

CITYLAND NEW FILINGS & DECISIONS | May 2021

CITY PLANNING PIPELINE

New Applications Filed with DCP — May 1 to May 31, 2021

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
EMP capital	1034 – 1042 Atlantic Avenue Rezoning	A private applicant, EMP Capital Group, seeks a zoning map amendment and a zoning text amendment in Community District 8, Brooklyn to facilitate the development of a 17-story mixed-use building containing approximately 158,000sf of residential floor area (210 DUs, 52-63 MIH), approximately 13,500sf of community facility floor area, and 1,000sf of commercial floor area to a total of 172,800sf (7.2 FAR).	210379 ZSK; 210386 ZMK; 210387 ZRK; 210388 EASK	Rob Greene
David Karnovsky	175 Park Avenue	A zoning text amendment(ZR), special permits (ZS), certifications (ZC) and disposition of City-owned property (PP) to facilitate a new, 1,646' tall, 2.25 million sf, office and hotel development, including approximately 1.9 million sf of office floor area and 300,000 sf of hotel floor area is being sought by Commodore Owner LLC (for ZR, ZS, ZC actions) and the Department of Citywide Administrative Services (for PP action) at 109 E. 42nd Street in East Midtown, CD 5, Manhattan.	C 210412 ZSM; C 210413 ZSM; C 210414 ZSM; C 210415 ZSM; N 210416 ZRM; C 210417 PPM; N 210418 ZCM; N 210419 ZCM; N 210420 LDM	Abigail Rudow
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
E 14 Realty Holdings LLC	East 14 th Street and locust Avenue Rezoning	This is a private application by E 14 Realty Holdings LLC requesting a zoning map amendment from M1-1 and R5 to R7A and a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area in order to facilitate a new eight-story mixed use development with 215 dwelling units and ground floor community facility space, totaling 156,295 square feet, in Midwood, Brooklyn within Community District 14.	210395 ZMK; 210396 ZRK	Shimshon Kitevits
DCP - Department of City Planning (NYC)	FRESH Update	A citywide text amendment to expand the FRESH program to other underserved neighborhoods of the Bronx, Brooklyn, Queens and Staten Island. In addition, the proposal will modify rules for certification of a FRESH food store. Learn More: https://www1.nyc.gov/site/planning/zoning/districts-tools/fresh-food-stores.page	N 210380 ZRY	
DCP - Department of City Planning Manhattan Office	SoHo/NoHo	SoHo/NoHo Neighborhood Plan seeks to strengthen SoHo and NoHo as mixed-use neighborhoods and promote equity. The proposal will expand housing opportunities for New Yorkers, reduce burdens for residents and businesses, and support continued economic and cultural success in a holistic way. For a list of affected blocks/lots and project area boundary, see Public Documents. More info at: https://www1.nyc.gov/site/planning/plans/soho-noho/soho-noho-overview.page	C 210422 ZMM; N 210423 ZRM	
Building 77 QALICB, Inc.	Special Brooklyn Navy Yard District	This is an application for a zoning map amendment and a zoning text amendment to create a new special district to modify use, bulk, parking, loading and open space regulations that will facilitate the development of over 4 million square feet of new space for manufacturing, commercial, and community facility uses at the Brooklyn Navy Yard in Community District 2, Brooklyn.	210462 ZMK; 210463 ZRK	Lin Lan
Richard Lobel	Wetherole Street and 67th Avenue Rezoning	This is a private application by Novel Medicine PC requesting a zoning map change from an R4B to an R6A zoning district and a zoning map amendment to establish an MIH area in order to facilitate the development of a mixed-use multifamily building at 66-45 & 66-47 Wetherole Street in Forest Hills, Queens Community District 6.	210375 ZMQ; N 210376 ZRQ	Jason Czerwinski

