

CITYLAND NEW FILINGS & DECISIONS | August 2020

CITY PLANNING PIPELINE

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
Monadock	300 Huntington Street	A zoning map amendment from M2-1 to M2-3 and Waterfront Certification and Authorizations to facilitate a new 6-story, approximately 97,000 sf commercial/manufacturing development with waterfront public access is being sought by private applicant Monadnock at 300 Huntington Street in Gowanus, Community District 6, Brooklyn.	210051 ZAK; 210050 ZCK; 210049 ZMK	Andy Bernheimer
Dixon Advisory USA Inc	135-137 Bedford Avenue Rezoning	This is a private application by Dawn Kiernan and NRL URF LLC requesting a zoning map amendment to add a C1-4 commercial overlay to facilitate the development of a mixed-use building, located in 135-137 Bedford Avenue in Williamsburg, Community District 1, Brooklyn.	210043 ZMK	Alix James
Sheldon Lobel	45-20 83rd Street Rezoning	This is a private application requesting a zoning map amendment from on an M1-1 and zoning district to an R7A/C2-3 district to facilitate the development of two new buildings containing residential and community facility uses in Community District 4, Queens. This project also includes a zoning text amendment to establish a new Mandatory Inclusionary Housing area in Appendix F, coincident with the boundaries of the proposed R7A/C2-3 districts.	210043 ZRQ	Fayanne Betan
HPD	Arverne East	A Non-ULURP UDAAP to designate 35 acre nature preserve, a zoning map amendment from C4-4 to MX-21: M1-4/R6, and zoning text amendment to establish the MX district to facilitate the development of approximately 1,650 residential units (with 1,320 affordable units), 262,000 square feet of commercial space, 35-acre nature preserve, 15-acre dune preserve, and a private street network sought by HPD, in Arverne, Community District 14, Queens.	N 210071 ZRQ	
Caroline Harris	St. Josephs – 1949 Bathgate Avenue	The applicant is requesting a rezoning from R6A to R7A to build a mid-density 296-unit affordable residential building. The application would include an MIH text amendment to Appendix F. The site is located at 1949 Bathgate Avenue in Bronx Community District 6.	210062 ZRX	Giovanni Gioia
SPECIAL PERMITS/OTHER ACTIONS				
Joseph Morace	SS 133 & 139 Dunham Street, 17 & 19 Jacinda Way		N 210068 RCR	David Morace
Robert McErlean	SD 58 Wieland Avenue		N 210072 RCR	
Stanley Krebushevski	SD SS158 Weiner Street	This is a private application by Guido Passarelli requesting certification pursuant to ZR 107-08 and ZR 107-121 to facilitate the subdivision of an existing zoning lot into 3 new zoning lots at 158 Weiner Street in Richmond Valley SI Community Board 3.	N 210073 RCR; N 210011 RCR	Stasia Krebushevski
Stanley Krebushevski	SS 119 Bloomingdale Road	This is a private application by Rabbi Schloma Eidelman requesting a certification ZR 107-121 to facilitate new residential buildings 19 119 Bloomingdale Road in Pleasant Plains Community Board #3, Staten Island.	N 210074 RCR	Stasia Krebushevski
Igor Shteiman	SS Almong Street & Ruxton Avenue		N 210081 RCR	Alexis Barron-Archer
Joseph Morace	SS 343 Jefferson Boulevard		N 210083 RCR	David Morance

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS				
Austin Coury	POPS Signage – 1166 Sixth Avenue, Manhattan	This is a POPS Signage review request for the Arcade; Plaza; Through Block Plaza at 1166 Sixth Avenue, Community District 5, Manhattan.	210087 SGM	
Spitzer Enterprises	420 Kent Avenue Waterfront Compliance	The Applicant, 420 Kent Av420 Kent Avenue as built SPW is in zoning non-compliance and requires the following action: 1. An authorization pursuant to ZR Sec. 62-822 (a)(2) to authorize the reduction in minimum dimensions or area in a waterfront public access area (WPAA); 2. A new Chair Certification pursuant to ZR Sec. 62-811 to certify compliance with waterfront zoning; 3. Conforming non-compliant planters in Phase 1; 4. Possible legalization of the encroachment on City owned underwater lands.	N 210057 ZAK; N 210058 ZAK; N 210059 ZCK	David Rosenberg
John Massamillo	684 Van Duzer Street	Private application for Special Hillside Preservation District CPC Authorizations pursuant to ZR 119-311 Development in steep slope, 119-314 Modification of lot coverage controls, and 119-316 Modification of grading controls to facilitate the development of 3 attached homes fronting Van Duzer Street within an R2 District, which has BSA recent approval to modify residential land use, in CD 1	210064 ZAR; 210065 ZAR; 210066 ZAR	
Anthony Venditti	Aultman Ave & St. Andrews Rd/ Aultman Avenue and St. Andrews Road	Private application submitted by A. Venditti requesting CPC Authorization within the Special Natural Area District (NA-1) pursuant to ZR 105-421 Authorization to modify topographic features on a Tier I site pursuant to facilitate two new single-family homes on a single zoning lot partially within DEC wetland adjacent areas.	N 210079 ZAR	
Mitchell Pacifico	151 Dudley Avenue	A certification ZR 119-04 to facilitate a subdivision is being sought by Mitchell Pacifico at 115 Dudley Avenue in Sunnyside neighborhood, Community Board #2, Staten Island.	210080 ZCR	Alexis Barron-Archer
Mohammed Abuzahrieh	25 Benedict Road	This is a private application by Mohammed Abuzahrieh requesting a ZR 105-41 certification that No Authorization is Required to facilitate a one-story vertical enlargement over the existing garage at 25 Benedict Road in Todt Hill neighborhood, Community Board #2, Staten Island.	210082 ZCR	
Peter Calvanico	375 Lighthouse Avenue	This is a private application by Patsy Messina requesting a ZR Section 105-41 certification to facilitate a driveway widening and a proposed 1,003 square-foot horizontal enlargement to an existing one-story home at 375 Lighthouse Avenue in Lighthouse Hill neighborhood, Community Board #2, Staten Island.	N 210084 ZCR	Alexis Barron-Archer

