

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

CITY PLANNING PIPELINE

New Applications Filed with DCP — November 1 to November 30, 2019

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
Lobo Loco Lobo Loco	Lobo Loco	N/A	N 200177 ECK	N/A
Franklin Ave. Acquisition, LLC	960 Franklin Avenue Rezoning	A Zoning Map Amendment from an R6A district to an R9D/C2-4 district, a Zoning Text Amendment to establish an MIH area, a Special Permit pursuant to ZR Section 74-74, and a Special Permit to waive parking pursuant to ZR 74-533 to facilitate two new 39-story, 1,166,027 sf mixed-use buildings including retail, community facility space and residential units (1,570 DU's), is being sought by a private applicant, Franklin Avenue Acquisition, LLC at 960 Franklin Avenue, in Crown Heights, CD 9, Brooklyn.	200184 ZMK; 200185 ZRK; 200186 ZSK; 200187 ZSK	Philip Habib
Sheepshead Nursing and Rehabilitation Center	2840 Knapp Street Rezoning	A zoning map amendment from R5 to R6 and a zoning text amendment to map a Mandatory Inclusionary Housing Area (ZR Appendix F) to facilitate renovation and expansion of 9,004 sq. ft. (for a total of 92,305 sq. ft.) of an existing six story nursing home are being sought by private applicant Sheepshead Nursing and Rehabilitation Center, LLC at 2840 Knapp Street in Sheepshead Bay, Community District 15, Brooklyn.	200203 ZMK; 200204 ZRK	Palatnick
63-68 RWKOP LLC	91-32 63rd Drive Rezoning	This is a private application by 63-68 RWKOP LLC requesting a Zoning Map amendment and Zoning Text amendment to facilitate the development of a new nine-story mixed-use building containing approx. 12,000 SF of commercial use as well as approx. 49 market rate residential units and approx. 21 affordable housing residential units (MIH) at 91-32 63rd Drive in Rego Park, Queens Community District 6.	200178 ZMQ; 200179 ZRQ	
Intekhab Ahmed	214-32 Hillside Ave Rezoning	Zoning map amendment to establish a C2-3 commercial overlay on an existing R2 district to facilitate development of a two-story commercial building.	200190 ZMQ	
SPECIAL PERMITS/OTHER ACTIONS				
HPD	Old Stanley - 641 Chauncey	This is a public application by HPD requesting a UDAAP to facilitate the development of a four-story residential building with 8 affordable ownership units, located at 641 Chauncey Street, CD 4 in Bushwick, Brooklyn.	200188 HAK	
NYC LPC	Somers Brothers Tinware Factory	The Landmarks Preservation Commission is requesting a report from the City Planning Commission on the landmark designation of the Somers Brothers Tinware Factory (Later American Can Company) located at 238-246 3rd Street) in the Gowanus neighborhood, Community District 6, Brooklyn.	N 200195 HIK	
NYC LPC	Brooklyn Rapid Transit Co. Central Power Station	The Landmarks Preservation Commission is requesting a report from the City Planning Commission on the landmark designation of the Brooklyn Rapid Transit Company Central Power Station Engine House located at 153 Second Street (aka 322 Third Avenue, 340 Third Avenue) in the Gowanus neighborhood, Community District 6, Brooklyn.	N 200196 HIK	
NYC LPC	Montauk Paint Manufacturing Company Building	The Landmarks Preservation Commission is requesting a report from the City Planning Commission on the landmark designation of the Montauk Paint Manufacturing Company Building located at 170 Second Avenue (aka 75 13th Street) in the Gowanus neighborhood, Community District 6, Brooklyn.	N 200197 HIK	

CITY PLANNING PIPELINE (continued)

