

CITYLAND NEW FILINGS & DECISIONS | July 2020

Due to the COVID-19 pandemic, the Uniform Land Use Review Procedure was suspended and there were no scheduled City Planning Commission public hearings in July 2020. City Planning re-convened for the first time on August 3, 2020 at a virtual review session.

CITY PLANNING PIPELINE

New Applications Filed with DCP — July 1 to July 31, 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.	M 210034 LDK; 210033 ZMK	Langan
Almonte Lincoln LLC	Sutter Avenue Rezoning	This is a private application by Almonte Lincoln LLC requesting a zoning map amendment to change from R5 to R6A/C2-4 and a zoning text amendment to designate the rezoned area as a MIH, to facilitate the development of a 5-story building with ground floor commercial and 28 residential units, located at 1377-1385 Sutter Avenue in CD 5, East New York, Brooklyn.	210031 ZMK; 210032 ZRK	Lisa Orrantia
Damien Smith	Broadway and 11th Street Rezoning	A Zoning Map Amendment (from R5 to M1-4/R7A) and zoning text amendments (to ZR 123-90 and Appendix F) to facilitate a new eight-story, mixed use development, including approximately 217 residential units and 30,000 square feet for commercial and manufacturing uses, is being sought by 11 St & Broadway LLC at 11-01 33rd Avenue in Astoria, Community District 1, Queens.	210025 ZMQ; 210026 ZRQ	Frank St. Jacques
Harry Bajraktari	Arthur Avenue Hotel	Proposed Zoning Map Amendment from R6 and R6/C2-4 to C6-1 and extending a C1-2 commercial overlay and Zoning Text Amendment to designate the Project Area as a Mandatory Inclusionary Housing Area (Option 2 and Workforce Option) to facilitate the development of two new buildings comprised of a seven-story residential building (56 units) and a thirteen-story hotel (146 rooms). Approximately 156 total parking spaces would be provided at 2450 Arthur Avenue, Community District 6, Bronx.	210027 ZMX; 210028 ZRX	Michael Curley
SPECIAL PERMITS/OTHER ACTIONS				
1065 Park Avenue Corporation	1065 Park Avenue POPS substantial compliance	DCP determination that changes to a POPS at 1065 Park Avenue in Community Board 8, Manhattan are substantially compliant.	210038 CSM	
Eric Deuser	Halletts Point Waterfront Certification & CS	Private Application for a Waterfront Chair Certification and Substantial Compliance for Authorizations and Large Scale Special Permits.	210022 CSQ; 210024 LDQ; 210023 ZCQ	Carol E. Rosenthal
LPC- NYC Landmarks Preservation Commission	Alexander Hamilton House, aka Hamilton Grange		210019 HIM	
LPC- NYC Landmarks Preservation Commission	Beth Hamedrash Hagodol Synagogue Rescission	This is a public application by the NYC Landmarks Preservation Commission for rescission of individual landmark status for Beth Hamedrash Hagodol Synagogue which was destroyed by a fire in April 2017. The site is located in the Lower East Side neighborhood of Manhattan, Community District 3.	N 210020 HIM	

