

CITYLAND NEW FILINGS & DECISIONS | December 2018

CITY PLANNING PIPELINE

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
NYC DCP	East Harlem Follow-Up Actions	This is an application for a zoning map amendment and zoning text amendments as a follow-up to the East Harlem Neighborhood Rezoning. These actions respond to the concerns raised during and after the public review process regarding building heights and pedestrian circulation.	C 190235 ZMM; N 190236 ZRM	N/A
SPECIAL PERMITS/OTHER ACTIONS				
BOP Greenpoint D LLC	Greenpoint Landing 5B-1 Authorization Renewal	This is a private application to renew authorizations (ZR 11-42, ZR 11-43) pursuant to ZR Sections 62-822(a) and 62-822(b) in the Greenpoint neighborhood of Brooklyn Community District 1.	190231 CMK; 190232 CMK	Nicholas Williams
Redzep Kusic	99 Seacrest Avenue (DOS)	Proposed construction in DOS area of property, which contains CEHA.	N 190041 RCR; N 190042 RCR	Peter Calvanico
Pasquale Meleleo	135 Cromwell Circle - Pool	Proposed in-ground pool.	N 190206 ZAR	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
Marcy Hart LLC	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
Rockpoint Group	1700 Broadway Café Cert	Open Air Café certification (lapsed permit)	N 190229 ZCM	Dan Egers
Redfern FRP LLC/ Phipps Houses	DTFR Public Open Space Chair Certification	Chairperson's Certification for compliance with publicly accessible open space (plaza and local streets) requirements within the Special Downtown Far Rockaway District.	N 190224 ZCQ;	Annya Ramirez
Yoel Sabel	27-41 West Street Phasing Certification	This is a private application by Halcyon Management Group requesting a phased implementation certification pursuant to ZR 62-811 to facilitate a mixed-use development at 27-41 West Street, Greenpoint, Community District 1, Brooklyn.	190237 CSK; 190238 ZCK	N/A
Igor Shteiman	SD 63 Lindenwood Road & 35 Pleasant Street	Subdivision of one zoning lot into two zoning lots.	N 190228 RCR	N/A
Jeremiah Smith	SD 530 Ramona Avenue	Subdivision of one zoning lot into three zoning lots.	N 190140 RCR	N/A
Anthony Villano	SS 55 Goff Avenue	School seat certification for one dwelling unit.	N 190138 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.	N 190110 RCR; N 190111 RCR	N/A
Robert Kelly	SS SD 115 Seguine Avenue	Renewal of school seat certification.	N 190122 RCR; N 190123 RCR	N/A
Antonio Valenziano	SD SS 19 Vail Avenue	Subdivision of one zoning lot into two zoning lots. School seat certification for four dwelling units.	N 190195 RCR; N 190196 RCR	N/A
STEVEN & HEATHER KRENTSEL	563 Todt Hill Road	Request to alter steep slope to install patios and pool in back yard of home previously approved per N070481ZAR (renewal N120186CMR) An earlier proposal for a deck had an info meeting in 2012 but did not proceed to a PAS and was closed out.	N 160023 ZAR; N 160024 ZAR; N 190204 ZAR; N 190214 ZAR	N/A
Claud Pappas	Pappas Residence - 4637 Grosvenor Ave - SNAD	Increasing the non-compliance by building a vertical enlargement in the rear yard, this project will need a waiver for the rear yard requirement. Seeking a SNAD authorization pursuant to 105-432, modification of yard regs.	N 190239 ZAX	N/A

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
NYC LPC	Park Terrace West-West 217 th St Historic District	N/A	190233 HKM	N/A
Joseph Morace	SD SS 440 & 450 Eltingville Boulevard	N/A	N 190240 RCR; N 190241 RCR	N/A
Leonello Savo	N/A	School seat certification for 10 dwelling units and subdivision of three zoning lots into five zoning lots.	N 190066 RCR; N 190067 RCR	N/A

