

CITYLAND NEW FILINGS & DECISIONS | December 2019

CITY PLANNING PIPELINE

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
FWRA LLC	Special Flushing Waterfront District	Application for a text amendment to establish a Special Flushing Waterfront District, a waterfront certification, and a proposed rezoning of portions of existing C4-2 and M3-1 districts to a MX M1-2/R7A District. (CM Koo; District 20)	200033 ZMQ; 200034 ZRQ	Ross F. Moskowitz, Stroock & Stroock & Lavan LLP
Brisa Evergreen LLC	Beach 67th Street Rezoning	This is a private application by Brisa Evergreen LLC and God's Battalion of Prayer Properties, Inc. requesting a zoning map amendment from an R4A to an R6 zoning district and a zoning text amendment to establish an MIH area within the project area to facilitate the development of 88 unit AIRS and a community facility (charter school) in Community District 14, Queens.	200230 ZMQ	Ericka Keller
Queens Realty Housing of NY Ltd	25-46 Far Rockaway Blvd Rezoning	This is a private application by Queens Realty Housing of NY Ltd requesting a zoning maps amendment from an R4-1 to an R6 zoning district to facilitate multifamily development in Far Rockaway, Community District 14, Queens.	200323 ZMQ	Richard Lobel
Markland 4551, LLC	4541 Furman	Potential Rezoning to R7D/C2-4 and Text amendment to establish MIH and Extend Transit Zone.	200229 ZRX	
SPECIAL PERMITS/OTHER ACTIONS				
Joseph Morace	101 Circle Road (2 nd Renewal)	A ZR 11-43 for renewal of authorization is being sought by private applicant McGinn Real Estate Trust at 101 Circle Road in Todt Hill neighborhood, Community District #2, Staten Island. Second renewal of authorization for N110245ZAR.	200211 CMR	
STARRETT CITY INC/ MANDEL, HERBERT	Starrett City SC - Heating System Upgrade	The applicant requests 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.	N 200112 CSK	
C & V 77 Enterprises, LLC C & V 77 Enterprises, LLC	C & V 77 Enterprises, LLC		N 200212 ECM	
Lagada Corp. Lagada Corp.	Lagada Corp.		N 200217 ECM	
George's SCC Inc. George's SCC Inc.	George's Restaurant		N 200216 ECX	
NYC LPC	47 West 28th Street Building, Tin Pan Alley		N 200223 HIM	
NYC LPC	49 West 28th Street Building, Tin Pan Alley		N 200224 HIM	
NYC LPC	51 West 28th Street Building, Tin Pan Alley		N 200225 HIM	
NYC LPC	53 West 28th Street Building, Tin Pan Alley		N 200226 HIM	
NYC LPC	55 West 28th Street Building, Tin Pan Alley		N 200227 HIM	
Evan Stern	1389 Broadway	FRESH Zoning Certification on Broadway between Palmetto and Woodbine to facilitate a FRESH food store in Bushwick, CD 4.	N 200219 LDK; 200218 ZCK	