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SPECIAL PERMITS/OTHER ACTIONS				
NYC LPC	Gowanus Canal Flushing Tunnel Pumping Station	The Landmarks Preservation Commission is requesting a report from the City Planning Commission on the landmark designation of the Gowanus Canal Flushing Tunnel Pumping Station and Gate House located at 201 Douglas Street in the Gowanus neighborhood, Community District 6, Brooklyn.	N 200198 HIK	
NYC LPC	Society for the Prevention of Cruelty to Animals	The Landmarks Preservation Commission is requesting a report from the City Planning Commission on the landmark designation of the American Society for the Prevention of Cruelty to Animals Brooklyn Office, Shelter, and Garage located at 233 Butler Street (aka 231-237 Butler Street) in the Gowanus neighborhood, Community District 6, Brooklyn.	N 200199 HIK	
Bradley Associates Bradley Associates of Staten Island	SD 29 & 31 Everton Avenue	A certification ZR 107-108 to facilitate a new residential home is being sought by private Robert Brogna at 29 & 31 Everton Avenue in Huguenot neighborhood, Community District #3, Staten Island. Subdivision of one zoning lot into two zoning lots.	N 200191 RCR	
Joe Bonnano	SS 99 Van Brunt Street	A certification ZR 107-121 to facilitate a new residential home is being sought by private Joseph Bonnano at 99 Van Brunt Street, in Annadale neighborhood, Community Board #3, Staten Island. School seat certification for two dwelling units are being requested.	N 200192 RCR	
Lamis Alromhein	SS 164 & 168 Yetman Avenue	A certification ZR 107-121 to facilitate a new residential home is being sought by private Lamis Alromhein at 164 & 168 Yetman Avenue, Tottenville neighborhood, Community District #3, Staten Island. School seat certification for four dwelling units is being requested.	N 200193 RCR	
Joseph Loccisano	SS 24 Ottavio Promenade	This is a private application to certify public school seats in the Special South Richmond Development District pursuant to ZR Section 107-121.	N 200202 RCR	
MTS Realty Corporation	100 Pearl Street Arcade Infill	Private application for an authorization and certification for retail infill of an existing arcade and redesign of an existing POPS pursuant to Section 91-83 and Section 91-84.	N 200180 ZAM; N 200182 ZAM; N 200181 ZCM; N 200183 ZCM	
Stasia Krebushevski	260 Brighton Avenue	This is an application submitted by Stasia Krebushevski seeking authorizations pursuant to the Special Hillside Preservation District to construct a single-family home in Community District 1, Staten Island.	200194 ZAR	
Tony Adamo	51 Sloane Avenue	Authorizations ZR 105-422, 105-432 and 105-434 to facilitate a new single-family residential development are being sought by private applicant, Anthony Adamo, at 51 Sloane Avenue in the High Rock Park neighborhood, Community District # 2, Staten Island.	200200 ZAR; 200201 ZAR; 200032 ZAR	
GO HPS LLC	Hunters Point South Parcel G Certification	Chair Certification of the Publicly Accessible Open Area on Parcel G pursuant to ZR 125-43.	N 200150 ZCQ; N 200189 ZCQ	
5 Mercer Borrowers, LLC	5 Mercer Street- 74-711	This is a private application by 5 Mercer Borrowers, LLC requesting a special permit pursuant 74-711 to legalize ground floor retail and to allow an enlargement at 5 Mercer Street (containing JLWQA) in Soho, CD 2, Manhattan.	200205 ZSM	Frank Chaney

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
NIHOP Old Stanley	UDAAP designation, project approval and disposition of c-o-p.	BK 04	200188 HAK	11/12/2019
312 Coney Island Avenue Rezoning	Zoning map and zoning text amendments and special permit.	BK 07	200092 ZMK; N200093 ZRK; 200094 ZSK	11/12/2019
5914 Bay Parkway Rezoning	Zoning map and zoning text amendments.	BK 12	190377 ZMK; N190378 ZRK	11/12/2019
364 Avenue of Americas	Zoning map amendment.	MN 02	200149 ZMM	11/12/2019

LANDMARKS PIPELINE

Proposed Designations — November 2019

NAME	ADDRESS	ACTION	DATE
Public School 31	425 Grand Concourse, BX	Calendaring	11/19/2019

Actions Taken — November 2019

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
November 12, 2019				
261 11 th Avenue, aka 261-279 11 th Avenue, 220-238 12 th Avenue, 601-651 West 27 th Street, and 600-654 West 28 th Street, MN	West Chelsea HD	Construct rooftop additions; replace windows; create and modify window openings; install storefront infill, canopies, lighting, barrier-free access ramps, flood vents, and street tree pits; and establish a master plan governing the future installation of signage.	20-0527	No Action
31-33 Lispenard Street, MN	Tribeca East HD	Demolish the existing building and construct a new building.	19-40822	Yes
319 West 84 th Street, MN	West End HD Extension I	Construct rear yard and rooftop additions.	20-00297	No Action
46 East 65 th Street, MN	Upper East Side HD	Install a balcony at the front façade, alter masonry openings and install balconies at the rear façade, and construct a rooftop addition.	19-34187	Yes
184 Columbia Heights, BK	Brooklyn Heights HD	Establish a master plan governing the future installation of windows.	20-02525	Yes
316 Carlton Avenue, BK	Fort Greene HD	Legalize the demolition and construction of a rear yard addition without Landmarks Preservation Commission permit(s).	20-00564	Yes
218 Park Place, BK	Prospect Heights HD	Excavate the rear yard.	20-03226	Yes
130 Underhill Avenue, BK	Prospect Heights HD	Construct a rooftop addition.	19-37098	Yes
8 Shore Road, QN	Douglaston HD	Construct an addition and modify the driveway and curb cut.	19-29256	Yes
140 Prospect Avenue, QN	Douglaston HD	Legalize the extension of a paved patio and construction of an outdoor kitchen island without Landmarks Preservation Commission permit(s).	19-39089	Yes
16 Grace Court Alley, BK	Brooklyn Heights HD	Construct rooftop and rear yard additions, raise the roof, replace windows and doors and modify masonry openings.	20-01741	Yes
1 West 29 th Street, MN	Marble Collegiate Church- Individual Landmark	Install signage.	19-39791	Yes

LANDMARKS PIPELINE (continued)

