

CITYLAND NEW FILINGS & DECISIONS | September 2017

CITY PLANNING PIPELINE

New Applications Filed with DCP — September 1 to September 30, 2017

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
ZONING TEXT AND MAP AMENDMENTS				
East River Fifties Alliance	East River Fifties-Sutton Place, MN	Zoning text amendment to apply modified tower on a base rules in lieu of tower zoning regulations for R10 lots on narrow streets in a defined "East River Fifties Area."	180082 ZRM	Manhattan Borough President Gale A. Brewer
South Portland LLC	142-150 South Portland Avenue Rezoning, BK	Zoning text amendment to Article X, Chapter 1 Appendix E Special Downtown Brooklyn District Maps, and Zoning Resolution Section 101-22 to impose a 95 feet height limitation within 25 feet of an R7A zoning district on buildings or portions of buildings fronting South Portland Avenue within an R8A zoning district.	180097 ZRK	Sheldon Lobel PC
Variety Boys and Girls Club of Queens	Variety Boys and Girls Club Rezoning, QN	Zoning text amendment to Appendix F of the Zoning Resolution to designate the project area as a Mandatory Inclusionary Housing Area; zoning map amendment to change the existing R7A/R6B zoning district to an R7X zoning district.	180086 ZRQ; 180085 ZMQ	Akerman LLP
AA 304 GC TIC LLC	40-31 82nd Street Rezoning, QN	Zoning text amendment to Appendix F of the Zoning Resolution to designate the project area as a Mandatory Inclusionary Housing Area; zoning map amendment to rezone a portion of Block 1493, Lot 15 from the existing R6/C1-3 zoning district to a C4-5X zoning district.	180099 ZRQ; 180098 ZMQ	Akerman LLP
Silvershore Properties 97 LLC	35 Underhill Avenue Rezoning, BK	Zoning map amendment to change the existing R6B zoning district to an R6A/C2-4 zoning district within the project area.	180095 ZMK	Sheldon Lobel PC
South Portland LLC	142-150 South Portland Avenue Rezoning, BK	Zoning map amendment to change the existing R7A zoning district to an R8A zoning district, and to establish a C2-4 zoning district to a depth of 100 feet along Hanson Place, and to extend the Special Downtown Brooklyn District coterminous with the project area.	180096 ZMK	Sheldon Lobel PC
Enclave on 241st LLC	East 241st Street Rezoning, area bounded by East 241st Street, Furman Avenue, East 240th Street and White Plains Road, BX	Zoning map amendment to rezone the proposed project area from an existing an M1-1 zoning district to an R7D/C2-4 zoning district.	180083 ZMX	Sheldon Lobel PC
SPECIAL PERMITS/OTHER ACTIONS				
New York University	NYU Core – 181 Mercer Street, MN	A modification to a previously approved special permit to modify the large-scale general development, the 181 Mercer Street Building in presently under construction in substantial compliance.	120124A ZSM	Bryan Cave
Tsisnami Gogilashvili	243 Howard Avenue, SI	CPC authorization pursuant to Zoning Resolution Section 119-316, an authorization for modification of grading control; CPC authorization pursuant to Zoning Resolution Section 119-313, an authorization for modification of landscaping, tree preservation and tree planting.	180091 ZAR; 180092 ZAR	Ronald D. Victorio RA
Kerry Gallo	Gallo Residence, 172 Nevada Avenue, SI	CPC certification pursuant to Zoning Resolution Section 105-45, certification of restoration plans.	180100 ZCR	Rampulla Associates
SLCR Associates LLC	3, 17, and 23 Fonda Place, SI	School seat certification pursuant to Zoning Resolution Section 107-121.	180080 RCR	Joseph M. Morace
Sange Rest, Inc.	Tio Pepe, 168 West 4th Street, MN	Enclosed sidewalk café request with 8 tables and 16 chairs.	180079 ECM	Rocio Sanz

CITY PLANNING PIPELINE (continued)