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS				
Broadway Associates	1164 Broadway special permit renewal	The first renewal of a Section 74-711 special permit (C170182ZSM) for a building located at 1164 Broadway in the Madison Square North Historic District, Community District 5, Manhattan.	N 210426 CMM	Jessica Rubenstein
RP 1185 LLC	1185 Broadway POPS II	This is a private application by RP 1185 LLC for a certification pursuant to ZR 37-78 to facilitate a new 4,367 square foot privately-owned public space (POPS). The POPS would generate a floor area bonus of 26,202 square feet, facilitating the development of a 40 story hotel with ground floor retail uses in Manhattan, Community District 5. An application for a new POPS on this property was previously certified (190393ZCM) and this application is proposing to enlarge the POPS by 183 square feet.	N 210451 ZCM	Ray Jaloudi
Pier 21 Development LLC	125 Edgewater Street Renewal	A renewal of authorization (per ZR 11-43) for phased development of a waterfront public access area (ZR 62-822c) to facilitate mixed use development previously approved (C150402ZMR, N150401ZRR, N150404ZCR, and subject authorization N150403ZAR) is being sought by Pier 21 Development LLC at 125 Edgewater Street, Clifton, Staten Island Community District 1.	N 210410 CMR	
250 Seaport District, LLC	250 Water Street	A series of ULURP and non-ULURP actions to facilitate the development of a new, approximately 600,000 ZSF, mixed-use building with up to approximately 345,000 ZSF of residential use, being sought by a private applicant, 250 Seaport District LLC, at 250 Water Street (Block 98, Lot 1) in the South Street Seaport Special District, within the Lower Manhattan Special District, Community District 1, Manhattan.	M 130053B ZSM; C 210438 ZSM; N 210439 ZRM; N 210440 ZCM; N 210441 ZAM; N 210442 LDM; N 210443 LDM; N 210445 ZAM; N 210446 ZCM	Charles Fields
Paul Bregman	2720 Hylan Boulevard	This is a private application by Paul Bregman requesting a Minor Modification to a prior approval and an Authorization pursuant to ZR 36-023 in order to facilitate the development of a 3,400 square foot retail store with a drive-thru as well as interim use of 54 parking spaces. The 11 acre site is zoned C4-1 and is located at the intersection of Hylan Boulevard and Tysens Lane in the New Dorp neighborhood of Staten Island, Community Board 2.	M 010073A ZAR; 210397 ZAR; N 210429 ZCR; N 210437 LDR	Lisa Jourdy
Melanie Myers	415 Madison Avenue	This is a private application by 415 Madison Ave LLC, proposing special permits under 81-645 and 81-685 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.	210452 LDM; 210453 ZSM; 210454 ZSM	Aaron Kahen
Floyd Van Name	436 Holten Avenue	A Zoning Certification to the subdivision and development of a home is being sought by Floyd Van Name at 436 Holten Avenue in Prince's Bay, Community District 3, Staten Island.	N 210455 RCR; N 210456 RCR	Alexis Barron-Archer
Phillip Rampula	51 The Oval	A certification pursuant to ZR 105-41 to facilitate a new detached garage is being sought at 51 The Oval in the Todt Hill neighborhood of Staten Island, Community Board 2.	N 210411 ZCR	Peter Rampulla
Ingrid Devita	55 KINGDOM AVENUE	A Zoning Certification pursuant to 107-08 to facilitate a subdivision from one zoning lot to two zoning lots at 55 Kingdom Avenue is being sought by the Estate of Jorunn Devita in Princes Bay, Community District 3, Staten Island.	N 210450 RCR	Frank Quagliotti
Vladimir Vykhodets	66 & 68 Dalemere Road	A certification/authorization ZR 105-XX to facilitate a subdivision is being sought by Glen Cutrona at 66 & 68 Dalemere Road in Dongan Hills neighborhood, Community Board #2, Staten Island.	210447 ZAR; 210448 ZAR; 210449 LDR	Sally Sitro

CITY PLANNING PIPELINE (continued)

