

CITYLAND NEW FILINGS & DECISIONS | January 2020

CITY PLANNING PIPELINE

New Applications Filed with DCP — January 1 to January 31, 2020

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
Dharminder Singh	146-93 Guy Brewer Blvd Rezoning	A zoning map amendment (R3-2 to R6A/C2-2) and zoning text amendment (Appendix F) to facilitate a new eight-story, 34,503 square foot (42 DU's) mixed-use development, including 4,028 of commercial sf and 30,475 square feet of residential sf, is being sought by private applicant, Ranbir LLC, at 146-93 Guy R. Brewer Boulevard in Springfield Gardens, Community District 13, Queens.	200246 ZMQ; 200247 ZRQ	Richard Lobel
Phipps Houses	50-25 Barnett Avenue Rezoning	This is a private application by Phipps Houses requesting a Zoning Map amendment (M1-1 to R6A) and Zoning Text amendment to facilitate a new mixed-use building to comprise approx. 167 dwelling residential units and 5,323 SF of community facility use at 50-25 Barnett Avenue in Sunnyside, Queens Community District 2. 100 percent of units will be affordable including 50 of which are required pursuant MIH Option 2.	200243 ZMQ; 200244 ZRQ	Cara McAteer
SPECIAL PERMITS/OTHER ACTIONS				
210 Clarkson Owner LLC	210 Clarkson Avenue FRESH	This is an application for a FRESH food store certification pursuant to ZR 63-30 located at 210 Clarkson Avenue in East Flatbush, Community District 17, Brooklyn.	N 200109 LDK; N 200249 ZCK	N/A
Robert Kelly	Eugene Street B 7773 L 19	This is a private application by Eugene Amboy LLC requesting authorization ZR 107-02 to facilitate a new 2-family detached home at Eugene Street and Amboy Road Road being Block 7773 Lot 19 in Richmond Valley neighborhood, Community Board #3, Staten Island.	200242 RCR	N/A
The New York Eye and Ear Infirmary	Eye and Ear Infirmary TA District	This is an application by The New York Eye and Ear Infirmary for joint CPC/MTA certification pursuant to ZR 95-041 to determine 1) whether a transit easement volume is needed and 2) the dimensions and location of that easement. The certification would facilitate the development of a new hospital located at 310 East 14th Street in the East Village neighborhood of Manhattan, Community District 3.	200248 ZCM	N/A
EDC	Lower Concourse North Substantial Compliance	Substantial Compliance application to reflect the most recent zoning lot boundary dimensions.	200239 CSX	N/A
Laquila Group	Peartree Self Storage	This is a private application by the Laquila Group requesting a CPC Special Permit pursuant to ZR 74-932 to permit the siting of a 77,700 zsf self-storage facility in a designated area (Subarea 2) within a manufacturing district, located within Community District 12, Bronx.	200250 ZSX	Amanda Iannotti
NYC LPC	Public School 31 Rescission	The rescission on the landmark status for the former PS 31 located at 425 Grand Concourse (Block 2346, Lot 1) in the Mott Haven neighborhood, Community District 1, Bronx.	N 200236 HIX	N/A
DSNY	Queens 1 Sanitation Garage and Salt Shed	This is an application by the Department of Sanitation (DSNY) requesting a site selection and acquisition to facilitate the development of a new garage for DSNY vehicles and a salt shed to support emergency winter services in the Astoria Industrial Business Zone (IBZ) of Community District 1, Queens.	200238 PCQ	N/A
DCAS	Queens CB 7 Office Space Acquisition	A proposal for an acquisition action pursuant to Section 195 of the New York City Charter for an approximately 1,900 sf office space for Queens Community Board 7 is being sought by DCAS and Community Board 7 at 30-50 Whitestone Expressway, in College Point, Community District 7, Queens.	200055 PXQ	N/A