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APPLICANT	PROJECT/ADDRESS	DESCRIPTION	ULURP NO.	REPRESENTATIVE
SPECIAL PERMITS/OTHER ACTIONS (continued)				
Cobp, Corp	Il Violino, 180 Columbus Avenue, MN	Enclosed sidewalk café request with 15 tables and 36 chairs.	180102 ECM	Blanca Mejia
Hashem Melech, Inc.	Bravo Pizza, 6926 Main Street, QN	Enclosed sidewalk café request with 12 tables and 48 chairs.	180101 ECQ	Tania Fellus
NYC LPC	476 Fifth Avenue, MN	New York Public Library (Stephen A. Schwarzman Building) interiors, main reading room and catalog room, LPC designation list 497.	180078 HKM	NYC LPC

ULURP PIPELINE

New Applications Certified into ULURP

PROJECT	DESCRIPTION	COMM. BD.	ULURP NO.	CERTIFIED
350 East 88th Street	Special permit	MN 8	180023 ZSM	9/5/17
Sea Park North	Zoning map and zoning text amendments	BK 13	170240 ZMK; N 170241 ZRK	9/5/17
1220 Avenue P Rezoning	Zoning map and zoning text amendments	BK 15	170390 ZMK; N 170391 ZRK	9/5/17
35-10 Astoria Boulevard South	Zoning map and zoning text amendments	QN 1	170299 ZMQ; N 170300 ZRQ	9/5/17
Riverside Galleria	Special permits and authorizations	SI 3	180053 ZSR; 180054 ZSR; N 180055 ZAR; N 180056 ZAR; N 180057 ZAR; N 180058 ZAR; N 180059 ZAR	9/5/17
172-174 East 73rd Street	Special permit	MN 8	180066 ZSM	9/18/17
Gowanus Canal CSO Facility	Site selection and acquisition	BK 6	180065 PCK	9/28/17

BSA PIPELINE

New Applications Filed with BSA — September 2017

APPLICANT	PROJECT/ADDRESS	DESCRIPTION	APP. NO.	REPRESENTATIVE
VARIANCES				
Delson Development, LLC	18 Stanwix Street, BK	Permit residential building in M1-1 district	2017-262-BZ	Rothkrug Rothkrug
Congregation Chabad-In-Reach-Aliya	527 East New York Avenue, BK	Facilitate development of 5-story house of worship	2017-261-BZ	Davidoff Hutcher & Citron
Harbor Lights Enterprises, Inc.	129-18 Newport Avenue, QN	Legalize unfinished 3-story mixed-use development	2017-267-BZ	Vincent L. Petraro
World Chan Buddhist Association	33-73 154th Street, QN	Permit 3-story house of worship	2017-268-BZ	Sheldon Lobel, PC
SPECIAL PERMITS/OTHER ACTION				
Aftab Hussain	6161 Broadway, BX	Permit auto service station	2017-258-BZ	Eric Palatnik, PC
Daniel Apice	1434 Utica Avenue, BK	Add second story to auto transmission shop	2017-271-BZ	Edward Lauria
Chedvah & Jeffrey Rabinovich	2303 Avenue K, BK	Enlarge 1-family dwelling	2017-266-BZ	Lyra J. Altman
GMI Realty	159 North 4th Street, BK	Permit physical culture establishment	2017-257-BZ	Marvin B. Mitzner
Yisrael Grafstein	1760 E. 28th Street, BK	Enlarge 2-story dwelling	2017-259-BZ	Eric Palatnik, PC
BIF Realty LLC	2672 E. 12th Street, BK	Enlarge 1-family dwelling	2017-260-BZ	Lyra J. Altman
LDR Realty Corp.	318 54th Street, BK	Reinstate and extend term of pre-1961 variance for warehouse	2017-265-BZ	Simon & Wright LLC
Carol & Sidney Greenberger	975 E. 24th Street	Enlarge 1-family dwelling	2017-273-BZ	Lyra J. Altman
The Drakatos Family LLC	10-19 46th Road, QN	Permit physical culture establishment	N/A	Kalyan Law Firm
Grasmere Avenue LLC	65 Grasmere Avenue, SI	Legalize auto repair use & construct addition	2017-269-BZ	David L. Businelli
APPEALS				
Westbroad Company, LLC	62 W. Broadway, MN	Appeal DOB determination that advertising sign not entitle to continuing non-conforming use status	2017-263-A	Tarter Krinsky & Drogin
9th and 10th Street LLC	605 E. 9th Street, MN	Appeal DOB decision, and interpret "proof of ownership or control" provision of RCNY	2017-271-A	Gerstman, Schwartz & Malito
EXTEND CONSTRUCTION PERIOD				
SLC2 Holdings LLC	23 E. 39th Street, MN	Extend construction time for minor development	2017-264-BZY	Kenneth K. Lowenstein

