

CITYLAND NEW FILINGS & DECISIONS | May 2020

Due to the COVID-19 pandemic, the Uniform Land Use Review Procedure has been suspended and there were no scheduled City Planning Commission public hearings in May 2020. City Planning is still accepting e-filings for new applications.

CITY PLANNING PIPELINE

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
Mikerose Realty, Inc.	2892 Nostrand Avenue Rezoning	A zoning map amendment (R3-2 to R7A, R7A/C2-4, and R6B/C2-4) and a text amendment to map a Mandatory Inclusionary Housing Area (ZR Appendix F) to facilitate a new nine-story, 50,741 ZSF, 59 DU mixed-use development (approximately: 43,000 ZSF of residential use; 3,700 ZSF of commercial use, and 3,600 ZSF of community facility use), are being sought by private applicant Mikerose Realty at 2892 Nostrand Avenue in the Madison section of Sheepshead Bay, Community District 15, Brooklyn.	200328 ZRK; 200329 ZMK	Kevin Williams
Eric Palatnik	98 Third Avenue Rezoning	A Zoning Map Amendment from M1-2 to R7D/C2-4 and a Zoning Text Amendment to Appendix F to designate an MIH area to facilitate a new 8-story, approximately 28,000 sq ft, 24 dwelling unit, mixed-use development, including 24,400 sq ft of residential use, and 3,500 sq ft of commercial use, is being sought by a private applicant, 98 Third Avenue Realty, LLC, at 300 Bergen Street, in the Boerum Hill neighborhood, Community District 2, Brooklyn.	200335 ZMK; 200336 ZRK	Adam Wolf
Suydam, Inc.	Suydam Street Rezoning	This is a private application by Type A Projects requesting a rezoning and text amendments to facilitate the development of 95 affordable housing units (MIH) at 1250 Willoughby Avenue and 14,000 square feet of new industrial space at 349 Suydam Street in Bushwick, Community District 4, Brooklyn.	200344 ZMK; 200343 ZRK; 200326 ZSK	N/A
SPECIAL PERMITS/OTHER ACTIONS				
Nicholas Giannatasio - Capellen Holdings LLC	75 Cedar Terrace	N/A	200331 ZCR	Glen Cutrona
Domino A LLC AND Domino B LLC	Domino Sugar Refinery Minor Modification	A Minor Modification to facilitate adjustment of the building envelope of the Domino Sugar Refinery Building, as approved by Landmarks Preservation Commission, is being sought by Two Trees at 314 Kent Avenue in Williamsburg, Community District 1, Brooklyn.	M 140132A ZSK; 200337 LDK;	Sara Avila
Clinton Broome Development LLC	Grand St Guild - Seward Park Extension LSRD Mod	This is a private application by Clinton Broome Development LLC requesting a minor modification of the Seward Park Extension East Large Scale Residential Development (LSRD) to facilitate two 100 percent affordable housing developments (approx. 480 units) at 144 Clinton St and 131 Broome St in the Lower East Side, Community District 3, Manhattan.	200330 ZSM	Gary Handel
90 Sands Street Housing Development Fund	90 Sands Street Plaza Certification	A plaza certification is being requested by a private applicant, 90 Sands Street Housing Development Fund Corp. at 90 Sands Street, in the DUMBO neighborhood, Community District 2, Brooklyn.	200339 ZCK	Cara McAteer
551 Rockaway Street, LLC c/o Andy Talarico	SD 551 Rockaway Street	A certification ZR 107-08 to facilitate a new residential home is being sought by Frank Martarella III at 551 Rockaway Street in Tottenville neighborhood, Community District #3, Staten Island. Subdivision one zoning lot into two zoning lots.	200333 RCR	Lauren Geba
Robert Kelly	SS Mac Gregor Street	N/A	N 200345 RCR	Stanley M. Krebushevski

