

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

CITY PLANNING PIPELINE

New Applications Filed with DCP — November 1 to November 30, 2020

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
	103-16 Van Wyck Expressway Rezoning	A Zoning Map Amendment from R3A to R6B/C2-3 and a Zoning Text Amendment to establish an MIH area to facilitate a new four-story, 22,000 zsf, (18 DUs), mixed-use development, including 7,269 sf of commercial space, is being sought by 10316 Van Wyck Exp LLC at 103-16 Van Wyck Expressway in South Ozone Park, Queens, Community District 10.	210164 ZMQ; 210165 ZRQ	Rob Greene
Seth Caller	133 Beach 116 th Street Overlay Rezoning	Private application for a Zoning Map Amendment from a R7A/C1-3 to a R7A/C2-4 to facilitate the development of a physical cultural establishment at 133 Beach 116th Street subsequent to Special Permit pursuant to ZR §73-36 at the Board of Standards and Appeals in Queens, Community District 14.	210148 ZMQ	Rob Greene
185-17/19 Hillside Ave. LLC	185-17 Hillside Ave Rezoning	This is a private application by 185-17/19 Hillside Ave. LLC requesting a Zoning Map amendment and Zoning Text amendment to facilitate the development of an eight-story mixed-use building including approx. 4,500 SF of community facility use as well as approx. 36 to 45 residential units, of which a third would be affordable housing residential units pursuant to MIH, at 185-17 Hillside Avenue in Jamaica Estates, Queens Community District 8.	210192 ZMQ; 210193 ZRQ	David Weiss
The Jackson Group	2080 McDonald Rezoning	This is a private application requesting a rezoning from M1-1 and R5B to C4-4L to facilitate a mixed use building with MIH and a commercial ground floor adjacent to an elevated subway line, Community District 11, Brooklyn.	210174 ZMK; 210175 ZRK	Clarissa Gonzalez
BRP Companies	270 Nostrand Avenue Rezoning	This is a private application by BRP East Brooklyn Development, LLC requesting a rezoning from R7A to R8A/C2-4 and an amendment to Appendix F to map an MIH area, to facilitate a new 14-story, 342,885 zsf (487 DUs) development, including 331,266 zsf of residential and 11,619 zsf of commercial use at 270 Nostrand Ave in Bedford-Stuyvesant, Community District 3, Brooklyn.	210151 ZMK; 210152 ZRK	Aaron Werner
SLG Assets, Inc.	58 Nixon Court Rezoning	A zoning map amendment from an R5 and the Special Ocean Parkway District (OP) to an R7X/C2-4/OP district and a zoning text amendment to Appendix F to map the Project Area as a Mandatory Inclusionary Housing Area to facilitate a new 9-story, 20,318 zsf (26 DU's), mixed-use residential and commercial development, including 18,578 sf of residential and 1,740 sf of commercial, is being sought by SLG Assets, Inc. a private applicant at 58 Nixon Court in Gravesend, Community District 13, Brooklyn.	210170 ZMK; 210171 ZRK	Hiram Rothkrug
Key City Capital	79 Quay Street	A zoning map amendment from M1-2/R6A (MX-8) to M1-4/R7D (MX-8) and text amendment to map a Mandatory Inclusionary Housing Area (ZR Appendix F) to facilitate a new residential and commercial building are being sought by private applicant Key City Capital at 79 Quay Street in Greenpoint, Community District 1, Brooklyn.	210166 ZMK; 210167 ZRK	Rob Greene
Trylon, LLC	98-81 Queens Boulevard Rezoning	A Zoning Map Amendment and Zoning Text Amendment to facilitate a new 15-story mixed-use, 153,400 sq.ft. development, including approximately 162 dwelling units, with 136,000 sf for residential and 17,400 sf for commercial, is being sought by Trylon, LLC at 98-81 Queens Boulevard in Rego Park, Community District 6, Queens.	210161 ZMQ; N 210162 ZRQ	Dorina Aliu

CITY PLANNING PIPELINE (continued)

