

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

**CITY PLANNING PIPELINE**

*New Applications Filed with DCP — April 1 to April 30, 2021*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>ZONING TEXT AND MAP AMENDMENTS</b>				
Richard Lobel	1930 Adee Avenue Rezoning	A Zoning Map and Text Amendment from R4 to R6B with MIH to facilitate a two-story, 14,264 square-foot daycare community facility is being sought by Centerland Realty at 1930 Adee Avenue in Baychester, Community District 12, the Bronx.	210391 ZMX; N 210392 ZRX	Annamarie Barbere
Kenfa Madison LLC	231-06 Northern Boulevard Commercial Overlay	A zoning map amendment to establish a C2 commercial overlay to allow the redevelopment of the vacant portion of the site with [total commercial zsf, is being sought by private applicant Mizumi at 231-06 Northern Boulevard in Douglaston, CB 11, Queens.	210394 ZMQ	Alex Moscovitz
Thomas Cordasco	252 Victory Boulevard	Private application for a zoning map amendment from R3-2/R3X to R6B-C1-3 and Special Hillside Preservation District authorizations to facilitate development of a proposed 5 story mixed-use (Residential, Commercial and Community Facility) building with parking within the building at 252 Victory Boulevard, in the Tompkinsville center. The building would contain 46 dwelling units. The rezoning would create a new MIH area, requiring 12 of the dwelling units to be permanently affordable.	210361 ZMR; 210362 ZRR; 210363 ZAR; 210364 ZAR; 210365 ZAR; 210366 LDR	Justin Jarboe
58-02 Northern Blvd LLC	58-02 Northern Boulevard Rezoning	A Zoning Map Amendment and Zoning Text Amendment to facilitate a new two-story, 8,349 square foot boutique auto showroom is being sought by 58-02 Northern Blvd, LLC, in Woodside, Queens Community District 2.	210389 ZMQ; 210390 ZRQ	Kevin Corte
DCP - Department of City Planning (NYC)	Citywide Hotels Text Amendment	A Zoning Text Amendment to analyze and understand the potential impact of a citywide City Planning Commission (CPC) Hotel Special Permit in NYC. <a href="https://www1.nyc.gov/site/planning/plans/citywide-hotel/citywide-hotel-overview.page">https://www1.nyc.gov/site/planning/plans/citywide-hotel/citywide-hotel-overview.page</a>	N 210406 ZRY	
MTA - NYS Metro Transit Authority	Elevate Transit: Zoning for Accessibility (ZFA)	The MTA and DCP are proposing a citywide zoning text amendment that will allow the MTA to work more efficiently with private developers to help achieve systemwide accessibility. The proposal includes a system-wide transit easement certification and an authorization for transit improvement bonuses in high density areas to facilitate the implementation of ADA access at stations throughout the city more quickly and efficiently.	N 210270 ZRY	Wesley Rhodes
New York Blood Center	New York Blood Center	Private application by the New York Blood Center to create a Life Sciences Hub on their existing site in Community District 8. Actions consist of (1) map amendment to rezone midblock from R8B to C2-7 (2) text amendment to Section 74-48 to allow an increase in commercial FAR and mods to use, bulk, signage (3) special permit pursuant to Section 74-48 (4) map MIH.	C 210351 ZMM; N 210352 ZRM; C 210353 ZSM	Patrick Sullivan
<b>SPECIAL PERMITS/OTHER ACTIONS</b>				
Rockefeller Group	1221 6 <sup>th</sup> Avenue POPS	Private application by Rockefeller Group for Section 37-625 design change chair certification on the eastern portion of the plaza and a substantial compliance determination related to the original special permit and the lower plaza.	N 210383 ZCM; N 210384 CSM; N 210385 LDM	Daniel Bower
Eric Palatnik	153 Highland Avenue	This is a private application requesting CPC Authorizations pursuant to ZR 119-311, 119-314, and 119-316 for development in steep slope, modification of lot coverage, and modification of grading controls to facilitate a new single family home in an R2 district located at 153 Highland Avenue in the Special Hillside Preservation District, Grymes Hill neighborhood, Community Board #1, Staten Island.	N 210343 ZAR; N 210344 ZAR; N 210345 ZAR	Nia Zarafonitis

