

**CITYLAND** NEW FILINGS & DECISIONS | September 2019

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — September 1 to September 30, 2019*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
Tuchman Associates, LLC	110-40 Saultell Avenue Rezoning (Corona Avenue, Saultell Avenue)	This is a private application requesting a zoning map amendment from on R6B zoning district to an R6 district to facilitate the development of a six-story mixed-use building containing residential and community facility uses in Community District 4, Queens. This project also includes a zoning text amendment to establish a new Mandatory Inclusionary Housing area in Appendix F, coincident with the boundaries of the proposed R6 district.	200102 EASQ; 200085 ZMQ; 200104 ZRQ	Jordan Most
NYC HPD	1510 Broadway	This is an application by NYC HPD and NYC DCAS requesting zoning map and text amendments, a UDAAP with disposition of city-owned property, and an acquisition of property by the City to facilitate a new 8-story, 94,000-square-foot mixed-use development, including 107 affordable apartments, and 9,000 square feet of retail space at 1510 Broadway in the Ocean Hill neighborhood of Brooklyn, Community District 16.	200084 HAK; 200083 PQK; 200085 ZMK; 200082 ZRK	N/A
1529-33 60th Street LLC	1501-1555 60th Street Rezoning (1501-1555 60 <sup>th</sup> Street)	This is a private application by Design by FMC for a zoning map amendment from M1-1 to R7A/C2-4 to facilitate the development of three residential buildings (109 dwelling units) in the Borough Park neighborhood of Brooklyn, Community District 12.	200086 ZMK; 200087 ZRK	N/A
JEMB	312 Coney Island Ave-Caton Place	A zoning map amendment, zoning text amendment, and special permit to facilitate a new, 13 story, 312,754 square foot mixed-use development, including 277,848 square feet of residential use, 5,000 square feet of commercial use, and 29,906 square feet of community facility use, is being sought by 312 Coney Island Avenue LLC at 312 Coney Island Avenue in the East Windsor Terrace neighborhood, Community District 7, Brooklyn.	200092 ZMK	Zach Bernstein
Zaliv, LLC	2761 Plumb 2nd Street Rezoning	This is a private application requesting a Zoning Map Amendment from C3 to R3-2/C2-2 in Sheepshead Bay, Community District 15, Brooklyn. This action would allow an existing restaurant to continue operating without renewing the 74-242 BSA Special Permit every 5 years.	200101 ZMK	Richard Lobel
Elie Pariente	Grand Ave and Pacific St Rezoning	This is a private application by EMP Capital requesting a zoning map amendment from M1-1 to R7D/C2-4 and a zoning text amendment to designate MIH area to facilitate a new nine-story mixed use development with 68 dwelling units and 9,000 square feet of ground floor retail in Crown Heights, Community District 8, Brooklyn.	190256 ZMK; 190257 ZRK	Richard Lobel
1-10 Bush Terminal Owner L.P.	Industry City Land Use Actions (Area A (37th Street, 32nd Street, 2nd Avenue, 3rd Avenue); Area B (39th Street, 41st Street, 2nd Avenue, Waterfront))	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; 190298 ZRK; 190297 ZSK;	N/A
The Bridge	803 Rockaway Avenue Rezoning	This is a private application for zoning map and zoning text amendments to facilitate the development of a 7-story mixed use building, containing 173 units of supportive and affordable housing, 39,000 square feet of ground floor light manufacturing, and 5,000 square feet of ground floor community facility at 803 Rockaway Avenue in the Brownsville neighborhood of Brooklyn Community District 16.	200056 ZMK; 200057 ZRK	Nicholas Williams

