

CITYLAND NEW FILINGS & DECISIONS | June 2021

CITY PLANNING PIPELINE

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
abcNY inc.	58-62 East 125 th Street Rezoning	A zoning map amendment to facilitate commercial development from C4-4D to a C4-7 and a zoning text amendment to map a MIH district is being sought by applicant at 58-62 East 125th Street in East Harlem, CD 11 Manhattan.	210495 ZMM; N 210496 ZRM	Max Meltzer
HPD - NYC Dept of Housing Preservation & Development	Cooper Park Commons	A zoning map amendment from R6 to R7-2 & R72/C2-4 overlay, a zoning text amendment to map MIH, a special permit for Large Scale General Development (LSGD), disposition of city owned property and UDAAP designation and approval to facilitate the development of 556 units of affordable housing, 2,064 sf of commercial and 110,045 sf of community facility space, is proposed by HPD at Cooper Park Commons formerly Greenpoint Hospital campus site, located in Greenpoint, Community District 1, Brooklyn.	210480 ZMK; 210481 ZSK; 210482 ZRK; 210483 HAK; 210484 PPK	Erin Buchanan
SPECIAL PERMITS/OTHER ACTIONS				
Sal Furnari	104 Canton Avenue	A future subdivision under 107-08 to divide one zoning lot at Block 6014, Lot 56 into two zoning lots to facilitate two new single family detached houses is being sought by JCI Development LLC at 104 Canton Avenue in Arden Heights in Community District 3, Staten Island.	N 210473 RCR	
DOLP 1133 Properties II LLC	1133 Avenue of the Americas Plaza Design Change	This is a private application by DOLP 1133 Properties II LLC for a certification pursuant to Section 37-625 (Design Changes) to facilitate the redesign of a Privately Owned Public Space (POPS) in the Midtown neighborhood of Manhattan, Community District 5. The redesign consists of changes to the plazas on Sixth Avenue and West 44th Street.	N 210474 ZCM; N 210475 LDM	Elizabeth Lee
Richard Cotogno	18 Emerson Avenue	This is a private application by Convery Investments requesting zoning authorizations pursuant to ZR 105-421 to facilitate the replacement of an existing one-story residence with two new three-story single-family, detached homes developments, at Emerson Avenue within the Special Natural Area District and Lower Density Growth Management Area in Todt Hill, Community District 2, Staten Island.	N 210470 ZAR	Timothy Boyland
KRAMER LEVEN NAFTALIS & FRANKEL LLP	180 E. 125th Street Transit Easement Certification	Transit easement Cert pursuant to ZR 95-041 on the former Pathmark site on 125th.	N 210487 ZCM	Brenna Hemmings
Sam Antonio	303 Flagg Place	This is a private application submitted by Sam Antonio seeking (3) CPC Authorizations to facilitate the construction a one-family home in the Special Natural Area District of Staten Island Community District 2.	210488 ZAR; 210490 ZAR; 210491 ZAR; 210492 LDR	
Jennifer Dickson	355 Exterior Street Waterfront Certification	A Waterfront Certification pursuant to ZR 62-811 to facilitate the construction of a new mixed-use development at 355 Exterior Street in The Bronx, Community District 1.	210476 ZCX; 210477 ZCX; 210478 ZCX	Jodi Stein
420 Kent Avenue LLC	420 Kent Avenue WPAA Phasing Plan	This is a private application by Spitzer Enterprises requesting an authorization Pursuant to ZR 62-822 (c) for a Waterfront Public Access Area Phasing Plan for a mixed-use development at 420 Kent Avenue, in Williamsburg, Community District 1, Brooklyn.	N 190020 ZAK	Juliet Wong
Mark Greenwald	5040 Arlington Avenue - SNAD	A site alteration of an existing single-family residence seeking an authorization to modify the topographic features pursuant to 105-421 of the Special Natural Area District (SNAD) regulations to build an approximately 1,000 sf patio and sitting wall at 5040 Arlington Avenue in the Riverdale neighborhood of Community Board 8, Bronx.	N 210471 ZAX; N 210472 LDX	

CITY PLANNING PIPELINE (continued)

