

CITYLAND NEW FILINGS & DECISIONS | July 2019

CITY PLANNING PIPELINE

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
Totem Brooklyn	737 Fourth Avenue	This is a private application requesting a rezoning from M1-1D to R8A/C2-4 to facilitate redevelopment at 737 Fourth Avenue in Greenwood Heights, Community District 7, Brooklyn	200029 ZMK; 200030 ZRK	Bhaskar Srivastava
DCP	SI-BX Special Districts Update	The New York City Department of City Planning (DCP) is proposing a zoning map amendment and zoning text amendment to establish the Special Natural Resources District (SNRD) in portions of Community Districts 1, 2, and 3 in Staten Island and Community District (CD) 8 in the Bronx in the same geography as the three existing special districts. For more information, please visit the DCP website: www.nyc.gov/specialdistricts	190403 ZMY; 190429 ZMY; 190430 ZRY; 190430A ZRY	N/A
SPECIAL PERMITS/OTHER ACTIONS				
The Gramercy Condominium	25 E. 21st Street - Gramercy Condominium	Application pursuant to 15-20(b) to convert UG 6 commercial building to UG 2 residential, retaining ground floor for retail use	200014 LDM; 200022 ZAM	Jordan Most
STEVE PASCIUTA	2777 Arthur Kill Road	This is a private application requesting Modification of Group Parking, Modification of Topography, and Cross access connections to facilitate a 55,365 sf one story commercial building to be used for recreational purposes (Use Group 12a) in the Rossville neighborhood in the Special South Richmond Development District	N 180246 RAR; N 180247 RAR; N 180248 ZCR; N 180263 RAR	Glen Cutrona
Arisa Realty Co., X LLC	432-434 West 31st Street HY DIB	Private application for a ZR 93-31 Hudson Yards District Improvement Bonus Chair Certification	200016 ZCM	Jay Segal
Tribeca Equity Partners, L.P.	105 Duane Street POPS Design Change	This is a private application by Tribeca Equity Partners L.P. requesting a Special Permit pursuant to 74-91 Modification to Public Plazas and a Certification pursuant to 37-625 Design Changes to facilitate design changes to an existing Privately Owned Public Space located at 105 Duane Street in Community District 1, Manhattan	190510 ZSM; 190511 ZCM	Eric Knowles
Boston Properties	601 Lexington - Substantial Compliance request	This is a private application by Boston Properties LP requesting a substantial compliance determination in relation to refurbishment and redesign of the open air concourse, covered pedestrian space and through-block arcade components of the building at 601 Lexington Avenue in East Midtown, Community District 6, Manhattan	190506 CSM	N/A
HPD	Rochester Suydam ULURP (UDAAP)	This is an application by HPD requesting a UDAAP designation, project approval and disposition of city-owned land to facilitate seven new developments with 78 total residential units to be developed under HPD's NIHOP program at 421-23 Herkimer St, 440-444 Herkimer St, 35-37 Rochester Ave, 18-22 Suydam Pl, 815 Herkimer St, 329-331 Ralph Ave, and 335 Ralph Ave in Bedford-Stuyvesant, CD 3, Brooklyn	190453 HAK	N/A
NYC LPC	Bay Ridge Parkway - Doctor's Row Historic District	The Landmarks Preservation Commission is requesting a report from the City Planning Commission on the historic district designation of 'Bay Ridge Parkway - Doctor's Row', located in Bay Ridge neighborhood, Community District 10 in Brooklyn	N 20008 HKK	N/A
DOT	Grand ConCourse Bridge Rehabilitation	An application by the New York City Department of Transportation involving the change of legal grade of Grand Concourse in order to facilitate the rehabilitation of the Grand Concourse bridge over Metro North Railroad in Community District 6, Borough of The Bronx	200003 MMX	N/A

CITY PLANNING PIPELINE (continued)