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS				
Phipps Houses	DTFR Public Open Space Chair Cert: Plaza B	This is a private application by Redfern FRP LLC and Phipps Houses requesting a Certification pursuant to ZR 136-32 for compliance with street and public open space requirements within the Downtown Far Rockaway Urban Renewal Area in Community District 14, Queens.	M 200208 LDO; 200208 UKQ; 200207 ZCQ	
Ellsworth Avenue LLC	SD 445 Ellsworth Avenue	A certification ZR 107-08 to facilitate new residential homes is being sought by private Yuriy Sarkisyan at 445 Ellsworth Avenue in Huguenot neighborhood, Community District #3, Staten Island. Requesting subdivision of one zoning lot into two zoning lots.	200206 RCR	
Carmine Cautela	SD 806 Lamont Avenue		N 200209 RCR	
Stephen Golterman	SS 9 Inez Street		N 200210 RCR	
Anselmo Genovese	SD 28 Pleasant Valley Ave	A certification ZR 119-04 to facilitate new residential homes are being sought by private Anselmo Genovese at 28 Pleasant Valley Avenue in Grymes Hill neighborhood, Community District #1, Staten Island. Proposed two one family semi-attached homes.	200220 RCR	
Vladimir Barman	SD SS Glover Street	Certifications ZR 107-08 and 107-121 to facilitate two one-family residential homes is being sought by private Vladimir Barman at 94 Glover Street in Great Kills neighborhood, Community District #3, Staten Island. Request is to subdivide one zoning lot into two zoning lots.	200221 RCR; 200222 RCR	
Ronald Deluzio, Jr.	SS 418 Billiou Street		N 200233 RCR	
Stanley Krebushevski	SS Sharrott Avenue		N 200234 RCR	
SILVERSTEIN MB LLC	530 West 41st St. (Mercedes site Phase II parking)	Application pursuant to 93-821(3) for a certification for 125 spaces for the Phase II of the development.	N 200215 ZCM	

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
59-02 Borden Avenue Self-Storage	Special permit.	QN 02	200031 ZSQ	12/02/2019
1510 Broadway	Zoning map and text amendments, UDAAP designation, project approval and disposition of c-o-p and acquisition.	BK 16	200085 ZMK N200082 ZRK 200084 HAK 200083 POK	12/02/2019
3 St. Marks Place	Special permit.	MN 03	200077 ZSM	12/02/2019
Rikers Island Public Place Mapping	City map amendment.	QN 01	200143 MMY	12/02/2019
Special Flushing Waterfront District	Zoning map and text amendments.	QN 07	200033 ZMQ N200034 ZRQ	12/16/2019
110-40 Saultell Avenue Rezoning	Zoning map and text amendments.	QN 04	200103 ZMQ N200104 ZRQ	12/16/2019
312 Coney Island Avenue Rezoning	Zoning map and text amendments and special permit.	BK 07	200092 ZMK N200093 ZRK 200094 ZSK	12/16/2019
DeKalb Commons	UDAAP designation, project approval and disposition of c-o-p.	BK 03	200155 HAK	12/16/2019

LANDMARKS PIPELINE

Proposed Designations — December 2019

NAME	ADDRESS	ACTION	DATE
Public School 31	425 Grand Concourse, BX	Rescinded	12/10/2019
47 West 28th Street Building, Tin Pan Alley	47 West 28th Street, MN	Designated	12/10/2019
49 West 28th Street Building, Tin Pan Alley	49 West 28th Street, MN	Designated	12/10/2019
51 West 28th Street Building, Tin Pan Alley	51 West 28th Street, MN	Designated	12/10/2019
53 West 28th Street Building, Tin Pan Alley	53 West 28th Street, MN	Designated	12/10/2019
55 West 28th Street Building, Tin Pan Alley	55 West 28th Street, MN	Designated	12/10/2019

