

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

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — October 1 to October 31, 2020*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
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
Paul Basile	506 Third Avenue	This is a private application by PAB Third Ave Holdings LLC requesting a zoning map amendment (ZM) from M2-1 to C4-5A and a zoning text amendment (ZR) to Appendix F of the zoning resolution to facilitate a five story, 18,000 square foot commercial development at 506 Third Avenue in Gowanus, Community District 6, Brooklyn.	210119 ZMK; 210120 ZRK	
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
DCP – Department of City Planning Brooklyn Office	Resilient Neighborhoods: Gerritsen Beach	The NYC Department of City Planning proposes a zoning map amendment (R4, C3, C1-2, and C2-2 to R4-1, C3A, and C2-3) and zoning text amendment to create a new Special Coastal Risk District (ZR 137-00), to promote flood resilient construction and to limit the density of future development in an area vulnerable to coastal flooding, in Gerritsen Beach, Community District 15, Brooklyn.	210130 ZMK; 210131 ZRK	
RP Inlet Prop, LLC	Acme Smoked Fish / Gem Street Rezoning	This is a private application by RP Inlet, LLC requesting a zoning map amendment and special permit to facilitate a new mixed-use commercial/industrial building at 30 Gem Street in Greenpoint, Community District 1, Brooklyn.	210138 ZMK; 210139 ZSK; 210140 LDK	Ray Levin
Trust for Governors Island	Governors Island Rezoning – South Island	Application by the Trust for Governors Island and NYC Small Business Services (SBS) for a zoning map change and zoning text amendment for Governors Island, Manhattan, Community District 1.	210127 ZMM; 210126 ZRM	Paul (PJ) Berg
DCP – NYC Department of City Planning Queens Office	Resilient Neighborhoods: Old Howard Beach	The NYC Department of City Planning (DCP) proposes a Zoning Map Amendment from R3-1 and R3-2 districts to an R3X district and from an R3-2 to an R3-1 district along Huron Street to limit future development to reduce flood risk and reinforce existing neighborhood character in the Old Howard Beach, Community District 10, Queens.	210133 ZMQ	
VP Capital Holdings LLC	77-39 Vleigh Place Rezoning	This is a private application by VP Capital Holdings LLC requesting a Zoning Map amendment and Zoning Text amendment to facilitate the development of an seven-story mixed-use building including approx. 43,608 SF of commercial use and 10,433 SF of community facility use as well as approx. 119 residential units, of which 25 to 30% would be permanently affordable pursuant MIH, at 77-39 Vleigh Place Avenue in Kew Gardens Hills, Queens Community District 8.	210128 ZMQ; 210129 ZRQ	Tarek Khouri
Alfred Quinones	909 Castle Hill Avenue	This is a private application by 510 East Realty, Inc. requesting a zoning map amendment from an R3-2 to an R6B/C1-3 and R6B. Also a zoning text amendment pursuant to Appendix F of the Zoning Resolution to facilitate a new five-story mixed-use building with approx 34,754 s.f. of residential floor area and approximately 3,744 square feet of ground floor commercial space, and approximately 2,446 square feet of community facility space in the Castle Hill section of Bronx Community District 9.	190118 ZMX; 210096 ZRX	