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
JFK North Site/ Nassau Expressway	City map amendment	Q13	180517 MMQ	12/03/2018
Brook 156	Zoning map and zoning text amendments, disposition of c-o-p, and special permit.	X1	190207 ZMX N190209 ZRX 190208 PPX 190210 ZSX	12/03/2018
Brownsville North NCP	UDAAP designation, project approval, and disposition of c-o-p	K16	190177 HAK	12/03/2018
2 Howard Avenue Rezoning	Zoning map and zoning text amendments	K3	180292 ZMK N180293 ZRK	12/03/2018
Community District 3 Sanitation Garage	Acquisition	K1	190211 PQK 190212 PQK	12/03/2018
East Harlem Neighborhood Rezoning Follow-Up Actions	Zoning map and zoning text amendments	M11	190235 ZMM N190236 ZRM	12/17/2018
Manhattanville Factory District Walkway	Zoning text amendment	M9	190127 PQM 190128 HAM	12/17/2018
1 Teleport Drive NYPD	Site selection and acquisition	SI2	190148 PCR	12/17/2018

BSA PIPELINE

New Applications Filed with BSA — December 2018

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTION				
IRS LLC By: Isaac Stern	2317 Avenue K, BK	Permit conversion and enlargement of an existing two-family residence to a single family residence in an R2 zoning district.	2018-194-BZ	Law Office of Lyra J. Altman
136-76 39th Ave LLC	136-76 39th Avenue, QN	Permit reduction of required parking for a proposed enlargement	2018-197-BZ	James Chin & Associates
Robert C. Quinlan	100 West 72nd Street, MN	Permit the use of subcellar of existing building as a physical culture establishment	2018-200-BZ	Victor Han Architect PC
APEALS				
Glenn Brue	1824 Shore Parkway, BK	Appeal DOB or other Agency determination	2018-195-A	Sundaram Solai
Glenn Brue	1740 York Avenue, MN	Appeal DOB or other Agency determination	2018-196-A	Sundaram Solai
Debbie Ann Culotta	85 Trenton Court, SI	Appeal Borough Commissioner decision denying permission for construction of building that does not front on an officially mapped street	2018-198-A	Rothkrug Rothkrug & Spector LLP
West 66 th Sponsor LLC c/o Paul Hastings LLP	36 West 66 th Street, MN	Appeal DOB MN Borough Commissioner denying Zoning Challenge to posted ZD1 Zoning Diagram	2018-199-A	Landmark West
N/A	46 Kissel Avenue, SI	Appeal Borough Commissioner decision denying permission for construction of two family residential building that does not front on an officially mapped street	2018-201-A	Rothkrug Rothkrug & Spector LLP

LANDMARKS PIPELINE

Proposed Designations — December 2018

NAME	ADDRESS	ACTION	DATE
817 Broadway Building	817 Broadway, MN	Heard	12/04/2018
The Roosevelt Building	841 Broadway, MN	Heard	12/04/2018
826 Broadway Building	826 Broadway, MN	Heard	12/04/2018
830 Broadway Building	830 Broadway, MN	Heard	12/04/2018
832 Broadway Building	832 Broadway, MN	Heard	12/04/2018
836 Broadway Building	836 Broadway, MN	Heard	12/04/2018
840 Broadway Building	840 Broadway, MN	Heard	12/04/2018
Park Terrace West-West 217 th Street Historic District	Park Terrace West-West 217 th Street Historic District	Designated	12/11/2018
1 st Spanish United Methodist Church	163 East 111 th Street, MN	No Action	12/11/2018

LANDMARKS PIPELINE (continued)

