

**CITYLAND** NEW FILINGS & DECISIONS | September 2020

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — September 1 to September 30, 2020*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
Plaza Auto Mall	1880 Coney Island Avenue Rezoning	A zoning map amendment from C8-2/OP to C4-5A/OP and a zoning text amendment to map a new Mandatory Inclusionary Housing area (ZR Appendix F) to facilitate a new eight-story, 216,117 sq ft mixed use commercial (39,727 sq ft) and residential (245 DUs, 61 affordable) development, is sought by private applicant Plaza Realty LLC at 1880 Coney Island Ave in Midwood, Community District 12, Brooklyn.	210090 ZMK; 210091 ZRK	Eugene Pilman
Omni Enterprises LLC	1220 Avenue P Rezoning	A zoning map amendment from an R5B to an R7A district and a zoning text amendment to Appendix F to map the Project Area as a Mandatory Inclusionary Housing Area to facilitate a new five-story, 14,880 square foot enlargement, is being sought by Omni Enterprises, LLC a private applicant at 1220 Avenue P (Levit Medical Center) in Midwood, Community District 15, Brooklyn.	210098 ZMK; 210099 ZRK	Jason Czerwinski
2586 Nostrand LLC	2586 Nostrand Avenue Rezoning	This is a private application requesting a zoning map amendment (ZM) from R4/C2-2 to R7A/C2-4 and a zoning text amendment (ZR) to Appendix F of the zoning resolution to facilitate six seven-story mixed use developments at 2586 Nostrand Avenue in Midwood, Community District 14, Brooklyn.	210114 ZMK; 210115 ZRK	John McNally
Shafquat Chaudhary	36-01 37 <sup>th</sup> Avenue Rezoning	Proposed rezoning from an M1-1 zoning district to an M1-5 zoning district to facilitate development of a 10-story commercial and community facility building including offices, retail space, medical offices and accessory parking.	210107 ZMQ	Max Meltzer
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; 210063 ZMX	Sara Avila
Webster 1099 Realty LLC	1099 Webster Avenue - Rezoning	A Zoning Map and Zoning Text Amendment to facilitate two new buildings totaling 220,000 sq. ft. including one 9-story and one 11-story building, with 238 affordable residential units (190,000 sq. ft.) and 30,000 sq. ft. of commercial space, is being sought by Webster 1099 Realty LLC at 1099 Webster Avenue in Morrisania, Community District 3, the Bronx.	210103 ZMX; 210104 ZRX	
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
HPD	HPD New Penn Development	This is a public application by HPD requesting a UDAAP to facilitate the development of three rental residential buildings with AIRS, located at 306 Pennsylvania Ave, 392 Wyona Street, and 426 Wyona - 467 Vermont Street, located in CD 5 East New York, Brooklyn.	210109 HAK	
DOHMH - Department of Health and Mental Hygiene Office of Facilities Planning and Space Management	DOHMH Pest/Vector Control Site Sel/Acq	The applicant, NYC Department of Health and Mental Hygiene (DOHMH), in conjunction with NYC Department of Citywide Administrative Services (DCAS), is seeking a site selection/acquisition action for combined office, lab, and storage space of approximately 36,000 gsf (and a parking lot of approximately 19,700 sf) for a Pest Control and Vector Control Program Facility at 1427 Ralph Avenue (Block 7918, Lots 86, p/o 93, and 141), in Brooklyn, Community District 18.	210106 PCK	
Jamal Ali	100 Oceanic Avenue	This is a private application by Jamal Ali requesting ZR 107-22 and 107-23 certifications to facilitate construction of a new 2-story, single-family detached house on waterfront zoning lot containing DOS to replace house severely damaged in 2012 during Super Storm Sandy at 100 Oceanic Avenue, in Great Kills neighborhood, Community District 3, Staten Island.	N 210092 RCR; N 210093 RCR; N 210094 RCR	

## CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
Brian Anstett	SD 614 Drumgoole Road East		N 210105 RCR	Alexis Barron-Archer
David Morace	SD 62 Seacrest Avenue		N 210108 RCR	
FRIED FRANK HARRIS SHRIVER & JACOBSON LLP	POPS Signage – Hudson Yards ERY, 500 West 30 <sup>th</sup> St	This is a POPS Signage review request for the ‘Covered Pedestrian Space’; Public Access Area at 500 West 30 Street aka Hudson Yards - Eastern Rail Yard, Community District 4, Manhattan.	210097 SGM	
Dawn Keys	POPS Signage – 125 Broad Street, Manhattan	This is a POPS Signage review request for the Arcade; Plaza at 125 Broad Street, Community District 1, Manhattan.	210097 SGM	Edward Delbalso
Stasia Krebushevski	262 Brighton Avenue	This is a private application being sought by Stasia Krebushevski seeking authorization for development on steep slope pursuant to ZR 119-311 in the Special Hillside Preservation District to construct a single-family home in Community District 1, Staten Island.	210110 ZAR	
Stasia Krebushevski	285 Stanley Avenue	This is a private application by S. Krebushevski requesting a CPC authorization pursuant to ZR 119-311 to facilitate a new home at 285 Stanley Avenue in Grymes Hill neighborhood, Community Board #1, Staten Island.	210111 ZAR; 210112 ZAR	
BOP NE LLC	Manhattan West Entry Plaza Chair Certification	Chair certification pursuant to ZR 93-732 for completion of the Manhattan West Entry Plaza to the Department of Buildings in order to acquire TCOs for the Northeast Tower.	210113 ZCM	

## ULURP PIPELINE

*New Applications Certified into ULURP*

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
42-11 9 <sup>th</sup> Street Special Permit	Special permit and zoning text amendment	Q2	200303 ZSQ; N 200304 ZRQ	09/14/2020
214-32 Hillside Avenue Rezoning	Zoning map and zoning text amendment	Q13	200190 ZMQ	09/14/2020
42-01 28 <sup>th</sup> Avenue Rezoning	Zoning map and zoning text amendment	Q1	190517 ZMQ; N 190518 ZRQ	09/14/2020
Queens 7 Parking Lot	Site selection and acquisition	Q7	210005 PCQ	09/14/2020
Arverne East	UDAAP designation and project approval, zoning map and zoning text amendments	Q14	210070 ZMQ; N 210071 ZRQ; N 210069 HNQ	09/14/2020
Cort Theatre	Special permit and zoning text amendment	M5	200123 ZSM; N 200124 ZRM	09/14/2020
Harlem East Harlem Urban Renewal Plan	Amendment to existing Urban Renewal Plan	M10 M11	210067 HUM	09/14/2020
9114 5 <sup>th</sup> Avenue Rezoning	Zoning map and zoning text amendment	K10	190447 ZMK; N 190448 ZRK	09/14/2020
737 Fourth Avenue Rezoning	Zoning map and zoning text amendment	K7	200029 ZMK; N 200030 ZRK	09/14/2020

## LANDMARKS PIPELINE

### Proposed Designations — September 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	Designation	09/22/2020
East 25th Street Historic District	East 25th Street, BK	Public Hearing	09/22/2020