## CITY PLANNING PIPELINE (continued)

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<b>ZONING TEXT AND MAP AMENDMENTS</b>				
DCP – Department of City Planning Brooklyn Office	Resilient Neighborhoods: Sheepshead Bay	The NYC Department of City Planning proposes a zoning text amendment (ZR 94-00) to facilitate flood resilient and active design of public open space in the Special Sheepshead Bay District, in Community District 15, Brooklyn.	210132 ZRK	
DCP – Department of City Planning (NYC)	Zoning for Coastal Flood Resiliency	A citywide text amendment to update and make permanent the temporary 2013 Flood Resiliency Zoning Text Amendment to encourage long-term resilient design across the city's 1% and 0.2% annual chance floodplains, allow buildings to be adapted over time through partial resiliency strategies, and provide the zoning tools that are necessary to facilitate recovery post future disasters.	210095 ZRY	DCP
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
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, and POPS signage.	210038 CSM; 210117 SGM	
LPC – Landmarks Preservation Commission	Public School 48 Landmark	The Landmarks Preservation Commission is requesting a report from the City Planning Commission on the landmark designation of Public School 48, located 155-02 108th Avenue in South Jamaica, Community District 14, Queens.	N 210118 HIQ	
Bruno Savo	SD SS 489, 485, 477, & 473 Bertram Avenue	Certifications pursuant to 107-08 and 107-121 to facilitate the subdivision of one lot into four lots and the construction of four single family homes are being sought by Bruno Savo at 489, 485, 477, & 473 Bertram Avenue in Annadale, Community District 3, Staten Island.	210121 RCR; 210122 RCR	
Antoine Sayad	SD 330 Giffords Lane	Certification ZR 107-08 to facilitate 3 single-family residential homes is being sought by private All Shores LLC at 300 Giffords Lane in Great Kills neighborhood, Community District #3, Staten Island. Request is to subdivide one zoning lot into three zoning lots.	N 210125 RCR	
Philip Rampulla	SS 198 Johnson Avenue		N 210141 RCR	Philip Rampulla
Sanna & Loccisano Architects	SS 160 Yetman Avenue		N 210147 RCR	Frank Quagliotti
Glen Cutrona	SD Murray Street & Page Avenue	This is a private application by Frank D'Amato requesting ZR 107-08 certification to facilitate subdivision of an existing zoning lot into two new zoning lots at Murray Street and Page Avenue, in Richmond Valley neighborhood, Community Board #3, Staten Island.	210146 RCR	Sally Sitro
FRIED FRANK HARRIS SHRIVER & JACOBSON LLP	POPS Signage – 200 Water Street	This is a POPS Signage review request for the Arcade; Plaza at 200 Water Street, Community District 1, Manhattan.	210124 SGM	Paul Januszewski
EAST 16TH STREET OWNER LLC	110 East 16 <sup>th</sup> Street garage renewal	An authorization to renew a pre-1961 ZR special permit for a 196-space public parking garage	210136 ZAM	Aaron Kahen
IRG 67 LLC	67 Vestry Street	An application for a CPC authorization pursuant to Section 13-442 for two parking spaces in an existing building in the Manhattan Core.	210137 ZAM	Christopher Donnelly
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	

## CITY PLANNING PIPELINE (continued)

*New Applications Filed with DCP — October 1 to October 31, 2020*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
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	
Glen Cutrona	71 Harborview Place	This is a private application requesting CPC Authorization within the Special Natural Area District (NA-3) to facilitate a new single family home located at 71 Harborview Place in Shore Acres neighborhood, Community Board #1, Staten Island, in an R1-2 District.	210142 ZAR	Sally Sitro
Peter Calvanico	380 Ocean Terrace	This is a private application by Anthony Perosi requesting authorizations for redevelopment of a new single-family residence with built-in and detached garages and accessory swimming pool area with cabana at 380 Ocean Terrace in the Todt Hill neighborhood, Community Board #2, Staten Island.	210143 ZAR; 210144 ZAR	Alexis Barron-Archer
825 Dekalb LLC	825 Dekalb Avenue FRESH Certification	A FRESH certification pursuant to ZR 63-30 to facilitate a new seven-story, 41,412 zsf, mixed-use development, including 7,868 sf of commercial FRESH and 33,544 sf of residential, is being sought by 825 Dekalb, LLC a private applicant at 825-833 Dekalb Avenue in Bedford-Stuyvesant, Community District 3, Brooklyn.	210135 ZCK	Jaclyn Scarinci
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	
Global 1845 Broadway LLC	1841 Broadway	Joint Chair and MTA certification to waive requirement to relocate subway stairs pursuant to ZR 37-44.	210116 ZCM	Mireille Urbani
GREENBERG TRUARIG, LLP	450 West 31 <sup>st</sup> Street Hudson Yards DIB	Private application submitted by Venmel LLC, for a certification by the Chair of the City Planning Commission pursuant to Section 93-31 of the Zoning Resolution in order to make a contribution to the Hudson Yards District Improvement Fund to increase the maximum permissible FAR on Block 728, Lots 60 and 69 from 10.0 to 10.17 FAR. Based on the Development Site's 39,675 square feet, the floor area increase sought of 6,635 square feet results in a 0.17 FAR increase of the maximum base FAR of 10.0.	210134 ZCM	David Zornitsky
Robert Flahive	780 Third Avenue   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.	210145 ZCM	Brendan Graham

