

CITYLAND NEW FILINGS & DECISIONS | August 2020

		CITY PLANNING PIPELINE					
	Ne	ew 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 middensity 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 Hillsides 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			

Public School 48 (now P750 at P.S. 38, The 165-02 108th Avenue (aka 155-02-156-00 108th Avenue; Public Hearing 08/04/2020 Robert E. Peary School) 108-01 - 108-03 155th Street), UN 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2020 08/11/2			LAN	DMARKS PIPELINE			
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44-54 9th Avenue and 351-355 West 14th Street, MNGansevoort Market HDAlter the facades and roofs, modify openings and replace windows, install a canopy and solar panels, demolish rear yard additions, and construct a new building.20-08722Approved w/mods.3 9th Avenue, aka 49 Gansevoort Street and 51 Gansevoort Street, MNGansevoort Market HDAlter the façade and install new storefront infill and signage.20-04501Approved w/mods.468 West Broadway, MNSoHo-Cast Iron HD ExtensionModify a rooftop addition.20-08660Approved107 South Street, MNSouth Street Seaport HDConstruct a rooftop addition, alter the front and rear facades and replace the storefront.20-06856No Action38 Hicks Street, BKBrooklyn Heights HDAlter the façade, replace windows, excavate, and construct a rear yard addition.20-11169Approved w/mods.60 Collister Street, MNTribeca North HDReplace entrance infill and install a canopy.20-9206Laid over60-48 71st Avenue, QNCentral Ridgewood HDLegalize alterations to the stoop, replacement of ground floor windows, alterations to building base, and installation of pavers at the areaway without permit(s).20-02031Laid over	26 East 78th Street, MN	Metropoli	itan Museum HD		ddition and construct rear	20-05611	
West 14th Street, MN windows, install a canopy and solar panels, demolish rear yard additions, and construct a new building. 3 9th Avenue, aka 49 Gansevoort Street and 51 Gansevoort Street, MN 468 West Broadway, MN Soldo-Cast Iron HD Extension Modify a rooftop addition. Construct a rooftop addition, alter the front and rear facades and replace the storefront. 38 Hicks Street, BK Brooklyn Heights HD Alter the façade, replace windows, excavate, and construct a rear yard addition. Approved W/mods. Approved W/mods. Approved W/mods. Approved W/mods. Construct a rear yard addition. Construct a rear yard addition. Brooklyn Heights HD Alter the façade, replace windows, excavate, and construct a rear yard addition. Construct a rear yard add	<u>August 11, 2020</u>						
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107 South Street, MN South Street Seaport HD Construct a rooftop addition, alter the front and rear facades and replace the storefront. 38 Hicks Street, BK Brooklyn Heights HD Alter the façade, replace windows, excavate, and construct a rear yard addition. 60 Collister Street, MN Tribeca North HD Replace entrance infill and install a canopy. 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).	Gansevoort Street and 51	Gansevoo	ort Market HD		storefront infill and	20-04501	
facades and replace the storefront. 38 Hicks Street, BK Brooklyn Heights HD Alter the façade, replace windows, excavate, and construct a rear yard addition. 60 Collister Street, MN Tribeca North HD Replace entrance infill and install a canopy. 60-48 71st Avenue, ΩN 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).	468 West Broadway, MN	88 West Broadway, MN SoHo-Cast Iron HD Extension		Modify a rooftop addition.		20-08660	Approved
construct a rear yard addition. 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).	107 South Street, MN	South Str	eet Seaport HD			20-06856	No Action
60-48 71st Avenue, QN Central Ridgewood HD Legalize alterations to the stoop, replacement of 20-02031 Laid over ground floor windows, alterations to building base, and installation of pavers at the areaway without permit(s).	38 Hicks Street, BK	Brooklyn I	Heights HD		ws, excavate, and	20-11169	
ground floor windows, alterations to building base, and installation of pavers at the areaway without permit(s).	60 Collister Street, MN	Tribeca N	orth HD	Replace entrance infill and insta	II a canopy.	20-9206	Laid over
	60-48 71st Avenue, QN	Central Ri	idgewood HD	ground floor windows, alteration	ns to building base, and	20-02031	Laid over
	55 Laight Street, MN	Tribeca N	orth HD	Replace entrance infill.	-	20-09201	Laid over

New Decisions Added to www.CityAdmin.org — August 2020									
CITY COUNCIL									
RES. NOS.	PROJECT		DESCRIPTION			DATE			
<u>1411</u>	Grand Avenue & Pacific Street Rezoning, Brooklyn		Zoning map amendment changing an M1-1 Dist establishing an C2-4 District within the R7D dist	08/27/2020					
<u>1412</u>	Grand Avenue & Pacific S	treet Rezoning, Brooklyn	Zoning text amendment to establish a Mandato	ry Inclusionary	Housing Area.	08/27/2020			
<u>1413</u>	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			
<u>1414</u>	52nd Street Rezoning, Que	eens	Zoning text amendment to establish a Mandato	ry Inclusionary	Housing Area.	08/27/2020			
	CITY PLANNING COMMISSION								
PROJECT N	AME	DESCRIPTION		LOCATION	ULURP NO.	DATE			
Weeksville N	ICP at Prospect Place	UDAAP Designation and disposition of City-owned property		BK08	<u>C 200106 HAK</u>	08/19/2020			
Old Stanley-	641 Chauncey Street	UDAAP Designation and disposition of City-owned property		BK04	<u>C 200188 HAK</u>	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, discontinua and Second Avenues	nce and closing of 40th Street between First	BK07	C 160146 MMK	08/19/2020			
		Special permit to modify use, bulk, height and other requirements within BK07 the Special District		BK07	C 190297 ZSK	08/19/2020			
Industry City Z		Zoning text amendment to establish the Special Industry City District		BK07	N 190298 ZRK	08/19/2020			
Beth Hamedrash Hagodol Synagogue Lai		Landmark rescission MN03		N 210020 HIM	08/19/2020				
5914 Bay Parkway Rezoning* Zoning map ame		Zoning map amendment	t to rezone an R5 district to a R6/C2-4 district	BK12	<u>C 190377 ZMK</u>	08/19/2020			
5914 Bay Parkway Rezoning Zoning to Area		•	to designate a Mandatory Inclusionary Housing	BK12	N 190378 ZRK	08/19/2020			
3 St. Marks Place		Special permit for the tr	ansfer of floor area from a landmark building	MN03	<u>C 200077 ZSM</u>	08/19/2020			