

**CITYLAND** NEW FILINGS & DECISIONS | March 2021

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — March 1 to March 31, 2021*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
Eric Palatnik	103 Lee Avenue	A zoning map amendment from an R6 and R6/C1-3 to R7X/C2-4 district, and a zoning text amendment to establish an MIH area to facilitate a new eight-story mixed use building of 52 units, of which 16 units would be affordable under MIH, and 7,786 SF ground floor commercial space, is being sought by a private applicant Sbeny Holdings, LLC at 103 Lee Avenue in Williamsburg neighborhood of Community District 1, Brooklyn.	201312 ZMK; 210313 ZRK	Rob Greene
Totem Brooklyn	1160 Flushing Avenue	A zoning map amendment (ZM) from M1-1 to M1-5 to facilitate a new 8 story, 185K sf mixed industrial and commercial development, including 40,000 sf of industrial use, 37,000 sf of retail, and 111,000 sf of office, is being sought by Totem Brooklyn at 1160 Flushing Avenue in Bushwick, Community District 4, Brooklyn.	210314 ZMK	Justin Jarboe
Dynamic Star	23-10 Queens Plaza South Rezoning & Special Permit	The applicant, AAGS Holdings LLC (also known as Dynamic Star), requests a series of land use actions, including a zoning map amendment, zoning text amendment and special permit to facilitate the 22-story enlargement of an existing four-story commercial building, including approximately 216,640 additional commercial square feet (sf) at 23-10 Queens Plaza South (Block 425, Lot 5) in the Long Island City neighborhood, Queens Community District 2.	210317 ZMQ; N 210318 ZRQ; 210319 ZSQ	Alexa Segal
MJM Associates Construction LLC	2390 McDonald Avenue Rezoning	A zoning map amendment from C8-1 to C4-4L and a text amendment to map a Mandatory Inclusionary Housing Area (ZR Appendix F) to facilitate a new 91,503 square foot, 10-story residential (73,021 sf, 78 DUs) and commercial (18,48 sf) building, are being sought by private applicant MJM Associates Construction LLC at 2390 McDonald Avenue, Community District 15, Brooklyn.	210340 ZMK; 210341 ZRK	Kevin Corte
2650 BOE LOR LLC	26-50 Brooklyn Queens Expressway West Rezoning	A Zoning Map Amendment from M1-1 to M1-2 to facilitate a new three-story building, with 77,438 square feet of warehouse space and 8,970 square feet of accessory office space, is being sought by a private applicant at 26-50 Brooklyn Queens Expressway West in Astoria, Community District 1, Queens.	210283 ZMQ	Hiram Rothkrug
Yoel Horowitz	446-448 Park Avenue Rezoning	This is a private application for a rezoning from an M1-1 district to an M1-4/R6A (MX-4) district in Bedford-Stuyvesant, Community District 3, Brooklyn.	210332 ZMK; 210333 ZRK	Rob Greene
624 Morris B, LLC	624 Morris Avenue	Applicant is proposing a zoning map amendment to extend a C1-4 commercial overlay, in order to make an existing non-conforming restaurant (at 624 Morris Avenue), a conforming land use.	210339 ZMX	Hiram Rothkrug
Y & T Development LLC	870-888 Atlantic Avenue Rezoning	A private application by Y & T Development LLC requesting a zoning map amendment to rezone a portion of a block from an M1-1 District to a C6-3A District and zoning text amendment to establish an MIH area to facilitate a new 17-story mixed use development with a total of 170,000sf, 228 DU's (69 MIH), including 155,500sf of residential use and 14,500sf of commercial use at 870-888 Atlantic Avenue in Crown Heights, Community District 8, Brooklyn.	210260 ZSK; 210335 ZMK; 210336 ZRK	Noah Bernstein

## CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
Richard Gatto	9 <sup>th</sup> Street Rezoning	This is a private application by Angelina Gatto Trust for a proposed zoning map amendment from M1-2 to M1-4/R7A, a special permit pursuant to ZR 74-533 to waive required residential off-street parking, and a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) Area and Mixed Use (MX) district in order to facilitate a nine-story mixed-use development with 48 dwelling units and ground floor commercial space in the Gowanus neighborhood of Brooklyn, Community District 6.	210348 ZMK; 210349 ZRK; 210350 ZSK	Lavinia Nannini
Caroline Harris	Our Lady of Pity – 272 East 151 <sup>st</sup> Street Rezoning	A proposed rezoning from R6 to R7A and a text amendment for MIH to allow for mid-density residential building 272 East 151st Street in Community District 1, in the Bronx.	210321 ZMX; N 210322 ZRX	Giovanni Gioia
SPECIAL PERMITS/OTHER ACTIONS				
DOT	101 Varick Avenue	NYC DOT requests site selection and acquisition of a property located 101 Varick Street (Block 2974, Lot 113) for DOT's Sidewalk Inspection Management (SIM) Concrete Operations and Street Light storage facility. The site is occupied by a three-story building and a parking lot, no new construction is proposed.	210329 PCK	Christian Grove
Bel Canto Condominium	1991 Broadway – Covered Plaza Modification (POPS)	This is a private application by the Board of Managers of the Bel Canto Condominium requesting approval of the eighth proposed modification to a previously approved special permit for a covered plaza bonus approved pursuant to Section 82-10 of the 1980 Zoning Resolution at a building located at 1991 Broadway (Block 1139, Lots 1001-1079) on the Upper West Side, within the Special Lincoln Square District, Community District 7, Manhattan.	M 790651G ZSM	Adam Berkey
Anthony Lim	43 <sup>rd</sup> Avenue Demapping	Demapping of a portion of 43rd avenue between 222nd Street and 223rd Street.	210323 MMQ	
EDC - Economic Development Corporation for NYC	495 Eleventh Avenue (Slaughterhouse)	This is an application by EDC and 495 11 Avenue Owner Realty LLC for a zoning text (MIH) and map amendment to create a new subdistrict in Hudson Yards (Subdistrict G) to facilitate the development of a mixed-use commercial and residential tower in Community Board 4, Manhattan.	210324 ZMM; 210325 ZRM; 210326 PCM	Matthew Berk
Clifford Siegel	73 Brook Street	A certification of restoration plan ZR 119-40 to facilitate a new residential home is being sought by Clifford Siegel at 73 Brook Street in New Brighton neighborhood, Community Board #1, Staten Island.	N 210330 ZCR	Dane Lemma
Philip Rampulla	77 & 85 Circle Road	This is a private application by Abed Rashed requesting authorization ZR 105-422, 105-425 and 105-421 for the zoning lot to facilitate a new building development at 77 Circle Road and enlargements at 85 Circle Road in Todt Hill neighborhood, Community Board #2, Staten Island.	210308 ZAR; 210309 ZAR; 210310 ZAR	Abed Abushi
Miriam Goldberg	9 Ploughman's Bush Residence - SNAD	Authorization pursuant to 105-421 to facilitate a new enlargement of an existing single-family residence in the Special Natural Area District (NA-2), is being sought by a private applicant at 9 Ploughman's Bush, in the Riverdale neighborhood of Community District 8, Bronx.	210327 ZAX	Rachel Scall
COLUMBIA UNIVERSITY	Baker Field Tennis Facility WPAA Chair Cert	The applicant seeks a WPAA Chairperson certification pursuant to ZR 62-811 to facilitate the expansion of a previously approved tennis court on property adjacent to public waterfront access.	N 210320 ZCM	Aaron Kahen
Throggs Neck Associates LLC	Bruckner Boulevard/East Tremont Ave. City Map	A proposed City Map Amendment to demap a portion of Meyers street between East Tremont Ave. and Edison Ave. associated with the Bruckner Blvd. / East Tremont rezoning.	210301 MMX	