## CITY PLANNING PIPELINE (continued)

*New Applications Filed with DCP — September 1 to September 30, 2019*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS (continued)</b>				
RBB II LLC	106-02 Rockaway Beach Boulevard Rezoning	This is a private application by RBB II LLC requesting a zoning map amendment from R5D/C2-3 to M1-5 zoning district to facilitate a new six story plus cellar self storage development, including 135,719 square feet of self storage and parking, at 106-02 Rockaway Beach Boulevard in Rockaway Beach, Community District 14, Queens.	180395 ZMQ	N/A
N/A	42-01 28 <sup>th</sup> Avenue Rezoning	Zoning map amendment to rezone existing R5 and R5/C1-2 districts to R6A and R6A/C1-2. Zoning text amendment to designate Project Area as MIH area.	190517 ZMQ; 190518 ZRQ	Gerald Caliendo
DCP	C7 Baychester Avenue Rezoning	This is a public application by the Department of City Planning requesting a zoning map change from C7 to C8-2 on Block 5141 Lots 101 and 102 and a portion of Lot 110 in the neighborhood of Baychester in Bronx Community District 10.	200088 ZMX	N/A
JEMB	312 Coney Island Ave-Caton Place	A zoning map amendment, zoning text amendment, and special permit to facilitate a new, 13 story, 312,754 square foot mixed-use development, including 277,848 square feet of residential use, 5,000 square feet of commercial use, and 29,906 square feet of community facility use, is being sought by 312 Coney Island Avenue LLC at 312 Coney Island Avenue in the East Windsor Terrace neighborhood, Community District 7, Brooklyn.	200093 ZRK; 200094 ZSK	Zach Bernstein
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
Starrett City Inc/ Mandel, Herbert	Starrett City SC – Heating System Upgrade	The applicant request a Substantial Compliance to the Starrett City LGSD to update the heating system of the development, located in East New York, Community District 5, Brooklyn.	2000112 CSK	N/A
Unknown	Riverside Center Open Space	Substantial compliance request for Riverside Center open space approved in 2010 CPC special permit.	200098 CSM	N/A
Vornado Realty Trust	1 Penn Plaza Substantial Compliance	Substantial Compliance to allow modifications to the hours of closure for a public plaza.	200047 CSM 200048 CSM	N/A
Elizabeth Bennett	46-74 Gansevoort Street – MD Mod	This is a private application for an amendment to a restrictive declaration to allow a wider range of uses at a property located at 46-74 Gansevoort Street (Block 643, Lots 43, 49, and 54) in the Gansevoort Market Historic District, CD 2, Manhattan.	200109 EASM; 200110 LDM	N/A
Sheldon Lobel PC	St.Raymond Avenue Demapping	Certification Pursuant to 37-73 for an open air café located at 40 W. 57th Street in Manhattan.	200102 EASQ; 2000099 MMX	N/A
OSTERIA POSITANO LLC	POSITANO	N/A	N 200108 ECK	N/A
Hex East, LLC	Hex East, LLC	N/A	N 200097 ECM	N/A
Judith Gallent	180-186 Throop Ave FRESH Certification	This is a private application for a FRESH Certification at 180-186 Throop Ave in Community District 3, Bedford-Stuyvesant, Brooklyn.	200114 FTK; 200113 ZCK	
HPD	1559-1563 Prospect Place, Weeksville NCP UDAAP	This is an application by HPD requesting a UDAAP to facilitate a new eight story, 32,325 square foot residential development with 45 units affordable units, 20 of which will be affordable senior housing, at 1559-1563 Prospect Place in the Crown Heights/ Weeksville neighborhood of Brooklyn, Community District 8.	200106 HAK; 200107 PPK	N/A
HPD	Fresh Creek URP Phase 5 (HC) (Flatlands Avenue to the North, Hendrix Creek to the west, Belt Parkway/ Shore Parkway to the south, Fountain Avenue to the east)	This is a public application by HPD requesting a Minor Change to the Fresh Creek Urban Renewal Plan to change Section C.3.C.1 to allow the total max number of dwelling units to increase from 2,385 to 2,477, to change the max number of building stories, to facilitate the development of 70 octet that would be part of the 560 housing units of the final phase of the plan located in Spring Creek, Community Board 5, Brooklyn, Community Board #3, Staten Island. Subdivision of one zoning lot into two zoning lots.	200068 HCK	N/A