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SPECIAL PERMITS/OTHER ACTIONS (continued)				
CALVANICO & ASSOCIATES	SD SS 40 Yeomalt Avenue	This is a private application by Calvanico Associates requesting certifications ZR 107-08 and 107-121 to facilitate the development of three new homes at 40 Yeomalt Avenue in Huguenot neighborhood, Community Board #3, Staten Island	N 190323 RCR; N 190324 RCR	N/A
CALVANICO & ASSOCIATES	SD 866 Rathbun Avenue	This is a private application by Reid Decrescenzo requesting a certification ZR 107-08 to facilitate a new building development at 866 Rathbun Avenue in Rossville neighborhood, Community Board #3, Staten Island. Proposed subdivision of one zoning lot into two zoning lots	N 200002 RCR	N/A
SANNA & LOCCISANO ARCHITECTS	SS 717 Bloomingdale Road	This is a private application by Naftali Amos requesting a certification ZR 107-121 to facilitate a new building development at 718 Bloomingdale Road in Rossville neighborhood, Community Board #3, Staten Island. Requesting school seat certification for two dwelling units	N 200005 RCR	N/A
Ronald D'Angelo	SS 34 Woodvale Avenue	This is a private application by Ronald D'Angelo requesting certification ZR 107-121 to facilitate a new building at 34 Woodvale Avenue in Pleasant Plains neighborhood, Community Board #3, Staten Island. Requesting school seat certification for two dwelling units	N 200006 RCR	N/A
Antoine Sayad	SS 219 Cheevers Lane	This is a private application to renew a previous School Seat Certification to facilitate the construction of a detached, single-family home in the Tottenville neighborhood of Staten Island Community District 3	N 190509 RCR	N/A
Stanley Krebushevski	SD SS 35 Madsen Avenue	This is a private application by Alan Becker requesting certifications ZR 107-08 & 107-121 to facilitate subdivision of one zoning lot into three zoning lots at 35 Madsen Avenue in Richmond Valley neighborhood, Community District 3, Staten Island	N 190282 RCR; N 190283 RCR	N/A
Alfredo Dinten	SD SS 5336 Arthur Kill Road	This is a private application submitted by Alfredo Dinten requesting certification for future subdivision and school seat certification to facilitate the development of (3) two-family homes at 5336 Arthur Kill Road, 109 Yetman Avenue, and 115 Yetman Avenue	190371 RCR; 190372 RCR	N/A
Doug Candella	SD 7088 Amboy Road	This is a private application requesting subdivision certification ZR 107-08 to build one two-family detached home at 7088 Amboy Road in the Tottenville area, CB #3, Staten Island	N 140289 RCR	N/A
ROBERT KELLY	SD 2 MacGregor Street/ Holten Avenue/1 Knox Street	This is a private application by Robert Kelly requesting a certification ZR 107-08 to facilitate a new building development at 2 MacGregor Street in Prince's Bay neighborhood, Community Board #3, Staten Island. Request to subdivide 4 zoning lots into 7 zoning lots	N 190507 RCR	N/A
Stanley Krebushevski	Eugene Street and Amboy Road B 7774 Parcel 2	This is a private application by Stanley Krebushevski requesting certifications for ZR 107-02, 107-08 & 107-121 to build in the SSRD Area D on Eugene Street in the Richmond Valley Area, CB #3, Staten Island	N 190284 RCR; N 190285 RCR; 200039 RCR	N/A
Frank Martarella III	SD SS 536 Sinclair Avenue	This is a private application by Derek Axelrod requesting certification ZR 107-08 and ZR 107-121 to facilitate the subdivision of a single zoning lot into three zoning lots and three (3) two-family residences at 536 Sinclair Avenue in Woodrow, CB #3, Staten Island	N 180473 RCR; N 180474 RCR	N/A
1114 6th Avenue Owner LLC	Grace Plaza - 1114 Sixth Avenue	This is a private application by 1114 6th Avenue Owner LLC for two certifications pursuant to Section 37-625 (Design Changes) and Section 37-73 (Certification) to facilitate changes to an existing Privately Owned Public Space at 1114 Sixth Avenue (aka Grace Plaza) in the Midtown neighborhood of Manhattan, Community District 5	190513 UKM; 190514 ZCM	N/A