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

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS				
Mark Greenwald	5040 Arlington Avenue - SNAD	A site alteration of an existing single-family residence seeking an authorization to modify the topographic features pursuant to 105-421 of the Special Natural Area District (SNAD) regulations to build an approximately 1,000 sf patio and sitting wall at 5040 Arlington Avenue in the Riverdale neighborhood of Community Board 8, Bronx.	N 210471 ZAX; N 210472 LDX	
Philip Rampulla	58 Buttonwood Road	Two authorizations in SNAD-1 ZR section 105-421 and 105-431 to facilitate an alteration and addition to an existing residential home at 58 Buttonwood Road in Todt Hill neighborhood, Community Board #2, Staten Island.	N 210464 ZAR; N 210465 ZAR	SCOTT TIERNEY
CHRISTOPHER SCHNARR	58 W 58 th Street	This is a POPS Signage review request for the Arcade; Plaza at 58 West 58 Street, Community District 5, Manhattan.	210489 SGM	
Ray Masucci	75 Poughkeepsie Court	A ZC pursuant to 107-121 to facilitate a new home is being sought by at 75 Poughkeepsie Court in Annadale, Community District 3, Staten Island.	N 210479 RCR	Carol Nucci
LPC - NYC Landmarks Preservation Commission	Dorrance Brooks Square Historic District	The Landmarks Preservation Commission is requesting a report from the City Planning Commission on the Historic District designation of the Dorrance Brooks Square area located between West 136th Street, West 137th Street between 7th and 8th Avenues, as well as between West 136th, West 137th, West 138th and West 139th Streets between 8th Avenue and St. Nicholas Avenue in Central Harlem, Community District 10, Manhattan.	N 210498 HKM	
Scott Lieberman	Ellsworth Avenue	A Zoning Certification pursuant to ZR 107-08 to facilitate a subdivision is being sought by Brandon Property Group Inc at 278 Ellsworth in Woodrow, Community District 3, Staten Island.	N 210469 RCR	Carol Nucci
EDC	Inwood Mapping Substantial Compliance	A Substantial Compliance application to facilitate a splitting of previously approved City Map changes is being sought by EDC related to the previously approved Inwood rezoning.	210466 CSM	
Boston Tremont Housing Development Fund Corp	Lambert Parcel 5 Minor Modification	Modification to a previously approved Large Scale to facilitate a new garage and to slightly modify height of a building is being sought by Phipps Houses at 2082 Boston Road in the West Farms area of Bronx Community District 6 (Block 3140, Lot 7).	M 160287A ZAX; M 160290A ZSX; M 210485 LDX	Margaret Pagan
2033 National Black Theatre Way LLC	NBT - Transit Easement Certification	Transit Easement Certification pursuant to ZR Section 95-041 to enable the development of an as-of-right mixed-use building in the East Harlem neighborhood of Community District 11, Manhattan.	N 210497 ZCM	Howard Goldman
LPC - NYC Landmarks Preservation Commission	New York Public Library – Harlem Branch	The Landmarks Preservation Commission is requesting a report from the City Planning Commission on the designation of the New York Public Library - Harlem branch located at 9 West 124th Street in Harlem Community District 10, Manhattan.	N 210499 HIM	
L and M Development Partners	Sendero Verde	SV-B Owners LLC and SV-A Owners LLC seek a Zoning Certification by the Chairperson of the City Planning Commission to approve the design and development of a Public Accessible Area (PAA) on the Sendero Verde Site before issuing New Building permits for the construction of second and final development phase of the Sendero Verde site, as stipulated in the Declaration of Large-Scale General Development (2019071700496001).	M 210486 LDM	Jessica Yoon

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
Wildflower Studios	Special permit and authorizations.	Q1	210459 ZSQ 210457 ZAQ	06/07/2021
Beach 79 Self Storage Rezoning	Zoning map amendment.	Q14	210458 ZAQ 200299 ZMQ	06/07/2021
Brooklyn Navy Yard Master Plan	Zoning map and zoning text amendments.	K2	210462 ZMK N 210463 ZRK	06/07/2021
Starrett-Lehigh and Terminal Warehouse	Zoning map and zoning text amendments.	M4	210408 ZMM N 210409 ZRM	06/21/2021
31 st Street and Hoyt Avenue Rezoning	Zoning map and zoning text amendments.	Q1	210200 ZMQ N 210201 ZRQ	06/21/2021
79 Quay Street Rezoning	Zoning map and zoning text amendments.	K1	210166 ZMK N 210167 ZRK	06/21/2021
Cooper Park Commons	Zoning map amendment.	K1	210481 ZSK 210480 ZMK N 210482 ZRK 210483 HAK 210484 PPK	06/21/2021
1045 Atlantic Avenue Rezoning	Zoning map and zoning text amendments.	K3	210276 ZMK N 210177 ZRK	06/21/2021

