

CITYLAND NEW FILINGS & DECISIONS | February 2021

CITY PLANNING PIPELINE

New Applications Filed with DCP — February 1 to February 28, 2021

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
Atlantic Brooklyn LLC	1045 Atlantic Avenue	A zoning map amendment from M1-1 to a C6-3A district and a zoning text amendment to create a new MIH area to facilitate a newly constructed building with a total of 490,000 SF, including 426 units and 63,000 SF of commercial uses (8.5 FAR), is sought by private applicant Atlantic Brooklyn LLC at 1045 Atlantic Avenue in Bedford-Stuyvesant, Community District 3, Brooklyn.	210276 ZMK; 210277 ZRK	Jason Diaz
130 St. Felix Street LLC	130 St. Felix Street	This is a private application by 130 St. Felix Street LLC requesting a Zoning Map Amendment (ZM) from C6-1 to C6-4 and C6-6 within the Special Downtown Brooklyn District, Zoning Text Amendments (ZRs) and special permits (ZS) to facilitate a new 23-story 151,000 sf mixed-use development, including community facility space and residential units (120 units) at 130 St. Felix Street, in Downtown Brooklyn, Community District 2, Brooklyn.	210278 ZMK; 210279 ZRK; 210280 ZSK; 210281 ZSK	Abigail Rudow
ENY Community Residences LLC	749 Van Sinderen Avenue	This is a private application by ENY Community Residences LLC requesting a Zoning Map Amendment to change an M1-1 to C4-4L zoning district and a Zoning Text Amendment to map MIH area, to facilitate the development of a new affordable housing building with 113 units and active ground floor at 749 Van Sinderen Avenue, East New York, Community District 5, Brooklyn.	210285 ZMK; 210286 ZRK; 210299 ZMK; 210300 ZRK	John McNally
Shabsi Parnes	840 Lorimer Street	This is a private application by Shabsi Parnes requesting a zoning map amendment to rezone a portion of Block 2679 from M1-2/R6 and R6A/C2-4 to C4-5D and a zoning text amendment to Appendix F to establish an MIH area to facilitate a 10-story, 83,000 square foot mixed-use development with 25,000 square feet of commercial space and 74 units (15 MIH) and 58,000 square feet of residential floor area at 840 Lorimer Street (Block 2679, Lot 32, 34, 42, 43) in Greenpoint, Community District 1, Brooklyn.	210299 ZMK; 210300 ZRK	Kira Xiang
SPECIAL PERMITS/OTHER ACTIONS				
Shlomo Karpen	1 Wythe Avenue IBIA Special Permit	This is a private application by One Wythe LLC requesting a zoning special permit pursuant to Section 74-962 and 74-963 and zoning text amendment pursuant to ZR 74-96 to facilitate a new 8-story commercial and industrial building at 1 Wythe Avenue in the Greenpoint neighborhood of Brooklyn Community District 1.	210272 ZSK; 210273 ZRK	Rob Greene
ERY South Residential Tower LLC	15 Hudson Yards - High Line Connection Chair Cert	Chair Certification to certify that the Connection to the High Line at 15 Hudson Yards on the Eastern Rail Yards is substantially complete.	210251 ZCM	Ruchi sand
Spectrum New York Metro LLC	Block 2197, Lot 47 – Zoning Lot Subdivision	Certification pursuant to Section 62-812 for a zoning lot subdivision within an existing WAP located at Block 2197, Lot 47 within Manhattan Community District 12.	210257 LDM; 210266 ZCM	Allegra Kahn
SBS – NYC Small Business Services	Block 2197, Lot 75 – Zoning Lot Subdivision	Certification pursuant to Section 62-812 for a zoning lot subdivision within an existing WAP located at Block 2197, Lot 75 within Manhattan Community District 12.	210259 ZCM	
John Fikias	CS 631 Ocean Terrace	This is a private application seeking Substantial Compliance with a prior approval (N190354ZCR) which was approved by the City Planning Commission on 05/29/2019 per ZR Section 105-41 certifying that no authorizations are required to facilitate the expansion of a single-family home located in the Special Natural Area District of Staten Island, CB2.	210297 CSR	