Actions Taken — December 2018

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
December 4, 2018				
485-487 Tompkins Avenue, BK	Bedford-Stuyvesant/Expanded Stuyvesant Heights HD	Demolish existing building and construct a new building	19-22259	Yes
991 St. John's Place, BK	Crown Heights North HD II	Construct rooftop and side additions, alter the facades of the school building, and remove portions of the rear garage	19-28668	Yes
58-23 70 th Avenue, QN	Central Ridgewood HD	Legalize alterations to the stoop and areaway	19-28951	W/Mod
Peck Slip at Water and South Streets, MN	South Street Seaport HD	Modify streetbed and construct a park	19-31870	No Action
550 Broadway, MN	SoHo-Cast Iron HD	Install entry infill and a canopy	19-30904	Yes
301 East 10 th Street, MN	East 10 th Street HD	Demolish the rear façade and construct a rear yard addition	19-31335	W/Mod
228 East Broadway, MN	Bialystoker Center and Home for the Aged	Modify and replace windows and alter the west façade	19-32762	Yes
369 Edgecombe Avenue, MN	Hamilton Heights/Sugar Hill Northeast HD	Legalize the installation of mechanical equipment in the areaway and alterations to the stoop and door surround	19-19676	W/Mod
171 Baltic Street, BK	Cobble Hill HD	Alter the front façade	19-24586	Laid Over
524-536 Halsey Street, BK	Bedford-Stuyvesant/Expanded Stuyvesant Heights HD	Demolish the one-story garage and construct a new building, alter the front and rear facades of the three-story garage building, construct a rooftop addition, alter the front areaway, replace the sidewalk, and excavate at the rear	19-33040	Laid Over
1178 Broadway, MN	Madison Square North HD	Install a barrier-free access ramp	19-32321	W/D
December 11, 2018				
636 Bergen Street, BK	Prospect Heights HD	Modify masonry openings and alter the façade	19-10363	W/Mod
653-655 Broadway, MN	NoHo HD	Replace storefront infill and install signage	19-17636	Yes
10 East 63 rd Street, MN	Upper East Side HD	Enlarge the areaway, alter the base of the building, replace windows, reconstruct the rear façade, modify the rooftop penthouse, install rooftop bulkheads and railing, and raise chimneys	19-31506	W/Mod
48-14 39 th Avenue, QN	Sunnyside Gardens HD	Legalize the installation of a door	19-20582	Yes
215 Manor Road, QN	Douglaston HD	Replace windows	19-26941	Yes
240-01 42 nd Avenue, QN	Douglaston Hill HD	Construct a gazebo in the yard	19-27672	Yes
165 Columbia Heights, BK	Brooklyn Heights HD	Modify a rooftop addition, replace windows, and install paving and railings	19-30140	W/Mod
484 Broome Street, MN	SoHo-Cast Iron HD	Modify a storefront	18-7060	No Action
424 Broadway, MN	SoHo-Cast Iron HD Ext.	Replace storefront infill	19-31086	W/Mod
770 Broadway, MN	NoHo HD	Install illuminated signage	19-25194	W/Mod
155 Mercer Street, MN	SoHo-Cast Iron HD	Legalize the installation of neon lighting	19-33268	Denied
220 East 42 nd Street, MN	The Daily News Building	Install entrance infill and a canopy	19-32614	W/Mod
227 Riverside Drive, MN	West End HD	Modify a barrier-free access ramp	19-23273	W/Mod
508 Columbus Avenue, MN	Upper West Side/Central Park West HD	Construct a barrier-free access ramp	19-31008	Yes
302 West 45 th Street, MN	Martin Beck Theater	Modify the interior lobby	19-33009	Laid Over
270 Carroll Street, BK	Carroll Gardens HD	Construct a rear yard addition	19-27671	Laid Over
85 Franklin Street, MN	Tribeca East HD	Alter the façade, and construct a streetwall rooftop addition	19-31178	Laid Over
39 and 41 Worth Street, MN	39 Worth Street Building and 41 Worth Street Building	Construct rooftop additions and install a roof ladder	19-25982	Laid Over
121 West 88 th Street, MN	Upper West Side/Central Park West HD	Construct rear yard and rooftop additions, and modify masonry openings	19-27561	Laid Over