## CITY PLANNING PIPELINE (continued)

*New Applications Filed with DCP — March 1 to March 31, 2021*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
EDC - Economic Development Corporation for NYC	Coney Island East Parkland Map Split #4	Proposed map split of the previously approved Coney Island (090107 MMK) mapping.	90107D MMK	Rob Holbrook
Isaac Hakimi	Hakimi Residence - 4675 Dodgewood Rd - SNAD	A Commission Certification pursuant to 105-41 to facilitate a new vertical enlargement in the Special Natural Area District (NA-2), is being sought by a private applicant at 4675 Dodgewood Road, in the Riverdale neighborhood of Community District 8, Bronx.	N 210315 ZCX	
DFTA	LeFrak City Senior Center	A site selection and acquisition to facilitate a new 7,100 square foot senior center, is being sought by the Department of Citywide Services and Department for the Aging at 96-05 Horace Harding Expressway in Corona, Community District 4, Queens.	210337 PCQ	
Kim Cooper	POPS Signage - 614 West 131 Street, Manhattanville	This is a POPS Signage review request for the Grove; Large Square; Midblock Open Area; Small Square at 614 West 131 Street (Manhattanville), Community District 9, Manhattan.	210334 SGM	Geena Boscacci
Scott Lieberman	SD 239 Vernon Avenue	A Zoning Certification pursuant to ZR 107-08 to facilitate a subdivision is being sought by Scott Lieberman at 239 Vernon Avenue in Woodrow, SI03, Staten Island.	N 210331 RCR	Alexis Barron-Archer
Joseph Loccisano	SD 96 Lenevar Avenue		N 210342 RCR	Frank Quagliotti
Steve Shapiro	SD SS Massachusetts Street	This is a private application submitted by Steve Shapiro seeking a CPC Certification per ZR 107-08 to subdivide one existing zoning lots into three tentative zoning lots and a Chair Certification per ZR 107-121 to certify public school seats for the development of three, detached, two-family homes located at 7 Massachusetts Street in Tottenville neighborhood of Staten Island, Community District 3.	N 210346 RCR; N 210347 RCR	Carol Nucci
EDC - Economic Development Corporation for NYC	Spofford Substantial Compliance	Substantial compliance determination for the Spofford LSGD to modify Zoning Special Permit C 180123 ZSX pursuant to Section 74-743, Community Board 2, the Bronx.	N 210328 CSX	Benjamin Stark
Joseph Loccisano	SS 16-18 Bedell Avenue		N 210316 RCR	Frank Quagliotti
Michael Adler	SS Cloverdale Avenue	A Zoning Certification pursuant to ZR 107-121 to facilitate a new home is being sought by Michael Adler at 158 Cloverdale Avenue in the Eltingville neighborhood, Community District 3, Staten Island.	N 210311 RCR	Alexis Barron-Archer
Julio Mulkey	SS SC 57 & 63 Osborn Street	A Zoning Certification pursuant to ZR 107-08 and 107-121 to facilitate two two-family homes is being sought by Julio Mulkey at 57 & 63 Osborn Street in Great Kills, Community District 3, Staten Island.	N 210304 RCR; N 210305 RCR	
DCAS - NYC Department of Citywide Administrative Services	The Fordham Building – CTAC Site Selection	This is a public application by DCAS requesting a Site Selection for a City Facility to site a 10,200 sf DCAS Computer-based Testing and Application Center (CTAC) at 2556 Bainbridge Avenue in the Fordham neighborhood, Community District 7, Bronx.	210338 PSX	Callista Nazaire
Unknown	WRY Parking Special Permits Renewal	This is a private application for renewals of two Special Permits pursuant to ZR Section 11-43 to allow the development of accessory offstreet parking facilities pursuant to ZR Sections 93-052 and 13-561 (C 090435 ZSM, C 090436 ZSM) at Western Rail Yards in Hudson Yards, Community District 4, Manhattan.	210264 CMMM; N 210307 CMM	Allegra Kahn

## ULURP PIPELINE

### *New Applications Certified into ULURP*

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
840 Atlantic Avenue Rezoning	Zoning map and zoning text amendments.	K8	210249 ZMK; N 210250 ZRK;	03/01/2021
Beach 67 <sup>th</sup> Rezoning	Zoning map and zoning text amendments.	Q14	200230 ZMQ; N 200231 ZRQ	03/01/2021
St. Joseph's – 1949 Bathgate Avenue Rezoning	Zoning map and zoning text amendments.	X6	210063 ZMX; N 210062 ZRX	03/01/2021
Restoring the George City Map Amendment	City map amendment.	M12	180024 MMM	03/15/2021
629-639 West 142 <sup>nd</sup> Street Rezoning	Zoning map and zoning text amendments.	M9	210261 ZMM; N 210262 ZRM	03/15/2021

## LANDMARKS PIPELINE

### *Proposed Designations — March 2021*

NAME	ADDRESS	ACTION	DATE
Holyrood Episcopal Church – Iglesia Santa Cruz	715 West 179 <sup>th</sup> Street, Manhattan	Heard	03/23/2021
The Educational Building	70 Fifth Avenue, Manhattan	Heard	03/23/2021

