

CITYLAND NEW FILINGS & DECISIONS | January 2021

CITY PLANNING PIPELINE

New Applications Filed with DCP — January 1 to January 30, 2021

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
BKC3 Brighton LLC	1002 Brighton Beach Avenue	Private application by BKC3 Brighton LLC requesting a zoning map change (ZM) from R6/C1-2 and R7-1/C2-4 to C4-4D, and a zoning text amendment (ZR) to Appendix F to facilitate a 14-story, 169,000 sf mixed-use building including 135,000 sf of residential use (156 DU's) and 34,000 sf of commercial use, at 1002 Brighton Beach Avenue in Brighton Beach, Community District 13, Brooklyn.	210222 ZMK; N 210223 ZRK	Kovid Saxena
John Kalafatis	11 th Street & 34 th Avenue Rezoning	The applicants, 33-33 11th St. LLC and Lily & John Realty Inc., seek a zoning map amendment from R5 to M1-5/R6A, and zoning text amendments to establish a Special Mixed Use District and an MIH area, to facilitate the development of two eight-story buildings, with a combined 352 residential units and 156,466 square feet of commercial and light industrial space, in Astoria, Queens, Community District 1.	210234 ZMQ; N 210235 ZRQ	Rob Greene
1571 Development, LLC	1571 McDonald Avenue Rezoning	This is a private application for a zoning map amendment from R5/C2-3 to C4-4L and a zoning text amendment to Appendix F to facilitate a new development including 113,700 sf of residential space (106 DUs) and 5,500 sf of commercial space at 1571 McDonald Avenue in Borough Park, Community District 12, Brooklyn.	210230 ZMK; 210231 ZRK	Vivien Krieger
Coyle Properties LLC	2134 Coyle Street Rezoning	A zoning map amendment from R4/C1-2 to R6A/C2-4 and a text amendment to map a Mandatory Inclusionary Housing Area (ZR Appendix F) to facilitate a new five-story building (approx. 24,000 sf commercial, 100,000 sf residential, 148 DUs) are being sought by private applicant Promont at 2134 Coyle Street, Community District 15, Brooklyn.	210239 ZMK; N 210240 ZRK	Max Stember-Young
MDM Development Group LLC	31 st Street and Hoyt Avenue Rezoning	A Zoning Map Amendment and Zoning Text Amendment to facilitate three new, 11- and 14-story developments, including approximately 322 dwelling units, 34,000 square feet of commercial space, and 10,000 square feet of community facility space, is being sought by three private applicants on 31st Street in Astoria, Community District 1, Queens.	210200 ZMQ; 210201 ZRQ	Laura Davis
InactiveBG Sutphin InactiveLLC	97-04 Sutphin Boulevard	A proposed zoning map amendment from C4-5X/DJ to C6-3/DJ and zoning text amendment to establish an MIH area to facilitate a new, approx. 190-unit senior affordable housing development with approximately 16,500 SF of community facility space is sought by BG Sutphin LLC at 97-04 Sutphin Boulevard in Jamaica, Community District 12, Queens.	210213 ZMQ; N 210214 ZRQ	Alex Moscovitz
SPECIAL PERMITS/OTHER ACTIONS				
Ron Mandel	1009 Second Avenue Terminal Easement Certification	This is a private application by LFL Partners, LLC requesting a Transit Easement Certification pursuant to ZR Section 95-041 to enable the development of an as-of-right mixed-use building in the East Midtown neighborhood of Community District 6, Manhattan.	210238 ZCM	Matthew Schommer
SWDM Myrtle LLC	1100 Myrtle Avenue FRESH	A FRESH certification per ZR 63-30 to facilitate a new 11-story, 193,618 sf, (233 DU's), mixed-use development, including 168,154 sf of residential floor area, and a 25,463 sf FRESH food store, is being sought by SWDM Myrtle LLC, at 1100 Myrtle Avenue in Bedford-Stuyvesant, Community District 3, Brooklyn.	N 210077 LDK; N 210210 ZCK	Patrick Taylor

CITY PLANNING PIPELINE (continued)