## ULURP PIPELINE

### *New Applications Certified into ULURP*

<b>PROJECT</b>	<b>DESCRIPTION</b>	<b>COMM. BD.</b>	<b>ULURP NO.</b>	<b>CERTIFIED</b>
Harlem Cluster Sites	UDAAP Designation, project approval, disposition of city-owned property	M10 M11	200276 HAM; 200277 HAM; 200278 HAM; 200279 HAM	10/05/2020
91-32 63 <sup>rd</sup> Drive Rezoning	Zoning map and zoning text amendment	Q6	200178 ZMQ; N 200179 ZRQ	10/05/2020
50-25 Barnett Avenue Rezoning	Zoning map and zoning text amendment	Q2	200243 ZMQ; N 200244 ZRQ	10/05/2020
245-01 Jamaica Avenue Rezoning	Zoning map amendment	Q13	200252 ZMQ	10/05/2020
44 <sup>th</sup> Avenue Demapping	City map amendment	Q4	130254 MMQ	10/05/2020
69 Adams Street	Disposition of city-owned property	K2	200356 PPK	10/05/2020
Governors Island Rezoning	Zoning map and zoning text amendment	M1	210127 ZMM; N 210126 ZRM	10/19/2020
61-63 Crosby Street	Special permit	M2	210001 ZSM	10/19/2020
5 Mercer Street	Special permit	M2	200205 ZSM	10/19/2020
1099 Webster Avenue	Zoning map and zoning text amendment	X4	210103 ZMX; N 210104 ZRX	10/19/2020
Resilient Neighborhoods: Gerritsen Beach	Zoning map and zoning text amendment	K15	210130 ZMK; N 210131 ZRK	10/19/2020
1501-1555 60 <sup>th</sup> Street Rezoning	Zoning map and zoning text amendment	Q10	210133 ZMQ	10/19/2020