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS				
450 Union Street LLC	Union Street Waterfront Certification	A Waterfront Certification pursuant to ZR Section 62-811 to facilitate a new approximately 4,000 sq ft waterfront public access area along the Gowanus Canal, is being sought by a private applicant, 450 Union Street, LLC at 450 Union Street, in the Gowanus neighborhood, Community District 6, Brooklyn.	200342 ZCK	Iris Levine
United Nations International School	UN International School Certification	This is a private application by the UN International School, requesting a Waterfront Public Access and Visual Corridor Certification pursuant to ZR Section 62-811, located on the site at 24 - 50 FDR Drive, in the Kips Bay Neighborhood of Community District 6, Manhattan.	200334 ZCM	Hilary Atzrott
DDC	West Castor Place (DDC Capital Project SER200258)	This is a proposal by the Department of Design and Construction and the Department of Environmental Planning to restore a seasonal stream channel originating from NYC Parks property (Grand Oaks Country Club) traversing the bed of mapped and unbuilt streets (Alverson Avenue and McBaine Avenue).	200340 RAR; 200341 RAR	Robert White
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
W29 Owner LLC	542 West 29th Street (AHF)	This is a private application for the Affordable Housing Fund bonus certification pursuant to ZR 98-262(c) for a development located at 542 W 29th Street in Subarea B of the Special West Chelsea District in Manhattan, Community District 4.	200332 ZCM	Malou Wensink
511 West 35th St., LLC	511 West 35th Street (HY DIB)	This is a private application by 511 West 35th Street LLC for a Hudson Yards District Improvement Bonus Chair Certification pursuant to Section 93-31 for a property located at 511 West 35th Street in the Hudson Yards neighborhood, Community District 4, Manhattan.	150064 ZCM	N/A

LANDMARKS PIPELINE

Proposed Designations — May 2020

NAME	ADDRESS	ACTION	DATE
Manida Street Historic District	814 to 870 Manida Street (east side of the block) 819 to 861 Manida Street (west side of the block), BX	Historic District Designation	05/12/2020
Beth Hamedrash Hagodol Synagogue	60 Norfolk Street, MN	Landmark Designation Rescission	05/19/2020
Kingsland Homestead	143-35 37th Avenue, QN	Landmark Designation Amendment	05/19/2020
Alexander Hamilton House, the Grange	414 West 141st Street, MN	Landmark Designation Amendment	05/19/2020

Actions Taken — May 2020

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
May 5, 2020				
15 Center Drive, QN	Douglaston HD	Construct a rear yard addition.	19-37705	Approved with modifications
11 Cranberry Street, BK	Brooklyn Heights HD	Alter the rear façade.	20-08403	Approved with modifications
403 East 19th Street, BK	Ditmas Park HD	Legalize the replacement of roofing without Landmarks Preservation Commission permit(s).	20-06366	Approved
49-51 Chambers Street - Former Emigrant Industrial Savings Bank, MN	Individual and Interior Landmark/ African Burial Ground and The Commons HD	Alter the interior banking hall; install signage, a marquee, and lighting at the Chambers Street façade; and alter windows and doors at the Reade Street façade.	20-08010	No action
60 Hudson Street – Western Union Building, MN	Interior Landmark	Install turnstiles and desks at the designated interior.	20-05764	No action
15 7th Avenue, MN	Greenwich Village HD	Legalize the installation of signage and a flagpole installed without Landmarks Preservation Commission permit(s).	20-02819	Denied
160 Central Park West, aka 2 West 76th Street, MN	Central Park West - West 76th Street HD	Alter the areaway and install a barrier-free access ramp.	20-07589	Approved
Rockefeller Center (610 Fifth Avenue, 620 Fifth Avenue, 626 Fifth Avenue, 630 Fifth Avenue, 636 Fifth Avenue, 1 Rockefeller Plaza and 30 Rockefeller Plaza), MN	Individual Landmark	Establish a Master Plan governing the future installation of storefronts and signage.	20-07949	Approved
Rockefeller Center (630 Fifth Avenue aka 45 Rockefeller Plaza, 1 Rockefeller Plaza and 50 Rockefeller Plaza - International, 1 Rockefeller Plaza and Associated Press Buildings), MN	Individual Landmark	Modify openings and replace storefront and entry infill.	20-07948	Approved in part/no action
630 Fifth Avenue aka 45 Rockefeller Plaza, MN	Individual Landmark	Install signage.	20-07947	Approved
4448-4456 Tibbett Avenue, BX	Fieldston HD	Construct a dormer, replace windows, construct a barrier-free access ramp, platform and parking lot, and alter the sidewalks and driveway.	20-06282	Withdrawn
May 8, 2020				
21 Greenwich Avenue, MN	Greenwich Village HD	Demolish a one-story extension, and construct a new building, stair and elevator bulkheads; install rooftop mechanical equipment; construct a rooftop addition; and modify an opening at the ground floor.	20-01939	Approved with modifications