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ZONING TEXT AND MAP AMENDMENTS				
Ron Mandel	99-07 Astoria Blvd. Commercial Overlay	This is a private application to extend a C1-3 commercial overlay district over the property located at 99-07 Astoria Blvd. (Block 1379, Lots 14 and 23) in East Elmhurst, Queens.	210189 ZMQ	Yusef Eid
Frank St. Jacques	Crab Shanty Restaurant - 361 City Island Avenue	Mapping of a commercial overlay (C1-2) over an existing restaurant and accessory parking that is a legal nonconforming use in an R3A district.	210149 ZMK	Frank St. Jacques
SPECIAL PERMITS/OTHER ACTIONS				
EAST 16TH STREET OWNER LLC	110 E 16 th St Garage CS		210197 CSM	
David Vandivier	240 Greenwich Street Minor Modification	Private application for a modification to a special permit (C 800477 ZSM) to remove designated ground floor public space. Application includes proposed improvements and introduction of amenities within zoning lot and side walk at 240 Greenwich Street, Lower Manhattan, Community District 1.	800477C ZSM	Jeremy Kozin
Riverside Developers USA, Inc.	376 Flushing Avenue FRESH	A Fresh Certification pursuant to ZR Sec. 63-30 to facilitate a 26,769 square feet Fresh food store, by Lotus Residences LLC at 376-378 Flushing Avenue is sought by a private developer in north Bed Stuyvesant neighborhood of Community District 3, Brooklyn.	210153 ZCK	Jason Czerwinski
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
Yoel Schwimmer	54 Noll Street FRESH	FRESH Zoning Certification per ZR 63-30 by All Year Management on Noll Street between Stanwix Street and Evergreen Avenue to facilitate a 13,896 sf FRESH food store at 54 Noll Street in Bushwick, CD 4, Brooklyn.	210160 LDK; 210159 ZCK	Veronica Chuah
Meenakshi Srinivasan	712 Fifth Avenue	This is a private application by 712 Fifth Ave Owner LP requesting a Special Permit modification (C860200(A)ZSM) to facilitate design changes to a publicly accessible atrium, located at 712 Fifth Avenue, in the Midtown neighborhood of Community District 5, Manhattan.	210198 LDM; 860200E ZSM	Matthew Bautista
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
HPD	97 W 169 th Street (Corporal Fischer)	A UDAA designation and UDAAP approval, and disposition of City-owned property to facilitate a new nine-story, 73,500 sq ft, affordable senior housing development, including approximately; 71,000 sq ft for residential space, 2,500 sq ft for community facility space and 2,900 sq ft for recreational space, is being sought by HPD at 97 W. 169th Street in Highbridge, Community District 4, Bronx.	210195 HAX	
Workable St. Johns LLC	991 St. John's Place Minor Modification	This is a private application for a certification at 991 St. John's Place, Community District 8, Brooklyn.	210181 ZCK	
LPC - NYC Landmarks Preservation Commission	Angel Guardian Home Landmark		210176 HIK	
HPD	Bed-Stuy Central and North NIHOP Cluster (UDAAP)	This is an application by HPD requesting UDAAP designation, project approval, and approval of disposition of city owned sites, to facilitate four new mixed-use and residential buildings with 45 dwelling units.	210173 HAK	Felipe Cortes