## CITY PLANNING PIPELINE (continued)

*New Applications Filed with DCP — September 1 to September 30, 2019*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS (continued)</b>				
420 MORRIS AVENUE LLC	East 178 <sup>th</sup> Street Demapping	An application by a private applicant, 420 Morris Avenue LLC involving the elimination, discontinuance and closing of East 178th Street east of Morris Park Avenue in Community District 6, Borough of The Bronx, in order to facilitate the as of right development of the applicant's property.	200111 MMX	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
N/A	N/A	This is a private application by Nicholas Cammarato Jr., requesting a certification ZR 107-08 to facilitate a new building development at 526 Drumgoole Road East in Annadale neighborhood, Community Board #3, Staten Island. Request to subdivide one zoning lot into two zoning lots.	N 200095 RCR	N/A
CALVANICO & ASSOCIATES	SD 866 Rathburn Avenue	This is a private application by Reid Decrescenzo requesting a certification ZR 107-08 to facilitate a new building development at 866 Rathburn Avenue in Rossville neighborhood, Community Board #3, Staten Island. Proposed subdivision of one zoning lot into two zoning lots.	N 200002 RCR	N/A
CALVANICO & ASSOCIATES	SD 86 Ridgcrest Avenue	This is a private application by John Manzione requesting a certification ZR 107-08 to facilitate a new building at 86 Ridgcrest Avenue in Eltingville neighborhood, Community Board #3, Staten Island.	N 190473 RCR	N/A
Maria Krason	SD 547 Stafford Avenue	This is a private application by Maria Krason requesting a certification ZR 107-08 to facilitate a new building development at 547 Stafford Avenue in Huguenot neighborhood, Community Board #3, Staten Island. Requesting subdivision of one zoning lot into two zoning lots.	N 200096 RCR	N/A
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
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 190285 RCR; 200039 RCR	N/A
Philip Rampulla	25 Callan Avenue and Woodhaven Avenue	This is a private application by Mike Siad to enlarge an existing single-family home, construct a new home, and install a new pool and patio area within one (1) zoning lot at 25 Callan Avenue being Block 878 Lots 60 which is zoned R1-1 and located in the Special Natural Area District in the Todt Hill neighborhood of Staten Island Community Board #2.	N 200001 ZAR	N/A
Vickie Pellegrino	95 Louis Street	This is a private application seeking authorizations pursuant to ZR 119-311 and 119-314 to facilitate a site alteration to create or replace paved walkways and recreational areas in steep slope areas in Grymes Hill, SI01, Staten Island.	N 180008 ZAR; N 180009 ZAR	Calvanico Associates
AYY26 LLC	Delafield - New Site Plan (2016) SNAD	This is a private application by AYY 26, LLC requesting a minor modification to a previously approved Large-Scale Residential Development (LSRD) and related SNAD authorizations to facilitate a change to the site plan for an existing residential development for 19 of the 34 previously approved homes located at Delafield Estates in Riverdale, Community District 8, Bronx.	200042 ZAX; 200043 ZAX; 200044 ZAX; 870977A ZAX;	N/A

## CITY PLANNING PIPELINE (continued)

*New Applications Filed with DCP — September 1 to September 30, 2019*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS (continued)</b>				
Justin Rostoff	609 Second Ave Transit Easement	This is a private application by RC Flatbush LLC requesting a Transit Easement Certification pursuant to ZR Section 95-041 to enable the development of a seven story mixed use building in the Gramercy neighborhood of Community District 6, Manhattan.	N 200089 ZCM	N/A
Kevin Lalezarian	606 W 30th Street - 89-21(d) chair cert	This is a private application by Lalezarian Properties requesting Chairperson Certifications [ZR Section 89-21(d)] to facilitate a new 12-FAR mixed-use development and the transfer of development rights from Hudson River Park, at 606 West 30th Street in northern Chelsea, Community District 4, Manhattan.	N 200091 ZCM	Theodore Clement
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
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
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
June Bradshaw	755 Rhinelander Avenue HOW	Chair Certification pursuant to ZR 23-35 to waive the parking requirements of Zr 25-32.	200086 ZMK	N/A
1247 M&F Management	1247 Atlantic Avenue Pool (Special Permit)	This is a private application by 1247 M&F Management requesting a CPC special permit pursuant to Zoning Resolution Section 74-86 to facilitate a new accessory swimming pool for a multi-family residential building at 1247 Atlantic Ave in Bedford-Stuyvesant, CD 3, Brooklyn.	190379 ZSK	N/A
DEPARTMENT OF HOUSING PRESERVATION & DEVELOPMENT	Seward Park Extension LSRD Modification	This is a City application by NYC HPD seeking a modification to the Seward Park Extension Large Scale Residential Development (LSRD). The LSRD currently overlaps the Seward Park Mixed Use Development Large Scale General Development (aka Essex Crossing) and the proposed modification would remove the overlapping parcel and subdivide the existing Seward Park Extension LSRD into two non-contiguous LSRDs in Manhattan Community Board 3.	200058 ZSM; 790721A ZSM	N/A
Sheila Chess	Plaza 48 Special Permit	This is a private application by Sheila Chess requesting a zoning special permit to allow big-box retail establishments to legally occupy space in an existing one-story commercial shopping center at 45-10 48th Street in Astoria, Community District 1, Queens.	190443 ZSQ	Gerald Caliendo

