

CITYLAND NEW FILINGS & DECISIONS | June 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 June 2020. City Planning is still accepting e-filings for new applications.

CITY PLANNING PIPELINE

New Applications Filed with DCP — June 1 to June 30, 2020

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
McDonald's Corporation	606 Neptune Avenue	A zoning map amendment from an R6/C1-2 zoning district and the Special Ocean Parkway District (OP) to R6/C2-4/OP and a modification to the Legal Document (Restrictive Declaration) to facilitate 4,249 sf of commercial development, including the legalization of an existing accessory drive through facility, is being sought by McDonald's Corporation a private applicant at 606 Neptune Avenue in Coney Island, Community District 13, Brooklyn.	200360 LDK; 200359 ZMK	Langan
Cropsey Partners LLC	2300 Cropsey Avenue	This is a private application by Cropsey Partners LLC requesting a Zoning Map Amendment(ZM) to facilitate a new 23- stories, 239,424 sf, 154-DU mixed residential, commercial and community facility development, including approx. 165,200 square feet of residential area, 39,000 square feet of community facility area and approx. 35,200 square feet of commercial area, at 2300 Cropsey Avenue in Bensonhurst neighborhood.	200358 ZMK	Fayanne Betan
SPECIAL PERMITS/OTHER ACTIONS				
'Throop LLC	'723 Myrtle Avenue FRESH	FAST TRACK: The applicant is seeking a FRESH certification to facilitate the development of an approximately 11,940 SF FRESH food store in connection with a larger as-of-right 10-story mixed-use development with 132 dwelling units in the Bedford Stuyvesant neighborhood of Brooklyn, Community District 3.	200349 LDK; 200350 ZCK	
108 Dunkirk Street LLC	Brinkerhoff Avenue Demapping	Demapping of a mapped but un-built portion of Brinkerhoff Avenue west of Dunkirk Street.	200354 MMQ	Laura Davis
DDC/DOT	Amboy Road Reconstruction	Proposed City Map Change in order to realign roadway and acquire 122 sq ft of property owned by Burger King restaurant at the corner of Amboy Road and Richmond Avenue.	200357 MMR	Dana Gumb
DCAS- Department of Citywide Administrative Services (NYC)	69 Adams Street	A Disposition of city owned property to facilitate a mixed-use development, is being sought by a public applicant, the Department of Citywide Administrative Services (DCAS), at 69 Adams Street, in the DUMBO neighborhood, Community District 2, Brooklyn.	200356 PPK	
Ellen Lehman	415 Madison Avenue overbuild cert (GEM)	This is a private application by 415 Madison Ave LLC, requesting a certification pursuant to ZR Section 81-643a) to demolish or alter a non-complying building at 415 Madison Avenue, in the East Midtown neighborhood of Community District 5, Manhattan.	200353 ZCM	
James Morri	272 & 280 Edinboro Road	This is a private application by Greentop Development LLC requesting a certification pursuant to ZR 105-90 to facilitate subdivision of an existing zoning lot into two proposed zoning lots at 272 and 280 Edinboro Road in the Lighthouse Hill neighborhood, Community Board #2, Staten Island.	200355 ZCR	
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	Justin Jarboe

CITY PLANNING PIPELINE (continued)

New Applications Filed with DCP — June 1 to June 30, 2020

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS				
Minskoff Equities	590 Madison Avenue Covered Pedestrian Space	This is a private application by Minskoff Equities requesting a modification to approved drawings of a Covered Pedestrian Space to facilitate the inclusion of a cafe seating area within a public space in the existing building at 590 Madison Avenue (Block 1292, Lot 15) in Midtown, Manhattan Community District 5.	M 770209D	Deanna Byrnes DiLorenzo
Melanie Meyers	314 West 43rd Street Clinton Special Permit	A private application for a Special Permit pursuant to ZR 96-104 to increase maximum height for a mixed-use development located at 314 W 43rd Street in the Special Clinton District in Community District 4, Manhattan.	200352 ZSM	Leigh Whitman

LANDMARKS PIPELINE

Proposed Designations — June 2020

NAME	ADDRESS	ACTION	DATE
Public School 48 (now P75Q at Public School 48, The Robert E. Peary School)	155-02 108th Avenue (aka 155-02 – 156-00 1088 th Avenue; 108-01 – 108-03 155th Street), QN	Landmark Designation Calendaring	06/09/2020
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 Hearing	06/23/2020
Harriet and Thomas Truesdell House	227 Duffield Street, BK	Landmark Designation Calendaring	06/30/2020
Angel Guardian Home	6301 12th Avenue, BK	Landmark Designation Calendaring	06/30/2020
Beth Hamedrash Hagodol Synagogue	60 Norfolk Street, MN	Landmark Rescission Hearing	06/30/2020
Alexander Hamilton House, the Grange	414 West 141st Street, MN	Landmark Designation Amendment	06/30/2020
Kingsland Homestead	143-35 37th Avenue, QN	Landmark Designation Amendment	06/30/2020