LANDMARKS PIPELINE (continued)

Actions Taken — May 2020

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
14-16 East 16th Street, MN	Ladies' Miles 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	Approved
11 Hubert Street, MN	Tribeca West HD	Demolish the existing building and construct a new building.	20-04556	Approved
771 West End Avenue, MN	Riverside - West End Historic District Extension II	Establish a Master Plan governing the future installation of windows.	19-40189	Approved with modifications
Central Park, the Conservatory Garden, MN	Scenic Landmark	Remove steps, replace walls and install barrier free access ramps.	20-09776	Approved
Central Park, a pathway leading to the Dairy, MN	Scenic Landmark	Alter the path, replace paving and install a barrier free access ramp.	20-09638	Approved
4500 Arthur Kill Road - Kreisler House, SI	Individual Landmark	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.	20-01986	Approved
4500 Arthur Kill Road – Kreisler House, SI	Individual Landmark	Install a barrier-free access lift and to construct new buildings situated on the landmark site.	19-14497	Approved
May 12, 2020				
349 Hoyt Street, BK	Carroll Gardens HD	Construct a rooftop bulkhead and railings.	20-08392	Approved with modifications
1003 Sterling Place, BK	Crown Heights North HD	Construct a porch.	20-07323	Approved
265 Park Lane, QN	Douglaston HD	Replace porch windows.	20-04732	Approved
160 Fifth Avenue, MN	Ladies' Mile HD	Install new entrance infill and a marquee.	20-09059	Approved
770 Broadway, MN	NoHo HD	Install a rooftop HVAC unit.	20-06947	Approved
1162 Broadway, MN	Madison Square North HD	Construct a new building.	20-05494	Approved
106 East 78th Street, MN	Upper East Side HD	Alter the primary façade, demolish a rear extension and modify windows.	20-06274	Approved with modifications
1109 Fifth Avenue - Felix Warburg Mansion, MN	Expanded Carnegie Hill HD	Install temporary signage.	20-02758	Approved with modifications
May 19, 2020				
412 Clinton Avenue, BK	Clinton Hill HD	Construct a rear yard addition, install ramps and railings, and replace windows and roofing	20-04602	Approved with modifications
Brooklyn Bridge (11 Water Street), BK	Individual Landmark/Fulton Ferry HD	Alter and expand the existing park.	20-09886	Approved
Chrysler Building (405 Lexington Avenue), MN	Individual and Interior Landmark	Replace windows and install glass windscreens.	20-08748	Approved
12 West 72nd Street, Apt 27B, MN	Upper West Side/Central Park West HD	Install new window and door openings.	20-08588	Approved
240 West 73rd Street, MN	West End – Collegiate HD Extension	Construct a rooftop mechanical enclosure and bulkhead, raise parapets and chimneys, install a marquee and signage, modify masonry opening and replace doors.	20-08778	Approved
117 West 79th Street, MN	Upper West Side/Central Park West HD	Modify a window opening and install a door and barrier-free access lift.	20-09545	Approved
311 West 90th Street, MN	Riverside - West End HD	Alter entry doors.	20-07761	Approved with modifications
42 West 94th Street, MN	Upper West Side/Central Park West HD	Construct rooftop and rear yard additions.	19-34470	Approved with modifications
535 West 110th Street, MN	Morningside Heights HD	Establish a Master Plan governing the future installation of windows.	20-02401	Approved

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1327	Lenox Terrace, Manhattan	Withdrawing application to modify height and setback requirements.	05/28/2020
1328	Lenox Terrace, Manhattan	Withdrawing application to amend Appendix F of the Zoning Resolution to establish an MIH area.	05/28/2020
1329	Lenox Terrace, Manhattan	Withdrawing application for a zoning map amendment.	05/28/2020
1330	Lenox Terrace, Manhattan	Withdrawing application for a parking requirement waiver.	05/28/2020
1331	311-313 Pleasant Avenue Cluster, Manhattan	UDAAP designation, real property tax exemption, and waiver of the UDAAP designation requirement and ULURP.	05/28/2020
1332	993-995 Union Avenue Cluster, Bronx	UDAAP designation and waiver of the UDAAP designation requirement and ULURP.	05/28/2020
1333	266 West 96th Street, Manhattan	Disposition of city-owned property.	05/28/2020