## ULURP PIPELINE

### *New Applications Certified into ULURP*

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
East 175th and East 180th Street Bridge Rehabilitations	City map amendments	BX 06	190043 MMX 190087 MMX	09/09/2019
Grand Avenue and Pacific Street Rezoning	Zoning map and zoning text amendments	BK 08	190256 ZMK N190257 ZRK	09/23/2019
271 Sea Breeze Avenue	Zoning map amendment	BK 13	190172 ZMK	09/23/2019
2835 & 2845 Veteran's Road West	Special permit and authorizations	SI 03	180308 ZSR N180309 RAR N180310 RAR N180311 RAR	09/23/2019
C7 Baychester Avenue Rezoning	Zoning map amendment	BX 10	200088 ZMX	09/23/2019
Bridge Park South Mapping	City map amendment	BX 04	190508 MMX	09/23/2019

## LANDMARKS PIPELINE

### *Proposed Designations — September 2019*

NAME	ADDRESS	ACTION	DATE
Somers Brothers Tinware Factory (later American Can Company)	238-246 3rd Street, BK	Heard	09/24/2019
Brooklyn Rapid Transit Company Central Power Station Engine House	153 Second Street, BK	Heard	09/24/2019
Montauk Paint Manufacturing Company Building	170 Second Avenue, BK	Heard	09/24/2019
Gowanus Canal Flushing Tunnel Pumping Station and Gate House	196 Butler Street, BK	Heard	09/24/2019
American Society For the Prevention of Cruelty to Animals Brooklyn Office, Shelter, and Garage	233 Butler Street, BK	Heard	09/24/2019

### *Actions Taken — September 2019*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">September 10, 2019</a>				
173 Bergen Street, BK	Boerum Hill HD	Construct a rear yard addition.	19-38950	Yes
22 Bank Street, MN	Greenwich Village HD	Construct a third floor at an existing rear extension.	20-00145	Approved with modifications
456 West 23rd Street, MN	Chelsea HD Extension	Replace windows.	19-33835	Approved with modifications
241 Central Park West, MN	Upper West Side/Central Park West HD	Alter a window to create a barrier-free accessible entrance.	19-39927	Approved
570 Columbus Avenue, MN	Upper West Side/Central Park West HD	Install a barrier-free access ramp.	19-38784	No action
123 West 87th Street, MN	Upper West Side/Central Park West HD	Install stoop balustrades and newel posts, and replace doors.	19-26377	Approved in part/no action
125 West 87th Street, MN	Upper West Side/Central Park West HD	Install stoop balustrades and newel posts, and replace doors.	19-26378	Approved in part/no action
141 West 85th Street, MN	Upper West Side/Central Park West HD	Replace a stoop.	20-00544	Approved
44 West 77th Street, MN	Upper West Side/Central Park West HD	Replace a window.	20-00581	Approved
25 East 64th Street, MN	Upper East Side HD	Legalize the installation of rooftop mechanical equipment without LPC permit.	19-22844	Approved with modifications