LANDMARKS PIPELINE

Proposed Designations — June 2021

NAME	ADDRESS	ACTION	DATE
Kimlau War Memorial	Within Kimlau Square, Chatham Square and East Broadway, Manhattan	Heard	06/01/2021
Dorrance Brooks Square Historic District	Two sections located on either side of Frederick Douglass Boulevard between West 136 th Street and West 140 th Street, Manhattan	Designated	06/15/2021
New York Public Library, Harlem Branch	9 West 124 th Street, Manhattan	Designated	06/15/2021
Kimlau War Memorial	Within Kimlau Square, Chatham Square and East Broadway, Manhattan	Designated	06/22/2021
Conference House Park Archaeological Site	298 Satterlee Street, Staten Island	Designated	06/22/2021

Actions Taken — June 2021

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
June 1, 2021				
1000 Fifth Avenue, MN	Metropolitan Museum of Art – Individual and Interior Landmark	Replace a curtain wall facade.	21-04144	Approved
80-04 37 th Avenue, MN	Jackson Heights HD	Install an awning.	20-07494	Approved w/ mods.
80 Spring Street, MN	SoHo-Cast Iron HD	Install an awning and signage.	21-07120	Approved
231 Madison Avenue, MN	J.P. Morgan Jr. House – Individual Landmark	Install through-window louvers.	21-07120	Approved
3041 Broadway, MN	Union Theological Seminary, Brown Memorial Tower, James Tower, and James Memorial Chapel - Individual Landmark	Alter steps, and install a barrier-free access ramp and signage	21-08198	Approved
101 Greene Street, MN	SoHo-Cast Iron HD	Alter storefront infill.	21-07952	Laid over

LANDMARKS PIPELINE (continued)

Actions Taken — June 2021

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
2580-2595 Adam Clayton Powell Boulevard, MN	Dunbar Apartments – Individual Landmark	Establish a Master Plan governing the future installation of fire escapes and louvers.	21-07160	Laid over
146 West 121 st Street, MN	Mount Morris Park Historic District Extension	Construct a rear yard addition and install a chimney extension.	21-06253	Laid over
210 East 62 nd Street, MN	Treadwell Farm Historic District	Legalize and modify the design of the rooftop and rear yard additions and alterations to the rear facade in non-compliance with Certificate of Appropriateness 19-06723.	19-21568	Laid over
June 8, 2021				
424 Atlantic Avenue, BK	Boerum Hill HD Extension	Construct a rear yard addition.	20-01817	Approved
70 Hudson Avenue, BK	Vinegar Hill HD	Install entrance infill, stairs, porches and windows.	21-08216	Approved w/ mods.
31 Harrison Street, MN	31 Harrison Street House (Jacob Ruckle House) – Individual Landmark	Install ground floor infill and modify and install signage.	21-08498	Approved
601 West 26 th Street, MN	Starrett Lehigh Building - Individual Landmark	Install ground floor infill and modify and install signage.	21-08861	Approved
263 West 93 rd Street, MN	Riverside – West End HD	Replace windows.	21-07876	Approved
120 West 74 th Street, MN	Upper West Side/ Central Park West HD	Amend Certificate of Appropriateness 19-8641 to modify the proposed rear addition.	21-07454	No Action
4 East 66 th Street, MN	Upper East Side HD	Create and modify window openings and install balconies.	21-07559	Approved w/ mods.
267 Cumberland Street, BK	Fort Greene HD	Construct a rear yard addition.	21-06055	Laid over
322 Central Park West, MN	Upper West Side/ Central Park West HD	Extend a chimney.	21-07488	Laid over
24 East 10 th Street, MN	Greenwich Village HD	Construct additions, replace windows, and remove a studio window and shutters.	21-02715	Approved
484 Broome Street, MN	SoHo-Cast Iron HD	Modify a storefront.	18-7060	Approved
June 15, 2021				
60 Grand Street, MN	SoHo-Cast Iron HD	Amend Certificate of Appropriateness 19-31368 to modify a Master Plan governing the future installation of painted wall signs.	21-09032	Approved
130 Greene Street, MN	SoHo-Cast Iron HD	Amend Certificate of Appropriateness 19-31368 to modify a Master Plan governing the future installation of painted wall signs.	21-08921	Approved
1207 8 th Avenue, BK	Park Slope HD	Amend Certificate of Appropriateness 19-31368 to modify a Master Plan governing the future installation of painted wall signs.	21-02318	Approved
424 7 th Avenue, BK	Park Slope HD Extension	Reconstruct and modify a garage.	21-08130	Approved w/ mods.
170 Central Park West, MN	The New York Historical Society - Individual Landmark - Upper West Side/Central Park West HD	Application is to demolish a free-standing wall, construct an addition, reconstruct and alter the library stack tower, and alter the south facade.	21-08924	Approved
200 Central Park West, MN	The New York Historical Society - Individual Landmark - Upper West Side/Central Park West HD	Remove a statue, modify stairs and paving, and install markers.	21-08864	Advisory Report
333 Central Park West, MN	Upper West Side/Central Park West HD	Install rooftop structures.	21-05268	Laid over
430 West 22 nd Street, MN	Chelsea HD	Construct a rear-yard addition.	21-00561	Laid over
114-11 177 th Street, QN	Addisleigh Park HD	Replace windows.	21-07831	Laid over
30 Rockefeller Plaza, MN	RCA Building & RCA Building Interior Lobby - Individual and Interior Landmark	Modify openings, extend walls, and replace light fixtures within the interior lobby, install storefront infill at the ground floor, and install attractions and accretions at the rooftop observation terraces.	21-09092	Laid over