Actions Taken — June 2020

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
June 2, 2020				
657 Greenwich Street, MN	Greenwich Village HD	Alter a fence.	20-07474	Approved
55 Cranberry Street, BK	Brooklyn Heights HD	Modify the façade to create barrier-free access and excavate side areaways.	20-07692	Approved
74 Leonard Street, MN	Tribeca East HD	Extend elevator bulkhead.	19-27244	Approved with modifications
75 Broadway, MN	Trinity Church and Graveyard-Individual Landmark	Replace a widow.	20-09961	Approved
123 Sullivan Street, MN	Sullivan-Thompson HD	Replace windows.	20-08201	Approved with modifications
164 West 81st Street, MN	Upper West Side/Central Park West HD	Construct a rear yard addition.	20-04746	Approved
10 East 92nd Street, MN	Carnegie Hill HD	Construct a rooftop addition.	20-03121	Approved
44-54 9th Avenue and 351-355 West 14th Street, MN	Gansevoort Market HD	Alter the facades and roofs, modify openings and replace windows, install a canopy and solar panels, demolish rear yard additions, and construct a new building.	20-08722	No action
468 West 23rd Street, MN	Chelsea HD Extension	Install a through-wall louver.	20-09535	Laid over

LANDMARKS PIPELINE (continued)

Actions Taken — June 2020

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
June 9, 2020				
55 Gansevoort Street, MN	Gansevoort Market HD	Modify a canopy and install a sidewalk café.	20-02539	Approved
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	Approved with modifications
358 Malcolm X Boulevard, BK	Bedford-Stuyvesant/Expanded Stuyvesant Heights HD	Construct a new building.	20-03954	Approved with modifications
199 St. Johns Place, BK	Park Slope HD	Legalize the installation of windows without LPC permits.	20-09453	Approved with modifications
186 Sullivan Street, MN	MacDougal-Sullivan Gardens HD	Construct a rooftop addition, install HVAC units and raise chimneys.	20-08666	Approved with modifications
65 Greene Street, MN	SoHo-Cast Iron HD	Replace the star platform and install storefront infill.	19-39379	Approved with modifications
424 West End Avenue, MN	Riverside-West End HD Extension I	Establish a master plan governing the future installation of windows.	20-10238	Approved
65 East 83rd Street, MN	Park Avenue HD	Construct a rear yard addition.	20-09078	Approved
420 Riverside Drive, MN	Morningside Heights HD	Establish a Master Plan governing the future installation of windows.	19-40117	Approved with modifications
June 23, 2020				
110 Bridge Street, BK	Thomson Meter Company Building- Individual Landmark	Install storefront infill, stairs, a barrier-free access lift and canopies.	20-08354	Approved with modifications
17 East 9th Street, MN	Greenwich Village HD	Construct a stoop and areaway.	20-10347	Approved with modifications
340 Bleecker Street, MN	Greenwich Village HD	Install signage.	20-10163	Approved
234 Fifth Avenue, MN	Madison Square North HD	Construct a rooftop addition, pergola, and railings.	20-06516	Approved
1177 Broadway, MN	Madison Square North HD	Alter the façade.	20-08090	Approved
5-7 East 62nd Street, MN	Upper East Side HD	Extend the elevator bulkhead.	20-08939	Approved with modifications
425-431 West 145th Street, MN	Hamilton Heights HD	Modify a window opening to create a barrier-free access entrance.	20-10357	Approved
130 St. Felix Street, BK	Brooklyn Academy of Music HD	Construct a new building.	20-09702	No action.
June 30, 2020				
237-02 Hollywood Avenue, QN	Douglaston HD	Construct a rear addition, entrance portico and chimney, alter the roof, replace windows and regrade the side yard.	19-40446	Approved with modifications
107 South Street, MN	South Street Seaport HD	Construct a rooftop addition, alter the front and rear facades and replace the storefront.	20-06856	Laid over
600 Fifth Avenue, MN	Manufacturers Hanover Trust Company Building- Individual Landmark	Install light fixtures.	20-09274	Approved
610 Fifth Avenue	Rockefeller Center- Individual Landmark	Install light fixtures.	20-09273	Approved
630 Fifth Avenue, aka 45 Rockefeller Plaza	Rockefeller Center- Individual Landmark (Interior Landmark)	Install interior light fixtures and finishes.	20-10480	Approved