### Actions Taken — September 2020

#### FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">September 15, 2020</a>				
171 Calyer Street, BK	Greenpoint HD	Demolish existing building and construct a new building.	19-38988	No Action
295 Cumberland Street, BK	Fort Greene HD	Construct a rear yard addition.	20-10188	Approved
631 Vanderbilt Avenue, BK	Prospect Heights HD	Enlarge the building and construct a façade.	20-03284	Approved w/ mods.
5 Hampton Place, BK	Crown Heights North III HD	Combine and enlarge masonry openings and install a deck at the rear façade.	20-04101	Approved w/ mods.
100 Prospect Avenue, QN	Douglaston Hill HD	Replace windows and construct a rear yard addition.	20-10492	Approved w/ mods.
315 Broadway, MN	315 Broadway Building – Individual Landmark	Demolish a portion of the building and construct a new building on a portion of the site.	20-11316	No Action
65 Horatio Street, MN	Greenwich Village HD	Construct rooftop and side yard additions.	20-09763	No Action
462 Broadway, MN	SoHo-Cast Iron HD	Install canopies, lighting and signage.	20-08756	No Action
121 West 11th Street, MN	Greenwich Village HD	Construct rooftop and rear yard additions and replace windows.	20-07755	Approved w/ mods.
247 West 10 <sup>th</sup> Street, MN	Greenwich Village HD	Establish masterplan governing future installation of windows.	20-06474	Denied
257 West 4 <sup>th</sup> Street, MN	Greenwich Village HD	Construct a rear yard addition and extend chimney flues.	21-00233	Approved
130 West 42 <sup>nd</sup> Street, MN	Bush Tower – Individual Landmark	Replace roofing.	21-00050	Denied
320 Riverside Drive, MN	Riverside-West End HD Extension II	Install a bay window at the penthouse.	20-10930	Approved
55 Laight Street, MN	Tribeca North HD	Replace entrance infill.	20-09201	Laid over
60 Collister Street, MN	Tribeca North HD	Replace entrance infill and install a canopy.	20-9206	Laid over
35-57 77 <sup>th</sup> Street, QN	Jackson Heights HD	Replace storefront infill.	21-00982	Laid over
201 Park Avenue South, MN	Germania Life Insurance Building – Individual Landmark	Install a rooftop addition, bulkheads and mechanical equipment.	21-01179	Future Presentation
<a href="#">September 22, 2020</a>				
201 Park Avenue South, MN	Germania Life Insurance Building – Individual Landmark	Install a rooftop addition, bulkheads and mechanical equipment.	21-01179	Approved
135 Plymouth Street, BK	DUMBO HD	Install signage.	21-01765	Approved
611 2 <sup>nd</sup> Street, BK	Park Slope HD	Construct rooftop and rear yard additions.	20-09034	Approved
600 Broadway, MN	SoHo-Cast Iron HD	Modify storefront infill and install signage.	21-01324	Approved w/ mods.
85 Christopher Street, MN	Greenwich Village HD	Replace windows.	19-39827	Approved w/ mods.
2 9 <sup>th</sup> Avenue, MN	Ganesvoort Market HD	Install signage.	21-01311	Approved
770 Broadway, MN	NoHo HD	Establish a masterplan governing future installation of storefronts.	21-01284	Approved w/ mods.
72 Grand Street, MN	SoHo-Cast Iron HD	Construct a new building.	20-05637	No Action
29 East 11 <sup>th</sup> Street, MN	Greenwich Village HD	Construct rooftop and rear yard additions.	20-09262	Approved w/ mods.
72-76 West 11 <sup>th</sup> Street, MN	Greenwich Village HD	Reconstruct and alter the cemetery wall.	21-00029	Approved
55 West 86 <sup>th</sup> Street, MN	Upper West Side/Central Park West HD	Replace storefront infill and windows and alter the commercial façade.	20-10940	Approved w/ mods.
262 Central Park West, MN	Upper West Side/Central Park West HD	Establish a masterplan governing future installation of windows.	21-00790	Approved w/ mods.
2935 Broadway, MN	Morningside Heights HD	Install window film at a storefront.	20-10024	Laid over
163 East 67 <sup>th</sup> Street, MN	Park East Synagogue – Individual Landmark	Install LED signage.	20-08115	Laid over
210 East 62 <sup>nd</sup> Street, MN	Treadwell Farm HD	Modify the design of the rear addition, legalize the construction of the rooftop addition and alterations to the rear façade.	19-21568	Laid over
147 East 69 <sup>th</sup> Street, MN	Upper East Side HD	Construct a rooftop addition and install a privacy wall.	20-10634	Laid over

## New Decisions Added to [www.CityAdmin.org](http://www.CityAdmin.org) — September 2020

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Kingsland Homestead Amended Site	Modification of landmark designation	QN07	<a href="#">N 210018 HIQ</a>	09/02/2020
Alexander Hamilton House Amended Site	Modification of landmark designation	MN09, MN10	<a href="#">N 210019 HIM</a>	09/02/2020
Manida Street Historic District	Establishment of a new historic district	BX02	<a href="#">N 210006 HKX</a>	09/16/2020
2440 Fulton Street HRA Office Space	Notice of Intent to acquire office space by Department of Citywide Administrative Services (DCAS)	BK16	<a href="#">N 210008 PXX</a>	09/16/2020
1510 Broadway*	Establishing Urban Development Action Area Project (UDAAP)	BK16	<a href="#">C 200084 HAK</a>	09/16/2020
1510 Broadway	Zoning text amendment designating a Mandatory Inclusionary Housing Area	BK16	<a href="#">N 200082 ZRK</a>	09/16/2020
1510 Broadway	Acquisition of property by Department of Citywide Administrative Services (DCAS)	BK16	<a href="#">C 200083 POK</a>	09/16/2020
1510 Broadway	Zoning map amendment to rezone an area from R6/C1-3 to R7-1/C2-4	BK16	<a href="#">C 200085 ZMK</a>	09/16/2020