Actions Taken — November 2019

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
584 Broadway, MN	SoHo-Cast Iron HD	Install a flagpole and banner.	19-38548	Approved w/ mods.
202 West 83 rd Street, MN	Upper West Side/Central Park West HD	Install entrance infill.	20-01959	Yes
204 West 83 rd Street, MN	Upper West Side/ Central Park West HD	Install entrance infill.	20-03937	Yes
206 West 83 rd Street, MN	Upper West Side/Central Park West HD	Install entrance infill.	20-03938	Yes
208 West 83 rd Street, MN	Upper West Side/Central Park West HD	Install entrance infill.	20-03939	Yes
210 West 83 rd Street, MN	Upper West Side/Central Park West HD	Install entrance infill.	20-03940	Yes
771 West End Avenue, MN	Riverside- West End HD Extension II	Establish a Master Plan governing the future installation of windows.	19-40189	No Action
132 East 62 nd Street, MN	Upper East Side HD	Legalize the installation of an areaway fence and gate, without Landmarks Preservation Commission permit(s).	20-01930	No
65 Spring Street, MN	SoHo- Cast Iron HD Extension	Replace storefront infill.	19-37371	Laid Over
467 West 140 th Street, MN	Hamilton Heights HD	Legalize and modify windows installed without Landmarks Preservation Commission permit(s).	19-17107	Laid Over
256 West 75 th Street, MN	West End- Collegiate HD Extension	Construct rooftop and rear yard additions.	19-40833	Laid Over
297-299 Alexander Avenue, BX	Mott haven HD	Construct a rooftop addition.	20-00616	Laid Over
265 Alexander Avenue, BX	Mott Haven East HD	Construct a rooftop addition.	19-40231	Laid Over
450 Waverly Avenue, BK	Clinton Hill HD	Raise the top floor, construct a rooftop bulkhead, and modify window openings.	20-02109	Laid Over
448 Waverly Avenue, BK	Clinton Hill HD	Raise the top floor, construct a rooftop bulkhead, modify window openings, and replace a door.	20-02108	Laid Over
November 19, 2019				
928 St. Mark's Avenue, BK	Crown Heights North III HD	Legalize alterations to the front areaway and installation of a curb cut without Landmarks Preservation Commission permit(s).	19-32231	Approved w/ mods.
695 6 th Avenue, MN	Ladies' Mile HD	Construct rooftop and courtyard additions; install mechanical equipment and railings; replace a canopy install lighting and signage; modify ground floor infill; and remove a fire escape.	20-00205	Yes
2 West 64 th Street, MN	New York Society for Ethical Culture- Individual Landmark- Upper West Side/ Central Park West HD	Install signage.	19-39038	Yes
315 Church Street, MN	Tribeca East HD	Legalize the removal of fire shutters without Landmarks Preservation Commission Permit(s).	19-32597	Yes
105 Wooster Street, MN	SoHo-Cast Iron HD	Paint the base of the building.	20-03647	Yes
45 West 21 st Street, MN	Ladies' mile HD	Install signage.	20-00862	Yes
398A West 145 th Street, aka 295 St. Nicholas Avenue, MN	Hamilton Heights HD	Legalize a storefront installed without Landmarks Preservation Commission permit(s), replace a second storefront, and install signage.	19-37539	Approved w/ mods.
229 Lenox Avenue, MN	Mount Morris Park HD	Enlarge and combine masonry openings at the rear façade.	19-35847	Approved
5051 Iselin Avenue, BX	Fieldston HD	Construct a rear addition.	19-37211	Approved
631 Vanderbilt Avenue, BK	Prospect Heights HD	Enlarge the building and construct a new façade.	20-03284	Laid Over
93 St. Marks Avenue, BK	Prospect Heights HD	Construct rooftop and rear yard additions.	20-01290	Laid Over

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1163	East Side Coastal Resiliency, MN	Acquisition of property for a flood protection system.	11/14/2019
1164	East Side Coastal Resiliency, MN	Zoning text amendment.	11/14/2019
1165	Peninsula Hospital Redevelopment Plan, QN	Zoning map amendment.	11/14/2019
1166	Peninsula Hospital Redevelopment Plan, QN	Zoning text amendment.	11/14/2019
1167	Peninsula Hospital Redevelopment Plan, QN	Approval for grant of a special permit.	11/14/2019
1168	Peninsula Hospital Redevelopment Plan, QN	Approval for grant of a special permit.	11/14/2019
1169	Peninsula Hospital Redevelopment Plan, QN	City map amendment.	11/14/2019
1158	25 Central Park West, MN	Withdrawal of application for a zoning map amendment.	11/14/2019
1170	Northern Boulevard Rezoning, QN	Zoning map amendment.	11/14/2019
1171	Northern Boulevard Rezoning, QN	Zoning text resolution.	11/14/2019
1159	Hunters Point South Parcels F & G, QN	Real property tax exemption.	11/14/2019
1160	4797 Third Avenue, BX	UDAAP amendment.	11/14/2019
1161	Bronx Special District Text Amendment, BX	Zoning map amendment.	11/14/2019
1162	Bronx Special District Text Amendment, BX	Zoning text amendment.	11/14/2019
1182	6003 8 th Avenue Rezoning, BK	Zoning map amendment.	11/26/2019