New Applications Filed with DCP — May 1 to May 31, 2021

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
LPC - NYC Landmarks Preservation Commission	Holyrood Episcopal Church – Iglesia Santa Cruz	Approval of a landmark designation.	N 210467 HIM	
Isaac Yomtovian	Kreischer Mansion	This is a private application submitted by Staten Island Development LLC requesting a Special Permit pursuant to ZR 74-711 to modify use and bulk regulations on a zoning lot containing a landmark designation, as well as three South Richmond District Authorizations and one South Richmond District Certification. The proposal includes the development of 48 age-restricted residential units with 101 accessory off-street parking spaces.	210400 ZSR; 210401 LDR; 210402 RAR; N 210403 RAR; N 210404 RAR; N 210405 RCR	Linda Victorio
HPD - NYC Dept of Housing Preservation & Development	Las Raices	The Department of Housing Preservation and Development (HPD) proposes an application for disposition of four city-owned properties to facilitate the development of four buildings, with a total of approximately 81 affordable dwelling units, and a total of approximately 8,001 square feet of commercial space, located in East Harlem, Community District 11, Manhattan.	210428 PPM	Felipe Cortes
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.	N 210287 ZCM; M 210288 LDM; N 210393 CSM	George Giaquinto
NA NA	POPS Signage - Grace Plaza 1114 6th Ave	This is a POPS Signage review request for the Arcade; Plaza at 1114 Sixth Avenue, Community District 5, Manhattan.	210407 SGM	NA NA
River Street LLC	River Ring City Map Change	A City Map change proposing the elimination discontinuance and closing of Metropolitan Avenue between River Street and the US Pierhead Line and a portion of North 1st Street between River Street and the US Pierhead Line.	210425 MMK	Anna Aleixo
Zigmunt Szmigielski	SD SS 81 Halpin Avenue	A certification ZR 107-08 to facilitate new residential homes is being sought by private Baalbaki & Associates at 81 Halpin Avenue in Annadale neighborhood, Community District #3, Staten Island. Subdivision is proposed with a community center.	N 210372 RCR; N 210378 RCR	Mohammad Baalbaki
Richard Fiel	SS Amboy Road & Geigerich Avenue	A Zoning Certification pursuant to 107-121 to facilitate a new home is being sought by [public/private] at Amboy Road (Block 7798, Lot 1) in Tottenville, Community District 3, Staten Island.	210427 RCR	Carol Nucci
Eric Schlameuss	Starrett-Lehigh + Terminal Warehouse	This is a private application to expand the uses and signage for the landmarked Starrett Lehigh Building.	210408 ZMM; 210409 ZRM	Alison Ruddock
Camber Property Group, LLC	Stevenson Commons	This is a private application by Camber Property Group for a minor modification to the Stevenson Commons LSRD and an amendment to an existing project plan to facilitate the construction of six new affordable residential buildings, including 753 units of affordable housing in Soundview, Bronx Community District 9.	M 030150A HOX; M 040047A ZSX	Abir Sabet
LPC - NYC Landmarks Preservation Commission	The Educational Building, 70 Fifth Avenue	An application by the Historic Landmarks Commission for the designation of an individual historic landmark, The Educational Building, located at 70 Fifth Avenue (aka 2-6 West 13th Street) in Greenwich Village, Community District 2, Manhattan.	N 210468 HIM	
Wildflower LTD	Wildflower Studios Special Permit, Auth, & Cert	Zoning Authorization, Zoning Special Permit, and Zoning Certification of a waterfront public access area to facilitate the development of a 500,000-square-foot film studio with 11 sound stages, in the Astoria Industrial Business Zone, Community Board 1, Queens.	210457 ZAQ; 210458 ZAQ; 210459 ZSQ; 210460 ZCQ; 210461 LDQ	Philip Habib

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
343 Madison Avenue	Special permits.	M5	210370 ZSM 210369 ZSM	05/03/2021
River North (Liberty Towers)	Zoning map and zoning text amendments, special permit.	SI1	210289 ZMR N 210290 ZRR 210291 ZSR	05/03/2021
252 Victory Boulevard	Zoning map and zoning text amendments, authorizations.	SI1	210361 ZMR N 210362 ZRR N 210363 ZAR N 210364 ZAR	05/03/2021
185-17 Hillside Avenue Rezoning	Zoning map and zoning text amendment.	Q8	210192 ZMQ N 120193 ZRQ	05/03/2021
130 St. Felix Street	Zoning map and zoning text amendments, special permit.	K2	210278 ZMK N 210279 ZRK 210280 ZSK 210281 ZSK	05/03/2021
Gowanus Canal CSO Facility – Owls Head and Douglas Street Demapping	Site selection, site selection and acquisition, and city map amendments.	K6	200319 PCK 200321 PSK 200320 MMK 180039 MMK	05/03/2021
624 Morris Avenue Rezoning	Zoning map amendment.	X1	210339 ZMX	05/03/2021
SoHo/NoHo	Zoning map and zoning text amendments.	M2	210422 ZMM N 210423 ZRM	05/17/2021
Las Raices	Disposition of city owned property.	M11	210428 PPM	05/17/2021
250 Water Street	Zoning text amendment, special permit, authorizations, CPC certification, modifications to previously approved special permit and restrictive declaration.	M1	210438 ZSM N 210439 ZRM M 130053(B) ZSM N 210441 ZAM N 210445 ZAM M 210442 LDM N 210440 ZCM	05/17/2021
175 Park Avenue	Special permits, zoning text amendment, disposition of city owned property.	M5	210412 ZSM 210413 ZSM 210414 ZSM 210415 ZSM N 210416 ZRM 210417 PPM	05/17/2021
WIN Powers	UDAAP designation, project approval and disposition of city owned property, special permit.	X1	210399 HAX 210398 ZSX	05/17/2021
824 Metropolitan Avenue	Zoning map and zoning text amendments.	K1	200314 ZMK N 200315 ZRK	05/17/2021
506 Third Avenue	Zoning map and zoning text amendments.	K6	210119 ZMK N 210120 ZRK	05/17/2021