LANDMARKS PIPELINE

Proposed Designations — September 2017

NAME	ADDRESS	ACTION	DATE
827-831 Broadway Buildings	827, 831 Broadway, MN	Calendared	9/19/2017
Old Saint James Episcopal Church	86-02 Broadway, QN	Designated	9/19/2017

Actions Taken — September 2017

FINAL PERMITS TO BE ISSUED AFTER LANDMARKS RECEIVES CONFORMING PLAN

ADDRESS	LANDMARK/HISTORIC DISTRICT	DESCRIPTION	CASE NO.	APP'D
September 5, 2017				
74 E. 4th Street, MN	Aschenbroedel Verein Building	Construct roof addition, install infill	19-8690	Yes
161-02 Jamaica Avenue, QN	Jamaica Savings Bank	Modify openings, install infill & signage	19-09600	Yes
400 W. Broadway, MN	SoHo-Cast Iron HD Ext.	Legalize installation of storefront infill	19-12883	Yes
114 Prince Street, MN	SoHo-Cast Iron HD	Install flagpole, sign	19-11186	W/Mod
45 Bond Street, MN	NoHo HD Ext.	Replace storefront infill, windows	19-12883	Yes
408 Sixth Avenue, MN	Greenwich Village HD	Legalize rooftop mechanical equipment	19-7568	W/Mod
1100 Grand Concourse, BX	Grand Concourse HD	Reconstruct walls & planters, install lighting	19-6401	Yes
188 Prospect Park W., BK	Park Slope HD Ext.	Construct bulkhead	19-13969	Yes
58 Remsen Street, BK	Brooklyn Heights HD	Alter fence, install steps	19-11498	W/D
Pearl Street, BK	Multiple	Amend status update letter to include sidewalk installations	19-09282	Yes
September 12, 2017				
109 E. 15th Street, MN	Century Association Building	Alter facade, replace infill; issue report to CPC (bulk waivers)	19-13478; 19-11169	W/Mod; Yes
50 Hudson Street, MN	Tribeca West HD	Construct roof additions, enlarge windows, install garage door, curb cut	19-10665	Yes
59 Bleecker Street, MN	NoHo HD	Amend status letter for approval for new building	19-15614	Yes
30 W. 8th Street, MN	Greenwich Village HD	Construct ramp	19-13637	Yes
278 W. 11th Street, MN	Greenwich Village HD	Replace windows, door, ironwork, construct roof & rear additions, excavate rear yard	19-11404	W/Mod
334 W. 20th Street, MN	Chelsea HD	Construct roof bulkhead	19-16542	Yes
23 W. 69th Street, MN	Upper West Side/CPW HD	Replace windows, construct rear & roof additions, alter rear facade	19-09902	Yes
18 W. 74th Street, MN	Upper West Side/CPW HD	Enlarge windows	19-15666	Yes
321 W. 103rd Street, MN	Riverside-West End HD Ext. III	Alter front faced, areaway	19-09902	Yes
195 Midwood Street, MN	Prospect Lefferts Gardens HD	Replace illegal windows	19-13854	W/Mod
September 19, 2017				
225 E. 5th Street, MN	East Village/Lower East Side HD	Est. master plan (installation of mechanical units & louvers)	19-12195	Yes
27 Christopher Street, MN	Greenwich Village HD	Amend C of A (entrance surround)	19-15977	Yes
4 Gramercy Park West, MN	Gramercy Park HD	Construct bulkheads, rear addition, alter rear facade, replace windows, excavate cellar, rear yard	19-10775	Yes
29 W. 26th Street, MN	Madison Square North HD	Replace sidewalk	19-14432	Yes
1155 Broadway, MN	Madison Square North HD	Alter facades, install infill, cameras, awnings, canopy	19-6738	W/Mod
464 W. 145th Street, MN	Hamilton Heights HD Ext.	Install awning	19-11035	Yes
28 Remsen Street, BK	Brooklyn Heights HD	Construct dormer, roof deck, stair bulkhead	19-7922	W/Mod
69 Seventh Avenue, BK	Park Slope HD	Construct rear yard addition	19-7206	W/Mod
1306 Albemarle Road, BK	Prospect Park South HD	Alter rear yard, garage, install fencing	19-16249	Yes