### *Actions Taken — March 2021*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">March 9, 2021</a>				
107 South Street, MN	South Street Seaport HD	Construct a rooftop addition, alter the front and rear facades and replace the storefront.	20-6856	Approved
1000B Richmond Terrace, SI	Building B, Sailors Sung Harbor – Individual Landmark	Construct a rooftop elevator bulkhead, modify windows and doors, and to install a new egress stair and louvers.	21-05680	Approved
359 Decatur Street, BK	Bedford-Stuyvesant/Expanded Stuyvesant Heights HD	Construct a rear yard addition.	21-04970	Approved
176 Washington Park, BK	Fort Greene HD	Modify facades and dormers, install windows, and construct a rooftop bulkhead, screens and railings, and to demolish a garage and construct a new building on a portion of the lot.	21-02432	No Action
900-910 Madison Avenue, MN	Upper East Side HD	Modify the base of the building and install illuminated signage.	21-05356	No Action
63-65 Gansevoort Street, MN	Gansevoort Market HD	Construct a rooftop addition, install storefront infill, and replace doors.	21-04036	No Action
14-16 Fifth Avenue, MN	Greenwich Village HD	Demolish the existing building and construct a new building.	21-05867	No Action
250 Fifth Avenue, MN	Madison Square Garden North HD	Application is to replace entrance infill and to install marquees	20-08713	Laid over
233 Bleecker Street, MN	Greenwich Village HD Ext II	Install storefront infill, cladding, and signage.	21-05006	Withdrawn
45 West 85 <sup>th</sup> Street, MN	Upper West Side/Central Park West HD	Replace a stained glass window.	21-03963	Laid over

## LANDMARKS PIPELINE (continued)

*Actions Taken — March 2021*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">March 16, 2021</a>				
401 Greenwich Street, MN	Tribeca West HD	Alter the facade and install signage.	21-04396	Approved w/ mods.
351 Canal Street, MN	SoHo-Cast Iron HD	Construct a rear yard addition and raise a parapet.	21-03277	Approved
45 West 85 <sup>th</sup> Street, MN	Upper West Side/Central Park West HD	Replace a window.	21-03963	Approved
1260-1270 Avenue of the Americas, MN	Rockefeller Center – Individual and Interior Landmark	Install a skybridge.	21-06165	Approved
160 Maujer Street, BK	Williamsburg Houses – Individual Landmark	Modify landscape elements, and install murals, enclosures and miscellaneous fixtures	21-04770	Laid over
1207 8 <sup>th</sup> Avenue, BK	Park Slope HD	Legalize the replacement of windows and areaway fence without Landmarks Preservation Commission permit(s).	21-02318	Laid over

## New Decisions Added to [www.CityAdmin.org](http://www.CityAdmin.org) — March 2021

### CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
<a href="#">1572</a>	Sutter Ave- East New York Partnership Homes, Brooklyn	Approval of Urban Development Action Area project.	03/18/2021
<a href="#">1573</a>	91-32 63 <sup>rd</sup> Drive Rezoning, Queens	Zoning map amendment eliminating a C2-2 District from within an existing R4 District.	03/18/2021
<a href="#">1574</a>	91-32 63 <sup>rd</sup> Drive Rezoning, Queens	Zoning map amendment eliminating from within an existing R4 District a C2-2 District, changing from an R4 District to an R7A District, and establishing within the proposed R7A District a C2-3 District.	03/18/2021
<a href="#">1575</a>	245-01 Jamaica Avenue Rezoning, Queens	Establishing a Mandatory Inclusionary Housing area.	03/18/2021
<a href="#">1585</a>	Arverne East, Queens	Approval of Urban Development Action Area project.	03/25/2021
<a href="#">1586</a>	Arverne East, Queens	Zoning map amendment.	03/25/2021
<a href="#">1587</a>	Arverne East, Queens	Zoning text amendment.	03/25/2021
<a href="#">1588</a>	Lower East Side Cluster, Manhattan	Approval of Urban Development Action Area project.	03/25/2021
<a href="#">1589</a>	Harlem Open Door Cluster, Manhattan	Approval of Urban Development Action Area project.	03/25/2021
<a href="#">1590</a>	Harlem Open Door Cluster, Manhattan	Approval of a tax exemption.	03/25/2021
<a href="#">1591</a>	Harlem NCP CB 11 Site	Approval of Urban Development Action Area project.	03/25/2021
<a href="#">1592</a>	Central Harlem Infill NCP	Approval of Urban Development Action Area project.	03/25/2021
<a href="#">1593</a>	Harlem NCP Western Site	Approval of Urban Development Action Area project.	03/25/2021
<a href="#">1594</a>	50-25 Barnett Avenue Rezoning	Zoning map amendment.	03/25/2021
<a href="#">1595</a>	50-25 Barnett Avenue Rezoning	Zoning text amendment.	03/25/2021
<a href="#">1596</a>	1099 Webster Avenue	Zoning map amendment.	03/25/2021
<a href="#">1597</a>	1099 Webster Avenue	Zoning text amendment.	03/25/2021