LANDMARKS PIPELINE

Proposed Designations — May 2021

NAME	ADDRESS	ACTION	DATE
Kimlau War Memorial	Within Kimlau Square, Chatham Square and East Broadway, Manhattan	Calendared	05/04/2021
Conference House Park Archaeological Site	298 Satterlee Street, Staten Island	Heard	05/18/2021
Holyrood Episcopal Church-Iglesia Santa Cruz	715 West 179 th Street, Manhattan	Designated	05/18/2021
Educational Building	70 Fifth Avenue, Manhattan	Designated	05/18/2021

Actions Taken — May 2021

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
May 4, 2021				
West 13 th Street, MN	Gansevoort Market HD	Replace the front façade, construct a rear addition and remove a portion of the floor.	21-06470	Approved
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	Approved
250 Water Street, MN	South Street Seaport HD	Construct a new building.	21-03235	Approved
89 South Street, MN	South Street Seaport HD	Construct a new building.	21-04480	Approved
Orchard Beach Bathhouse and Promenade, BK	Orchard Beach Bathhouse and Promenade - Individual Landmark	Construct barrier-free access ramps and a bulkhead; enclose a covered pavilion; replace stairs and guardrails; modify masonry openings and paving; regrade a plaza; and install infill, partitions, signage, mechanical equipment, railings, and light fixtures.	20-08771	Approved w/ mods.
114-07 178 th Street, QN	Addisleigh Park HD	Replaced windows.	21-01563	Approved
121 MacDonough Street, BK	Stuyvesant Heights HD	Construct a rear yard edition.	21-05175	Approved w/ mods.
975 Park Avenue, MN	Park Avenue HD	Enlarge the penthouse.	21-05262	Laid over
142 Willow Street, BK	Brooklyn Heights HD	Replace entrance infill and paint masonry at the front facade; and to construct a rear yard addition.	21-06422	Withdrawn
May 11, 2021				
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	Approved w/ mods.
14-16 Fifth Avenue, MN	Greenwich Village HD	Demolish the existing building and construct a new building.	21-05867	Approved
767 St. Nicholas Avenue, MN	Hamilton Heights/Sugar Hill HD	Amend Certificate of Appropriateness 17-2701 and Miscellaneous/Amendment 19-22445 to legalize additions constructed in noncompliance with the approved scope of work.	20-07177	Withdrawn
131 West 69 th Street, MN	Upper West Side/Central Park West HD	Construct rooftop and rear yard additions and modify openings at the rear facade.	21-03585	Approved
185 Dean Street, BK	Boerum Hill HD	Alter the primary façade, replace windows, and construct a rear yard addition.	21-01526	Approved w/ mods.
4 Lexington Avenue, MN	Russell Sage Foundation Building and Annex - Individual Landmark	Install a barrier-free access ramp.	21-06190	Approved
130 East 70 th Street, MN	Upper East Side HD	Reclad the facade.	21-06891	No Action
146 West 121 st Street, MN	Mount Morris Park HD Extension	Construct a rear yard addition.	21-06253	Laid over
347 President Street, BK	Carroll Gardens HD	Construct a rear yard addition.	21-05095	Laid over
327 West 76 th Street, MN	West-End Collegiate HD	Construct rooftop and rear yard additions.	21-04963	Laid over
267 Cumberland Street, BK	Fort Greene HD	Construct a rear yard addition.	21-06055	Laid over

LANDMARKS PIPELINE (continued)

Actions Taken — May 2021

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
May 18, 2021				
56 Middagh Street, BK	Brooklyn Heights HD	Construct a new building on a portion of the lot.	19-41516	Approved w/ mods.
216 Dean Street, BK	Boerum Hill HD	Install a solar array canopy, bulkhead and planters on the roof, and to replace windows.	20-01343	Approved
101 Greene Avenue, BK	Clinton Hill HD	Construct a stoop and alter a door.	21-06569	Approved w/ mods.
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	Approved w/ mods.
39-26 44 th Street, QN	Sunnyside Gardens HD	Install solar panels.	21-05696	Approved
326 Richmond Road, QN	Douglaston HD	Legalize alterations to the house and site without Landmarks Preservation Commission permits, and to alter the entrance porch and construct a new garage.	20-08505	Approved
1-3 Union Square West, MN	The Lincoln Building – Individual Landmark	Replace entrance infill.	21-06105	Approved
33 Strong Place, BK	Cobble Hill HD	Enlarge an existing rear yard addition.	21-05910	Withdrawn
975 Park Avenue, MN	Park Avenue HD	Enlarge the penthouse.	21-05262	Laid over