## LANDMARKS PIPELINE

*Actions Taken — October 2020*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">October 6, 2020</a>				
1 East 70 <sup>th</sup> Street, MN	Upper East Side HD	Amend Certificate of Appropriateness 19-25099 to modify the approved mechanical screen.	20-10551	Approved
405 Vanderbilt Avenue, BK	Clinton Hill HD	Construct a rooftop addition.	21-00282	No Action
60 Collister Street, MN	Tribeca North HD	Replace entrance infill and install a canopy.	20-09206	Approved w/ mods.
55 Laight Street, MN	Tribeca North HD	Replace entrance infill.	20-09201	Approved
287 Broadway, MN	287 Broadway Building – Individual Landmark	Install signage.	21-01484	Approved w/ mods.
130 Fifth Avenue, MN	Ladies' Mile HD	Replace and modify storefront infill.	21-01354	No Action
26 West 95 <sup>th</sup> Street, MN	Upper West Side/ Central Park West HD	Construct rooftop and rear yard additions and a stoop.	21-01103	Approved w/ mods.
462 Broadway, MN	SoHo-Cast Iron HD	Install canopies, lighting and signage.	20-08756	No Action
250 Convent Avenue, MN	Baskerville Hall, City College CUNY – Individual Landmark	Alter a barrier-free access ramp and install lampposts.	20-11142	Approved
35-77 77 <sup>th</sup> Street, QN	Jackson Heights HD	Replace storefront infill.	21-00982	Approved
2500 Jerome Avenue, BX	Saint James Episcopal Church and Parish – Individual Landmark	Demolish the existing 1960s fellowship hall and construct a new building on the landmark site.	21-01518	No Action
2500 Jerome Avenue, BX	Saint James Episcopal Church and Parish – Individual Landmark	Replace windows and doors.	21-02093	No Action
147 East 69 <sup>th</sup> Street, MN	Upper East Side HD	Construct a rooftop addition and install a privacy wall at the rear terrace.	20-10634	Laid over
222 Central Park South, MN	Gainsborough Studios – Individual Landmark	Establish master plan governing the future installation of windows.	20-05605	Laid over
<a href="#">October 20, 2020</a>				
65 Horatio Street, MN	Greenwich Village HD	Construct rooftop and sideyard additions and alter rear windows.	20-09763	Approved w/ mods.
462 Broadway, MN	SoHo-Cast Iron HD	Install canopies, lighting and signage.	20-08756	Approved
807 East 19 <sup>th</sup> Street, BK	Fiske Terrace-Midwood Park HD	Replace siding and windows, and install a balcony.	20-06907	Approved in part/ Denied in part
175 Fifth Avenue, MN	Flatiron Building – Individual Landmark	Replace entrance infill, modify the penthouse, and install mechanical equipment on the roof.	21-01234	No Action
175 Fifth Avenue, MN	Flatiron Building – Individual Landmark	Establish a master plan governing the future installation of storefronts and louvers.	21-02537	No Action
305 West End Avenue, MN	Collegiate HD Extension	Alter a sidewalk canopy.	20-04558	No Action
147 East 69 <sup>th</sup> Street	Upper East Side HD	Construct a rooftop addition and install a privacy wall at the rear terrace.	20-10634	Approved
959 Sterling Place, BK	Crown Heights North HD II	Demolish a portion of the existing building and reconstruct the exposed façade, and construct a new building with excavation and a curb cut.	20-09908	No Action
245 Arleigh Road, QN	Douglaston HD	Construct an entrance portico, alter enclosed porches and window openings, remove shutters, replace windows, siding and railings, widening driveway and modifying front path.	19-35502	Laid over
115 Fenimore Street, BK	Prospect Lefferts Garden HD	Legalize the installation of a fence and driveway gate without LPC permits.	20-10931	Laid over

## LANDMARKS PIPELINE (continued)

*Actions Taken — October 2020*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">October 27, 2020</a>				
25-10 Court Square, QN	New York State Supreme Court House – Individual Landmark	Redesign the plaza.	21-02469	Favorable Report
81 Horatio Street, MN	Greenwich Village HD	Replace windows.	20-10228	Denied
130 Prince Street, MN	SoHo-Cast Iron HD	Construct rooftop addition, install mechanical equipment and modify ground floor infill.	21-02311	Approved w/ mods.
109 Bank Street, MN	Greenwich Village HD	Construct rooftop and rear yard additions.	21-01411	Approved w. mods.
5-7 East 62 <sup>nd</sup> Street, MN	Upper East Side HD	Alter the façade, replace entry infill, and install a canopy.	21-02425	No Action
163 East 67 <sup>th</sup> Street, MN	Park East Synagogue – Individual Landmark	Install LED signage.	20-08115	Approved
311 East 140 <sup>th</sup> Street, BX	Mott Haven HD	Modify the areaway and front façade and install a barrier-free access chair lift.	21-01275	Laid over
222 Central Park South, MN	Gainsborough Studios – Individual Landmark	Establish master plan governing the future installation of windows.	20-05605	Laid over
60 Hudson Street, MN	Western Union Building – Interior Landmark	Install turnstiles and desks at the designated interior.	20-05764	Approved
85 Sullivan Street, MN	85 Sullivan Street – Individual Landmark	Construct a rear yard addition and reconstruct the side and rear facades.	19-35736	Approved
34 East 70 <sup>th</sup> Street, MN	Upper East Side HD	Alter the façade, construct rooftop and rear yard additions, excavate the areaway and modify masonry openings.	20-08145	Approved
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	Approved
2500 Jerome Avenue, BX	Saint James Episcopal Church and Parish – Individual Landmark	Demolish the existing 1960s fellowship hall and construct a new building on the landmark site.	21-01518	No Action
2500 Jerome Avenue, BX	Saint James Episcopal Church and Parish – Individual Landmark	Replace windows and doors.	21-02093	No Action