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
661	238 President Street, BK	Landmark Designation	12/11/2018
662	Hans S. Christian Anderson memorial Kindergarten, BK	Landmark Designation	12/11/2018
663	538-548 West Street, MN	Approving amendment to previously approved real property tax exemption	12/11/2018
664	590 Southern Boulevard, BX	Approving a new real property tax exemption	12/11/2018
665	JOE Central Brooklyn, BK	Approving a new real property tax exemption	12/11/2018
666	464-68 West 51 st Street, MN	Approving a new real property tax exemption	12/11/2018
667	300 East 86 th Street, MN	Approving enclosed sidewalk café	12/11/2018
668	1022 Madison Avenue, MN	Approving unenclosed sidewalk café	12/11/2018
669	I.S./H.S. Hungerford New School R86, 715 Ocean Terrace, SI	Approving site plan for new intermediate/high school facility	12/11/2018
670	3-11 West 118 th Street and 1460-1472 5 th Avenue, MN	UDAAP	12/11/2018
699	Franklin Avenue Rezoning, BK	Rezoning (R6A to R8X, R8A to R8X, C2-4 within proposed R8X)	12/20/2018
700	Franklin Avenue Rezoning, BK	Approving amendment creating Mandatory Inclusionary Housing area	12/20/2018
701	Former St. John Villa Educational Campus, SI	Approving site plan for new 3K/UPK facility	12/20/2018
702	Former St. Rosalia Church, BK	Approving site plan for new primary school facility	12/20/2018
703	380 3 rd Avenue, MN	Approving unenclosed sidewalk café	12/20/2018

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Waterside Plaza	Disposition of City-owned property; First Amendment to the Waterside Urban Renewal Plan (URP)	MN6	C 190064 HDM ; C 190065 HUM	12/05/2018
Two Bridges	Modification to previously approved large-scale residential development to facilitate development of new buildings at 260 South Street, 259 Clinton Street, and 247 Cherry Street	MN3	M 180505A ; ZSM ; M 180506B ZSM ; M 180507C ZSM	12/05/2018
Olmsted-Beil House Park Addition	Facilitate site selection and acquisition of property to expand Olmsted-Beil House Park	SI3	C 190061 PCR	12/05/2018
4697 Third Avenue	UDAAP Designation and disposition of property	BX6	C 190026 HAX	12/05/2018
100-03 North Conduit Avenue	Rezoning (Establishing C2-2 commercial overlay within existing R3X district)	QN10	C 170492 ZMQ	12/05/2018
NYPD 116 th Precinct Demapping	City map change to allow for police stationhouse construction	QN13	C 190004 MMQ	12/19/2018
East 241 st Street Rezoning	Zoning Map amendment to change an M1-1 zoning district to an R7D/C2-4 district; Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area and to extend Transit Zone 1	BX12	C 180083 ZMX ; N 180084 ZRX	12/19/2018
DOT Staten Island Vehicle Maintenance & Repair Facility	Facilitate the continued use of property located at 1893 Richmond Terrace (Block 185, Lot 501) as a vehicle maintenance and repair facility	SI1	C 180514 PQR	12/19/2018
Belmont Cove Rezoning	Zoning map amendment to rezone the project area from an M1-4 district to an R7X district; Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area; Disposition of City-owned property	BX6	C 180083 ZMX ; N 180084 ZRX ; C 190051 PPX	12/19/2018
895 Bedford Avenue Rezoning	Zoning map amendment to change an existing M1-2 district to an R7A/C2-4 district; Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.	BK3	C 180229 ZMK ; N 180230 ZRK	12/19/2018
59 Greenwich Avenue	Special permit to allow Use Group 6 uses on portion of second floor and modify minimum distance between windows and lot lines regulations	MN2	C 190070 ZSM	12/19/2018
51 White Street	Special permit to facilitate two-story vertical enlargement and new mezzanine level between first and second floors	MN1	C 180439 ZSM	12/19/2018