

CITYLAND NEW FILINGS & DECISIONS | March 2019

CITY PLANNING PIPELINE

New Applications Filed with DCP — March 1 to March 31, 2019

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
1-10 Bush Terminal Owner L.P.	Industry City Land Use Actions	This is a private application for a zoning map amendment, a zoning text amendment to create a new special district, and a special permit for use, bulk, parking; to facilitate reactivation and expansion of a large industrial development located in Sunset Park, Brooklyn, Community District 7.	190296 ZMK; 190297 ZSK; 190298 ZRK;	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.	190139 ZSK; 180524 ZMK; 180525 ZRK; 180526 ZSK	N/A
Alfred Quinones	909 Castle Hill Avenue	Rezoning from R3-2 to R5D/C1-3 to facilitate residential and retail construction.	190118 ZMX	N/A
Gadi Benhamo	Queens Blvd MIH Text Amendment	Zoning Text Amendment to map MIH at sites located along Queens Blvd in both Maspeth and Woodside, Queens, Community Board 2.	190352 ZRQ	Jaclyn Calcagno
SPECIAL PERMITS/OTHER ACTIONS				
David Bistricher	77 Commercial Street Special Permit Renewal	This is a private application by Waterview at Greenpoint LLC, pursuant to Section 11-43 ZR requesting a renewal of a special permit (C 140047 ZSK) for a three year term, and renewal of two authorizations (N 140048 ZAK and N 140049 ZAK) to facilitate the development of 720 units of housing, including 200 affordable units, and ground floor retail, located within three 30- to 40-story buildings at 77 Commercial Street in Greenpoint, Community District 1, Brooklyn.	N 190258 CMK; N 190262 CMK; N 190327 CMK	Terry Arroyo
Judy Kessler	1 Penn Plaza - Plaza actions (SP & AUTH)	Special permit pursuant to Sections 37-622 and 74-761 to reduce plaza area, and Authorization pursuant to Sections 37-623 and 37-727 to permit a nighttime closure of certain portions of a bonused plaza. Application MAY include one or more open air cafés and a kiosk pursuant to Section 37-73.	N 190274 ZAM; N 190275 ZCM; N 190276 ZCM; 190273 ZSM	Bob Flahive
Lafayette Development Associates LLC	363 Lafayette Street - 74-781	74-781 special permit to allow retail in a new office building.	190317 ZSM	Eric Daniel
John Dellaflora	18-17 130 Street SCPD	Special Permit application pursuant to Section 126-43 ZR which would modify the bulk regulations of the M1-1 District to expand an existing one-story building and allow a second floor for accessory office use for a site located in the Special College Point District.	190320 ZSQ	N/A
Sterling 40-01 LLC	Esquina Tequila	N/A	N 190347 ECQ	N/A
HPD	776-780 Myrtle Avenue (UDAAP)	This is an application by HPD requesting UDAAP designation, project approval and disposition of city-owned property to facilitate development of a new 7-story buildings (approximately 50 DUs), with ground floor community facility use, at 776-780 Myrtle Avenue in Bedford-Stuyvesant, Community District 3, Brooklyn.	190353 HAK	N/A
HPD	HPD Haven Green Senior Housing	HPD site disposition to facilitate a 122-unit affordable senior housing in Preservation Area A of the Special Little Italy District.	C 190184 HAM	N/A

CITY PLANNING PIPELINE (continued)

