

CITYLAND NEW FILINGS & DECISIONS | July 2021

CITY PLANNING PIPELINE

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
Throggs Neck Associates LLC	Bruckner Sites Rezoning	This is a private application by Throggs Neck Associates LLC for zoning map and zoning text amendments in the Schuylerville neighborhood of Bronx Community District 10. The proposed applicant-controlled developments would include the development of, in total, approximately 324,082 gsf of floor area, including 269,975 gsf of residential floor area and up to 384 dwelling units. The proposed actions would also facilitate new mixed-used developments on two non-applicant controlled sites.	220007 ZMX; N 220008 ZRX	Frank St. Jacques
SPECIAL PERMITS/OTHER ACTIONS				
Michael Sanna	10 Charter Oak Road	A certification/authorization ZR 105-421 and ZR 105-432 to facilitate a new residential home is being sought by Steven Ballard at 10 Charter Oak Road in the Todt Hill neighborhood, Community Board #2, Staten Island. New construction of a one-family home.	N 220018 ZAR; N 220019 ZAR	
Sylvia LLC	28 Sylvia Street		N 220015 RCR; N 220016 RCR	
Rui Wen He	326 College Road Future Subdivision - SNAD	A Commission Certification for a future subdivision pursuant to 105-90 to create a new zoning lot within the Special Natural Area District (NA-2) at property located at 326 College Road in the Fieldston neighborhood of Community District 8, Bronx.	N 220004 ZCX	
Kristina Ryan	41 Ridgewood Avenue	A certification for school seats pursuant to ZR 107-121 to facilitate one two-family homes being sought by Kristina Ryan at 41 Ridgewood Avenue in Eltingville, CD3, Staten Island.	N 220012 RCR	Thomas Soviero
Thomas Cavagnaro	450 Robinson Avenue		N 220010 RCR	
Jonathan Wiener	5051 Iselin Avenue Update - SNAD	Authorizations pursuant to 105-421 and 105-422 of the Special Natural Area District regulations to modify topographic features on a Tier I Site regarding the proposed removal of topsoil and for construction within a steep slope buffer, to modify a previous approval for construction of an enlargement of an existing single family house at 5051 Iselin Ave, Bronx, Community District 8.	N 210501 ZAX; N 210510 ZAX; N 210511 LDX	John Field
LPC - NYC Landmarks Preservation Commission	Aakawaxung Munahanung Archaeological Site	The Landmarks Preservation Commission is requesting a report from the City Planning Commission on the landmark designation of Aakawaxung Munahanung Archeological Site, aka Conference House Park Archeological Site, located at 298 Satterlee Street in Ward's Point, Community District 3, Staten Island.	N 220005 HIR	
DCAS - Department of Citywide Administrative Services (NYC)	ACS Office Space at 2100 Bartow Avenue, Bronx	A PX action is needed to facilitate the acquisition of approximately 37,500 SF of office space for the Administration of Children's Services at 2100 Bartow Avenue in Community District 10, Bronx.	210435 PXX	Spiro Antypas
Michael Miranda	Belfield Avenue Development		N 220052 RCR	
438-444 Eleventh Avenue LLC (Tishman Speyer)	Block 4 - Lot 17 Transfer Application	This is a private application seeking a chair certification pursuant to 93-32(a) for the transfer of floor area from a portion of Block 708, Lot 17 (the granting site) to 99 Hudson Blvd (the receiving site).	220013 ZCM; N 220030 LDM	Christopher Fabrizio
SBS - NYC Small Business Services	Disposition of Seaport Properties	NYC Department of Small Business Services (DSBS) seeks approval for the disposition of leasehold and easement interests to extend the term of the existing lease agreement for 99 years, until 2120, with respect to various city-owned properties located within the South Street Seaport area (Block 73, p/o Lots 8, 10, and Lot 11; Block 74, p/o Lots 1, 20; Block 95, Lot 101; Block 96, Lot 1, p/o Lots 5, 8, 12, 13; p/o Marginal Street; and the Seaport pedestrian streets), Manhattan, Community Board 1.	210444 PPM	Aaron Kahan