## LANDMARKS PIPELINE (continued)

*Actions Taken — September 2019*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
329 Vanderbilt Avenue, BK	Clinton Hill HD	Modify the front and rear facades, remove a rear addition, and construct a rooftop addition.	19-33357	Laid over
155th Street Viaduct – Macomb's Dam Bridge and 155th Street Viaduct, MN	Individual Landmark	Install bus stops and alter railings.	19-39184	Laid Over
31-33 Lispenard Street, MN	Tribeca East HD	Demolish existing building and construct a new building.	19-40822	Laid Over
130 Underhill Avenue, BK	Prospect Heights HD	Construct a rooftop bulkhead.	19-37098	Laid Over
18 West 27th Street, MN	Madison Square North HD	Install windows.	19-41607	Laid Over
90 Prince Street, MN	SoHo-Cast Iron HD	Amend a Master Plan governing the future installation of painted wall signs.	20-01131	Approved
838 Greenwich Street	Gansevoort Market HD	Amend a Master Plan governing the future installation of painted wall signs.	20-01130	Approved
352-390 Clermont Avenue	Fort Greene HD	Demolish garage and construct five rowhouses.	19-20079	Approved
<a href="#">September 17, 2019</a>				
215 Dean Street, BK	Boerum Hill HD	Construct a rear yard addition.	19-39860	Approved
374 Adelphi Street, BK	Fort Greene HD	Legalize the installation of windows without LPC permits.	20-00453	Approved
418 8th Street, BK	Park Slope HD Extension	Legalize the replacement of the storefront and signage without LPC permits.	19-26462	Approved with modifications
31-33 Lispenard Street, MN	Tribeca East HD	Demolish the existing building and construct a new building.	19-40822	No action
421 West 13th Street, MN	Gansevoort Market HD	Legalize the installation of an illuminated sign without LPC permits.	19-36280	Denied
18 West 27th Street, MN	Madison Square North HD	Replace windows.	19-41607	Approved with modifications
2 West 64th Street – New York Society for Ethical Culture, MN	Individual Landmark – Upper West Side/Central Park West HD	Install signage.	19-39038	No action
21 West 75th Street, MN	Upper West Side/Central Park West HD	Replace windows.	19-28538	Approved
319 College Road, BX	Fieldston HD	Construct a roof dormer.	19-40874	Approved
155th Street Viaduct – Macomb's Dam Bridge and 155th Street Viaduct, MN	Individual Landmark	Install bus stops and alter railings.	19-39184	Laid over
1 Broadway – International Mercantile Marine Company Building, MN	Individual Landmark	Construct a rooftop addition.	19-39316	Approved
1040 Park Avenue, MN	Park Avenue HD	Establish a Master Plan governing the future installation of through-wall louvers.	20-00244	Approved
700 Gerard Avenue, BX	Grand Concourse HD	Construct a new building.	19-32409	Approved
<a href="#">September 24, 2019</a>				
323 Washington Avenue	Clinton Hill HD	Installation of roof deck.	19-27598	Approved
10 West 130th Street – 10 West 130th Street House, MN	Individual Landmark	Modify masonry openings, install a bay window, construct rooftop bulkhead, re-clad the rear façade, and install a lamppost.	20-00122	Approved with modifications
85 Sullivan Street, MN	Individual Landmark – Sullivan Thompson HD	Construct a rear yard addition, reconstruct the side and rear facades, and excavate at the rear yard.	19-35736	No action
841 Broadway – The Roosevelt Building, MN	Individual Landmark	Establish a master plan governing future restorative work and the installation of storefronts and signage and install a barrier-free access ramp.	20-01950	No action



## LANDMARKS PIPELINE (continued)

*Actions Taken — September 2019*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
770 Broadway, MN	NoHo HD	Install windows and mechanical equipment at the roof.	20-01960	Approved
12 Wooster Street, MN	SoHo-Cast Iron HD	Construct a rooftop bulkhead.	20-01657	Approved
287 St. Paul Avenue, SI	Stapleton Heights HD	Legalize alterations to rear porch without Landmarks Preservation Commission permit(s).	19-27059	Approved with modifications
60-97 70th Avenue, QN	Central Ridgewood HD	Alter the stoop.	19-37496	Withdrawn
46 East 65th Street, MN	Upper East Side HD	Construct rooftop addition and install balconies at the rear façade.	19-34187	Laid over
21 Greenwich Avenue, MN	Greenwich Village HD	Demolish a one-story extension, and construct a new building, stair and elevator bulkheads, install rooftop mechanical equipment, construct a rooftop addition, and modify an opening at the ground floor.	20-01939	Laid over
154 Grand Street, MN	SoHo-Cast Iron HD Extension	Legalize the installation of storefront infill without Landmarks Preservation Commission permit(s).	19-35168	Withdrawn
302 Lafayette Avenue, BK	Clinton Hill HD	Legalize repaving of front areaway and installation of areaway wall and fence without Landmarks Preservation Commission permit(s).	19-33252	Laid over
202-204 Fifth Avenue, MN	Madison Square North HD	Construct a rooftop addition, modify masonry openings, replace windows and infill, install signage, and remove portions of a wall between the buildings.	19-37464	Approved with modifications
60 Pine Street – The Down Town Association Building, MN	Individual Landmark	Construct a rooftop addition, infill the interior courtyard, install a barrier-free access lift, and remove a fire escape.	20-00099	Approved
85 Franklin Street, MN	Tribeca East HD	Alter the façade, and construct a streetwall rooftop addition.	19-31178	Approved