New Applications Filed with DCP — March 1 to March 31, 2019

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
DOC	New York City Borough - Based Jail System	DOC is proposing to implement a borough-based jail system as part of the City's continued commitment to create a modern, humane and safe justice system. The proposed project would develop four new detention facilities to house individuals who are in the City's correctional custody with one located in each of the Bronx, Brooklyn, Manhattan, and Queens. MIH is proposed to be mapped on western portion of the Bronx site.	000190 HAY; 190338 HAY; 190104 MMY; 190116 MMY; 190117 MMY; 190252 MMY; 190341 PQY; 190333 PSY; 190336 ZMY; 190337 ZRY; N 190334 ZRY; 190335 ZSY; 190339 ZSY; 190340 ZSY; 190342 ZSY	N/A
CALVANICO & ASSOCIATES	SD 111 Petrus Avenue	Subdivision of one zoning lot into two zoning lots.	N 190322 RCR	N/A
CALVANICO & ASSOCIATES	SD SS 40 Yeomalt Avenue	Subdivision of one zoning lot into three zoning lots with school seat certification for three dwelling units.	N 190323 RCR; N 190324 RCR	N/A
SANNA & LOCCISANO ARCHITECTS	SD Macon Avenue	N/A	N 190343 RCR	N/A
SANNA & LOCCISANO ARCHITECTS	SD SS 3, 7, 11, 15 Estelle Place	Subdivision of one zoning lot into four zoning lots. School seat certification for four dwelling units.	N 190344 RCR; N 190345 RCR	N/A
Avid Designs, Inc.	SS 238 Yetman Avenue	Subdivision and school seat certifications.	N 180509 RCR; N 180510 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
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
Frances Sarcona	70 Cedar Terrace (Lot 7)	N/A	N 190328 ZAR; N 190329 ZAR	N/A
Frances Sarcona	70 Cedar Terrace (Lot 10)	N/A	N 190330 ZAR; N 190331 ZAR; N 190332 ZAR	N/A
John Elefterakis	347 Flagg Place	105-421 for horizontal and vertical enlargement.	190351 ZAR	N/A
Joseph LiBassi	Harborlights Court	Proposal for 4 detached homes off Howard Avenue, near Greta Place cross street. This pre-application phase is delayed because applicant did not pursue DCP recommendations prior to PAS, and subsequent to the ID meeting and comparison of this proposal to other projects on sensitive Hillside, the Department formally expressed lack of support of the proposal, based on elevated levels of fill and retaining walls. Department now supports revisions to site concept provided on 6/5/2017.	190217 ZAR; N 190218 ZAR; N 190220 ZAR; N 190221 ZAR	N/A
Edan Segal	5545 Arlington Ave - Pool and Restoration - SNAD	SNAD Authorization to build a new in-ground pool in the backyard. Application will need a restoration plan for trees removed in the back yard without approval, will need neighbors approval of any work being complete.	N 190350 ZAX; 190348 ZAX; 190349 ZCX	Rothkrug Adam
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.	N 190077 ZCK	Nathan Kozlowski

CITY PLANNING PIPELINE (continued)

New Applications Filed with DCP — March 1 to March 31, 2019

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
Related	ERY Plaza Substantial Completion Certification	Chair Certification pursuant to ZR 93-70 for the Substantial Completion of the Eastern Rail Yards Plaza in Hudson Yards.	190318 ZCM	N/A
Alexander Durst	1800 Park Avenue	A Commission certification pursuant to Section 95-041 as to whether a transit easement is required.	190326 ZCM	N/A
Jack Whalen III	1345 Ave of the Americas Cafe Cert	Chairperson's certifications for an open air café.	N 190096 ZCM	N/A
1516 Park Avenue Partners LLC	1516 Park Avenue FRESH	FRESH certification pursuant to 63-30.	190355 ZCM	N/A
Keith Pillarella	166 Benedict Road	Renovation and expansion of existing one family residence in Special Natural Area District.	190319 ZCR	Joseph Costantin
Richard Cardinale	57 St. James Place	Request a certification and no authorization needed for an alteration.	190249 ZCR	Peter Calvanico
N/A	27 Emerson Avenue	Enlargement of one family residence pursuant to ZR 105-41.	190272 ZCR	James Morri
Phil Farinacci	29 Scribner Avenue - Restoration	Subdivision of one zoning lot into two zoning lots with certification for a restoration, for a property with existing violatons for tree removal, to facilitate the development of two homes.	N 170135 ZCR; N 170136 ZCR	Hans Wiesner
Mohammad Baalbaki	631 Ocean Terrace	Horizontal and Vertical enlargement of existing detached, single-family, two-story home.	190354 ZCR	N/A

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
3513 Atlantic Avenue Rezoning	Zoning map amendment	K5	190222 ZMK	03/11/2019
1 Penn Plaza	Special Permit and Authorization	M5	190273 ZSM N 1901274 ZAM	03/11/2019
Borough Based Jail System	Zoning map and zoning text amendments, site selections, UDAAP designation, disposition of c-o-p, special permits, acquisitions, and city map amendments	X1, K2, M1, Q9	190333 PSY N190334 ZRY 190335 ZSX 190336 ZMX N190337 ZRX 190338 HAX 190339 ZSK 190116 MMK 190340 ZSM 190341 PQM 190252 MMM 190342 ZSQ 190117 MMQ	03/25/2019