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1633	97 West 169 th Street, Bronx	Designation of an Urban Development Action Area, Urban Development Action Area Project, and the disposition of city-owned property.	05/12/2021
1634	Harriet and Thomas Truesdell House, Brooklyn	Designation of a landmark.	05/12/2021
1635	Sendero Verde, Manhattan	Approving amendment to previously approved Urban Development Action Area Project.	05/12/2021
1636	Sendero Verde, Manhattan	Approving amendment for previously approved property tax exemption.	05/12/2021
1637	86 Fleet Place Text, Brooklyn	Amendment to Zoning Resolution modifying provisions of Special Downtown Brooklyn District.	05/12/2021
1638	68-19 Woodhaven Boulevard Rezoning, Queens	Zoning map amendment.	05/12/2021
1639	68-19 Woodhaven Boulevard Rezoning, Queens	Establishing a Mandatory Inclusionary Housing area.	05/12/2021
1640	South Portland, Brooklyn	Approving amendment for previously approved property tax exemption.	05/12/2021
1655	Arthur Avenue Hotel Rezoning, Bronx	Zoning map amendment.	05/27/2021
1656	Arthur Avenue Hotel Rezoning, Bronx	Zoning text amendment.	05/27/2021
1657	Acme Smoked Fish/Gem Street Rezoning, Brooklyn	Zoning map amendment.	05/27/2021
1658	Acme Smoked Fish/Gem Street Rezoning, Brooklyn	Special permit.	05/27/2021
1659	261 Walton Avenue Rezoning, Bronx	Zoning map amendment.	05/27/2021
1660	261 Walton Avenue Rezoning, Bronx	Zoning text amendment.	05/27/2021
1661	Neptune Avenue Rezoning, Brooklyn	Zoning map amendment.	05/27/2021
1662	300 Huntington Street, Brooklyn	Zoning map amendment.	05/27/2021

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
West 16 th Street Special Permit	A special permit to allow a commercial use to be permitted as of right to develop a 2-story commercial warehouse building.	K13	C 200298 ZSK	05/05/2021
Melrose Open Door CD 3	Designation of an Urban Development Action Area and Urban Development Action Area Project and disposition of city-owned property.	X03	C 210156 HAX	05/05/2021
Melrose Open Door CD 1*	Designation of an Urban Development Action Area and Urban Development Action Area Project and disposition of city-owned property.	X01	C 210154 HAX	05/05/2021
Melrose Open Door CD 1	Amendment to the Mott Haven North Urban Renewal Plan.	X01	C 210155 HUX	05/05/2021
Crab Shanty Restaurant – 261 City Island Avenue	Zoning map amendment to establish a C1-2 commercial overlay over an existing R3A zoning district.	X10	C 210149 ZMX	05/05/2021
Bed-Stuy Central and North NIHOP Cluster	Designation of an Urban Development Action Area and Urban Development Action Area Project and disposition of city-owned property.	K01	C 210173 HAK	05/05/2021
909 Castle Hill Avenue Rezoning*	Zoning map amendment to change an R3-2 zoning district to an R6B/C1-3 district.	X09	C 190118 ZMX	05/05/2021
909 Castle Hill Avenue Rezoning	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.	X09	N 210096 ZRX	05/05/2021
St. Joseph's – 1949 Bathgate Avenue Rezoning*	Zoning map amendment to change an R6A zoning district to an R7D zoning district.	X06	C 210063 ZMX	05/19/2021
St. Joseph's – 1949 Bathgate Avenue Rezoning	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.	X06	N 210062 ZRX	05/19/2021
Crescent Beach Park Expansion	Site selection and acquisition of property to expand park for coastal flood protection and Designated Open Space.	SI03	C 210221 PCR	05/19/2021
42 Walker Street	A special permit to modify rear yard, height, window, and lot lines requirements to construct one-story enlargement of existing five-story building.	M01	C 200251 ZSM	05/19/2021