

**CITYLAND** NEW FILINGS & DECISIONS | February 2020

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — February 1 to February 29, 2020*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
Antonio Marino	245-01 Jamaica Ave Rezoning	Zoning Map Amendment to rezone the project area (Block 8659, Lot 1) from the existing R4/C1-3 to an R4/C2-3 to allow the applicant to seek a BSA special permit to allow the legal operation of an existing physical culture establishment (PCE).	200252 ZMQ	
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
The York Restaurant Bar Inc.	The York Restaurant Bar Inc.		N 200262 ECM	
Tortaria Tortaria	Tortaria	Renewal of a pre-existing enclosed sidewalk cafe with 12 tables and 24 seats at 94 University Place.	N 200268 ECM	
JELB Webster, LLC	NYBG - 2856 Webster Ave FRESH -Webster Ave. on the northwest, Bedford Park Blvd. on the northeast, and the MTA Metro North RR's Harlem Line ROW on the southeast	FRESH certification pursuant to ZR section 63-30 and authorization pursuant ZR 63-22 for a proposed FRESH food store and to permit an additional story on a proposed building with ground floor FRESH uses.	N 200260 LDX; N 200259 ZAZ; N 200258 ZCX	Philip Habib
DSNY	DSNY Staten Island Garage and Boro Repair Shop	DDC/DSNY to relocate existing SI CD1 Garage to SI CD'3 Garage and Boro Repair Shop site located along Muldoon Avenue and the West Shore Expressway.	N 200255 RAR; N 200256 RAR; N 200257 RAR	
Michael Sanna	SD 2 & 6 Hilltop Place	A certification ZR 107-08 to facilitate a new residential home is being sought by private Frank Scarangelo at 2 & 6 Hilltop Place Great Kills neighborhood, Community District #3, Staten Island. Subdivision of one zoning lot into two zoning lots.	N 200263 RCR	
Peter Calvanico	SD 86 Ridgcrest Avenue, 6 Hilltop Road	A certification ZR 107-08 to facilitate a new residential home is being sought by private Robert Kelly at 86 Ridgcrest Avenue and 6 Hilltop Road in Great Kills neighborhood, Community District #3, Staten Island. Subdivision one zoning lot into two zoning lots.	N 200266 RCR	
MTS Realty Corporation	375 Pearl Street Parking Authorization	This is a private application requesting an Authorization pursuant to 13-442, in order to facilitate 15 new accessory parking spaces at 375 Pearl Street, Manhattan, Community District 1.	N 200253 ZAM; N 200254 ZAM	
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
Philip Rampulla	87 Circle Road	This is a private application by Robert Aiello requesting ZR 105-422 and 105-425 authorizations to construct in-ground swimming pool area at 87 Circle Road in the Todt Hill neighborhood, Community Board #2, Staten Island.	N 200139 ZAR; N 200154 ZAR; N 200261 ZAR	
SJC Owner 2015 LLC	550 Washington Street - 89-21 Chair Cert	Chair cert pursuant to ZR Section 89-21(d) to confirm contribution to HRPT.	N 200269 ZCM	Patrick Sullivan
Mohammad Baalbaki	361 Ocean Terrace	This is a private application by Baalbaki & Associates requesting an authorization ZR 105-XX to facilitate a vertical extension at 361 Ocean Terrace in Todt Hill neighborhood, Community Board #2, Staten Island. Proposed vertical extension on 1st and 2nd floors with a minor extension on first floor.	N 200264 ZCR	

## CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
Peter Calvanico	145 Cromwell Circle	This is a private application by Michael Kramer requesting certifications pursuant to 105-90 to facilitate a new building zoning lot subdivision at 145 Cromwell Circle in Todt Hill neighborhood, Community Board #2, Staten Island.	N 200265 ZCR	
	569 Todt Hill Road	Private application requesting a Certification to restore a site which did not obtain City Planning Commission approval for the removal of trees and modification of topography associated with the construction of an in-ground pool, patio, wood deck, shed and expanded driveway.	N 200267 ZCR	Peter Calvanico
Richard Lobel	42 Walker Street special permit 74-711	Special permit pursuant to Sect 74-711 to modify: (1) the maximum building height permitted by Sections 23-692 (Height limitations for narrow buildings or enlargements); (2) the minimum rear yard requirements of Sect 23-47 (Minimum Required Rear Yards); and (3) the minimum distance between legally required windows and a rear lot line of Sect 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) to allow a one-story enlargement in Manhattan Community District 1.	200251 ZSM	Richard Lobel