Actions Taken — December 2019

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
December 3, 2019				
448 Waverly Avenue, BK	Clinton Hill HD	Raise the top floor, construct a rooftop bulkhead, modify window openings, and replace a door.	20-02108	Approved with modifications
450 Waverly Avenue, BK	Clinton Hill HD	Raise the top floor, construct a rooftop bulkhead, and modify window openings.	20-02109	Approved with modifications
259 Clermont Avenue, BK	Fort Greene HD	Install a stair bulkhead, HVAC units, a flue, and railings at the roof.	20-03696	Approved
324 Macon Street, BK	Bedford-Stuyvesant/Expanded Stuyvesant Heights HD	Construct a new building.	19-32410	Approved with modifications
270 Prospect Place, BK	Prospect Heights HD	Construct a rear yard addition.	19-38191	Approved
265 Alexander Avenue, BX	Mott Haven HD	Construct a rooftop addition.	19-40231	Approved with modifications
297-299 Alexander Avenue, BX	Mott Haven HD	Construct a rooftop addition.	20-00616	Approved with modifications
37-34 79th Street, QN	Jackson Heights HD	Legalize the replacement of paving at the front yard without Landmarks Preservation Commission permit(s).	19-16920	Approved
240-27 Depew Avenue, QN	Douglaston Hill HD	Construct new foundations, raise the level of the house, construct additions, replace a porch and door, and re-grade the site.	19-36114	Approved with modifications
146-21 Jamaica Avenue, Jamaica Savings Bank, QN	Individual Landmark	Replace doors and install a barrier-free access ramp.	19-37503	Approved
25 Broad Street, Broad Exchange Building, MN	Individual Landmark	Install temporary signage.	20-03867	Approved with modifications
11 Hubert Street, MN	Tribeca West HD	Demolish the existing building and construct a new building.	20-04556	No action
625 Fifth Avenue, Saint Patrick's Cathedral Complex, MN	Individual Landmark	Install fencing at the Madison Avenue perimeter.	20-04621	Approved with modifications
Literary Walk, The Mall, MN	Scenic Landmark	Install a permanent statue.	19-37520	Approved
34 West 95th Street, MN	Upper West Side/Central Park West HD	Construct a rooftop addition.	19-38401	Approved
256 West 75th Street, MN	West End-Collegiate HD Extension	Construct rooftop and rear yard additions.	19-40833	Approved with modifications
81 Beaver Street, William Ulmer Brewery, BK	Individual Landmark	Construct a rooftop addition and mechanical equipment, replace windows and doors, modify masonry openings, install a barrier-free access ramp and stair platform and establish a Master Plan governing the future installation of signage.	20-04506	Laid over
319 West 84th Street, MN	Riverside-West End HD Extension I	Construct rear yard and rooftop additions.	20-00297	Approved
246 West 11th Street, MN	Greenwich Village HD	Amend Certificate of Appropriateness 19-8063 to alter the rear façade.	20-00040	Approved

LANDMARKS PIPELINE (continued)

Actions Taken — December 2019

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
December 10, 2019				
293 Adelphi Street, BK	Fort Greene HD	Construct a rear yard addition and stair bulkhead, and to modify the areaway and install a barrier-free access lift.	20-02728	Approved with modifications
825 Prospect Place, BK	Crown Heights North HD	Construct a rooftop addition, alter and construct new facades at the rear, and replace a window at the front façade.	20-01991	No action
249 Church Street, MN	Tribeca East HD	Install flagpoles.	20-03695	Denied
213-215 Water Street, MN	South Street Seaport HD	Construct rooftop bulkheads, replace the stair platform and install a lift.	20-04797	Approved with modifications
601 West 26th Street, Starrett Lehigh Building, MN	West Chelsea HD	Combine openings and install a roll-down door.	20-04126	Approved
Harlem Meer-110th Street and Lenox Avenue, Central Park, MN	Scenic Landmark	Demolish structures and construct a new building and pool/rink, alter the landscape, and install a pergola and boardwalk.	20-04168	Approved
610-620 Fifth Avenue and Rockefeller Plaza, Rockefeller Center/Channel Gardens, Sunken Plaza and Rockefeller Plaza, MN	Individual Landmark	Alter fountains, stairs, monuments, concourse- level storefronts and hardscaping features.	20-04617	Laid over
348 MacDonough Street, BK	Stuyvesant Heights HD	Modify window openings and install a balcony at the rear façade.	20-04802	Withdrawn
4 West 90th Street, MN	Upper West Side/Central Park West HD	Legalize the installation of windows and a door, and painting the façade without Landmarks Preservation Commission permit(s).	19-41331	Laid over
295 Clermont Avenue, BK	Fort Greene HD	Construct a side yard addition.	20-02842	Laid over
81 Beaver Street, William Ulmer Brewery, BK	Individual Landmark	Construct a rooftop addition and mechanical equipment, replace windows and doors, modify masonry openings, install a barrier-free access ramp and stair platform and establish a Master Plan governing the future installation of signage.	20-04506	Laid over
1879 Putnam Avenue, QN	Ridgewood South HD	Replace windows installed in noncompliance with Landmarks Preservation Commission permit(s).	19-09416	Laid over
69 Greene Avenue, BK	Fort Greene HD	Amend the Commission approval of June 2, 2015, to reconstruct front and rear facades, construct a rooftop addition, and excavate the rear yard.	19-41402	Approved
173 7th Avenue South, MN	Greenwich Village HD	Legalize painting the façade and installing signage without Landmarks Preservation Commission permit(s), to install additional signage and establish a Master Plan for the installation of painted.	19-17112	Approved with modifications
317 West 11th Street, MN	Greenwich Village HD	Construct a rooftop addition.	19-34243	Approved with modifications
319 West 11th Street, MN	Greenwich Village HD	Modify the front façade and front areaway, reconstruct the rear façade and rear addition, construct a rooftop addition, and perform excavation.	20-00544	Approved with modifications
181-183 Madison Avenue, Madison Belmont Building, MN	Individual and Interior Landmark	Modify storefronts.	19-32370	Approved
418 West 20th Street, MN	Chelsea HD	Construct rear yard addition, excavate the rear yard and alter the rear façade.	20-02270	Approved
261 11th Avenue, aka 261-279 11th Avenue, 220-238 12th Avenue, 601-651 West 27th Street, and 600-654 West 28th 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.	20-02527	No action