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SPECIAL PERMITS/OTHER ACTIONS				
LPC- NYC Landmarks Preservation Commission	Kingsland Homestead (amendment of Landmark Site)	The Landmarks Preservation Commission amends the designation of the Kingsland Homestead from the former Landmark Site of 40-25 155th Street, Block 5270 Lot 14 to its current site at 143-35 37th Avenue, Block 5012 Lot 60, including the land beneath the building, Borough of Queens, CD07.	210018 HIQ	
LPC- NYC Landmarks Preservation Commission	Manida Street Historic District	The Landmarks Preservation Commission is requesting a report from the City Planning Commission on the Manida Street Historic District designation, located in Hunts Point, Community District 2, the Bronx.	N 210034 HKX	
1428 Fulton St LLC	1430 Fulton Street FRESH 2	FAST TRACK: The applicant is seeking a FRESH certification to facilitate the development of an approximately 11,777 SF FRESH food store in connection with a larger as-of-right 11-story mixed-use development with 132 dwelling units in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District 3.	N 21007 LDK; N 210040 ZCM	
EDC	Alexandria Center P2 - Phase 2 New Open Space Cert	This is a public application by the New York City Economic Development Corporation, requesting a Modification to the Restrictive Declaration relating to a new open space associated with the Phase 2 development of the Alexandria Life Sciences Campus, at 430 East 29th Street in the Kips Bay neighborhood, Community District 6, Manhattan.	M 210012 LDM	
COLUMBIA UNIVERSITY	125th Street Restrictive Declaration Modification	Restrictive Declaration Modification for property located at 3191 Broadway (Block 1995, Lot 26), Borough of Manhattan.	M 210014 LDM	
DPR- Department of Parks & Recreation NYC	St. Michael's Park Elimination Modification	Non-ULURP Modification to the previous approval.	180175A MMQ	
DSNY	DSNY 122-10 31st Ave College Pt Site Select + Acq	DSNY/DCAS are proposing a site selection/acquisition action for the use of property at 122-10 31st Ave in the Borough of Queens for an overflow parking lot for Queens 7/7A sanitation garages.	210005 PCQ	
Stanley Krebushevski	SS 3865 Amboy Road		N 210002 RCR	Stasia Krebushevski
Salvatore Culotta	SS 77, 79, 81 Ridgecrest Avenue		N 210015 RCR	
Salvatore Culotta	SS 85-89 Ridgecrest Avenue		N 210016 RCR	
Salvatore Culotta	SS 52 & 54 Latourette Street	This is a private application by Salvatore Culotta requesting school seat certifications pursuant to 107-121 to facilitate four dwelling units at 52 and 54 Latourette Street in Princes Bay, Community Board #3, Staten Island.	N 210017 RCR	
LM Marciano LLC	SS 64 & 74 Ottavio Promenade	This is a private application by Michael Marciano requesting school seat certifications pursuant to 107-121 to facilitate two dwelling units at 64 and 74 Ottavio Promenade in Tottenville, Community Board #3, Staten Island.	N 210029 RCR	
John Stringile	SS Craig Avenue, Nashville Street		N 210036 RCR	Stasia Krebushevski
Chris Stout	SS 12 Justin Avenue		N 210037 RCR	Stasia Krebushevski
Jeffery Geary	35 Pearsall Street	This is a private application by Chris Koniosis requesting authorization ZR 22-42 to facilitate development of a detached two-family residence in an R3X zone in which at least 75 percent of the floor area of one dwelling unit is not located directly above or directly below the other at 35 Pearsall Street (Block 3412 Lot 83) in South Beach, Community Board #2, Staten Island.	210003 ZAR	Michael Tambasco

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SPECIAL PERMITS/OTHER ACTIONS				
Phil Rampulla	Chester Place	This is a private application requesting CPC authorizations within the Special Hillside Preservation District to facilitate development of two single-family homes on steep slope at Chester Place, Grymes in the Hill neighborhood, Community Board #1, Staten Island.	210021 ZAR	Sara Avila
Zachary Bernstein	2 Washington Street Plaza Certification	This is a private application for a Chairperson Certification pursuant to 37-625 to make design changes to an existing plaza to be in greater accordance with 37-70 regulations.	210010 ZCM	Elizabeth Lee
Melanie Meyers	415 Madison Avenue - Overbuild Cert a) (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.	N 210004 ZCM	Brian Healy
Neil Weisbard	1325 Avenue of the Americas Plaza Reduction Cert	The applicant seeks a certification from the Chairperson of the New York City Planning Commission pursuant to Section 81-231(e) of the Zoning Resolution to eliminate 183.5 square feet of non-bonused through-block galleria area (the ("Proposed Action"), for use as an outdoor seating area for a proposed new café.	210030 ZCM	
DSBS	Brooklyn Bridge Esplanade (BBE)	The NYC Department of Small Business Services (SBS) proposes improvements to the waterfront public walkway pursuant to pursuant to 62-59(B) Waterfront Certification and the East River Esplanade Waterfront Plan, located in Lower Manhattan, Community District 1 and 3.	210035 ZCM	
Tavros Capital	Court Square Block 3 Subway Certification	Tavros Capital is requesting a certification from the City Planning Commission for mandatory subway improvements to the Court Square/23rd St Station that will facilitate future development at 45-09 23rd St in Long Island City, Community District 2, Queens.	210039 ZCQ	Steven Farkas
	551 Richmond Road	A certification pursuant to ZR 119-04 to subdivide one lot into four lots is being sought by private applicant John Kirpan at 551 Richmond Road in Grymes Hill neighborhood, Community District #1, Staten Island.	210009 ZCR	Stasia Krebushevski
6163 Crosby Street, Inc.	61-63 Crosby Street	This is a private application by 6163 Crosby Street, Inc. for a special permit pursuant to Section 74-711 of the Zoning Resolution, to modify the use regulations of Section 42-14(D)(2) (b) to allow UG 6 retail use on the ground floor and cellar of the an existing five-story building located at 61-63 Crosby Street (Block 482, Lot 13), in an M1-5B district, within the SoHo Cast-Iron Historic District Extension, Manhattan Community District 2.	210001 ZSM	
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.	M 200058A ZSM	Gary Handel