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SPECIAL PERMITS/OTHER ACTIONS				
Jay Segal	160-05 Archer Avenue - SDJD Curb Cut Authorization	Proposed establishment and use of a CPC authorization to facilitate a new curb cut for a permitted loading dock within an as-of-right development at 160-05 Archer Avenue within the Special Downtown Jamaica District in Jamaica, Community District 12, Queens.	N 210232 ZRQ; N 210233 ZAQ	Rachel Scall
NA NA	2401 Third Avenue	This is a private application requesting a waterfront certification to facilitate the development of waterfront public access pursuant ZR 87-73, at 2401 Third Ave, Community District 1, Bronx.	210228 ZCX	Sean Wang
JP Morgan Chase	270 Park – POPS Certification	This is a private application by JPMorgan Chase, requesting a design certification of a future public space pursuant to ZR Section 37-78 and 81-681b) at 270 Park Avenue, in the East Midtown neighborhood of Community District 5, Manhattan.	N 210225 ZCM; N 210226 LDM; N210227 ZCM	
Stasia Krebushevski	279 Stanley Avenue	A private land use application by Stasia Krebushevski at 279 Stanley Avenue seeking zoning authorizations pursuant to the Special Hillside Preservation District to develop a two-family home in Community District 1, Staten Island.	N 210217 ZAR; N 210218 ZAR	
Melanie Meyers	415 Madison Avenue - TDR & Overbuild Cert b) (GEM)	This is a private application by 415 Madison Ave LLC, proposing chairperson certifications pursuant to ZR Section 81-642 and 81-643b), that seek to facilitate redevelopment of the commercial building on the site located at 415 Madison Ave in the East Midtown neighborhood of Community District 5.	210219 ZCM; 210220 ZCM	Brian Healy
Anthony Vasaturo	4295 Arthur Kill Road	This is a private application in the Special South Richmond Development District by EMBA Holdings LLC seeking CPC Authorizations and Certifications to facilitate the development of two new two-story office / warehouse buildings (total of 33,586 sf), 88 parking spaces, and two cross-access connections on a zoning lot with an existing 12,550 sf building used for office and wholesale storage. The project is located in a M1-1 district in the Charleston neighborhood of CD3, Staten Island.	210241 ZAR; 210242 ZCR; N 210243 ZCR; 210244 LDR; 210245 ZAR	
Meenakshi Srinivasan	72 Fifth Avenue	This is a private application by 712 Fifth Ave 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.	M 210198 LDM; M 860200E ZSM	Matthew Bautista
Chris Xu	88-08 Justice Avenue Restrictive Dec Termination	This is a private application by Justice Avenue Tower, LLC, requesting a modification to cancel Restrictive Declaration D-60 on the property located on Block 1842, Lots 39 & 66 in Queens Community District 4. The cancellation of the Restrictive Declaration would facilitate the development of an 18-story mixed-use building with residential, commercial and community facility uses, pursuant to the existing C4-2 zoning district regulations.	210229 LDQ	
DPR - Department of Parks & Recreation NYC	Crescent Beach Park Additions	City acquisition and Site Selection of four lots and record streets is being sought by NYC Parks Department at Crescent Beach Park, Great Kills neighborhood, Community District 3, Staten Island.	210221 PCR	Colleen Alderson
Robert Kelly	SD 7558 Amboy Road	A certification pursuant to ZR 107-08 to facilitate the subdivision of two lots into three lots and the development of a new residential home is being sought by Robert Kelly at 7558 Amboy Road in Tottenville neighborhood, Community Board #3, Staten Island.	N 210205 RCR	Alexis Barron-Archer

CITY PLANNING PIPELINE (continued)

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SPECIAL PERMITS/OTHER ACTIONS				
Joseph Loccisano	SS 38 Woodvale Avenue	A Zoning Certification pursuant to ZR 107-121 to facilitate a new two-family home, is being sought by Ronald D'Angelo at 38 Woodvale Avenue in Pleasant Plains, Community District 3, Staten Island.	N 210224 RCR	Frank Quagliotti
SAL CULOTTA	SS SD 11 Madsen Avenue & 145 Richmond Valley Road	A certification ZR 107-08 and 107-121 for school seats and subdivision is being sought by Sal Culotta at 11 Madsen Avenue and Mark Telmany 145 Richmond Valley Road in Richmond Valley neighborhood, Community Board #3, Staten Island.	210236 RCR; 210237 RCR	Alexis Barron-Archer
Windermere Properties LLC	The Windermere	Application for a special permit to modify bulk and use regulations. Approval would facilitate the renovation and conversion of a historic landmark property into a mixed-use building with hotel, retail, and residential use.	210202 ZSM	
Dominick Ciccarelli	SD SS 325 Woodvale Avenue		N 210211 RCR; N 210212 RCR	Douglas Hoffmann
Carlton Blvd LLC	SD SS 825 Carlton Boulevard		N 210203 RCR; N 210203 RCR	Alexis Barron-Archer
Inna Goldstein	Shields Place – one residence	Seeking 105-45, 105-421, 105-426, 106-432.	N 210206 ZAR; N 210207 ZAR; N 210208 ZCR; N 210209 ZAR	Alexis Barron-Archer