## CITY PLANNING PIPELINE (continued)

*New Applications Filed with DCP — April 1 to April 30, 2021*

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
<b>SPECIAL PERMITS/OTHER ACTIONS (continued)</b>				
M&H Realty LLC, c/o B&H Foto & Electronics Corp.	27-41 West Street Substantial Compliance	Applicant M&H Realty, LLC seeks substantial compliance pursuant to ZR Sec 62-811 to allow the first residential building in which all of the dwelling units will be affordable, and to obtain its TCO prior to the completion of the entire first phase of the WPAA at 27-41 West Street in Greenpoint, Community District 1, Borough.	210368 CSK	
Boston Properties	343 Madison Avenue / MTA HQ	This is a private application by BP 343 Madison Associates LLC in partnership with the MTA, for two Vanderbilt Corridor special permits (ZR 81-633 and 81-634) to facilitate the redevelopment of the site with a maximum 30.0 FAR commercial building located at 341-347 Madison Ave, in the East Midtown neighborhood of Manhattan Community District 5.	210369 ZSM; 210370 ZSM; 210371 LDM	Abigail Rudow
Kevin Maher	625 West 246th St - SNAD Violation	A Commission Certification for a Special Natural Area District (SNAD) restoration plan pursuant to 105-45 to remediate a SNAD violation on a single-family residence located at 625 West 246th Street, Community District 8, The Bronx.	210358 ZCX; 210359 LDX	
1114 6TH AVENUE OWNER LLC	Grace Plaza Café Certification	This is a private application by 1114 6th Avenue Owner LLC for a certification pursuant to Section 37-73 to facilitate an open air cafe within an existing Privately Owned Public Space (POPS) at 1114 Sixth Avenue (aka Grace Plaza) in the Midtown neighborhood of Manhattan, Community District 5.	N 210355 ZCM	
3025 Realty, Inc.	Phoenix Roller Coaster Certification	A zoning certification per ZR 131-423(b) to facilitate the development of a new roller coaster that exceeds the maximum zoning height in the Coney East Sub-district of the Special Coney Island District, is being sought by private applicant at 3025 West 12th Street in Coney Island, Community District 13, Brooklyn.	N 210374 ZCK	Jason Czerwinski
Giovanni Gioia	POPS Signage – 111 Murray Street	This is a POPS Signage review request for the Public Plaza at 111 Murray Street, Community District 1, Manhattan.	210373 SGM	Daniel Badgley
Giuseppe Bonomo	SD 26 Keegans Lane	A Zoning Certification pursuant to 107-08 to facilitate the subdivision of one zoning lot into two zoning lots is being sought by Luciana Mazzei at 26 Keegans Lane in Great Kills, SI03, Staten Island.	N 210367 RCR	Dane Lemma
DCP - DEPARTMENT OF CITY PLANNING	Sharepoint Test	Testing Sharepoint Link problems for packages.	210356 ZMM; 210357 HAM	
HPD - NYC Dept of Housing Preservation & Development	WIN powers	This is an application for (1) designation of the Development Site as an Urban Development Action Area, an Urban Development Action Area project (UDAAP) for the Development Site, and a disposition of city-owned property in the form of a 99-year lease pursuant to Section 197-c of the New York City Charter and (2) a special permit pursuant to ZR 74-903 to modify the requirements of ZR 24-111 to allow an increase in permitted community facility FAR at 346 Powers Avenue in Community District 1.	210398 ZSX; 210399 HAX	Lyna Saad