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS				
FDNY	EMS Station 17 New Facility	This is a public application by FDNY requesting a site selection and a special permit for a new EMS facility at 1257 Morris Avenue (Block 2450, Lot 42 (15,000 s.f.) in Bronx CD 4.	210293 PSX; 210294 ZSX	
	Eventi Plaza – POPS Redesign and Café	This is a private application requesting a Chair certification ZR 37-625 to allow for design changes to an existing plaza, and a Chair certification ZR 37-73 to allow for an open air cafe in the plaza, at 835 Sixth Ave in Midtown, Community District 5, Manhattan.	210267 ZCM; 210268 ZCM	
LPC – NYC Landmarks Preservation Commission	Harriet and Thomas Truesdell House	The Landmarks Preservation Commission is requesting a report from the City Planning Commission on the landmark designation of Harriet and Thomas Truesdell House, located at 227 Duffield Street in Downtown Brooklyn, Community District 2, Brooklyn.	N 210282 HIK	
South Street Seaport Limited Partnership	Pier 17 Waterfront Certification	South Street Seaport Limited Partnership seeks a certification pursuant to ZR 62-12 (c) (Waterfront Public Access and Visual Corridors) to incorporate two kiosks within the WPAA of Pier 17 aka 95 South Street (Block 73, Lot 8, 10, 11), located in the South Street Seaport Neighborhood of Lower Manhattan, Community District 1.	210287 ZCM; M 210288 LDM	Carlyn Maksymuk
Anna Baldassare	POPS Signage – 188 East 64 th Street	This is a POPS Signage review request for the Residential Plaza at 188 East 64 Street, Community District 8, Manhattan.	210275 SGM	Anthony Salerno
Richmond SI Owner LLC	River North (Liberty Towers)	This is a land use application by Richmond SI Owner, LLC. requesting a zoning map and zoning text amendment to facilitate a new mixed-use development on Richmond Terrace and Stuyvesant Place in the St. George neighborhood, Community Board #1, Staten Island.	210289 ZMR; 210290 ZRR; 210291 ZSR	Max Stember-Young
ANTONIO VALENZIANO	SD 75 Groton Street	A certification ZR 107-08 for a subdivision is being sought by Antonio Valenziano at 75 Groton Street, Block 5316, Existing Lot 83 into tentative lots 83 & 85 in an R3-1 zoning district in the Eltingville neighborhood of Staten Island, Community Board #3.	N 210295 RCR	
Scott Lieberman	SD 79 Holcomb Avenue		N 210298 RCR	Alexis Barron-Archer
Gino Tucci	SD Bennett Avenue (Block 6321 Lot 121)	A Zoning Certification pursuant to 107-08 to facilitate a [new] [# of max stories], [total zsf, (# DU's)], [use] development, at Bennett Avenue, Annadale, Community District 3, Staten Island.	N 210296 RCR	Stasia Krebshevski
Joseph Morace	SS 29 Highland Road	A Chair Certification per ZR Section 107-121 to facilitate the development of two, two-family, residential homes is being sought by Lera Property Holdings, LLC at 29 Highland Road in the Great Kills neighborhood of Staten Island, Community District 3.	N 210274 RCR	
Chris Ponisi	SS 317 Woodvale Avenue	A zoning certification pursuant to ZR 107-121 to facilitate the development of two, one family residential homes is being sought by Lisa Karlsen at 317 Woodvale Avenue in the Prince's Bay neighborhood Community District 503 of Staten Island.	N 210271 RCR	
Christopher Vaccaro	SS 661 Johnson Terrace	A Zoning Certification pursuant to 107-121 to facilitate a new single-family home is being sought by Christopher Vaccaro at 661 Johnston Terrace in Prince's Bay, Community District 3, Staten Island.	N 210265 RCR	Philip Rampulla
Philip Rampulla	Staten Island Academy	This is a private application seeking SNAD Certification pursuant to ZR-105-41 to construct a new 2 story multi-purpose building on the Staten Island Academy campus at 5 Four Corners Road being Block 873 Lot 27 in Todt Hill, CB #2, Staten Island.	N 210269 ZCR	Peter Rampulla

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
960 Franklin Avenue Rezoning	Zoning map and zoning text amendments, special permits.	K9	200184 ZMK; N 200185 ZRK; 200186 ZSK; 200187 ZSK	02/01/2021
314 West 43 rd Street	Special permit.	M4	200352 ZSM	02/01/2021
1427 Ralph Avenue	Site selection and acquisition.	K18	210106 PCK	02/16/2021

LANDMARKS PIPELINE

Proposed Designations — February 2021

NAME	ADDRESS	ACTION	DATE
Harriet and Thomas Truesdell House	227 Duffield Street, Brooklyn	Designation	02/02/2021
Dorrance Brooks Square Historic District	Two sections located on either side of Frederick Douglass Boulevard between West 136 th Street and West 140 th Street, Manhattan	Calendaring	02/02/2021
New York Public Library, Harlem Branch	9 West 124 th Street, Manhattan	Calendaring	02/02/2021