## ULURP PIPELINE

*New Applications Certified into ULURP*

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
803 Rockaway Avenue Rezoning	Zoning map and zoning text amendments.	K16	200056 ZMK; N200057 ZRK	02/03/2020
16th Avenue Rezoning	Zoning map and zoning text amendments.	K12	200062 ZMK; N200063 LDX	02/18/2020

## LANDMARKS PIPELINE

*Actions Taken — February 2020*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">February 4, 2020</a>				
1 Water Street, BK	Fulton Ferry HD	Construct an attached restaurant pavilion.	19-36079	Approved
1511 Pacific Street, BK	Crown Heights North III HD	Construct a new building.	19-38722	Approved w/ mods.
93 St. Marks Avenue, BK	Prospect Heights HD	Construct a rear yard addition.	20-01290	Approved w/ mods.
105-149 West 168 <sup>th</sup> Street, BX	Noonan Plaza Apartments- Individual Landmark	Install barrier-free access ramps and ironwork.	19-32541	Approved w/ mods.
245 Water Street, MN	South Street Seaport HD	Modify storefront openings and extend an elevator bulkhead.	20-04051	Approved w/ mods.
3 9th Avenue, aka 49 Gansevoort and 51 Gansevoort Street, MN	Gansevoort Market HD	Alter the façade, and install new storefront infill and signage.	20-04501	No action
19 Barrow Street, MN	Greenwich Village HD	Construct a rooftop addition.	19-28568	Approved w/ mods.
160 East 70 <sup>th</sup> Street, MN	Upper East Side HD	Redesign the front façade and alter the areaway.	19-39708	No Action
119 Grosvenor Street, QN	Douglaston HD	Modify masonry openings, replace cladding and infill and construct a porch.	20-04576	Approved
4500 Arthur Kill Road, SI	Kreischer House	Install a barrier-free access lift and construct new buildings situated on the landmark site.	19-14497	No Action
132 West 80th Street, MN	Upper West Side/Central Park West HD	Construct a rooftop addition.	20-02856	Laid over
295 Clermont Avenue, BK	Fort Greene HD	Construct a side yard addition.	20-02842	Laid over
643 Hudson Street, MN	Gansevoort Market HD	Construct a barrier-free access ramp.	20-01441	Laid over
57 West 69th Street, MN	Upper West Side/Central Park West HD	Reconstruct a stoop.	20-05454	Withdrawn
39 South Portland Avenue, BK	Fort Greene HD	Construct a rear addition and stair bulkhead.	20-04673	Laid over
<a href="#">February 11, 2020</a>				
171 Calyer Street, BK	Greenpoint HD	Demolish the existing building and construct a new building.	19-38988	No Action
20 Old Fulton Street, BK	Fulton Ferry HD	Demolish a wall and construct a new building.	20-05594	Approved w/ mods.
39 South Portland Avenue, BK	Fort Greene HD	Construct a rear addition and stair bulkhead.	20-04673	Approved
283 Washington Avenue, BK	Clinton Hill HD	Construct a rooftop bulkhead and install a deck and railings.	20-04495	Approved w/ mods.
293 Park Place, BK	Prospect Heights HD	Construct a rear yard addition.	20-00749	Approved
711 Walton Avenue, BX	Grand Concourse HD	Replace windows.	19-26494	Approved in part/No Action
15 Park Row, MN	Park Row Building- Individual Landmark	Establish a Master Plan governing the future installation of storefront infill, signage, and alterations to a marquee.	20-06165	Approved w/ mods.
34 Bank Street, MN	Greenwich Village HD	Construct rear yard and rooftop additions, and modify the rear façade.	20-03407	Approved w/ mods.
77 MacDougal Street, MN	South Village HD	Replace sidewalk and areaway paving.	20-02798	Approved w/ mods.
525 Broadway, aka 525-527 Broadway, and 92-94 Spring Street, MN	SoHo-Cast Iron HD	Replace windows and alter an entrance.	20-06582	Approved w/ mods.
210 11th Avenue, MN	West Chelsea HD	Remove a loading dock, install entrance infill, and alter a canopy.	19-36206	Approved