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
Arthur Avenue Hotel Rezoning	Zoning map and zoning text amendments.	X6	210027 ZMX N 210028 ZRX	01/04/2021
Bed-Stuy Central and North (UDAAP)	UDAAP designation, project approval, disposition of city-owned property.	K3	210173 HAK	01/04/2021
Crescent Beach Park Expansion	Site selection and acquisition.	SI3	210221 PCR	01/19/2021
42 Walker Street	Special permit.	M1	200251 ZSM N 210190 LDM	01/19/2021

LANDMARKS PIPELINE

Proposed Designations — January 2021

NAME	ADDRESS	ACTION	DATE
Conference House Park Archaeological Site	298 Satterlee Street, Staten Island	Calendaring	11/10/2020
Holyrood Episcopal Church – Iglesia Santa Cruz	715 West 179 th Street, Manhattan	Calendaring	11/17/2020
The Educational Building, 70 Fifth Avenue	70 Fifth Avenue, Manhattan	Calendaring	

Actions Taken — January 2021

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<u>January 5, 2021</u>				
35-18 80 th Street, QN	Jackson Heights HD	Install a fence.	21-03657	Approved
100 Hudson Street, MN	Tribeca West HD	Install a wall-mounted mechanical unit.	21-03908	Approved
89 South Street, MN	South Street Seaport HD	Construct a new building.	21-04880	No Action
250 Water Street, MN	South Street Seaport HD	Construct a new building.	21-03235	No Action
12-16 Eldridge Street, MN	Eldridge Street Synagogue – Individual Landmark	Install light poles in the front areaway, and security cages at the rear fire escapes.	21-02136	Read into the record
18-20 East 50 th Street, MN	Hampton Shops Building – Individual Landmark	Replace windows.	21-03186	Read into the record
400 West 57 th Street, MN	The Windermere – Individual Landmark	Alter the base of the building and replace storefronts.	21-03133	Laid Over
216 Dean Street, BK	Boerum Hill HD	Install a solar array canopy, bulkhead and planters on the roof; and replace windows.	20-01343	Laid Over
<u>January 12, 2021</u>				
89 South Street, MN	South Street Seaport HD	Construct a new building.	21-04880	No Action
250 Water Street, MN	South Street Seaport HD	Construct a new building.	21-03235	No Action
12-16 Eldridge Street, MN	Eldridge Street Synagogue – Individual Landmark	Install light poles in the front areaway, and security cages at the rear fire escapes.	21-02136	Approved
18-20 East 50 th Street, MN	Hampton Shops Building – Individual Landmark	Replace windows.	21-03186	Approved w/ mods.
163 Bond Street, BK	Boerum Hill HD Extension	Construct rear yard and rooftop additions.	20-10140	No Action
282 Garfield Place, BK	Park Slope HD	Modify masonry openings and remove and relocate stained glass windows.	21-01185	Approved
97 St. Marks Avenue, BK	Prospect Heights HD	Install a bulkhead and mechanical equipment at the roof.	20-10086	Approved
271 Church Street, MN	Tribeca East HD	Modify a masonry opening, replace ground floor infill, and install signage.	21-03900	No Action
375 Riverside Drive, MN	Morningside Heights HD	Establish a Master Plan governing the future installation of windows.	21-03888	Approved w. mods.
140 Riverside Drive, MN	The Normandy Apartments – Riverside – West End HD	Modify a masonry opening and install a window.	21-03819	Approved
27 East 4 th Street, MN	NoHo HD Extension	Demolish the existing building and construct a new building.	21-03229	No Action
211 East 48 th Street, MN	Lescage House – Individual Landmark	Extend and reconstruct the rear façade, excavate the rear yard, construct a rooftop addition, and extend chimneys.	21-03913	Read into the record
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	Read into the record
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	Read into the record
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	Read into the record

LANDMARKS PIPELINE (continued)