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
Philip Rampulla	1 Sunset Hill Drive	This is a private application by Philip Rampulla requesting certification ZR 119-04 to facilitate a future subdivision of two existing zoning lots into two new zoning lots located at 1 Sunset Hill Drive in the Silver Lake neighborhood, Community Board #1, Staten Island	190314 UKR; 190315 ZCR	N/A
Maimonides Medical Center	Maimonides Medical Center Modification	This is a private application by Maimonides Medical Center requesting a minor modification to a previously approved Large-Scale Community Facility Development site plan to facilitate 6,245 sf of new community facility development across several enlargements to the Eisenstadt Administration Pavilion on Parcel F at Maimonides Medical Center in Borough Park, Community District 12, Brooklyn	M 30252B ZAK	N/A
Philip Rampulla	25 Callan Avenue and Woodhaven Avenue	This is a private application by Stanley Krebushevski requesting authorization ZR 105-41 to make an addition to existing parish house to enclose a new elevator and stairs in order to provide handicapped access at 4 Arthur Kill Road in Richmondtown, CB #2, Staten Island	N 200001 ZAR	N/A
Michael Biagioli	527 Ocean Terrace	This is a private application by Michael Biagioli requesting a certification to facilitate a new building at 527 Ocean Terrace in the Todt Hill neighborhood, Community Board #2	200024 ZAR	N/A
Joseph LiBassi	Harborlights Court	This is a private application by Joseph LiBassi requesting Special Hillside Preservation District CPC Authorizations to facilitate the development of 4 homes along a private road near the intersection of Howard Avenue and Greta Place in Grymes Hill, Community District 1, Staten Island	N 190218 ZAR; N 190220 ZAR; N 190221 ZAR; 190217 ZAR	N/A
Vornado Realty Trust	2 Penn Plaza - Plaza Reduction Cert	This is a private application by Vornado Realty Trust requesting a certification pursuant to 37-621 and 81-231(e), to reduce non-bonused plaza area at 2 Penn Plaza in Midtown, Manhattan Community District 5	N 200004 ZCM; N 200009 ZCM	N/A
Jessica Rubenstein	220 11th Ave AHF Cert	A private application for the West Chelsea Affordable Housing Fund Chair Cert to increase a property by 2.5 FAR to facilitate the development of a new commercial building	200007 ZCM	N/A
Charles Morsi	451 10th Ave. (ERY and Phasing application)	This is a private application for the transfer of development rights from the ERY pursuant to ZR 93-34 and Residential Phasing pursuant to ZR 93-122(c) in Hudson Yards, Community Board 4, Manhattan	N 200026 ZCM; N 200027 ZCM	N/A
BOP NW LLC	Manhattan West Phase IV (Art Plaza)	Certification pursuant to 93-732 public access areas and 93-31 district improvement fund bonus	N 200023 ZCM; 200035 ZCM; 200036 ZCM	N/A
Anthony Scaglione	26-36 Scribner Avenue	This is a private application by Anthony Scaglione for certification ZR 119-04 to facilitate subdivision at 26 - 36 Scribner Avenue in the St. George neighborhood, Community Board #1, Staten Island	N 190456 ZCR; N 190457 ZCR	N/A
215 West 28th Street Property Owner LLC	213-227 West 28th Street parking special permits	Two parking special permits pursuant to Sections 13-45 and 13-451 for approx 40 accessory parking spaces per residential development for two residential developments (one with 90 units and the other with 110 units) on two separate lots	200012 ZSM; 200013 ZSM	N/A
John Dellaflora	18-17 130 Street SCPD	This is a private application by 18-17 130th Street LLC requesting a special permit to facilitate expansion of an existing one-story building to allow a second floor for accessory office use at 18-17 130th Street, College Point, Community District 7, Queens	190320 ZSQ	N/A

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
CP IV 15 Cliff, LLC	N/A	Fast Track Cafe Certification/renewal of 2016 open air cafe approval of cafe within 15 Cliff Street POPS (P2015M0281)	N 200040 ZCM	N/A
Oasis Diner	Oasis Diner	N/A	N 200017 ECK	N/A
New York Burger Co.	New York Burger Co.	N/A	N 200011 ECM	N/A
Midnight Express	Midnight Express	N/A	N 200015 ECM	N/A
Stax NYC	Stax NYC	N/A	N 200018 ECM	N/A
Niu Noodle	Niu Noodle	N/A	N 200019 ECM	N/A
The Greek Kitchen	The Greek Kitchen	N/A	N 200020 ECM	N/A
Ritz Diner	Ritz Diner	N/A	N 200021 ECM	N/A
Cafe Dandy	Cafe Dandy	N/A	N 200025 ECM	N/A
Baby Brasa	Baby Brasa	N/A	N 200037 ECM	N/A
Studio 16 Architects, PLLC	Sunset Park South SD 43 Wards Point Ave	N/A	N 200038 RCR	N/A

LANDMARKS PIPELINE (continued)