## New Decisions Added to [www.CityAdmin.org](http://www.CityAdmin.org) — September 2019

### CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
<a href="#">1051</a>	Sabor Latino, QN	Revocable consent to establish maintain and operate an unenclosed sidewalk café.	09/12/2019
<a href="#">1052</a>	3,079-Seat High School Q472, QN	Site selection for a 3,079-seat high school facility.	09/12/2019
<a href="#">1069</a>	817 Broadway Building, MN	Landmark designation.	09/25/2019
<a href="#">1070</a>	826 Broadway Building, MN	Landmark designation.	09/25/2019
<a href="#">1071</a>	830 Broadway Building, MN	Landmark designation.	09/25/2019
<a href="#">1072</a>	832-834 Broadway Building, MN	Landmark designation.	09/25/2019
<a href="#">1073</a>	836 Broadway Building, MN	Landmark designation.	09/25/2019
<a href="#">1074</a>	840 Broadway Building, MN	Landmark designation.	09/25/2019
<a href="#">1075</a>	Roosevelt Building, MN	Landmark designation.	09/25/2019
<a href="#">1076</a>	National Society of Colonial Dames in the State of New York Headquarters, MN	Landmark designation.	09/25/2019
<a href="#">1077</a>	First Hungarian Reformed Church, MN	Landmark designation.	09/25/2019
<a href="#">1078</a>	Gay Activists Alliance Firehouse, MN	Landmark designation.	09/25/2019
<a href="#">1079</a>	Caffe Cino, MN	Landmark designation.	09/25/2019
<a href="#">1080</a>	Women's Liberation Center, MN	Landmark designation.	09/25/2019
<a href="#">1081</a>	The Lesbian, Gay, Bisexual, and Trans-gender Community Center, MN	Landmark designation.	09/25/2019
<a href="#">1082</a>	James Baldwin Residence, MN	Landmark designation.	09/25/2019
<a href="#">1083</a>	Audre Lorde Residence, SI	Landmark designation.	09/25/2019
<a href="#">1084</a>	Kew Gardens Hills Rezoning, QN	Rezoning from R2 District to R2X District.	09/25/2019
<a href="#">1085</a>	Kew Gardens Hills Rezoning, QN	Permit to map R2X Residence District in Queens Community Board 8.	09/25/2019
<a href="#">1086</a>	Bronx Point, BX	UDAAP designation and approval.	09/25/2019
<a href="#">1087</a>	Brownsville South NCP Cluster, BK	UDAAP designation and approval.	09/25/2019
<a href="#">1088</a>	3513 Atlantic Avenue Rezoning, BK	Establish C2-4 District in existing R5 District.	09/25/2019
<a href="#">1089</a>	Hummus Kitchen, MN	Establish, maintain, and operate unenclosed sidewalk café.	09/25/2019