LANDMARKS PIPELINE

Proposed Designations — March 2019

NAME	ADDRESS	ACTION	DATE
47 West 28 th Street Building – Tin Pan Alley	47 West 28 th Street, MN	Calendared	03/12/2019
49 West 28 th Street Building – Tin Pan Alley	49 West 28 th Street, MN	Calendared	03/12/2019
51 West 28 th Street Building – Tin Pan Alley	51 West 28 th Street, MN	Calendared	03/12/2019
53 West 28 th Street Building – Tin Pan Alley	53 West 28 th Street, MN	Calendared	03/12/2019
55 West 28 th Street Building – Tin Pan Alley	55 West 28 th Street, MN	Calendared	03/12/2019
Doctors' Row Historic District	Bay Ridge Parkway, BK	Calendared	03/19/2019
First Hungarian Reformed Church	346 East 69 th Street, MN	Heard	03/19/2019

Actions Taken — March 2019

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
March 5, 2019				
476 Fifth Avenue, MN	New York Public Library – Individual and Interior Landmark	Modify entrances and window openings, modify the loading dock perimeter wall, demolish a mechanical penthouse, relocate architectural features, construct a new plaza, and install light fixtures and engravings	19-35199	Yes
535 1 st Street, BK	Park Slope HD	Construct a rooftop addition	19-36173	No Action
181 Atlantic Avenue, BK	Brooklyn Heights HD	Demolish the building and construct a new building	19-29675	Yes
206A Bergen Street, BK	Boerum Hill HD Extension	Construct rooftop and rear yard additions	19-31163	No Action
200 Montague Street, BK	Borough Hall Skyscraper HD	Demolish the building and construct a new building	19-35463	No Action
18 Harrison Street, MN	Tribeca West HD	Construct rooftop and rear yard additions, and replace windows and storefront infill	19-31261	W/Mod
Governors Island – Building 2, MN	The Governor's House – Individual Landmark – Governors Island HD	Modify retaining walls and install railings	19-34946	No Action
686 Broadway, MN	NoHo HD	Alter the front facade	19-33095	W/Mod
210 6 th Avenue, MN	Sullivan-Thompson HD	Install storefront infill	19-35275	Yes
121 Washington Place, MN	Greenwich Village HD	Excavate the cellar, modify the back house, and replace windows	19-34085	W/Mod
132 East 71st Street, MN	Upper East Side HD	Replace windows and modify the rooftop addition	19-29857	Yes
200 Convent Avenue, MN	City University of New York, North Campus – Individual Landmark	Install a door and alter the facades	19-33564	Yes
760 Madison Avenue, aka 23-25 East 65 th Street; 19 East 65 th Street; 21 East 65 th Street, MN	Upper East Side HD	Demolish one building and portions of two other buildings; construct a new building; and modify masonry openings, replace infill, and install a canopy at existing buildings	19-35833	Laid Over
173 7 th Avenue South, MN	Greenwich Village HD	Legalize painting the façade, cladding stairs, and installing signage, refuse enclosures, and HVAC equipment without Landmarks Preservation Commission permit(s), and to install additional signage and establish a Master Plan for the installation of painted wall signage	19-17112	Laid Over
March 12, 2019				
267 West 11 th Street, MN	Greenwich Village HD	Demolish a rear house, construct a rear yard addition, and excavate the rear yard	19-32629	Yes
1301 Surf Avenue, BK	Coney Island Theater (later Shore Theater) Building – Individual Landmark	Alter facades and rooftops, replace windows and storefront infill, remove fire stairs, and install canopies and signage	19-33966	Yes
8 Shore Road, QN	Douglaston HD	Construct an addition and modify the driveway and curb cut	19-29526	No Action
390-400 Lafayette Street, MN	NoHo HD	Install a marquee	19-33481	Yes

LANDMARKS PIPELINE (continued)

