

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

Due to the COVID-19 pandemic, the Uniform Land Use Review Procedure has been suspended and all City Planning Commission, Landmarks Preservation Commission, and City Council public hearings were cancelled for the remainder of March.

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — March 1 to March 31, 2020*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
Yitzchok Stern	1776 48th Street Rezoning	A zoning map amendment from an R5 to an R6B and R6B/C2-4 district and a zoning text amendment to Appendix F to map the Project Area as a Mandatory Inclusionary Housing Area to facilitate a new three-story, 6,994 zsf (five DU's), mixed-use commercial and residential development, including 4,928 sf of residential and 2,066 sf of commercial, is being sought by Yitzchok Stern a private applicant at 1776 48th Street in Borough Park, Community District 12, Brooklyn.	200296 ZMK; 200297 ZRK	N/A
Matthew Sprayregen	261 Walton Avenue	Zoning Map Amendment from a Special Mixed-Use District (MX-13) to an R8A/C2-4 zoning district and MIH text amendment to permit a new 12-story mixed-use building with approximately 206 units and approximately 19,000 square feet of ground floor commercial space and a cellar parking garage with 12 accessory parking spaces located at 261 Walton Avenue.	200286 ZMX; 200287 ZRX	Frank St. Jacques
Lynest Associates LLC	30-02 Newtown Ave Rezoning	Zoning Map Amendment from C4-4A to C4-4D and Zoning Text Amendment to Appendix F to establish an MIH Area.	200282 ZMQ; 200283 ZRQ	N/A
Nissan Cohen	431 Concord Avenue	This is a private application requesting a rezoning from M1-2 to R7D to facilitate a new 11 stories (75,736.54 square feet, 95 DUs) residential development, including MIH, at 431 Concord Avenue in Mott Haven, Community District 1, Bronx.	200274 ZMX; N 200275 ZRX	John Strauss
68-19 Rego Park LLC	68-19 Woodhaven Blvd Rezoning	This is a private application from 68-19 Rego Park LLC to rezone the northern blockfront of 68th Road between Woodhaven Blvd and Yellowstone Blvd from R4 to R6A and add a C2-3 commercial overlay with a depth of 100 feet.	200272 ZMQ; N 200273 ZRQ	N/A
79 Arverne Development LLC	Beach 79 Self Storage Rezoning	A zoning map amendment from a M1-1 to M1-2 to facilitate a new approximately 180,500 square foot self-storage building sought by a private applicant, 79 Arverne Development LLC, at 350 Beach 79th Street in Arverne, Community District 14, Queens.	200299 ZMQ	Rachel Scall
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
Joshua Rhinesmith	11-12 Wyckoff Avenue Authorization	Authorization from CPC pursuant to Section 42-47 (residential uses in M1-1D through M1-5D districts) to allow residential uses in an M1-4D District.	N 200271 ZAQ	N/A
Eric Baker	1633 Broadway Cafe - Starbucks/Princi	This is a private application by Siren Retail Corp. requesting a fourth modification of a special permit (CP20250) to permit outdoor cafe seating (e.g. an Open Air Cafe), at 1633 Broadway in Midtown CD 5, Manhattan.	M 890860C ZSM	N/A
Akerman LLP	17-18 Decatur Street Authorization	Zoning Authorization pursuant to ZR Section 42-47 to allow for new residential uses for 1718 Decatur Street (Block 3568, Lot 26). The property is mapped within an existing M1-4D district.	N 200270 ZAQ	N/A
E 135th and 3rd Ave Owners LLC	2447 Third Ave Waterfront Cert	A Waterfront Certification [ZR 62-811] to facilitate the construction of a new mixed use development comprised of two 22-story buildings with approximately 194,116 square feet of residential space (272 dwelling units), 2,684 square feet of commercial space, and 122 accessory parking spaces, is being sought by 225 East Realty Partners LLC at 2447 Third Ave in the Port Morris neighborhood of the Borough of Bronx, within Community Board 1.	200300 ZCX	N/A