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Borough-Based Jail System	Site selection for four borough-based jail facilities and zoning text amendment to create a new special permit to allow for modifications to ground floor uses, bulk, floor area ratio, parking and loading for a borough-based jail system.	Citywide	<a href="#">C 190333 PSY</a> <a href="#">N 190334 ZRY</a>	09/03/2019
Borough-Based Jail System	Special permit, zoning map amendment to rezone from M1-3 to M1-4/R7-X, zoning text amendment to establish Mandatory Inclusionary Housing area, and Urban Development Action Area designation and project approval.	BX 01	<a href="#">C 190335 ZSX</a> <a href="#">C 190336 ZMX</a> <a href="#">N 190337 ZRX</a> <a href="#">C 190338 HAX</a>	09/03/2019
Borough-Based Jail System	Special permit and city map amendment to establish upper and lower limiting planes to State Street between Boreum Place and Smith Street.	BK 02	<a href="#">C 190339 ZSK</a> <a href="#">C190116 MMK</a>	09/03/2019
Borough-Based Jail System	Special permit, acquisition of leasehold interest of retail space in Manhattan DetentionCenter (MDC) North held by Walker Street-Chung Pak Local Development Corporation (LDC), and city map amendment to demap White Street between Centre Street and Baxter Street and reestablish White Street with upper and lower limiting planes as well as narrow and realign the right-of-way.	MN 01	<a href="#">C 190340 ZSM</a> <a href="#">C 190341 PQM</a> <a href="#">C 190252 MMM</a>	09/03/2019
Borough-Based Jail System	Special permit and city map amendment to demap 82nd Avenue between 126th Street and 132nd Street.	QN 09	<a href="#">C 190342 ZSQ</a> <a href="#">C 190117 MMQ</a>	09/03/2019
112-06 71st Road Rezoning	Zoning map amendment to rezone from R1-2A District to an R3-2 District.	QN 06	<a href="#">C 190422 ZMQ</a>	09/11/2019
Whitlock Avenue Bluebelt Site Selection	Site selection and acquisition of property for use as a stormwater drainage feature.	SI 02	<a href="#">C 190431 PCR</a>	09/11/2019
Vernon Boulevard-Broadway Rezoning	Zoning map amendment to rezone from an R5 District to an R6B District and an R7X/ C1-3 District, zoning text amendment to designate a Mandatory Inclusionary Housing area, special permit to permit the distribution of total allowable floor area without regard for zoning lot lines and to modify the minimum base height requirements.	QN 01	<a href="#">C 190386 ZSQ</a> <a href="#">C 100421 ZMQ</a> <a href="#">N 190151 ZRQ</a>	09/11/2019