Actions Taken — March 2019

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
66 Morton Street, MN	Greenwich Village HD	Construct rooftop and rear yard additions, and reconstruct and raise the rear facade and parapets	19-33989	Yes
123 West 18 th Street, MN	Ladies' Mile HD	Install a flagpole	19-34723	Yes
327 Central Park West, aka 2 West 93 rd Street, MN	Upper West Side/Central Park West HD	Alter masonry openings at the penthouse	19-35760	Yes
262 Central Park West, MN	Upper West Side/Central Park West HD	Replace windows	19-34639	No Action
420 Tompkins Avenue, SI	Garibaldi Memorial – Individual Landmark	Install a monument and paving	19-34549	Yes
267 West 138 th Street, MN	St. Nicholas HD	Modify masonry openings, install a planting bed, and construct a garage	19-33446	Laid Over
West 14 th Street between 9 th and 10 th Avenues, MN	Ganesvoort Market HD	Install planters and tree pits	19-36192	Laid Over
1047 Amsterdam Avenue, aka 1021-1061 Amsterdam Avenue and 419 West 11 th Street, MN	Cathedral of St. John the Divine and the Cathedral Close – Individual Landmark	Install a metal roof on the cathedral dome and replace a guard booth within the close	19-36152	Laid Over
5 Beekman Street, aka 119-133 Nassau Street and 10 Theatre Alley	Temple Court Building and Annex – Individual Landmark	Construct rooftop canopies	19-35887	Laid Over
March 19, 2019				
133 Kent Street, BK	Greenpoint HD	Construct a rear yard addition, alter the rear facade and replace windows	19-32695	W/Mod
53 Pearl Street, BK	DUMBO HD	Construct an addition, alter the front facade, and install a barrier-free access ramp	19-36040	No Action
178 Hicks Street, BK	Brooklyn Heights HD	Alter window openings at the rear facade	19-34587	Yes
77 White Street, MN	Tribeca East HD	Replace a loading platform	19-27278	W/Mod
53 West 119 th Street, MN	Mount Morris Park HD	Construct rear yard and rooftop additions, modify masonry openings, install railings, and excavate at the rear yard	19-31159	No Action
4 St. Mark's Place, MN	Hamilton-Holly House – Individual Landmark	Request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Bulk pursuant to Section 74-79 of the Zoning Resolution	19-35844	Laid Over
5 Beekman Street, aka 119-133 Nassau Street and 10 Theatre Alley	Temple Court Building and Annex – Individual Landmark	Construct rooftop canopies	19-35887	Laid Over
141 Montague Street, BK	Brooklyn Heights HD	Install signage	19-30430	W/D
17 King Street, MN	Charlton-King-Vandam HD	Construct a rear addition, modify the roof and rear dormer, excavate the rear yard, and remove a chimney	19-15901	W/Mod
11 Bond Street (aka 348-354 Lafayette Street), MN	NoHo HD	Amend Certificate of Appropriateness 18- 2624 to modify the previously approved penthouse addition, and to install signage	19-34410	W/Mod
March 26, 2019				
760 Madison Avenue, aka 23-25 East 65 th Street; 19 East 65 th Street; 21 East 65 th Street, MN	Upper East Side HD	Demolish one building and portions of two other buildings; construct a new building; and modify masonry openings, replace infill, and install a canopy at existing buildings	19-35833	No Action
105 East 64 th Street, MN	Upper East Side HD	Construct a rooftop addition, and alter the facade	19-32149	W/Mod
140 East 63 rd Street, MN	Barbizon Hotel for Women - Individual Landmark	Replace storefront infill	19-29868	Yes
103 East 75 th Street, MN	Upper East Side HD	Replace windows	19-35142	Yes

LANDMARKS PIPELINE (continued)

Actions Taken — March 2019

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
West 14 th Street between 9 th and 10 th Avenues, MN	Ganesvoort Market HD	Install planters and tree pits	19-36192	Yes
154-156 Grand Street, aka 167-177 Lafayette Street, MN	SoHo-Cast Iron HD Ext	Establish a Master Plan governing the future installation of painted wall signs	19-35947	W/Mod
1047 Amsterdam Avenue, aka 1021-1061 Amsterdam Avenue and 419 West 11 th Street, MN	Cathedral of St. John the Divine and the Cathedral Close – Individual Landmark	Install a metal roof on the cathedral dome and replace a guard booth within the close	19-36152	Yes
7 th Avenue South and West 10 th Street, MN	Greenwich Village HD	Install a newsstand at the sidewalk	19-35605	Laid Over
267 West 138 th Street, MN	St. Nicholas HD	Modify masonry openings, install a planting bed, and construct a garage	19-33446	Laid Over
5 Beekman Street, aka 119-133 Nassau Street and 10 Theatre Alley	Temple Court Building and Annex – Individual Landmark	Construct rooftop canopies	19-35887	Laid Over