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS				
DEP	DEP Bluebelt Property Street Demappings	Demapping of mapped but unbuilt streets in the SI Bluebelt.	210196 MMR	
Phipps Houses	DTFR Private Streets Chair Certification Phase 3	This is a private application by Redfern FRP LLC and Phipps Houses requesting a Certification pursuant to ZR 136-323 for compliance with private street requirements within the Special Downtown Far Rockaway District in Community District 14, Queens.	N 210185 LDQ; 210186 ZCQ	Margaret Pagan
Redfern FRP LLC/ Phipps Houses	DTFR Private Street Chair Certification Phase 4	This is a private application by Redfern FRP LLC and Phipps Houses requesting a Certification pursuant to ZR 136-323 for compliance with private street requirements within the Special Downtown Far Rockaway District in Community District 14, Queens.	N 210187 LDQ; 210188 ZCQ	Margaret Pagan
LPC - NYC Landmarks Preservation Commission	East 25 th Street Historic District	The Landmarks Preservation Commission is requesting a report from the City Planning Commission on the historic district designation of East 25th Street, located between Clarendon Road and Avenue D in East Flatbush, Community District 17, Brooklyn.	N 210194 HKK	
SBS - NYC Small Business Services	Flatiron BID Expansion	An application from the Small Business Services (SBS) on behalf of the Flatiron Business Improvement District (BID) to modify the existing plan and expand the BID in Community Districts 4 and 5 of Manhattan.	210199 BDM	
DCP	Gowanus Neighborhood Plan	The Gowanus Neighborhood Plan seeks to foster a thriving neighborhood by reinforcing and encouraging a robust local economy anchored by a mix of uses and businesses, while creating opportunities for new housing with affordable housing in appropriate locations. The study will also examine ways to balance the range of issues and needs in Gowanus.	210179 MMK; 210180 MMK	
HPD - NYC Dept of Housing Preservation & Development	Melrose Open Door CB1	The NYC Dept. of Housing Preservation and Development requests UDAAP designation, project approval and disposition of City-owned property to facilitate four new approximately four-story residential developments with a total of approximately 28 affordable units on Block 2617, Lots 20 and 70; Block 2624, Lot 73; and Block 2667, Lot 1 and 2 in the Melrose neighborhood of Community District 1 in the Bronx. HPD also requests an amendment to the Urban Renewal plan.	210154 HAX; 210155 HUX	Kay Real
HPD - NYC Dept of Housing Preservation & Development	Melrose Open Door CB3	The NYC Dept. of Housing Preservation and Development is seeking UDAAP designation, Project approval and disposition of city-owned property to facilitate five new approximately four- and five-story residential developments with a total of approximately 36 affordable units on Block 2365, Lot 23; Block 2620, Lot 46; Block 2979, Lot 1; Block 2987, Lot 14 and; Block 2993, Lot 33 in the Melrose neighborhood of Community District 3 in the Bronx.	210156 HAX	Kay Real
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
West Point Development LLC	SD 448, 452 & 454 Robinson Avenue		N 210163 RCR	
Carmine Cautela	SD 63 Holcomb Avenue		N 210169 RCR	Stasia Krebushevski

CITY PLANNING PIPELINE (continued)

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SPECIAL PERMITS/OTHER ACTIONS				
Carmine Cautela	SD 64 Canton Avenue		N 210168 RCR	Stasia Krebshevski
Robert Woloshen	SD SS 48 Poillon Avenue		N 210157 RCR; N 210158 RCR	Carol Nucci
Joseph Loccisano	SD SS 957 Ionia Avenue		N 210182 RCR; N 210183 RCR	Frank Quagliotti
Sanna & Loccisano Architects	SS 160 Yetman Avenue		N 210147 RCR	Frank Quagliotti
Steve Shapiro	SS 212 Sprague Avenue		N 210172 RCR	Stasia Krebshevski
Joseph Loccisano	SS 261 Sprague Avenue		N 210184 RCR	Frank Quagliotti

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
Acme Smoked Fish	Zoning map amendment and special permit	K1	210138 ZMK; 210139 ZSK	11/02/2020
135-137 Bedford Avenue Rezoning	Zoning map amendment	K1	210043 ZMK	11/02/2020
HPD New Penn Development	Designation, approval and disposition of city-owned property	K5	210109 HAK	11/02/2020
Suydam Street Rezoning	Zoning map and zoning text amendment, zoning special permit	K4	200344 ZMK; N 200343 ZRK; 200326 ZSK	11/02/2020
65 Spring Street	Special permit	M5	200169 ZSM	11/02/2020
431 Concord Avenue	Zoning map and zoning text amendment	X1	200274 ZMX; 200275 ZRX	11/02/2020
300 Huntington Street	Zoning map and zoning text amendment, authorization and restrictive declaration	K6	210049 ZMK; N 210051 ZAK; N 210056 LDK	11/16/2020
68-19 Woodhaven Blvd. Rezoning	Zoning map and zoning text amendment	Q6	200272 ZMQ; N 200273 ZRQ	11/16/2020
261 Walton Avenue	Zoning map and zoning text amendment	X1	200286 ZMX; N 200287 ZRX	11/16/2020
Peartree Self-Storage	Special permit	X12	200250 ZSX	11/16/2020
606 Neptune Avenue Rezoning	Zoning map amendment and modification of a restrictive declaration	K13	210033 ZMK; M 210034 LDK	11/30/2020

