

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

Due to the COVID-19 pandemic, the Uniform Land Use Review Procedure has been suspended and there were no City Planning Commission hearings during April 2020.

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — April 1 to April 30, 2020*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
AA Atlantic LLC	1289 Atlantic Avenue Rezoning	This is a private application by AA Atlantic LLC, requesting a zoning map amendment from an M1-1 district to C4-5X district, and a zoning text amendment to designate an MIH area, to facilitate a new 14-story, approximately 162,494 square foot mixed-use building at 1289 Atlantic Avenue, Bedford-Stuyvesant, Community District 3, Brooklyn.	200310 ZMK; 200293 ZRK	N/A
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	Justin Jarboe
307 Kent Associates	307 Kent Avenue Rezoning	This is a private application by 307 Kent Associates requesting a zoning map change from M3-1 to M1-5 and extend the existing M1-4/R6A (MX-8) to facilitate the development of a new nine-story commercial building located at 307 Kent Avenue, Williamsburg, Community District 1, Brooklyn.	200306 ZMK; 200307 ZRK	N/A
41 Summit Street LLC	41 Summit Street	A zoning map amendment from M1-1 to R6B and zoning text amendment to designate a Mandatory Inclusionary Housing Area (ZR Appendix F) to facilitate a new residential building is being sought by private applicant 41 Summit Street LLC at 41 Summit Street in the Columbia Street Waterfront, Community District 6, Brooklyn.	200317 ZMK	Richard Lobel
824 Metropolitan Avenue Owner LLC	824 Metropolitan Avenue	Private application for a Zoning Map Amendment to facilitate the development of a eight-story mixed use residential building of 36 dwelling units, and 7,000 square feet of commercial use at 824 Metropolitan Avenue (Block 2148, Lots 8, 14, 16 & 17) in Greenpoint Williamsburg, Community District 1.	200314 ZMK; 200315 ZRK	Steven Sinacori
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
Herrick Feinstein LLP	19-25 Kent Avenue Substantial Compliance	The applicant is seeking a letter of substantial compliance to modify approved drawings for 19-25 Kent Avenue in Williamsburg, Brooklyn, Community District 1.	200316 CSK	Sara Avila
Foster Development LLC	33 Ridgefield Avenue	This is a private application by Foster Development LLC requesting a certification pursuant to ZR 119-04, and authorizations pursuant to 119-314 and 119-311 to facilitate the subdivision of one zoning lot into three zoning lots and to develop three two-family detached homes at 33 Ridgefield Avenue in Grymes Hill, Community District 1, Staten Island.	200311 ZAR; 200312 ZAR; 200313 ZCR	David Morace
RXR 42-11 9th Holdings LLC	42-11 9th IBIA Street Special Permit	Special permit and text amendment to facilitate a new 20-story, 321,347sf mixed-use (commercial/industrial) building in a Industrial Business Incentive Area, is being sought by RXR Realty at 42-11 9th Street in Long Island City, Community District 2, Queens.	200304 ZRQ; 200303 ZSQ; 200305 ZSQ	Ellen Lehman

## CITY PLANNING PIPELINE (continued)

*New Applications Filed with DCP — April 1 to April 30, 2020*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
Sunrise of New Dorp PropCo, LLC	450 - 470 New Dorp Lane - Sunrise	This is a private application by Sunrise of New Dorp ProCo LLC requesting Chair Certification for cross access connections pursuant to ZR 36-592 to facilitate the construction of a 95 bed Long Term Care Facility at 450 New Dorp Lane in New Dorp, CB #2, Staten Island.	200323 ZCR	Gregory Alvarez
Foster Development LLC	600 Metropolitan Avenue	This is a private application by Foster Development requesting a certification ZR 119-04 to facilitate a subdivision at Metropolitan Avenue in Silver Lake neighborhood, Community Board #1, Staten Island.	200308 ZCR	Foster Development LLC
Justin Rostoff	609 Second Ave - Transit Easement Cert Phase 2	Phase 2 of a transit easement related to 609 Second Avenue.	200309 ZCM	N/A
Eric Palatnik	BSA 2020-36-BZ 8401 Flatlands Avenue	N/A	200325 SCK	Emanuel Jones
Judith Gallent	BSA Filing- 136-18 Maple Avenue	N/A	200324 SCQ	Sara Avila
DEP - Department of Environmental Protection (NYC)	Gowanus Canal CSO Facility - Owls Head	Site Selection and Acquisition of property by the City and change to the City Map to facilitate a new combined sewer overflow (CSO) facility are being sought by NYC Department of Environmental Protection (DEP), Department of Sanitation (DSNY), and Department of Citywide Administrative Services (DCAS) adjacent to the Gowanus Canal west of 2nd Avenue and north of the 6th Street Turning Basin in Gowanus, Community District 6, Brooklyn.	200320 MMK; 200319 PCK; 200321 PSK	Alex Lieber
Block 6919 LLC	SD SS Ionia Avenue B 6919 L 60	This is a private application by Block 6919 LLC seeking a Special South Richmond Development District (SSRDD) Certification of Future Subdivision pursuant to ZR Section 107-08 to subdivide an existing corner zoning lot (Block 6919, Lot 60) located at 957 Ionia Avenue into three new zoning lots and Chair Certification for public school seats pursuant to ZR Section 107-121 in a R3X zoning district in the Huguenot, SI Community Board #3	N 200302 RCR; N 200322 RCR	N/A
Aldo Puletti, member, Oak Developers LLC	SS 3508 & 3512 Amboy Road	This is a private application by Aldo Puletti requesting school seat certifications pursuant to 107-121 to facilitate ten dwelling units at 3508 and 3512 Amboy Road in Bay Terrace, Community Board #3, Staten Island.	200318 RCR	