## ULURP PIPELINE

### *New Applications Certified into ULURP*

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
The Windermere	Special permit.	M4	210202 ZSM	04/05/2021
62-04 Roosevelt Avenue Rezoning	Zoning map and zoning text amendments.	Q2	200070 ZMQ; N 200069 ZRQ	04/05/2021
48-18 Van Dam Street Rezoning	Zoning map amendment.	Q2	190260 ZMQ	04/05/2021
106-02 Rockaway Beach Boulevard Rezoning	Zoning map amendment.	Q14	180395 ZMQ	04/05/2021
133 Beach 116 <sup>th</sup> Street Rezoning	Zoning map amendment.	Q14	210148 ZMQ	04/05/2021
307 Kent Avenue Rezoning	Zoning map and zoning text amendments.	K1	200306 ZMK; N 200307 ZRK	04/05/2021
270 Nostrand Avenue Rezoning	Zoning map and zoning text amendments.	K3	210151 ZMK; N 210152 ZRK	04/05/2021
1776 48 <sup>th</sup> Street Rezoning	Zoning map and zoning text amendments.	K12	200296 ZMK; N 200297 ZRK	04/05/2021
Gowanus Neighborhood Plan	Zoning map and zoning text amendments, UDAAP designation, project approval and disposition of city owned property, city map amendments.	K2 K6	210177 ZMK; N 210178 ZRK; 210179 MMK; 210180 MMK; 210053 PPK; 210052 HAK	04/19/2021
New York Blood Center East	Zoning map and zoning text amendments, special permit.	M8	210351 ZMM; N 210352 ZRM; 210353 ZSM	04/19/2021
495 11 <sup>th</sup> Avenue (Slughterhouse)	Site selection and acquisition, Zoning map and zoning text amendments.	M4	210326 PCM; 210324 ZMM; N 210325 ZRM	04/19/2021
LeFrak City Senior Center	Acquisition and site selection.	Q4	210337 PCQ	04/19/2021
Broadway and 11 <sup>th</sup> Street Rezoning	Zoning map and zoning text amendments.	Q1	210025 ZMQ; N 210026 ZRQ	04/19/2021
Glenmore Manor	Zoning map and zoning text amendments, UDAAP designation, project approval and disposition of co-p, amendment to existing URP	K16	210253 ZMK; N 210254 ZRK; 210255 HAK; 210256 HUK	04/19/2021
2840 Knapp Street Rezoning	Zoning map and zoning text amendments.	K15	200203 ZMK; N 200204 ZRK	04/19/2021
101 Varick Avenue	Site selection and acquisition.	K1	210239 PCK	04/19/2021
The Fordham Building – CTAC Site Selection	Site selection.	X7	210338 PSX	04/19/2021

## LANDMARKS PIPELINE

### *Proposed Designations — April 2021*

NAME	ADDRESS	ACTION	DATE
Dorrance Brooks Square Historic District	Two sections located on either side of Frederick Douglass Boulevard between West 136 <sup>th</sup> Street and West 140 <sup>th</sup> Street, Manhattan	Heard	04/20/2021
New York Public Library, Harlem Branch	9 West 124 <sup>th</sup> Street, Manhattan	Heard	04/20/2021