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS				
J Rhome Construction Co LLC	SD 219 & 217 Vineland Avenue	A certification ZR 107-08 to facilitate a new residential home is being sought by private J. Rhome Construction at 217 & 219 Vineland Avenue in Annadale neighborhood, Community District #3, Staten Island. Subdivision of one zoning lot into two zoning lots.	N 200245 RCR	N/A
SFI Group LLC	SD 243 Robinson Avenue	A certification ZR 107-08 to facilitate a new residential home is being sought by private Raymond Masucci at 243 Robinson Avenue in Great Kills neighborhood, Community District #3, Staten Island. Subdivision of two zoning lots into three zoning lots is being requested.	N 200241 RCR	N/A
Crown Avenue LLC	SD 250 Crown Avenue	A certification ZR 107-08 to facilitate two new zoning lots is being sought by private applicant Crown Avenue LLC at 250 Crown Avenue in Annadale neighborhood, Community Board #3, Staten Island. Subdivision of one zoning lot into two zoning lots is being proposed.	200235 RCR	N/A
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	N/A
Carol Perrotto	SD 7 Ballard Avenue	A certification ZR 107-08 to facilitate a new residential home is being sought by private Carol Perrotto at 7 Ballard Avenue in Huguenot neighborhood, Community District #3, Staten Island. Subdivision for one zoning lot into two zoning lots is being requested.	200240 RCR	N/A

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
1501-1555 60th Street Rezoning	Zoning map and zoning text amendments.	K 12	200086 ZMK; N200087 ZRK	01/06/2020
Queens 1 Sanitation Garage and Salt Shed	Site selections and acquisition.	Q 1	200238 PCQ	01/21/2020
Bedford Avenue Overlay Rezoning	Zoning map amendment.	K 1	200158 ZMK	01/21/2020
265 Front Street	Zoning map and zoning text amendments.	K 2	150178 ZMK; N180178 ZRK	01/21/2020

LANDMARKS PIPELINE

Proposed Designations — January 2020

NAME	ADDRESS	ACTION	DATE
Manida Street Historic District	814-870 Manida Street; 819-861 Manida Street	Calendared	01/21/2020

Actions Taken — January 2020

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
January 7, 2020				
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	Approved
308 Cumberland Street, BK	Fort Greene HD	Replace windows.	20-01262	Approved with modifications
127 Hicks Street, BK	Brooklyn Heights HD	Install windows, decorative details, and a cornice at the primary façade.	20-04334	Approved
39 and 41 Worth Street Building, MN	Individual Landmark	Construct rooftop additions and install a roof ladder.	19-25982	Approved with modifications
127 Greene Street, MN	SoHo-Cast Iron HD	Alter the storefront display window.	20-04541	Approved
62 Gansevoort Street, MN	Gansevoort Market HD	Install new storefront infill, signage, and light fixtures.	20-04936	Approved
14-16 East 16th Street, MN	Ladies' Mile HD	Demolish portions of the rear façade and rear additions, enlarge the building at the roof and rear, excavate the cellar, extend a chimney, alter the ground floor, and install signage, lighting, and windows.	20-05254	No action
55 Gansevoort Street, MN	Gansevoort Market HD	Modify a canopy and install a sidewalk cafe.	20-02539	Laid over
131 Remsen Street, BK	Brooklyn Heights HD	Construct a rooftop bulkhead.	20-02389	Withdrawn
295 Clermont Avenue, BK	Fort Greene HD	Construct a side yard addition.	20-02842	Laid over
192 Columbia Heights, BK	Brooklyn Heights HD	Construct a rooftop bulkhead, pergola and railings and enlarge the rear porch.	20-04641	Laid over
320 Riverside Drive, MN	Riverside-West End HD Extension II	Install new windows and doors in enlarged openings at the southwest penthouse.	20-03372	Withdrawn
January 14, 2020				
37-60 83rd Street, QN	Jackson Heights HD	Install a barrier-free access lift, modify a stoop and excavate the areaway.	19-40866	No action
1879 Putnam Avenue, QN	Ridgewood South HD	Replace windows installed in non-compliance with Landmarks Preservation Commission permit(s).	19-09416	No action
56 Middagh Street, BK	Brooklyn Heights HD	Construct a new building on the lot.	19-41516	No action
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	Approved
57 Bank Street, MN	Greenwich Village HD	Enlarge rooftop and rear yard additions.	20-03765	Approved
65 Spring Street, MN	SoHo-Cast Iron HD Extension	Establish a Master Plan governing the future installation of storefront infill.	19-37371	Approved with modifications
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	No action
344 West 89th Street, MN	Riverside – West End HD	Enlarge a rear yard addition and construct a rooftop bulkhead.	19-41426	Approved