LANDMARKS PIPELINE

Proposed Designations — November 2020

NAME	ADDRESS	ACTION	DATE
Angel Guardian Home	6301 12 th Avenue, BK	Designation	11/10/2020
East 25th Street Historic District	East 25th Street, BK	Designation	11/17/2020

Actions Taken — November 2020

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
November 10, 2020				
5-7 East 62 nd Street, MN	Upper East Side HD	Alter the façade, replace entry infill and install a canopy.	21-02425	Approved w/ mods.
373 Manor Road, QN	Douglaston HD	Alter the facades, relocate the driveway and curb cut.	19-38718	Approved w/ mods.
245 Arleigh Road, QN	Douglaston HD	Alter the facades, construct an addition and widen the driveway.	19-35502	Approved w/ mods.
35-30 81 st Street, QN	Jackson Heights HD	Install stairs in an areaway and enlarge masonry openings.	20-04297	Approved
35 Love Lane, BK	Brooklyn Heights HD	Excavate, construct a below-grade addition, modify openings and create new openings at the rear façade.	21-00437	Approved
81 Pierrepont Street, BK	Brooklyn Heights HD	Excavate and construct a below-grade addition.	21-00436	Approved
241 Washington Avenue, BK	Clinton Hill HD	Install a rooftop privacy wall and pergola and extend flues.	20-02189	Approved
538 East 11 th Street, MN	Free Public Baths of the City of New York, East 11 th Street Bath	Alter the façade.	20-09935	No Action
217 East 5 th Street, MN	East Village/Lower East Side HD	Construct an elevator tower, replace a deck, modify a masonry opening, and install a balcony at the back building.	21-02023	Approved
456 West 23 rd Street, MN	Chelsea HD Extension	Replace windows.	21-01296	Approved
1 West 67 th Street, MN	Upper West Side/Central Park West HD	Modify the parapet, replace a skylight, and replace windows.	21-02245	Approved w/ mods.
135 East 71 st Street, MN	Upper East Side HD	Modify the building's base, replace storefront infill, establish a Master Plan for the installation of signage, and modify a Master Plan for the replacement of windows.	20-10381	Approved w/ mods.
61 East 77 th Street, MN	Upper East Side HD	Reconstruct the stoop and construct a barrier-free access ramp.	20-10899	Approved w/ mods.
969 Park Avenue, MN	Park Avenue HD	Establish a Master Plan governing the future installation of windows.	21-02194	Approved
November 17, 2020				
130 Fifth Avenue, MN	Ladies' Mile HD	Replace and modify storefront infill.	21-01354	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
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
1860 Bedford Avenue, BK	Prospect Lefferts Gardens HD	Legalize the installation of paving, fence and gate without LPC permits.	20-10485	Approved
115 Fenimore Street, BK	Prospect Lefferts Gardens HD	Legalize the installation of a fence and driveway gate without LPC permits.	20-10931	Approved w/ mods.

