-01 Jackson Avenue, QN	Special permit to modify street wall and setback requirements	10/31/2018
588	27-01 Jackson Avenue, QN	Special permit for public parking garage	10/31/2018
589	Hunters Point South Parcel C – North Tower, QN	Approving real property tax exemption	10/31/2018
590	Hunters Point South, QN	UDAAP by HPD	10/31/2018
591	Sunset Park IV, BK	Approving amendment to extend duration of real property tax exemption	10/31/2018
592	Sunset Park III, BK	Approving amendment to extend duration of real property tax exemption	10/31/2018
593	Sunset Park II, BK	Approving amendment to extend duration of real property tax exemption	10/31/2018
594	Sunset Park I, BK	Approving amendment to extend duration of real property tax exemption	10/31/2018
595	Hopkinson/Park Place, BK	Amended UDAAP by HPD	10/31/2018
596	21 Arden Street, MN	UDAAP by HPD	10/31/2018
597	11-14 35th Avenue Rezoning, QN	Rezoning (Changing R5 to R6A)	10/31/2018
598	11-14 35th Avenue Rezoning, QN	Designate a Mandatory Inclusionary Housing (MIH) area	10/31/2018

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
599 Courtland Avenue	UDAAP designation, project approval and disposition of City-owned property; acquisition of privately-owned property.	BX 1	C 180390 HAX ; C 180391 PQX	10/15/2018
UFBCO Child Care Center	Acquisition of property located at 474 West 159th Street (Block 2108, Lot 23) for continued use as a child care center.	MN 12	C 150263 PQM	10/17/2018
M1 Hotel Text Amendment	Amendment to Zoning Resolution to modify Article IV, Chapter 2 to create a special permit for new hotels, motels, tourist cabins and boatels in M1 Districts.	CW	N 180349 ZRY	10/17/2018
Friends of Crown Heights 17	Acquisition of property located at 921 Hegeman Avenue (Block 4315, Lot 1) for continued use as a child care center.	BK 6	C 170146 PQK	10/17/2018
DOT Brooklyn Fleet Services	Site selection and acquisition of property located at 25 14th Street (Block 1031, Lots 1, 62, 67, and 71), for use as a fleet vehicle maintenance and repair facility.	BK 6	C 180418 PCK	10/17/2018
9 Orchard Street	Special permit to modify the height and setback requirements of Section 33-40 to facilitate the construction of a roof deck, chair lift, and stairs on the roof of an existing 13-story building, on a zoning lot containing a landmark designated by the Landmarks Preservation Commission.	MN 3	C 190290 ZSM	10/17/2018