LANDMARKS PIPELINE

Proposed Designations — July 2020

NAME	ADDRESS	ACTION	DATE
Harriet and Thomas Truesdell House	227 Duffield Street, BK	Landmark Designation Public Hearing	07/14/2020

Actions Taken — June 2020

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
July 14, 2020				
84 South Street, MN	South Street Seaport HD	Construct an open air restaurant/bar structure and install planters, railings, decking, lighting and signage	20-10148	No action
160 Prince Street, MN	Sullivan-Thompson HD	Enlarge masonry openings and install new storefront infill.	20-07723	Approved
468 West 23rd Street, MN	Chelsea HD Extension	Install a through-wall louver.	20-09535	Denied
140 West 57th Street, MN	140 West 57th Street Studio Building- Individual Landmark	Alter the courtyard and rear facades, install balconies, create at-grade barrier-free access, and replace door.	20-10880	Approved
595 Madison Avenue, aka 41 East 57th Street, MN	Fuller Building- Individual and Interior Landmark	Replace a door.	20-10397	Approved
170 Central Park West, MN	New York Historical Society- Individual Landmark- Upper West Side/Central Park West HD	Establish a master plan governing the future installation of windows.	20-10444	No action
959 Sterling Place, BK	Crown Heights North HD II	Demolish a portion of the existing building and reconstruct the façade, and construct a new building with excavation and a curb cut.	20-09908	Laid over
320 Riverside Drive, MN	Riverside- West Ends HD Extension II	Install a bay window at the penthouse.	20-10930	Laid over
July 21, 2020				
49-51 Chambers Street, MN	Former Emigrant Industrial Savings Bank- Individual and Interior Landmark- African Burial Ground & 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	Approved w/ mods.
1370 Dean Street, BK	Crown Heights North HD	Alter the stoop and install a barrier-free access lift.	19-33774	Approved w/ mods.
441 Waverly Avenue, NK	Clinton Hill HD	Modify window openings and install a rear deck.	20-10913	Approved
188 8 th Avenue, BK	Park Slope HD	Modify masonry openings.	20-10654	Approved
106 Marlborough Road, BK	Prospect Park South HD	Install HVAC units at the roof and replace windows	20-02968	Approved
915 Broadway, MN	Ladies' Mile HD	Establish a master plan governing the future installation of windows.	19-33772	Approved
119 West 69th Street, MN	Upper West Side/Central Park West HD	Enlarge a rear yard extension.	20-06664	Approved w/ mods.
706 Madison Avenue, MN	Upper East Side HD	Replace windows, doors, and railings, and install a statue, awnings, signage and rooftop HVAC equipment.	20-10914	No action
793 Madison Avenue, MN	Upper East Side HD	Construct a rear addition, modify masonry openings and replace storefront infill and windows.	20-05966	Laid over