## LANDMARKS PIPELINE (continued)

*Actions Taken — February 2020*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
Roosevelt Island, MN	Roosevelt Island Lighthouse	Modify the lantern room and roof.	20-06726	Approved
3 East 89th Street, MN	Expanded Carnegie Hill HD	Construct rooftop and rear yard additions, install a marquee, and replace windows and doors.	20-05684	Approved w/ mods.
<a href="#">February 25, 2020</a>				
187 Amity Street, BK	Cobble Hill HD	Alter the façade and to construct a rear yard addition.	20-05054	Approved
111-16 174th Street, QN	Addisleigh Park HD	Reconstruct the areaway wall, install a fence and replace the walkway.	20-02670	Approved
Broad and Wall Streets- Street Plan of New Amsterdam and Colonial New York, MN	Individual Landmark	Install seating and planter platforms along Broad and Wall Streets.	20-06764	Approved w/ mods.
478 Broadway, aka 40 Crosby Street, MN	SoHo-Cast Iron HD	Install storefront infill.	20-07110	Approved
1466 Broadway, MN	Knickerbocker Hotel- Individual Landmark	Install signage.	20-06305	Approved
26 West 17th Street, MN	Ladies' Mile Historic District	Install a roll-down security gate and alter the façade.	20-07170	Approved
595 Madison Avenue, MN	Fuller Building- Individual and Interior Landmark	Install rooftop mechanical equipment.	20-03257	Approved
132 West 80th Street, MN	Upper West Side/Central Park West HD	Construct a rooftop addition.	20-02856	Approved w/ mods.
56 West 85 <sup>th</sup> Street, MN	Upper West Side/Central Park West HD	Construct a rear yard addition.	19-37774	Approved w/ mods.
405-415 East 59th Street, MN	Queensboro Bridge- Individual Landmark	Replace infill at arched openings, install signage and alter the vaulted space below the bridge.	20-05979	Approved
68 West 10 <sup>th</sup> Street, MN	Greenwich Village HD	Alter masonry openings and the areaway.	20-03340	Laid over
1295 Madison Avenue (aka 43 East 92nd Street), MN	Expanded Carnegie Hill HD	Alter facades, fill in light courts and construct a rooftop addition.	20-06688	Laid over
361 Central Park West, MN	First Church of Christ Scientist of New York City- Individual Landmark	Construct additions, replace windows, alter entrances and replace doors, install signage and excavate at the cellar.	20-05782	Laid over
2 West 67th Street, MN	Upper West Side/Central Park West HD	Replace windows.	19-41013	Laid over
1501 Broadway, aka 1493-1505 Broadway, 201-215 West 43rd Street, and 200-214 West 44th Street, MN	The Paramount Building- Individual Landmark	Amend Certificate of Appropriateness, establishing a master plan for the future installation of storefronts and signage, and to install a marquee.	20-06239	Laid over
120 Broadway, MN	Equitable Building- Individual Landmark	Modify a window opening and install a barrier-free access ramp and storefront infill.	20-04905	Laid over
295 Clermont Avenue, BK	Fort Greene HD	Construct a side yard addition.	20-02842	Laid over
814 Marcy Avenue, BK	Bedford HD	Install signage.	19-22793	Withdrawn
120 West 74th Street, MN	Upper West Side/Central Park West HD	Alter the areaway and construct a ramp and garbage enclosure.	20-05622	Laid over

## New Decisions Added to [www.CityAdmin.org](http://www.CityAdmin.org) — February 2020

### CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
<a href="#">1244</a>	Somers Brothers Tinware Factory, BK	Affirming landmarks designation.	02/11/2020
<a href="#">1245</a>	Brooklyn Rapid Transit Company Central Power Station Engine House, BK	Affirming landmarks designation.	02/11/2020
<a href="#">1246</a>	Montauk Paint Manufacturing Building, BK	Affirming landmarks designation.	02/11/2020
<a href="#">1247</a>	Gowanus Canal Flushing Tunnel Pumping Station and Gate House, BK	Affirming landmarks designation.	02/11/2020
<a href="#">1248</a>	American Society for the Prevention of Cruelty to Animals Brooklyn Office, Shelter, and Garage Building, BK	Affirming landmarks designation.	02/11/2020
<a href="#">1249</a>	147-40 15th Avenue Commercial Overlay Rezoning, QN	Zoning map amendment.	02/11/2020
<a href="#">1250</a>	476-Seat Primary School, QN	Site selection approval for new primary school.	02/11/2020
<a href="#">1265</a>	GO Broome Street Development, MN	Approval for grant of a special permit.	02/27/2020
<a href="#">1266</a>	GO Broome Street Development, MN	Zoning map amendment.	02/27/2020
<a href="#">1267</a>	GO Broome Street Development, MN	Mandatory Inclusionary Housing designation.	02/27/2020
<a href="#">1268</a>	503 Broadway, MN	Approval for grant of a special permit.	02/27/2020
<a href="#">1269</a>	Bridge Park South Mapping, BX	City map amendment.	02/27/2020
<a href="#">1270</a>	322-Seat Primary School Facility, BK	Site selection approval for new primary school.	02/27/2020
<a href="#">1271</a>	Bluestone Lane, MN	Renewal of revocable consent for unenclosed sidewalk café.	02/27/2020
<a href="#">1272</a>	Trattoria Dell'Arte, MN	Renewal of revocable consent for unenclosed sidewalk café.	02/27/2020
<a href="#">1273</a>	C7 Baychester Avenue Rezoning, BX	Zoning map amendment.	02/27/2020