## New Decisions Added to [www.CityAdmin.org](http://www.CityAdmin.org) — September 2019 (continued)

CITY PLANNING COMMISSION				
PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Terence Cardinal Cooke	Zoning map amendment to rezone from R7-2 to R8 District and zoning text amendment to designate a Mandatory Inclusionary Housing area.	MN 11	<a href="#">C 190158 ZMM</a> <a href="#">N 190156 ZRM</a>	09/11/2019
LeFrak City Parking Garage	Zoning text amendment and special permit for continued use of existing parking garage.	QN 04	<a href="#">C 190439 ZSQ</a> <a href="#">N 190440 ZRQ</a>	09/11/2019
FDNY EMS Station 49	Site selection and acquisition of property for FDNY EMS station.	QN 01	<a href="#">C 190424 PCQ</a>	09/11/2019
91-05 Beach Channel Drive	Zoning map amendment to establish C2-3 commercial overlay within a R4-1 District.	QN 14	<a href="#">C 180282 ZMQ</a>	09/11/2019
38th Street-35th Avenue Rezoning	Zoning map amendment to rezone from R6A/C1-3 District to M1-1 District and zoning text amendment to designate Mandatory Inclusionary Housing area.	QN 01	<a href="#">C 180036 ZMQ</a> <a href="#">C 180037 ZRQ</a>	09/11/2019
363 Lafayette Street	Special permit to permit Use Group 6 retail uses.	MN 02	<a href="#">C 190317 ZSM</a>	09/11/2019
15-33 Clintonville Street Rezoning	Zoning map amendment to establish a C1-3 commercial overlay within an existing R3-1 District.	QN 07	<a href="#">C 180291 ZMQ</a>	09/11/2019
130-24 South Conduit Avenue Self Storage	Special permit to facilitate the development of a self-storage facility within a larger as-of-right air cargo and logistics center to be developed.	QN 10	<a href="#">C 190458 ZSQ</a>	09/11/2019
1155-1157 Commerce Avenue	Site selection and acquisition of property for use as a temporary vehicle maintenance and repair facility.	BK 09	<a href="#">C 190426 PCX</a>	09/11/2019
East Side Coastal Resiliency	Acquisition of private-property and zoning text amendment to facilitate a comprehensive flood protection system along the East River.	MN 03 MN 06	<a href="#">N 190356 ZRM</a> <a href="#">C 190357 PQM</a>	09/23/2019
Resilient Housing and Open Space Queens	Acquisition of 74 privately-owned lots for 11 properties as floor resilient housing and 63 properties as open space, site selection and acquisition of 21 properties to facilitate expansion of existing parks, and disposition of 74 City-owned properties to facilitate resilient housing and open space in Queens Community Districts 10 and 14.	QN 10 QN 14	<a href="#">C 190397 PQQ</a> <a href="#">C 190396 PCQ</a> <a href="#">C 190398 PPQ</a>	09/25/2019
Resilient Housing and Open Space Queens Staten Island	Acquisition of 45 privately-owned lots for 42 properties as flood resilient housing and three properties as open space in Staten Island Community Districts 2 and 3, site Selection and Acquisition of nine properties to facilitate expansion of existing DPR parks and DEP Bluebelts, and disposition of City-owned property for 45 lots to facilitate resilient housing and open space.	SI 02 SI 03	<a href="#">C 190399 PCR</a> <a href="#">C 190400 PQR</a> <a href="#">C 190401 PPR</a>	09/25/2019
Resilient Housing and Open Space Brooklyn	Disposition of 13 privately-owned lots for 13 properties as flood-resilient housing in Seagate, Gerritsen Beach, Sheepshead Bay, and Manhattan Beach, Brooklyn and acquisition of City-owned Property for 13 lots to facilitate resilient housing in Brooklyn Community Districts 13 and 15.	BK 13 BK 15	<a href="#">N 190394 PQK</a> <a href="#">C 190395 PPK</a>	09/25/2019
Resilient Housing and Open Space Brooklyn	Disposition of 13 privately-owned lots for 13 properties as flood-resilient housing in Seagate, Gerritsen Beach, Sheepshead Bay, and Manhattan Beach, Brooklyn and acquisition of City-owned Property for 13 lots to facilitate resilient housing in Brooklyn Community Districts 13 and 15.	BK 13 BK 15	<a href="#">N 190394 PQK</a> <a href="#">C 190395 PPK</a>	09/25/2019
Peninsula Hospital Redevelopment Plan	Special permit to provide relief from regulations governing yard requirements, street wall location, maximum base height, maximum building height and number of stories, city Map amendment to re-establish a portion of former Beach 52nd Street to connect from Rockaway Beach Boulevard to Shore Front Parkway, zoning map amendment to eliminate from an R5 district a C1-2 district, change an R5 district to a C4-4 district, and change a C8-1 district to a C4-3A district, zoning text amendment to establish Mandatory Inclusionary Housing Area and allow Physical Cultural Establishment as-of-right, and special permit to modify surface area requirements for signage.	QN 14	<a href="#">C 190366 ZSQ</a> <a href="#">C 190251 MMQ</a> <a href="#">C 190325 ZMQ</a> <a href="#">N 190364 ZRQ</a> <a href="#">C 190375 ZSQ</a>	09/25/2019
NME III West 140th and West 150th	UDAAP designation and project approval, disposition of city-owned property, and acquisition of property to development 52 homeownership units.	MN 10	<a href="#">C 190427 HAM</a> <a href="#">C 190428 PQM</a>	09/25/2019
Bronx Special Districts Text Amendment	Zoning map and zoning text amendment to eliminate a Special Natural Area District and establish a Special Natural Resources District.	BX 08 CW	<a href="#">C 190403 ZMX</a> <a href="#">N 190430(A) ZRY</a>	09/25/2019
44-01 Northern Boulevard Rezoning	Zoning map amendment to rezone from M1-1 district to R7X, R7X/C2-4, R6B, and R6B/C2-4 and zoning text amendment to establish Mandatory Inclusionary Housing Area.	QN 01	<a href="#">C 190124 ZMQ</a> <a href="#">N 190125 ZRQ</a>	09/25/2019
25 Central Park West	Zoning map amendment to establish a C2-5 commercial overlay over an existing R10A district.	MN 07	<a href="#">C 190390 ZMM</a>	09/25/2019