LANDMARKS PIPELINE (continued)

Actions Taken — June 2021

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLANS

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
June 22, 2021				
130 East 170 th Street, MN	Upper East Side HD	Reclad the facade.	21-09533	Approved
160 East 70 th Street, MN	Upper East Side HD	Redesign the front facade and alter the areaway.	19-39708	Approved w/ mods.
Fort Greene Park, BK	Fort Greene HD	Install barrier-free access pathways.	21-09533	Approved
109 State Street, BK	Brooklyn Heights HD	Alter front and side areaways, modify and install new window openings, add an oriel window, alter the rear extension, and construct rooftop additions.	21-08044	Approved
89 Remsen Street, BK	Brooklyn Heights HD	Replace the sidewalk.	21-06338	Approved w/ mods.
10 Montauge Terrace, BK	Brooklyn Heights HD	Construct a terrace and install doors at the rear facade.	21-09062	Approved w/ mods.
48 Clifton Place, BK	Clinton Hill HD	Modify window openings and construct a deck at the rear facade.	21-07492	Approved w/ mods.
114-11 177 th Street, QN	Addisleigh Park HD	+		

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

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1676	West 16 th Street Special Permit, Brooklyn	Special permit.	06/17/2021
1677	Crab Shanty Restaurant – 361 City Island Avenue Rezoning, Bronx	Zoning map amendment.	06/17/2021
1678	Melrose Open Door, Bronx	Approving real property tax exemption.	06/17/2021
1679	Melrose Open Door, Bronx	Approving Urban Development Action Area Project and waiver of area designation requirement.	06/17/2021
1680	Melrose Open Door, Bronx	Approving amendment to the Mott Haven North Urban Renewal Plan.	06/17/2021
1681	Melrose Open Door, Bronx	Approval of an Urban Development Action Area and an Urban Development Action Area Project pursuant to the disposition of city-owned property.	06/17/2021
1682	Melrose Open Door, Bronx	Approval of an Urban Development Action Area and an Urban Development Action Area Project pursuant to the disposition of city-owned property.	06/17/2021
1683	Bed Stuy Central and North Phase II, Brooklyn	Approval of an Urban Development Action Area and an Urban Development Action Area Project pursuant to the disposition of city-owned property.	06/17/2021
1684	Bed Stuy Central and North Phase II, Brooklyn	Approving real property tax exemption.	06/17/2021
1685	72-H Transfer of Block 3930, Lot 50, Staten Island	Transfer of City-owned property to the United States of America through the National Park Service.	06/17/2021
1686	St. Joseph's-1949 Bathgate Avenue, Bronx	Zoning map amendment.	06/17/2021
1687	St. Joseph's-1949 Bathgate Avenue, Bronx	Zoning text amendment.	
1688	St. Joseph's-1949 Bathgate Avenue, Bronx	Approval of proposed site selection for a new school.	06/17/2021

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
314 West 43 rd Street Special Permit	A special permit to modify height and setback requirements for the development of a seven- and 31- story mixed use building.	M04	C 200352 ZSM	06/02/2021