Actions Taken — February 2021

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
February 2, 2021				
27 East 4 th Street, MN	NoHo HD Extension	Demolish the existing building and construct a new building.	21-03229	No Action
76 West 82 nd Street, MN	Upper West Side/ Central Park West HD	Legalize the replacement of ironwork at the stoop without Landmarks Preservation Commission permit(s).	20-07838	Approved w/ mods.
78 West 82 nd Street, MN	Upper West Side/ Central Park West HD	Legalize the replacement of ironwork at the stoop without Landmarks Preservation Commission permit(s).	20-07839	Approved w/ mods.
80 West 82 nd Street, MN	Upper West Side/ Central Park West HD	Establish a Master Plan governing the replacement of storefront infill, signage, and the installation of barrier-free access ramps.	20-07840	Approved w/ mods.
60-83 68 th Avenue, QN	Central Ridgewood HD	Legalize reconstructing the front stoop without Landmarks Preservation Commission permit(s).	19-09157	Denied
60-53 68 th Avenue, QN	Central Ridgewood HD	Legalize alterations to the front stoop and replacement of areaway fence without Landmarks Preservation Commission permit(s).	19-15249	Approved w/ mods.
294 Albany Avenue, BK	Crown Heights North III HD	Legalize modifying a window opening at the rear façade without Landmarks Preservation Commission permit(s).	19-41363	Approved w/ mods.
152 Stratford Road, BK	Prospect Lefferts Gardens HD	Legalize alterations to the front and side façades and porch without Landmarks Preservation Commission permit(s).	20-04817	Approved w/ mods.
17 Battery Place, MN	The Whitehall Building – Individual Landmark	Replace entrance infill.	21-04301	Approved w/ mods.
61 7 th Avenue South, MN	Greenwich Village HD Extension II	Modify an opening and install a ramp.	19-39118	Approved
536-538 Broadway, MN	SoHo-Cast Iron HD	Replace entrance infill.	21-03460	Laid over
24 East 10 th Street, MN	Greenwich Village HD	Construct additions, and remove studio window and shutters.	21-02715	Laid over

LANDMARKS PIPELINE (continued)

Actions Taken — February 2021

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
February 9, 2021				
54-66 Livingston Street, BK	Brooklyn Heights HD	Replace windows.	20-09614	Approved
39 Chauncey Street, BK	Stuyvesant Heights HD	Construct a new building.	20-05535	Approved w/ mods.
110 West 88 th Street, MN	Upper West Side/ Central Park West HD	Construct a new building.	21-04576	Approved
2211 Broadway, MN	The Apthorp Apartments – Individual Landmark	Remove cast iron vault covers at an areaway.	21-01073	Approved
473 9 th Street, BK	Park Slope HD Extension	Legalize modifications to a window opening at the rear façade without Landmarks Preservation Commission permit(s).	20-07760	Denied
95 Marginal Street, MN	South Street Seaport HD	Install signage.	21-05419	No Action
536-538 Broadway, MN	SoHo-Cast Iron HD	Replace entrance infill.	21-03460	Approved w/ mods.
321 East 6 th Street, MN	East Village/Lower East Side HD	Replace windows, construct a rooftop addition, install railings and alter a rear yard addition.	20-10594	Approved w/ mods.
330 West 42 nd Street, MN	McGraw-Hill Publishing Company Building – Individual Landmark	Replace signage at the building crown, and install storefront infill, signage and a canopy.	21-04763	Approved
1000 Fifth Avenue, MN	Metropolitan Museum of Art – Individual and Interior Landmark	Replace a curtain wall facade.	21-04144	No Action
59 Greene Street, MN	SoHo-Cast Iron HD	Modify storefront infill.	21-04527	Withdrawn
February 23, 2021				
163 Bond Street, BK	Boerum Hill HD Extension	Construct rear yard and rooftop additions.	20-10140	Approved
1118 Lorimer Street, BK	Greenpoint HD	Install storefront infill.	21-04299	Approved w/ mods.
410-412 Waverly Avenue, BK	Clinton Hill HD	Construct a rooftop addition and alter the front and rear facades.	21-05170	Approved
256 Cumberland Street, BK	Fort Greene HD	Combine masonry openings.	21-03065	No Action
66 West 9 th Street, MN	Greenwich Village HD	Alter the areaway, replace a stoop and install a barrier-free access lift.	21-02715	Approved w/ mods.
24 East 10 th Street, MN	Greenwich Village HD	Construct additions, replace windows, and remove a studio window and shutters.	21-02715	No Action
334 West 12 th Street, MN	Greenwich Village HD	Install a cornice.	21-02744	Approved w/ mods.
71-105 East 42 nd Street, MN	Grand Central Terminal – Individual and Interior Landmark	Advisory review pursuant to Zoning Resolution Section 81-60 concerning the harmonious relationship of a new building and Grand Central Terminal.	21-05602	Positive Report
71-105 East 42 nd Street, MN	Grand Central Terminal – Individual and Interior Landmark	Alter the viaduct sidewalk and the 42nd Street passage to connect to an adjacent new building.	21-05603	Positive Report
45 East 70 th Street, MN	Upper East Side HD	Replace decorative metal balconies, stairs and railings, and alter the perimeter fence at the rear yard.	21-04173	Approve in part w/ mods / No action in part
570 Park Avenue, MN	Upper East Side HD	Remove a special window.	21-04173	Laid over
351 Canal Street, MN	SoHo-Cast Iron HD	Construct a rear yard addition.	21-03277	Laid over