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1187	515 Blake Avenue, BK	UDAAP designation.	12/10/2019
1188	515 Blake Avenue, BK	Zoning map amendment.	12/10/2019
1189	515 Blake Avenue, BK	Zoning text amendment.	12/10/2019
1190	515 Blake Avenue, BK	Approval for grant of a special permit.	12/10/2019
1191	3099 Emmons Avenue, BK	Petition for a new revocable consent for an unenclosed sidewalk café.	12/10/2019
1192	4618 Vernon Boulevard, QN	Petition for a new revocable consent for an unenclosed sidewalk café.	12/10/2019
1193	101 Fleet Place Rezoning, BK	Zoning map amendment.	12/10/2019
1194	101 Fleet Place Rezoning, BK	Zoning text amendment.	12/10/2019
1211	LEMLE West 117th Street, MN	UDAAP approval, waiver of UDAAP requirements, waiver of Section 197-c, and Section 197-d of Charter requirements, and real property tax exemption.	12/19/2019
1217	La Hermosa, MN	Zoning map amendment.	12/19/2019
1218	La Hermosa, MN	Zoning text amendment.	12/19/2019
1219	La Hermosa, MN	Approval for grant of a special permit.	12/19/2019
1220	La Hermosa, MN	Approval for grant of a special permit.	12/19/2019
1221	POPS Signage and Amenities Text Amendment, Citywide	Zoning text amendment.	12/19/2019

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Somers Brothers Tinware Factory	Landmark designation at 238-246 Third Street, 365-379 Third Avenue, and 232-236 Third Street in Gowanus, Brooklyn.	BK 06	N 200195 HIK	12/18/2019
Montauk Paint Manufacturing Company Building	Landmark designation at 170 Second Avenue in Gowanus, Brooklyn.	BK 06	N 200197 HIK	12/18/2019
Gowanus Canal Flushing Pumping Station and Gate House	Landmark designation at 201 Douglass Street in Gowanus, Brooklyn.	BK 06	N 200198 HIK	12/18/2019
Brooklyn Rapid Transit Company Central Power Station Engine House	Landmark designation at 153 Second Street in Gowanus, Brooklyn.	BK 06	N 200196 HIK	12/18/2019
American Society for the Prevention of Cruelty to Animals	Landmark designation at 233 Butler Street and a portion of the Butler Street sidewalk in Gowanus, Brooklyn.	BK 06	N 200199 HIK	12/18/2019
105 Duane Street POPS	Grant of special permit to modify an existing Privately Owned Public Space.	MN 01	C 190510 ZSM	12/18/2019