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS				
Eric Deuser	Halletts Point - Public Space Modifications	Private Application for a Waterfront Chair Certification and Substantial Compliance for Authorizations and Large Scale Special Permits.	210022 CSQ; 210023 ZCQ; N 210024 LDQ	Aaron Kahen
LPC - NYC Landmarks Preservation Commission	Kimlau War Memorial Landmark	The Landmarks Preservation Commission is requesting a report from the City Planning Commission on the landmark designation of Kimlau War Memorial, located within Kimlau Square, Chatham Square, Chinatown, Community District 3, Manhattan.	N 220003 HIM	
EDC - Economic Development Corporation for NYC	Lower Concourse North Special Permit Renewal	Renewal of Special Permit Section pursuant to ZR 11-43 located at Block 2356, Lots 2 & 72, Block 2539, Lot 1 & p/o Lot 2, and the bed of demapped East 150th Street), within the Special Harlem River Waterfront District, Borough of the Bronx, Community District 4. .Special Permit approved was ZR 74-533 of the Zoning Resolution to allow a waiver of the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone.	220049 CMX	Douglas Land
DEP - New York City Department of Environmental Protection	Riverdale Park/233rd St DEP Pump Station - SNAD	An authorization pursuant to 105-91 of the Special Natural Area District to facilitate the replacement of an existing DEP pump station in Riverdale Park is being sought at 3869 Palisade Avenue in the Riverdale neighborhood, Community District 8, Bronx.	220009 ZAX	
Randy Franza	SD 184 Chelsea Street	A certification ZR 107-08 to facilitate a zoning lot subdivision is being sought by private applicant Lera Property Holdings LLC, at 184 Chelsea Street in the Tottenville neighborhood, Community District #3, Staten Island.	N 220006 RCR	
Marianne Bublitz	SD 230 Ionia Avenue	A zoning certification pursuant to ZR 107-08 to facilitate the subdivision of one zoning lot into two zoning lots is being sought by Marianne Bublitz at 230 Ionia Avenue in [neighborhood], SI03, Staten Island.	N 220017 RCR	
Maria Mruczynski	SD 263 Edgegrove Ave	A zoning certification pursuant to 107-08 to facilitate the subdivision of ___ lot into ___ lots is being sought by Maria Mruczynski at 263 Edgegrove Avenue in Annadale, SI03, Staten Island.	N 220048 RCR	Carol Nucci
ANTONIO VALENZIANO	SD 344 Great Kills Road	A certification ZR 107-08 to facilitate a zoning lot subdivision is being sought by private applicant Antonio S. Valenziano, AIA, at 344 Great Kills Road in the Great Kills neighborhood, Community District #3, Staten Island.	N 220014 RCR	
Leonello Savo	SD SS 350 Edgegrove Avenue	A certification ZR 107-08 to facilitate zoning lot subdivision and a certification ZR 107-121 for public school seats are being sought by private applicant Nessa 21 LLC at 350 Edgegrove Avenue in the Annadale neighborhood, Community District #3, Staten Island.	N 220020 RCR; N 220021 RCR	Frank Quagliotti
Leonello Savo	SS 24 Ottavio Promenade	A school seat certification pursuant to 107-121 to facilitate one dwelling unit, is being sought by Leonello Savo at 24 Ottavio Promenade in Tottenville, SI03, Staten Island.	N 220044 RCR	Frank Quagliotti
Leonello Savo	SS 81 Ottavio Promenade	A school seat certification pursuant to 107-121 to facilitate three dwelling units, is being sought by Leonello Savo at 81 Ottavio Promenade in Tottenville, SI03, Staten Island.	N 220025 RCR	Frank Quagliotti
Leonello Savo	SS 96 Ottavio Promenade	A school seat certification pursuant to 107-121 to facilitate one dwelling unit, is being sought by Leonello Savo at 96 Ottavio Promenade in Tottenville, SI03, Staten Island.	N 220045 RCR	Frank Quagliotti
Bruno Savo	SS Torrice Loop	A certification for school seats pursuant to ZR 107-121 to facilitate six two-family homes and one one-family home is being sought by Gateway Estates LLC at Torrice Loop in Charleston, CD3, Staten Island.	N 220011 RCR	Thomas Soviero

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
749 Van Sinderen Avenue Rezoning	Zoning map and zoning text amendments.	K5	210285 ZMK N 210286 ZRK	07/12/2021
Wildflower Studios	Special permit and authorizations.	Q1	210459 ZSQ N 210457 ZAQ N 210458 ZAQ	07/12/2021
415 Madison Avenue	Special permits.	M5	210454 ZSM 210453 ZSM	07/26/2021
Disposition of Seaport Properties	Disposition of city owned property.	M1	210444 PPM	07/26/2021
1 Wythe Avenue IBIA Special Permit	Zoning text amendments and special permit.	K1	N 210273 ZRK 210272 ZSK	07/26/2021
103-16 Van Wyck Expressway Rezoning	Zoning map and zoning text amendments.	Q10	210164 ZMQ N 210164 ZRQ	07/26/2021
45-20 83 rd Street Rezoning	Zoning map and zoning text amendments.	Q4	210041 ZMQ N 210042 ZRQ	07/26/2021

LANDMARKS PIPELINE

Proposed Designations — July 2021

NAME	ADDRESS	ACTION	DATE
200 Madison Avenue First Floor Lobby Interior	200 Madison Avenue, Manhattan	Calendared	07/20/2021