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Harlem Open Door Cluster	Designation of an Urban Development Action Area and Urban Development Action Area Project.	MN 10	<a href="#">C 200276 HAM</a>	03/03/2021
Harlem NCP Western Site	Designation of an Urban Development Action Area and Urban Development Action Area Project.	MN 10	<a href="#">C 200279 HAM</a>	03/03/2021
Harlem NCP CB 11	Designation of an Urban Development Action Area and Urban Development Action Area Project.	MN 11	<a href="#">C 200277 HAM</a>	03/03/2021
Central Harlem Infill NCP	Designation of an Urban Development Action Area and Urban Development Action Area Project.	MN 10	<a href="#">C 200278 HAM</a>	03/03/2021
69 Adams Street	Disposition of two City-owned properties.	BK 02	<a href="#">C 200356 PPK</a>	03/03/2021
50-25 Barnett Avenue Rezoning*	Zoning map amendment to change an M1-1 district to R6A.	QN 02	<a href="#">C 200243 ZMQ</a>	03/03/2021
50-25 Barnett Avenue Rezoning	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.	QN 02	<a href="#">N 200244 ZRQ</a>	03/03/2021
1099 Webster Avenue*	Zoning map amendment to rezone an M1-1, R7-1 and R7-1/C1-4 district to an R7X/C2-4 district.	BX 04	<a href="#">C 210103 ZMX</a>	03/03/2021
1099 Webster Avenue	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.	BX 04	<a href="#">N 210104 ZRX</a>	03/03/2021
Zoning for Coastal Flood Resiliency	Make temporary flood regulations from 2013 permanent.	CW	<a href="#">N 210095 ZRY</a>	03/17/2021
Suydam Street Rezoning*	Zoning map amendment to change an M1-1 zoning district to R7D/ M1-5, M1-5, and R6 zoning districts and to map a Special Mixed Use District (MX-21).	BK 04	<a href="#">C 200344 ZMK</a>	03/17/2021
Suydam Street Rezoning	Special permit pursuant to Zoning Resolution (ZR) Section 74-533 to reduce parking to facilitate affordable housing.	BK 04	<a href="#">C 200326 ZSK</a>	03/17/2021
Suydam Street Rezoning	Zoning text amendment to establish a Special Mixed-Use District (MX-21) and designate a Mandatory Inclusionary Housing (MIH) Area.	BK 04	<a href="#">N 200343 ZRK</a>	03/17/2021

## New Decisions Added to [www.CityAdmin.org](http://www.CityAdmin.org) — March 2021

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Resilient Neighborhoods: Special Sheepshead Bay District	Zoning text amendment to modify the Special District to facilitate flood-resilient construction and open space design.	BK 15	<a href="#">N 210132 ZRK</a>	03/17/2021
Resilient Neighborhoods: Old Howard Beach	Zoning Map amendment to change a R3-1 District to a R3X District, an R3-2 District to a R3X District, and an R3-2 District to an R3-1 District.	QN 10	<a href="#">C 210133 ZMQ</a>	03/17/2021
Resilient Neighborhoods: Gerritsen Beach*	Zoning map amendment to rezone all or portions of 20 blocks.	BK 15	<a href="#">C 210130 ZMK</a>	03/17/2021
Resilient Neighborhoods: Gerritsen Beach	Zoning text amendment (ZR 137-00) to designate a new Special Coastal Risk District.	BK 15	<a href="#">N 210131 ZRK</a>	03/17/2021
HPD New Penn Development	Designation of an Urban Development Action Area and Urban Development Action Area Project.	BK 05	<a href="#">C 210109 HAK</a>	03/17/2021
Governors Island Text Amendment*	Zoning map amendment to extend the Special Governors Island District and rezone the R3-2 zoning district to a C4-1 zoning district.	MN 01	<a href="#">C 210127 ZMM</a>	03/17/2021
Governors Island Text Amendment	Zoning text amendment to modify Zoning Resolution (ZR) Article XIII, Chapter 4, the Special Governors Island District.	MN 01	<a href="#">N 210126 ZRM</a>	03/17/2021
135-137 Bedford Avenue Rezoning	Zoning map amendment to establish a C1-4 District within an existing R6A District, and establish a C1-4 District within an existing R6B District.	BK 01	<a href="#">C 210043 ZMK</a>	03/17/2021