## LANDMARKS PIPELINE

*Actions Taken — April 2020*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">April 21, 2020</a>				
134 Greenpoint Avenue, BK	Greenpoint HD	Alter the façade.	20-01260	No action
120 Broadway – Equitable Building, MN	Individual Landmark	Modify a display window to install entrance infill and a barrier-free access ramp.	20-04905	Approved with modifications
61-63 Crosby Street, MN	SoHo-Cast Iron HD Extension	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.	20-04189	Approved
196 6th Avenue, MN	Sullivan-Thompson HD	Replace a solarium and construct a pergola.	20-06205	Approved
1158 Broadway, MN	Madison Square North HD	Alter a storefront and install signage and an awning.	20-05685	Approved
1501 Broadway – The Paramount Building, MN	Individual Landmark	Amend Certificate of Appropriateness 19-21562 establishing a master plan for the future installation of storefronts and signage, and to install a marquee.	20-06239	Approved
2 West 67th Street, MN	Upper West Side/Central Park West HD	Replace windows.	19-41013	Approved with modifications
120 West 74th Street, MN	Upper West Side/Central Park West HD	Alter the areaway and construct a ramp and garbage enclosure.	20-05622	Approved
244 Riverside Drive, MN	Riverside – West End HD Extension II	Install a barrier-free access ramp.	20-05813	Approved with modifications
1295 Madison Avenue, MN	Expanded Carnegie Hill HD	Demolish the existing building and construct a new building.	20-06688	Approved with modifications
<a href="#">April 28, 2020</a>				
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	Approved
295 Clermont Avenue, BK	Fort Greene HD	Construct a side yard addition.	20-02842	Approved
136 Fort Greene Place, BK	Brooklyn Academy of Music HD	Replace windows.	20-07252	Approved
657 Greenwich Street, MN	Greenwich Village HD	Alter a fence.	20-07474	No action
16 Leroy Street, MN	Greenwich Village HD Extension II	Construct a rear yard addition, and install solar panels and a skylight.	20-03507	Approved with modifications
446 Broadway, MN	SoHo-Cast Iron HD	Install storefront and entrance infill and alter vault light covers.	20-05818	Approved
66 & 68 West 10th Street, MN	Greenwich Village HD	Request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 74-711 of the Zoning Resolution.	20-03341	Approved
68 West 10th Street, MN	Greenwich Village HD	Alter masonry openings and the areaway.	20-03340	Approved with modifications
240 West 10th Street, MN	Greenwich Village HD	Install through-wall HVAC units.	20-07361	Approved
242 West 10th Street, MN	Greenwich Village HD	Install through-wall HVAC units.	20-07360	Approved
34 East 70th Street, MN	Upper East Side HD	Alter the façade, construct rooftop and rear yard additions, excavate the areaway and modify masonry openings.	20-08145	No action
112-07 178th Street, QN	Addisleigh Park HD	Replace roofing.	20-07066	Approved
15 Center Drive, QN	Douglaston HD	Replace windows and construct a rear yard addition.	19-37705	Read into the record

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

CITY COUNCIL			
RES. NOS.	PROJECT	DESCRIPTION	DATE
<a href="#">1290</a>	NYC Health and Hospitals/Sea View Campus, Staten Island	Approval to lease a parcel of land and building on NYC Health and Hospitals/ Sea View campus.	04/22/2020
<a href="#">1291</a>	47 West 28th Street, Tin Pan Alley, Manhattan	Landmarks designation.	04/22/2020
<a href="#">1292</a>	49 West 28th Street, Tin Pan Alley, Manhattan	Landmarks designation.	04/22/2020
<a href="#">1293</a>	51 West 28th Street, Tin Pan Alley, Manhattan	Landmarks designation.	04/22/2020
<a href="#">1294</a>	53 West 28th Street, Tin Pan Alley, Manhattan	Landmarks designation.	04/22/2020
<a href="#">1295</a>	55 West 28th Street, Tin Pan Alley, Manhattan	Landmarks designation.	04/22/2020
<a href="#">1296</a>	Public School 31 Landmark Rescission, Bronx	Landmarks designation rescission.	04/22/2020
<a href="#">1297</a>	8118 13th Avenue Rezoning, Brooklyn	Zoning map amendment.	04/22/2020
<a href="#">1298</a>	Cooper Square MHA-Phase 1.GHPP.FY20, Manhattan	Amendment approval for a previously approved resolution.	04/22/2020