New Decisions Added to www.CityAdmin.org — March 2019

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
782	67-69 St. Nicholas Avenue, MN	Approving a new tax exemption and termination of prior tax exemption	03/13/2019
783 784	Douglaston Parkway Rezoning, QN	Approving amendment of zoning map, changing from an R1-2 to an R6A/C1-2, and designation of Mandatory Inclusionary Housing area	03/13/2019
785	32-34 Putnam Avenue Cluster, BK	Approving Urban Development Action Area Project	03/13/2019
786	East Village Homes Phase 1, MN	Approving a tax exemption	03/13/2019
787	East Village Homes Phase 2, MN	Approving a tax exemption	03/13/2019
788	East Village Homes -NCP	Approving amended project as an Urban Development Area Project	03/13/2019
789 790	Williamsbridge Road Rezoning, BX	Approving zoning map amendment, changing from a C8-1 to an R7A/C2-3 District, and designation of Mandatory Inclusionary Housing area	03/13/2019
791	570 Fulton Street Rezoning, BK	Approving with modifications a zoning text amendment to the Special Downtown Brooklyn District to establish bulk regulations for C6-9 zoning districts within the SDBD and creation of special permit within the SDBD	03/13/2019
792	570 Fulton Street Rezoning, BK	Approving grant of special permit(s) to modify height and setback requirements, tower lot coverage requirements, rear yard requirements, and inner court recess requirements	03/13/2019
793	570 Fulton Street Rezoning, BK	Approving zoning map amendment, changing from a C6-4 to a C6-9 district	03/13/2019
794 795	Betances VI, BX	Approving zoning map amendment, eliminating from within an existing R6 district a C1-4 District, and changing from an R6 District to an R7X/C2-4 District; approving with modification a zoning text amendment establishing MIH area	03/13/2019
819	Cooper Square MHA-Phase 1, MN	Approving a new tax exemption and termination of the prior exemption	03/28/2019
820	332 Eldert Street, BK	Approving an Urban Development Action Area Project and waiving the urban development action area designation requirement and the Uniform Land Use Review Procedure	03/28/2019
821	63 Stockholm Street, BK	Approving designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of c-o-p	03/28/2019
822	Sidewalk Café – Thessabul LLC, MN	Approving the petition for a new revocable consent for an unenclosed sidewalk café	03/28/2019
823	167 Wesr 133 rd Street, MN	Approving a new tax exemption and termination of prior tax exemption	03/28/2019
824	Blondell Commons, BX	Approving a motion to file pursuant to withdrawal of application for a new tax exemption	03/28/2019

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Urban Strategies Day Care Center	Acquisition of a property located at 1091 Sutter Avenue for continued use as a child care center	BK 05	C 160226 PQK ;	03/13/2019
Ruppert Brewery URA Garages	Special permit to increase capacity of existing off-street parking facilities	MN 08	C 180181 ZSM ; C 180182 ZSM ; C 180183 ZSM	03/13/2019
460 Atlantic Avenue Child Care and Senior Centers	Acquisition of property for continued use as a child care center and senior center	BK 02	C 190176 PQK	03/13/2019
245 East 53 rd Street Rezoning	Zoning map amendment (adding a C2-5 commercial overlay to an existing R8B district)	MN 06	C 180481 ZMM	03/13/2019
2069 Bruckner Boulevard Rezoning	Zoning map amendment (changing from R5 to R7A/C2-4); zoning text amendment (designating a Mandatory Inclusionary Housing area)	BX 09	C 190102 ZMX ; N 190103 ZRX	03/13/2019
1640 Flatbush Avenue Rezoning	Zoning map amendment (changing from C8-2 to an R6, from an R6 to a C4-4D, and from a C8-2 to a C4-4D); zoning text amendment (designating a Mandatory Inclusionary Housing area)	BK 14	C 190053 ZMK ; N 190054 ZRK	03/13/2019
TLC Office Space 31-89 123 rd Street	Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services	QN 07	N 190255 PXQ	03/27/2019
ACS Office Space: 12 Metrotech	Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services	BK 02	N 190254 PXK	03/27/2019
813 Sterling Place	Acquisition of a property for continued use as a child care center	BK 08	C 190181 PQK	03/27/2019
370 New Lots Avenue	Acquisition of a property for continued use as a child care center	BK 05	C 190182 PQK	03/27/2019
270 Park Avenue Text Amendment	Amendment of the Special Midtown District, modifying retail continuity, street wall, and plaza design requirements for publicly accessible spaces in the East Midtown District	MN 05	N 190180A ZRM	03/27/2019
1921 Atlantic Avenue	Amendment to the Saratoga Square Urban Renewal Plan, modifying use restrictions; Urban Development Action Area Project designation, project approval and disposition of c-o-p; zoning map amendment eliminating MX-10 Special District and changing from M1-1/R7D to an R8A/C2-4; zoning text amendment establishing a Mandatory Inclusionary Housing area	BK 03 BK 16	C 190163 HUK ; C 190160 HAK ; C 190161 ZMK ; N 190162 ZRK	03/27/2019