New Decisions Added to www.CityAdmin.org — September 2017

CITY COUNCIL

RES. NOS.	PROJECT	DESCRIPTION	DATE
1624	367 Third Avenue, MN	Revocable consent (unenclosed sidewalk café)	8/24/2017
1625	3363 E. Tremont Avenue, MN	Revocable consent (unenclosed sidewalk café)	8/24/2017
1626	183 W. 10th Street, MN	Revocable consent (unenclosed sidewalk café)	8/24/2017
1627	462 Broadway, MN	Zoning text amendment (allow large retail establishments)	8/24/2017
1628	Polyclinic Apartments, MN	Real property tax exemption, conveyance to new owner	8/24/2017
1629	Special West Chelsea District Text, MN	Zoning text amendment (modify regulations for zoning lots adjacent to High Line)	8/24/2017
1630	1618 Fulton Street, BK	UDAAP by HPD (2 lots)	8/24/2017
1641 ; 1642	50 Nevins Street Rezoning, BK	Rezoning (C6-1 to C6-4); zoning text amendment (mandatory inclusionary housing)	9/7/2017
1643	40 Wooster Street, MN	Special permit allowing residential and retail use on cellar and ground floor	9/7/2017
1644 ; 1645	East Shore Special Coastal Risk District, SI	Zoning text amendment (est. special coastal risk district); rezoning (elim. C1-1 from R3-2, est. C1-3)	9/7/2017

CITY PLANNING COMMISSION

PROJECT NAME	DESCRIPTION	LOCATION	ULURP NO.	DATE
Westchester Avenue Bridge	Modify legal grades to facilitate rehabilitation and raising of Westchester Avenue Bridge	BX 10, 11	C160253MMX	9/6/2017
Albany Neighborhood Senior Center	Acquisition of property (senior center)	BK 8	C150382PQK	9/6/2017
135-01 35th Avenue Rezoning	Rezoning (M1-1 to R7A); zoning text amendment (mandatory inclusionary housing)	QN 7	C170180(A)ZMQ ; N170181ZRQ	9/6/2017
South Avenue Retail Development	Special permit (allow retail establishment greater than 10,000 sq. ft.); City map amendment (establish & eliminate streets, adjust grades)	SI 1	C160174ZSR ; C150359MMR	9/6/2017
Pfizer Sites Rezoning	Rezoning (M3-1 to R7A, R7D, R8A, est. C2-4 in R7A, R7D, R8A); zoning text amendment (mandatory inclusionary housing)	BK 1	C150278ZMK ; N150277ZRK	9/19/2017
All My Children Day Care and Nursery 11	Acquisition of property (child care center)	BK 9	C160132PQK	9/19/2017