## CITY PLANNING PIPELINE (continued)

*New Applications Filed with DCP — March 1 to March 31, 2020*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS				
Raj Tewar	3456 Conner St Hotel	The Applicant seeks a Zoning Special Permit pursuant to ZR 74-803 to facilitate the development of a 5 story, 116,329 sf hotel located in an M1 zoning district within Bronx Community District 12.	200293 ZSX	John McNally
Vladimir Elgort	35 Julieann Court - Restoration	This is a private application by Vladimir Elgort requesting certification ZR 105-45 for restoration plan regarding tree removal and modification of topography without CPC approvals and authorization ZR 105-432 for modification of require yard to facilitate a second floor vertical enlargement at 35 Julieann Court in Todt Hill neighborhood, Community District 2, Staten Island.	200285 ZAR	N/A
Amanda Boyle	776 Sixth Ave - POPS Redesign and Subst Compliance	This is a private application requesting a Chair certification ZR 37-625 to allow for design changes to an existing plaza and for a substantial compliance determination to the previous Chairperson certification for nighttime closing (N 010207 ZCM) to approve a new gate design, at 776 Sixth Ave in Midtown, Community District 5, Manhattan.	200289 CSM; 200288 ZCM	N/A
HPD	Central Harlem Infill - NCP	Application for UDAAP designation, project approval, and disposition. Approval would facilitate the construction of affordable housing on city-owned land.	200278 HAM	N/A
	Harborlights Court	This is a private application by Joseph LiBassi requesting Special Hillside Preservation District CPC Authorizations to facilitate the development of 4 homes along a private road near the intersection of Howard Avenue and Greta Place in Grymes Hill, Community District 1, Staten Island.	190217 ZAR; 190218 ZAR; 190220 ZAR; 190221 ZAR	Joseph LiBassi
HPD	Harlem NCP CB11 Site	Application for UDAAP designation, project approval, and disposition of city-owned property. Approval would facilitate the construction of affordable housing at a number of small sites across MN10 and MN11.	200277 HAM	N/A
HPD	Harlem NCP Western Site	Application for UDAAP designation, project approval, and disposition of city-owned property. Approval would facilitate the construction of affordable housing at a number of small sites across MN10 and MN11.	200279 HAM	N/A
HPD	Harlem Open Door Cluster	An application by HPD for UDAAP designation, project approval, and disposition of four scattered-site city-owned lots to facilitate the construction of four residential buildings with 40 affordable home ownership units.	200276 HAM	N/A
Joseph Lamarca	Lamarca Pasta Restaurant Inc. Renewal	N/A	N 200291 ECM	N/A
South Street Seaport Limited Partnership	Pier 17 Substantial Compliance	Substantial compliance to allow the introduction of operable windows and doors and enclose the ground floor space of Pier 17.	200292 CSM	N/A
Jason Harnick	SD Manhattan Street	A certification ZR 107-08 to facilitate a new residential home is being sought by private Peter Calvanico at Manhattan Street in Tottenville neighborhood, Community District #3, Staten Island.	200290 RCR	N/A
Glen Cutrona	SD SS 3651 Richmond Avenue	N/A	N 200294 RCR; N 200295 RCR	N/A
The York Restaurant Bar Inc.	The York Restaurant Bar Inc.	N/A	N 200280 ECM	N/A
Bedford Carp Realty III LLC	West 16th Street Special Permit	A zoning special permit pursuant to ZR 106-32(a) to allow a commercial use (U.G. 16) not otherwise permitted by the provisions of SCIMUD Section 106-31 (Special Provisions for As-of-Right New Buildings for Use Group M or Commercial Use) in an M1-2 zoning district to facilitate the development of a new two-story, 10,000 sf commercial warehouse, is being sought by Bedford Carp Realty III, LLC a private applicant at 2706 West 16th Street in Coney Island, Community District 13, Brooklyn.	200298 ZSK	N/A

## ULURP PIPELINE

### *New Applications Certified into ULURP*

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
1620 Cortelyou Road Rezoning	Zoning map and zoning text amendments.	K14	180496 ZMK; N180497 ZRK	03/02/2020

## LANDMARKS PIPELINE

### *Actions Taken — March 2020*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">March 3, 2020</a>				
City Hall, MN	Individual and Interior Landmark	Replace the steps and portico pavers, and install a lift, barrier-free access ramp, and railings.	20-07473	Approved with modifications
Richmond County Courthouse—18 Richmond Terrace, SI	Individual Landmark	Reconstruct the stairs and install railings.	20-05072	Approved with modifications
29 Leonard Street, MN	Tribeca West HD	Construct a rear yard addition.	20-06497	Approved
20 Harrison Street, MN	Tribeca West HD	Replace windows.	20-02084	Approved
6 Greene Street, MN	SoHo-Cast Iron HD	Establish a Master Plan governing the future installation of painted wall signs.	20-07428	Approved
109 West 39th Street aka 104 West 40th Street—Springs Mills Building, MN	Individual Landmark	Alter storefront infill.	20-06204	Approved
370 Adelphi Street, BK	Fort Greene HD	Construct rooftop and rear yard additions and rebuild the rear façade.	20-04612	Approved with modifications
895 Union Street, BK	Park Slope HD	Enlarge the rear yard extension.	20-07320	Approved with modifications
361 Central Park West – First Church of Christ Scientist of New York City, MN	Individual Landmark	Construct additions, replace windows, alter entrances and replace doors, install signage, and excavate at the cellar.	20-05782	No action
11 Hubert Street, MN	Tribeca West HD	Demolish the existing building and construct a new building.	20-04556	No action

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

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
50 Old Fulton Rezoning	Zoning map amendment	BK 02	<a href="#">C 190011 ZMK</a>	03/04/2020
364 Avenue of the Americas Rezoning	Zoning map amendment	MN 02	<a href="#">C 200149 ZMM</a>	03/04/2020