### *Actions Taken — April 2021*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
<a href="#">April 6, 2021</a>				
273 Madison Street, BK	Bedford HD	Construct a rear yard addition.	20-10673	Approved w/ mods.
465 West Broadway, MN	SoHo-Cast Iron HD	Establish a Master Plan governing the future installation of painted wall signs.	21-06448	Approved
406 West 13 <sup>th</sup> Street, MN	Gansevoort Market HD	Replace the front façade, construct a rear addition and remove a portion of the floor.	21-06470	No Action
14 East 60 <sup>th</sup> Street, MN	Upper East Side HD	Replace storefront infill and install signage.	21-04761	Approved
89 South Street, MN	South Street Seaport HD	Construct a new building.	21-04480	No action
250 Water Street, MN	South Street Seaport HD	Construct a new building.	21-03235	No action
250 Fifth Avenue, MN	Madison Square North HD	Replace entrance infill and to install marquees and light fixtures.	20-08713	Laid over
327 West 76 <sup>th</sup> Street, MN	West End-Collegiate HD	Construct rooftop and rear yard additions.	21-04963	Laid over
Fort Greene Park, BK	Fort Greene HD	Install a boulder and replace a plaque.	21-06414	Laid over
11 Clifton Place, BK	Clifton Hill HD	Construct a rooftop addition, modify the areaway and paint the rear façade	21-04749	Laid over
<a href="#">April 13, 2021</a>				
160 Maujer Street, BK	Williamsburg Houses – Individual Landmark	Modify landscape elements, and install murals, enclosures and miscellaneous fixtures	21-04770	Approved
208 Dean Street, BK	Boerum Hill HD	Construct a rear yard addition.	21-06027	Approved
Fort Greene Park, BK	Fort Greene HD	Install a boulder and replace a plaque.	21-06414	Approved w/ mods.
120 Underhill Avenue, BK	Prospect Heights HD	Construct a rear yard addition.	21-06139	Approved w/ mods.
96 South Street, MN	South Street Seaport HD	Construct an open air restaurant/bar structure and install planters, railings, decking, lighting and signage.	21-06709	Approved
151 Mercer Street, MN	SoHo-Cast Iron HD	Install a painted wall sign and associated lighting.	21-06980	Approved
601 West 26 <sup>th</sup> Street, MN	Starrett Lehigh Building – Individual Landmark	Install a rooftop generator and screening.	21-06745	Approved w/ mods
175 Fifth Avenue, MN	Flatiron Building – Individual Landmark	Establish a master plan governing the future installation of storefronts and louvers.	21-02537	Approved
175 Fifth Avenue, MN	Flatiron Building – Individual Landmark	Replace entrance infill, modify the penthouse, and install mechanical equipment at the roof.	21-01234	Approved
14-16 Fifth Avenue, MN	Greenwich Village HD	Demolish the existing building and construct a new building.	21-05867	No action
<a href="#">April 20, 2021</a>				
173-02 113 <sup>th</sup> Avenue, QN	Addisleigh Park HD	Install a fence.	21-05846	Approved w/ mods.
11 Clifton Place, BK	Clinton Hill HD	Construct a rooftop addition and paint the rear facade.	21-04749	Approved w/ mods.
441 14 <sup>th</sup> Street, BK	Park Slope HD	Legalize modifications to a fence and areaway without Landmarks Preservation Commission permit(s).	21-05652	Approved

## LANDMARKS PIPELINE (continued)

*Actions Taken — April 2021*

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

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
165A St. Marks Avenue, BK	Prospect Heights HD	Construct a rear yard addition.	21-06488	Approved w/ mods.
250 Fifth Avenue, MN	Madison Square North HD	Replace entrance infill and to install marquees and light fixtures.	20-08713	Approved w/ mods.
33 West 74 <sup>th</sup> Street, MN	Upper West Side/Central Park West HD	Replace windows and modify window openings.	21-02124	Approved w/ mods in part/Denied in part
131 West 69 <sup>th</sup> Street, MN	Upper West Side/Central Park West HD	Construct rooftop and rear yard additions and modify openings at the rear facade.	21-03585	Laid over
522 Halsey Street, BK	Bedford-Stuyvesant/Expanded Stuyvesant Heights HD	Legalize the replacement of the areaway fence and stoop ironwork and alterations to the façade without Landmarks Preservation Commission permit(s).	19-40719	Laid over
327 West 76 <sup>th</sup> Street, MN	West End-Collegiate HD	Construct rooftop and rear yard additions.	21-04963	Laid over
63-65 Gansevoort Street, MN	Gansevoort Market HD	Construct a rooftop addition, install storefront infill, and replace doors.	21-04036	Approved w/ mods.
24 East 10 <sup>th</sup> Street, MN	Greenwich Village HD	Construct additions, and remove studio window and shutters.	21-02715	No action
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	Approved w/ mods.