LANDMARKS PIPELINE (continued)

Actions Taken — November 2020

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
West Broadway, Reade, Chambers and Hudson Streets – James Borgardus Triangle, MN	Tribeca West HD	Install a PDC approved food kiosk.	21-02877	Favorable Report
201 Sullivan Street, MN	South Village HD	Modify a masonry opening and install a barrier free access ramp.	20-05802	Approved
40-42 West 84 th Street, MN	Upper West Side/Central Park West HD	Install railings and alter the existing penthouse addition.	20-06245	Approved w/ mods.
2935 Broadway, MN	Morningside Heights HD	Install window film at a storefront.	20-10024	Approved
311 East 140 th Street, BX	Mott Haven HD	Modify the areaway and front façade and install a barrier free access chair lift.	21-01275	Approved w/ mods.
220 East 61 st Street, MN	Treadwall Farm HD	Legalize reconstruction of the rear parapet in non-compliance with Certificate of No Effect 19-20807.	20-09349	Withdrawn
875 St. Marks Avenue, BK	Crown Heights North HD	Legalize façade work and installation of a mailbox in non-compliance with Certificate of No Effect 16-7468.	21-00136	Laid over
519 2 nd Street, BK	Park Slope HD	Modify the areaway and stoop.	19-37213	Laid over

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1491	505 West 134 th Street Cluster, Manhattan	Approving an Urban Development Action Area Project, waiving the urban development action area designation requirement and approving a real property tax exemption.	11/19/2020

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Special Flushing Waterfront District*	Zoning map amendment to change an a C4-2 and M3-1 districts to a M1-2/R7-1 district and to establish the Special Flushing Waterfront District	QN07	C 200033 ZMQ	11/04/2020
Special Flushing Waterfront District	Zoning text amendment to establish the Special Flushing Waterfront District (SFWD); to update the Waterfront Access Plan Q-2 and to designate a Mandatory Inclusionary Housing (MIH) area	QN07	N 200034 ZRQ	11/04/2020
Mansion Restaurant Sidewalk Café Text Amendment	Modify Sidewalk Café regulations to apply for a revocable consent and license to operate an unenclosed sidewalk café adjacent to the restaurant's frontage	MN08	N 200078 ZRK	11/04/2020
Dekalb Commons	Designation of property as an Urban Development Action Area and Urban Development Action Area Project and disposition of property	BK03	C 200155 HAK	11/04/2020
Bedford Avenue Overlay Extension	Zoning map amendment to establish a c2-4 commercial overlay within an existing R6B district	BK01	C 200158 ZMK	11/04/2020
803 Rockaway Avenue Rezoning*	Zoning map amendment to change an M1-1 zoning district to M1-4/R7A and M1-4/R6A zoning districts and to map Special Mixed Use District (MX-19)	BK16	C 200056 ZMK	11/04/2020
803 Rockaway Avenue Rezoning	Zoning text amendment to modify restrictions for certain uses in MX-19 and to designate a Mandatory Inclusionary Housing (MIH) area	BK16	N 200057 ZRK	11/04/2020
59-02 Borden Avenue Self Storage	Special permit to facilitate the construction of a self-storage facility	QN02	C 200031 ZSQ	11/04/2020
312 Coney Island Avenue Rezoning*	Zoning map amendment to change a C8-2 District to an R8A District, and establish within the proposed R8A District a C2-4 District	BK07	C 200092 ZMK	11/04/2020
312 Coney Island Avenue Rezoning	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area and to modify setback requirements in Zoning Resolution (ZR) Section 113-00 to modify setback requirements for sites in R8A districts adjacent to Park Circle within the Special Ocean Parkway District (SOPD)	BK07	N 200093 ZRK	11/04/2020
312 Coney Island Avenue Rezoning	Special permit pursuant to ZR Section 74-533 to waive required residential accessory parking spaces	BK07	C 200094 ZSK	11/04/2020
Public School 48 Landmark	Landmark Designation	QN12	N 210118 HIQ	11/18/2020
265 Front Street*	Zoning map amendment to change an M1-2 District to an R6A/C2-4 District	BK02	C 150178 ZMK	11/18/2020
265 Front Street	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area	BK02	N 180178 ZRK	11/18/2020
1501-1555 60 th Street Rezoning*	Zoning map amendment to change an M1-1 zoning district to an R7A/ C2- 4 district	BK12	C 200086 ZMK	11/18/2020
1501-1555 60 th Street Rezoning	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area	BK12	N 200087 ZRK	11/18/2020