Actions Taken — July 2021

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
July 20, 2021				
34-27 84 th Street, QN	Jackson Heights HD	Install a storm door with security grille.	21-04911	Approved
38-44 Laight Street, MN	Tribeca North HD	Replace the sidewalk.	21-09458	Approved
390 Park Avenue, MN	Lever House – Individual Landmark	Replace plaza paving and terrace pavers, modify walls at the plaza and 3rd floor terrace, and install signage and railings.	21-10428	Approved in part w/ mods/ No action
43 West 74 th Street, MN	Upper West Side/Central Park West HD	Demolish a rear extension and reconstruct the rear extension facade.	21-07897	Approved
260 West End Avenue, MN	West End – Collegiate HD	Establish a Master Plan governing the future installation of windows.	21-07273	Approved w/ mods.
15 Greenwich Avenue, MN	Greenwich Village HD	Demolish a building and construct a new building.	21-05550	No action
140 Broadway, MN	Tribeca West HD	Remove and relocate vault lights and replace the sidewalk and loading dock.	21-04082	Laid over
237 Beverly Road, QN	Douglaston HD	Enclose a porch, replace windows, and construct dormers and additions.	21-07505	Laid over
356 Hollywood Avenue, QN	Douglaston Hill HD	Legalize the replacement of windows, alterations to planters and installation of steps in non-compliance or without Landmarks Preservation Commission permit(s).	20-08873	Laid over
724 East 18 th Street, BK	Fiske Terrace-Midwood Park HD	Install solar panels.	21-03784	Withdrawn
49-51 Chambers Street, MN	Former Emigrant Industrial Savings Bank - Individual and Interior Landmark - African Burial Ground & The Commons HD	Amend a proposal approved at the Public Meeting of July 21, 2020 for alterations to the banking hall, to include the installation of partitions, desk and cabinetry	21-10492	Laid over
36 Walker Street, MN	Tribeca East HD	Construct bulkheads and a pergola, remove steps, replace storefront infill, and install a cornice and a railing.	21-01775	Laid over

LANDMARKS PIPELINE (continued)

Actions Taken — July 2021

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
July 27, 2021				
174 Bergen Street, BK	Boerum Hill HD	Replace windows.	21-03796	Approved w/ mods.
267 Cumberland Street, BK	Fort Greene HD	Construct a rear yard addition.	21-06055	No action
347 President Street, BK	Carroll Gardens HD	Construct a rear yard addition.	21-05095	Approved
29 Center Drive, QN	Allen-Beville House - Individual Landmark - Douglaston HD	Construct additions, modify the garage, porch, steps and retaining wall, and reconstruct a cupola.	21-00717	Approved w/ mods.
100 Prospect Avenue, QN	Douglaston HD	Construct a retaining wall and fencing at the rear yard and widen the driveway.	21-04351	Approved
145 Hudson Street, MN	Tribeca West HD	Alter the entrance.	21-06618	Approved w/ mods.
53 West 9 th Street, MN	Greenwich Village HD	Install shutters.	21-07882	Approved w/ mods.
547 West 26 th Street, MN	West Chelsea HD	Install and alter canopies and install signage.	21-08999	Approved w/ mods.
333 Central Park West, MN	Upper West Side/Central Park West HD	Install a rooftop pergola.	21-05268	Approved w/ mods.
1083 Fifth Avenue, MN	Expanded Carnegie Hill HD	Enlarge a rooftop bulkhead.	21-01604	Approved
15 East 91 st Street, MN	Expanded Carnegie Hill HD	Remove a balcony enclosure.	21-05725	Approved
1047 Amsterdam Avenue, MN	Cathedral of St. John the Divine and the Cathedral Close - Individual Landmark	Remove a retaining wall, regrade, and install fencing and light fixtures.	21-09853	Approved w/ mods.
120 East 106 th Street, MN	Church of Saint Cecilia - Individual Landmark	Install a barrier-free access lift.	21-09366	Approved

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

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Holyrood Episcopal Church	Approval of landmark designation.	M12	N 210467 HIM	07/14/2021
Educational Building – 70 Fifth Avenue	Approval of landmark designation	M02	N 210468 HIM	07/14/2021
Beach 67 th Street Rezoning*	Zoning map amendment to change an R4A zoning district to an R6 zoning district.	Q14	C 200230 ZMQ	07/14/2021
Beach 67 th Street Rezoning	Zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) area.	Q14	N 200231 ZRQ	07/14/2021
Restoring the George City Map Amendment	Amendment to the City Map.	M12	C 180024 MMM	07/28/2021
840 Atlantic Avenue Rezoning*	Zoning map amendment to change M1-1 and R6B zoning districts to a C6- 3X zoning district.	K08	C 210249 ZMK	07/28/2021
840 Atlantic Avenue Rezoning	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area and amend street wall regulations.	K08	N 210250 ZRK	07/28/2021
2100 Bartow Avenue	Request by DCAS to acquire office space.	X10	N 210435 PXX	07/28/2021
133 Beach 116 th Street Rezoning	Zoning map amendment to eliminate a C1-3 district and establish a C2-4 district within an existing R7A district.	Q14	C 210148 ZMQ	07/28/2021