Actions Taken — January 2021

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
January 19, 2021				
827-831 Broadway, MN	827-831 Broadway Buildings – Individual Landmark	Construct rooftop additions and install storefronts and signage.	21-03122	Approved w/ mods.
211 East 48 th Street, MN	Lescage House – Individual Landmark	Extend and reconstruct the rear façade, excavate the rear yard, construct a rooftop addition, and extend chimneys.	21-03913	No Action
124 Columbia Heights, BK	Brooklyn Heights HD	Amend Certificate of Appropriateness 19-20962 to raise parapets and install railings.	20-09990	Approved
160 Maujer Street, BK	Williamsburg Houses – Individual Landmark	Establish a Master Plan governing the future installation of windows.	21-03086	Approved w/ mods.
216 Dean Street, BK	Boerum Hill HD	Install a solar array canopy, bulkhead and planters on the roof; and replace windows.	20-01343	No Action
424 7 th Avenue, BK	Park Slope HD Extension	Modify a masonry opening.	21-01212	Approved w/ mods.
49 Grove Street, MN	Greenwich Village HD	Reconstruct facades and install substitute materials.	21-02939	Approved
400 West 57 th Street, MN	The Windermere – Individual Landmark	Alter the base of the building and replace storefronts.	21-03133	Laid Over
111 Fifth Avenue, MN	Ladies' Mile HD	Modify an entrance to create barrier-free access.	21-04604	Approved w/ mods.
122 Fifth Avenue, MN	Ladies' Mile HD	Construct an addition on a vacant portion of the lot fronting West 17th Street, and to establish a Master Plan for storefront and entrance replacement.	21-04086	No Action
110 West 86 th Street, MN	Upper West Side/ Central Park West HD	Construct a new building.	21-04576	No Action

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1530	1501-1555 60 th Street Rezoning, Brooklyn	Rezoning M1-1 district to R7A district and establishing a C2-4 district within the R7A district.	01/06/2021
1531	1501-1555 60 th Street Rezoning, Brooklyn	Establishing a Mandatory Inclusionary Housing area.	01/06/2021
1536	475-Seat IS Facility/4002 Ft. Hamilton Parkway, Brooklyn	Approving a site plan for a 475-seat Intermediate School facility.	01/28/2021

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Shubert-Cort Theatre Rehab*	Zoning special permit to grant bonus floor area in exchange for the substantial rehabilitation of the Cort Theatre.	MN 05	C 200123 ZSM	01/04/2021
Shubert-Cort Theatre Rehab	Text amendment to permit distribution of floor area across a zoning lot without regard to district boundaries.	MN 05	N 200124 ZRM	01/04/2021
Angel Guardian Home Landmark	Approving a landmark designation.	BK 10	N 210176 HIK	01/04/2021
42-11 9 th Street Special Permit*	Special permit to increase maximum floor area ratio.	QN 02	C 200303 ZSQ	01/06/2021
42-11 9 th Street Special Permit	Zoning text amendment to modify use, bulk, parking and loading regulations in Industrial Business Incentive Area.	QN 02	N 200304 ZRQ	01/06/2021
16 th Avenue Rezoning*	Zoning map amendment to eliminate a C2-2 commercial overlay and change the underlying R5 zoning district to a C4-4A zoning district.	BK 12	C 200062 ZMK	01/06/2021
16 th Avenue Rezoning	Zoning text amendment to designate a Mandatory Inclusionary Housing area.	BK 12	N 200063 ZRK	01/06/2021
St. Michael's Park Elimination Minor Modification	Amendment to City map eliminating parkland.	QN 01	M 180175A MMQ	01/20/2021
East 25 th Street Historic District	Approving the establishment of a historic district.	BK 17	N 210194 HKK	01/20/2021
DSNY Queens 7 Parking Lot	Site selection and acquisition of property to use as overflow parking lot.	QN 07	C 210005 PCQ	01/20/2021
42-01 28 th Avenue Rezoning*	Zoning map amendment from R5 and R5/C1-2 to R6A and R6A/C1-2.	QN 01	C 190517 ZMQ	01/20/2021
42-01 28 th Avenue Rezoning	Zoning text amendment to designate a Mandatory Inclusionary Housing area.	QN 01	N 190518 ZRQ	01/20/2021
1620 Cortelyou Road*	Zoning map amendment to change an R6A/C2-4 zoning district to an R7D/C2-4 district.	BK 14	C 180496 ZMK	01/20/2021
1620 Cortelyou Road	Zoning text amendment to designate a Mandatory Inclusionary Housing area.	BK 14	N 180497 ZRK	01/20/2021