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

### CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
<a href="#">1620</a>	69 Adams Street, Brooklyn	Disposition of city-owned property.	04/29/2021
<a href="#">1621</a>	New Penn Development I, Brooklyn	Designation of an Urban Development Action Area, Urban Development Action Area Project, and the disposition of city-owned property.	04/29/2021
<a href="#">1622</a>	New Penn Development II, Brooklyn	Approving Urban Development Action Area Project and waiving urban development action area designation.	04/29/2021
<a href="#">1623</a>	135-137 Bedford Avenue, Brooklyn	Zoning map amendment.	04/29/2021
<a href="#">1624</a>	Resilient Neighborhoods: Gerritsen Beach, Brooklyn	Zoning map amendment.	04/29/2021
<a href="#">1625</a>	Resilient Neighborhoods: Gerritsen Beach, Brooklyn	Zoning text amendment.	04/29/2021
<a href="#">1626</a>	Resilient Neighborhoods: Special Sheepshead Bay District, Brooklyn	Zoning text amendment.	04/29/2021
<a href="#">1627</a>	Resilient Neighborhoods: Old Howard Beach, Queens	Zoning map amendment.	04/29/2021

### CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Harriet and Thomas Truesdell House	Approval of a landmark designation.	BK 02	<a href="#">N 210282 HIK</a>	04/07/2021
Arthur Avenue Hotel Rezoning*	Zoning map amendment to change an R6 and R6/C2-4 zoning districts to a C6-1 zoning district and a R6 zoning district to a R6/C1-4 zoning district.	BX 06	<a href="#">C 210027 ZMX</a>	04/07/2021
Arthur Avenue Hotel Rezoning	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.	BX 06	<a href="#">N 210028 ZRX</a>	04/07/2021
ACME Smoked Fish/Gem Street Rezoning*	Zoning map amendment to change an M3-1 zoning district to an M1-5 zoning district.	BK 01	<a href="#">C 210138 ZMK</a>	04/07/2021
ACME Smoked Fish/Gem Street Rezoning	A special permit to modify bulk regulations pursuant to ZR Section 74-743.	BK 01	<a href="#">C 210139 ZSK</a>	04/07/2021
97 West 169 <sup>th</sup> Street	Designation of an Urban Development Action Area and Urban Development Action Area Project.	BX 04	<a href="#">C 210195 HAX</a>	04/07/2021
86 Fleet Place Text	Zoning text amendment to allow all non-residential uses permitted in the underlying zoning district within a portion of the Special Downtown Brooklyn District.	BK 02	<a href="#">N 210061 ZRK</a>	04/07/2021
68-19 Woodhaven Blvd.*	Zoning map amendment to change an R4 zoning district to an R6A district with a C2-3 commercial overlay, and to change a C8-1 district to an R6A district.	QN 06	<a href="#">C 200272 ZMQ</a>	04/07/2021
68-19 Woodhaven Blvd.	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.	QN 06	<a href="#">N 200273 ZRQ</a>	04/07/2021
431 Concord Avenue Rezoning*	Zoning map amendment to rezone an M1-2 district to an R7D district.	BX 01	<a href="#">C 200274 ZMX</a>	04/07/2021
431 Concord Avenue Rezoning	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.	BX 01	<a href="#">N 200275 ZRX</a>	04/07/2021
606 Neptune Avenue	Zoning map amendment to eliminate a C1-2 district and establishing a C2-4 district within an existing R6 district.	BK 13	<a href="#">C 210033 ZMK</a>	04/21/2021
300 Huntington Street	Zoning map amendment to change a M2-1 district to a M2-3 district.	BK 06	<a href="#">C 210049 ZMK</a>	04/21/2021
30-02 Newtown Avenue*	Zoning map amendment to change a C4-4A zoning district to a C4-4D zoning district.	QN 01	<a href="#">C 200282 ZMQ</a>	04/21/2021
30-02 Newtown Avenue	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.	QN 01	<a href="#">N 200283 ZRQ</a>	04/21/2021
261 Walton Avenue*	Zoning map amendment to rezone an M1-4/R6A zoning district to an R8A/C2-4 zoning district.	BX 01	<a href="#">C 200286 ZMX</a>	04/21/2021
261 Walton Avenue	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.	BX 01	<a href="#">N 200287 ZRX</a>	04/21/2021