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

### CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
<a href="#">1446</a>	50 Old Fulton Rezoning, Brooklyn	Zoning map amendment.	10/15/2020
<a href="#">1447</a>	Weeksville NCP at Prospect Place, Brooklyn	Designation of an Urban Development Action Area, Urban Development Action Area Project and disposition of city-owned property.	10/15/2020
<a href="#">1448</a>	Old Stanley – 641 Chauncey, Brooklyn	Designation of an Urban Development Action Area, Urban Development Action Area Project and disposition of city-owned property.	10/15/2020
<a href="#">1449</a>	Old Stanley – 641 Chauncey, Brooklyn	Zoning text amendment to establish a Mandatory Inclusionary Housing Area.	10/15/2020
<a href="#">1450</a>	Old Stanley II, Brooklyn	Designation of an Urban Development Action Area, Urban Development Action Area Project and real property tax exemptions.	10/15/2020
<a href="#">1451</a>	Open Door Bed Stuy Central & North I, Brooklyn	Designation of an Urban Development Action Area, Urban Development Action Area Project and real property tax exemptions.	10/15/2020
<a href="#">1452</a>	Beth Hamedrash Hagodol Synagogue	Recission of landmark designation.	10/15/2020
<a href="#">1453</a>	Alexander Hamilton House aka Hamilton Grange, Manhattan	Amendment of landmark site and designation of a landmark.	10/15/2020
<a href="#">1454</a>	Kingsland Homestead, Queens	Amendment of landmark site and designation of a landmark.	10/15/2020
<a href="#">1459</a>	5914 Bay Parkway Rezoning, Brooklyn	Zoning map amendment.	10/15/2020
<a href="#">1460</a>	5914 Bay Parkway Rezoning, Brooklyn	Zoning text amendment.	10/15/2020
<a href="#">1461</a>	3 St. Mark's Place, Manhattan	Special permit to transfer unused development rights.	10/15/2020
<a href="#">1462</a>	Manida Street Historic District	Designation of a historic district.	10/15/2020
<a href="#">1463</a>	1510 Broadway, Brooklyn	Zoning text amendment.	10/15/2020
<a href="#">1464</a>	1510 Broadway, Brooklyn	Acquisition of property to facilitate transit infrastructure.	10/15/2020
<a href="#">1465</a>	1510 Broadway, Brooklyn	Designation of an Urban Development Action Area, Urban Development Action Area Project and the disposition of property.	10/15/2020
<a href="#">1466</a>	1510 Broadway, Brooklyn	Zoning map amendment.	10/15/2020

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
DSNY Queens Sanitation Garage	Site Selection and Acquisition of Property	QN01	<a href="#">C 200238 PCQ</a>	10/07/2020
110-40 Saultell Avenue Rezoning*	Zoning map amendment to change an R6B zoning district to an R6 zoning district	QN04	<a href="#">C 200103 ZMQ</a>	10/07/2020
110-40 Saultell Avenue Rezoning	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area	QN04	<a href="#">N 200104 ZRQ</a>	10/07/2020
Rikers Island Public Place Mapping	Amendment to the City Map to establish a Public Place	BX01 QN01	<a href="#">C 200143 MMY</a>	10/21/2020
416-420 Kent Avenue	Modify location, area and minimum dimension requirements	BK01	<a href="#">N 210057 ZAK</a>	10/21/2020