Actions Taken — July 2019

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
July 9, 2019				
160 Willoughby Avenue, BK	Clinton Hill HD	Create and combine masonry openings, excavate at the side yard, and install a fence, walkway, skylights, and HVAC units	19-38135	Yes
112 Atlantic Avenue, BK	Cobble Hill HD	Install signage	19-37176	Yes
88 Franklin Street, MN	Tribeca East HD	Install railings and planters at the roof	19-38600	Yes
100A 7 th Avenue South, MN	Greenwich Village HD	Install a marquee	19-38807	Yes
76 West 85 th Street, MN	Upper West Side/Central Park West HD	Install signage	19-36886	Yes
128 West 70 th Street, MN	Upper West Side/Central Park West HD	Enlarge a rooftop addition, construct a stair bulkhead, raise an existing chimney, and install mechanical equipment and railings	19-27914	No Action
915 West End Avenue, MN	Riverside – West End HD Ext II	Install a canopy	19-35643	Yes
476 Fifth Avenue, MN	New York Public Library – Individual and Interior Landmark	Create and modify window and door openings, and alter a Commission approved addition within the south court	19-40687	No Action
20 East 68 th Street, MN	Upper East Side HD	Establish a master plan governing the future installation of windows	19-38586	Laid Over
31-33 Lispernard Street, MN	Tribeca East HD	Demolish the existing building and construct a new building	19-40822	Laid Over
200 Prince Street, MN	Sullivan-Thompson HD	Alter the facades, construct additions, and perform excavation	19-34215	Yes
47 East 129 th Street, MN	Church of All Saints (Roman Catholic), Parish House, and School – Individual Landmark	Remove special windows and iconographic masonry	19-39020	Yes
July 16, 2019				
375 Park Avenue, MN	Four Seasons Restaurant/Seagram Building – Interior Landmark	Modify and legalize the installation of a reception desk at the ground floor lobby and alterations at the Pool Room Mezzanine without Landmarks Preservation Commission permit(s)	19-15609	Yes
7 East 84 th Street, MN	Metropolitan Museum HD	Amend Certificate of Appropriateness 19- 3209 to modify the design of the entrance	19-40369	No Action
111 Hicks Street, BK	Brooklyn Heights HD	Construct a rooftop addition and extend flues and railings	19-35473	Yes
14 Old Fulton Street, BK	Fulton Ferry HD	Install a new commercial structure on the site, with ramps, signage, lighting and mechanical equipment	19-37589	Yes
206 St. Johns Place, BK	Park Slope HD	Construct a rear-yard addition	19-39736	W/Mod
56 Beaver Street, MN	Delmonico's Building – Individual Landmark	Replace windows	19-41150	W/Mod
177 Hudson Street, MN	Tribeca North HD	Remove cast iron vault lights and replace the sidewalk	19-38544	Yes
568 Broadway, MN	SoHo-Cast Iron HD	Remove cast iron vault lights and replace the sidewalk	19-38544	Yes
568 Broadway, MN	SoHo-Cast Iron HD	Remove ironwork and install new entrances	19-36307	Yes
37 Perry Street, MN	Greenwich Village HD	Construct a rooftop addition, alter the rear façade, modify masonry openings, replace windows, doors, and lintels, install shutters and ironwork, modify the cornice, and create an areaway	19-40831	W/Mod
601 Lexington Avenue, MN	Citicorp Center – Individual Landmark	Install signage and a marquee	19-41157	Yes
319 West 104 th Street, MN	Riverside-West End Historic District Ext. II	Reconfigure the front areaway and install ironwork	19-38390	Yes
333 Central Park West, MN	Upper West Side/Central Park West HD	Install a through-window louver	19-38545	Yes
120 West 72 nd Street, MN	Upper West Side/Central Park West HD	Install signage	19-31380	Withdrawn

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1011 1012	Kissena Center Rezoning, QN	Approving zoning map amendment to eliminate a C2-2 district within an existing R3-2 district; changing an R3-2/C2-2 district to an R7A/C2-3 district	07/23/2019
1013 1014	784 Courtlandt Avenue, BX	Approving fourth amendment to the Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area; approving an urban development action area designation and project approval, and the disposition of city-owned property, for property located at 359 East 157th Street and 784 Courtlandt Avenue	07/23/2019
1015	38-01 23 rd Avenue Rezoning, QN	Approving zoning map amendment establishing a C2-3 district within an existing R5B district and a C2-3 district within an existing R5D district	07/23/2019
1016	76 th Drive and Austin Street Rezoning, QN	Approving zoning map amendments changing from an R2 district to an R3-2 district	07/23/2019

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Spring Creek Park Addition	Site selection and acquisition of property located in Spring Creek Park and a mapped and unbuilt portion of Drew Street for the expansion of an existing park	MN 04	C 190291 PCK	07/08/2019
201-207 7 th Avenue	Designation of the property located at 201-207 Seventh Avenue as an Urban Development Action Area; an Urban Development Action Area Project (UDAAP) for such area; the disposition of such property to a developer to be selected by HPD	BK 05	C 190253 HAM	07/08/2019
Kew Gardens Hills Rezoning	Zoning map amendment to change R2 zoning districts to R2X districts; modification to Section 21-12 of the Zoning Resolution (ZR) to allow designation of an R2X district in Queens, Community District 8.	QN 08	C 190299 ZMQ ; N 190301 ZRQ	07/31/2019
East New York North Cluster	Designation of the property located at 223-227 Vermont Street and 581-583 Belmont Avenue as an Urban Development Action Area; an Urban Development Action Area Project (UDAAP) for such area; the disposition of such property to a developer to be selected by HPD	BK 05	C 190286a HAK	07/31/2019