LANDMARKS PIPELINE (continued)

Actions Taken — January 2020

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
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	Approved with modifications
57 West 69th Street, MN	Upper West Side/Central Park West HD	Reconstruct a stoop and gates.	20-05454	Laid over
295 Clermont Avenue, BK	Fort Greene HD	Construct a side yard addition.	20-02842	Laid over
361 Central Park West – First Church of Christ Scientist of New York City, MN	Individual Landmark	Construct additions, replace stained glass and other special windows, alter entrances and replace doors, install signage, and excavate at the cellar.	20-05782	Laid over
171 Calyer Street, BK	Greenpoint HD	Demolish the existing building and construct a new building.	19-38988	Laid over
39 South Portland Avenue, BK	Fort Greene HD	Construct a rear addition and stair bulkhead.	20-04673	Laid over
January 21, 2020				
7 East 84th Street, MN	Metropolitan Museum HD	Amend Certificate of Appropriateness 19-3209 to modify the design of the entrance.	19-40369	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	Approved
192 Columbia Heights, BK	Brooklyn Heights, HD	Construct a rooftop bulkhead, pergola and railings and enlarge the rear porch.	20-04641	Approved with modifications
55 Gansevoort Street, MN	Gansevoort Market HD	Modify a canopy and install a sidewalk cafe.	20-02539	No action
8-12 Little West 12th Street, MN	Gansevoort Market HD	Install tree pits at the sidewalk.	20-03744	Approved with modifications
935 Broadway, MN	Ladies' Mile HD	Modify storefronts and install signage, flagpoles, and clocks.	20-05755	Approved with modifications
3 East 89th Street, MN	Expanded Carnegie Hill HD	Construct rooftop and rear yard additions.	20-05684	Laid over
3 East 89th Street, MN	Expanded Carnegie Hill HD	Request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use and Bulk pursuant to Section 74-711 of the Zoning Resolution.	20-05683	Laid over
132 West 80th Street, MN	Upper West Side/Central Park West HD	Construct a rooftop addition.	20-02856	Laid over
1138 Sterling Place, BK	Crown Heights North III HD	Legalize the installation of a painted wall mural without Landmarks Preservation Commission permit(s).	20-04366	Laid over

New Decisions Added to www.CityAdmin.org — January 2020

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Bridge Park South Mapping	City map amendment	BX 04	C 190508 MMX	01/08/2020
2835 and 2845 Veterans Road West	Special permit to allow large retail establishments with no floor area limitation	SI 03	C 180308 ZSR	01/08/2020
22-60 46th Street Rezoning	Zoning map amendment	QN 01	C 190267 ZMQ	01/08/2020
22-60 46th Street Rezoning	Mandatory Inclusionary Housing area designation	QN 01	N 190266 ZRQ	01/08/2020
18-17 130th Street SCPD	Special permit for enlargement	QN 07	C 190320 ZSQ	01/08/2020
147-40 15th Avenue Commercial Overlay Rezoning	Zoning map amendment	QN 07	C 190029 ZMQ	01/08/2020
GO Broome Street Development	Special permit to modify height and setback requirements and distance between buildings requirements	MN 03	C 200061(A) ZSM	01/21/2020
GO Broome Street Development	Zoning map amendment	MN 03	C 200064 ZMM	01/21/2020
GO Broome Street Development	Zoning text amendment	MN 03	N 200065 ZRM	01/21/2020
503 Broadway	Special permit to allow large retail establishments with no floor area limitation	MN 02	C 190265 ZSM	01/22/2020
46-74 Gansevoort Street	Restrictive declaration modification	MN 02	M 840260F LDM	01/22/2020
2513-2523 Avenue O Rezoning	Zoning map amendment	BK 14	C 190438 ZMK	01/22/2020