New Decisions Added to www.CityAdmin.org — February 2021

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1541	110 Lenox Avenue, Manhattan	Real property tax exemption and waiving urban development action area designation requirement and ULURP process.	02/11/2021
1542	Angel Guardian Home, Brooklyn	Approving the designation of a landmark.	02/11/2021
1552	16 th Avenue Rezoning	Disapproving an application to eliminate a C2-2 district within an existing R5 district and changing from an existing R5 district a C4-4A district.	02/25/2021
1553	16 th Avenue Rezoning	Disapproving an application for an amendment of the Zoning Resolution to establish a Mandatory Inclusionary Housing Area.	02/25/2021
1555	Everlasting Pine HDFC Ground Lease Amendment	Waivers of requirements and approval of an Urban Development Action Area Project at 96 Baxter Street, MN.	02/25/2021
1556	Harlem East Harlem URP Extension	Amendment of Harlem East Harlem Urban Renewal Plan.	02/25/2021
1557	214-32 Hillside Avenue Rezoning	Establishing a C2-3 district within an existing R2 district.	02/25/2021

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
East Harlem Urban Renewal Plan Extension	Extend the duration of the Urban Renewal Plan by 40 years and continue HPD's administration and management in the area.	MN 10 MN 11	C 210067 HUM	02/03/2021
9114 Fifth Avenue Rezoning*	Zoning map amendment to change a C8-2 zoning district to an R7A/C2-4 district.	BK 10	C 190447 ZMK	02/03/2021
9114 Fifth Avenue Rezoning	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.	BK 10	N 190448 ZRK	02/03/2021
737 Fourth Avenue Rezoning*	Zoning map amendment to change an M1-1D zoning district to an R8A/C2-4 zoning district.	BK 07	C 200029 ZMK	02/03/2021
737 Fourth Avenue Rezoning	Zoning text amendment to designate an MIH area with Options 1 and 2, and to include the Project Area within the EC-1 District.	BK 07	N 200030 ZRK	02/03/2021
65 Spring Street	Special Permit to modify use regulations.	MN 02	C 200169 ZSM	02/03/2021
214-32 Hillside Avenue Rezoning	Zoning map amendment establishing a C2-3 district within an existing R2 district.	QN 13	C 200190 ZMQ	02/03/2021
Flatiron BID Expansion	Amending a business improvement district.	MN 04 MN 05	N 210199 BDM	02/17/2021
Arverne East*	Designation of an Urban Development Action Area and Urban Development Action Area Project.	QN 14	N 210069 HNO	02/17/2021
Arverne East	Zoning map amendment from C4-4 to a Special Mixed Use District (MX-21:M1-4/R6).	QN 14	C 210070 ZMQ	02/17/2021
Arverne East	Zoning text amendment to establish a Special Mixed Use District (MX-21).	QN 14	N 210071 ZRQ	02/17/2021
91-32 63 rd Drive Rezoning*	Zoning map amendment to change an R4 zoning district with a C2-2 commercial overlay to an R7A zoning district with a C2-3 commercial overlay.	QN 06	C 200178 ZMQ	02/17/2021
91-32 63 rd Drive Rezoning	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.	QN 06	N 200179 ZRQ	02/17/2021
61-63 Crosby Street	Special Permit to modify use regulations.	MN 02	C 210001 ZSM	02/17/2021
5 Mercer Street	Special Permit to modify bulk and use regulations.	MN 02	C 200205 ZSM	02/17/2021
44th Avenue Demapping	Amendment to the City Map.	QN 04	C 130254 MMQ	02/17/2021
245-01 Jamaica Avenue Rezoning	Replace an existing C1-3 overlay with a C2-3 overlay within an existing R4 district.	QN 13	C 200252 ZMQ	02/17/2021