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Lenox Terrace	Special permit to modify height and setback	MN 10	<a href="#">C 200050 ZSM</a>	02/03/2020
Lenox Terrace	Zoning Text Amendment	MN 10	<a href="#">N 200051 ZRM</a>	02/03/2020
Lenox Terrace	Zoning Map Amendment	MN 10	<a href="#">C 200052 ZMM</a>	02/03/2020
Lenox Terrace	Special permit to waive required number of parking spaces	MN 10	<a href="#">C 200054 ZSM</a>	02/03/2020
Queens Community Board 7 Office Space	Notice of intent to acquire office space	QN 07	<a href="#">N 200055 PXQ</a>	02/05/2020
Queens Boulevard MIH Text Amendment	Zoning Text Amendment	QN 02	<a href="#">N 190352 ZRQ</a>	02/05/2020
Public School 31 Rescission	Rescission of Landmark Site	BX 01	<a href="#">N 200236 HIX</a>	02/05/2020
Grand Avenue and Pacific Street Rezoning	Zoning Map Amendment	BK 08	<a href="#">C 190256 ZMK</a>	02/05/2020
Grand Avenue and Pacific Street Rezoning	Zoning Text Amendment	BK 08	<a href="#">N 190257 ZRK</a>	02/05/2020
East 180th Street Bridge Rehabilitation	City Map Amendment	BX 06	<a href="#">C 190043 MMX</a>	02/05/2020
East 175th Street Bridge Rehabilitation	City Map Amendment	BX 06	<a href="#">C 190087 MMX</a>	02/05/2020
C7 Baychester Avenue Rezoning	Zoning Map Amendment	BX 10	<a href="#">C 200088 ZMK</a>	02/05/2020
8118 13th Avenue Rezoning	Zoning Map Amendment	BK 10	<a href="#">C 190295 ZMK</a>	02/05/2020
55 West 28th Street Building, Tin Pan Alley	Landmark Designation	MN 05	<a href="#">N 200227 HIM</a>	02/05/2020
53 West 28th Street Building, Tin Pan Alley	Landmark Designation	MN 05	<a href="#">N 200226 HIM</a>	02/05/2020
51 West 28th Street Building, Tin Pan Alley	Landmark Designation	MN 05	<a href="#">N 200225 HIM</a>	02/05/2020
49 West 28th Street Building, Tin Pan Alley	Landmark Designation	MN 05	<a href="#">N 200224 HIM</a>	02/05/2020
47 West 28th Street Building, Tin Pan Alley	Landmark Designation	MN 05	<a href="#">N 200223 HIM</a>	02/05/2020
271 Sea Breeze Avenue	Zoning Map Amendment	BK 13	<a href="#">C 190172 ZMK</a>	02/05/2020
Rochester Suydam	UDAAP designation and disposition of City-owned property	BK 03	<a href="#">C 190453 HAK</a>	02/19/2020
90 Sands Street Rezoning	Zoning Map Amendment	BK 02	<a href="#">C 200059 ZMK</a>	02/19/2020
90 Sands Street Rezoning	Zoning Text Amendment	BK 02	<a href="#">N 200060 ZRK</a>	02/19/2020
52nd Street Rezoning	Zoning Map Amendment	QN 02	<a href="#">C 180154 ZMQ</a>	02/19/2020
52nd Street Rezoning	Zoning Text Amendment	QN 02	<a href="#">N 180155 ZRQ</a>	02/19/2020