LANDMARKS PIPELINE

Proposed Designations — August 2020

NAME	ADDRESS	ACTION	DATE
Public School 48 (now P75Q at P.S. 38, The Robert E. Peary School)	155-02 108th Avenue (aka 155-02- 156-00 108th Avenue; 108-01 – 108-03 155th Street), QN	Public Hearing	08/04/2020
East 25th Street Historic District	East 25th Street, BK	Calendaring	08/11/2020
Angel Guardian Home	6301 12th Avenue, BK	Public Hearing	08/11/2020

Actions Taken — June 2020

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
August 4, 2020				
130 St. Felix Street, BK	Brooklyn Academy of Music HD	Construct a new building.	20-09702	Approved w/ mods.
134 Greenpoint Avenue, BK	Greenpoint HD	Alter the façade.	20-01260	Approved w/ mods.
55-66 Livingston Street, BK	Brooklyn Heights HD	Replace windows.	20-09614	No Action
351 Canal Street, MN	SoHo-Cast Iron HD	Remove a fire escape.	20-11062	Approved
541 Hudson Street, MN	Greenwich Village HD	Modify window openings, construct a deck, and modify an existing fire escape at the rear façade.	20-10671	Approved
643 Hudson Street, MN	Gansevoort Market HD	Construct a barrier-free access ramp.	20-01441	Approved
56 North Moore Street, MN	Tribeca West HD	Construct a rooftop addition, modify entrance infill and install a marquee.	20-11170	Approved w/ mods.
60 West 76th Street, MN	Upper West Side/Central Park West HD	Modify the entrance landing and areaway and install a ramp.	20-10575	Approved w/ mods
26 East 78th Street, MN	Metropolitan Museum HD	Demolish an existing rear yard addition and construct rear yard and rooftop additions.	20-05611	Approved w/ mods.
August 11, 2020				
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	Approved w/ mods.
3 9th Avenue, aka 49 Gansevoort Street and 51 Gansevoort Street, MN	Gansevoort Market HD	Alter the façade and install new storefront infill and signage.	20-04501	Approved w/ mods.
468 West Broadway, MN	SoHo-Cast Iron HD Extension	Modify a rooftop addition.	20-08660	Approved
107 South Street, MN	South Street Seaport HD	Construct a rooftop addition, alter the front and rear facades and replace the storefront.	20-06856	No Action
38 Hicks Street, BK	Brooklyn Heights HD	Alter the façade, replace windows, excavate, and construct a rear yard addition.	20-11169	Approved w/ mods.
60 Collister Street, MN	Tribeca North HD	Replace entrance infill and install a canopy.	20-9206	Laid over
60-48 71st Avenue, QN	Central Ridgewood HD	Legalize alterations to the stoop, replacement of ground floor windows, alterations to building base, and installation of pavers at the areaway without permit(s).	20-02031	Laid over
55 Laight Street, MN	Tribeca North HD	Replace entrance infill.	20-09201	Laid over

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1411	Grand Avenue & Pacific Street Rezoning, Brooklyn	Zoning map amendment changing an M1-1 District to a R7D District and establishing an C2-4 District within the R7D district.	08/27/2020
1412	Grand Avenue & Pacific Street Rezoning, Brooklyn	Zoning text amendment to establish a Mandatory Inclusionary Housing Area.	08/27/2020
1413	52nd Street Rezoning, Queens	Zoning map amendment changing an R5B District to an R7A and establishing a C2-3 District within the R7A District.	08/27/2020
1414	52nd Street Rezoning, Queens	Zoning text amendment to establish a Mandatory Inclusionary Housing Area.	08/27/2020

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Weeksville NCP at Prospect Place	UDAAP Designation and disposition of City-owned property	BK08	C 200106 HAK	08/19/2020
Old Stanley- 641 Chauncey Street	UDAAP Designation and disposition of City-owned property	BK04	C 200188 HAK	08/19/2020
Industry City*	Zoning map amendment and establish a Special Industry City District	BK07	C 190296 ZMK	08/19/2020
Industry City	Elimination, discontinuance and closing of 40th Street between First and Second Avenues	BK07	C 160146 MMK	08/19/2020
Industry City	Special permit to modify use, bulk, height and other requirements within the Special District	BK07	C 190297 ZSK	08/19/2020
Industry City	Zoning text amendment to establish the Special Industry City District	BK07	N 190298 ZRK	08/19/2020
Beth Hamedrash Hagodol Synagogue	Landmark rescission	MN03	N 210020 HIM	08/19/2020
5914 Bay Parkway Rezoning*	Zoning map amendment to rezone an R5 district to a R6/C2-4 district	BK12	C 190377 ZMK	08/19/2020
5914 Bay Parkway Rezoning	Zoning text amendment to designate a Mandatory Inclusionary Housing Area	BK12	N 190378 ZRK	08/19/2020
3 St. Marks Place	Special permit for the transfer of floor area from a landmark building	MN03	C 200077 ZSM	08/19/2020