



Land Use Review Application

Department of City Planning

120 Broadway, 31st Floor, New York, NY 10271

N170282 ZRM

City Planning will assign and stamp reference numbers here

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

APPLICATION NUMBER _____

APPLICATION NUMBER _____

East River Fifties Alliance[⊥]

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *
205 E. 42nd St., 6th Fl. ⊥

STREET ADDRESS _____

New York, ⊥ NY ⊥ 10017 ⊥

CITY STATE ZIP

(212) 860-1950 ⊥ ⊥

AREA CODE TELEPHONE # FAX#

APPLICATION NUMBER _____

Douglas Woodward[⊥]

APPLICANT'S PRIMARY REPRESENTATIVE _____

Douglas Woodward[⊥]

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION _____

33 West 60th Street, 8th floor ⊥

STREET ADDRESS _____

New York ⊥ NY ⊥ 10023 ⊥

CITY STATE ZIP

(929) 237-9393 ⊥ ⊥

AREA CODE TELEPHONE # FAX#

* List additional applicants below:

Hon. Gale A. Brewer, Manhattan Borough President ⊥
CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

Hon. Benjamin Kallos & Hon. Dan Garodnick, Council Members, Hon. Liz Krueger, NYS Senator ⊥
CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE:

See Appendix 1 for Additional Applicant Representatives ⊥ ⊥ ⊥
NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) TELEPHONE # FAX #

2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

STREET ADDRESS _____ PROJECT NAME (IF ANY) _____

See LR - Item 2, Site Data Attachment Sheet ⊥

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS _____

R10 (C2-5 overlay on two of 98 tax lots) ⊥ 8d ⊥

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY) ZONING SECTIONAL MAP NO(S)

See LR- Item 2 ⊥ Manhattan ⊥ Manhatan 6 ⊥

TAX BLOCK AND LOT NUMBER BOROUGH COMM. DIST.

No ⊥

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY) _____

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO YES IF YES, IDENTIFY _____

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

See attached description (LR item 3. Description of Proposal)

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4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

<input type="checkbox"/>	CHANGE IN CITY MAP.....MM	\$	⊥
<input type="checkbox"/>	ZONING MAP AMENDMENT.....ZM	\$	⊥
<input checked="" type="checkbox"/>	ZONING TEXT AMENDMENT..... ZR	\$	NA ⊥
<input type="checkbox"/>	ZONING SPECIAL PERMIT.....ZS	\$	⊥
<input type="checkbox"/>	ZONING AUTHORIZATION.....ZA	\$	⊥
<input type="checkbox"/>	ZONING CERTIFICATION.....ZC	\$	⊥
<input type="checkbox"/>	PUBLIC FACILITY, SEL./ACQ.....PF	\$	⊥
<input type="checkbox"/>	DISPOSITION OF REAL PROP.....PP	\$	⊥
<input type="checkbox"/>	URBAN DEVELOP=MENT ACTION.....HA	\$	⊥
<input type="checkbox"/>	URBAN RENEWAL PROJECT.....*	\$	⊥
<input type="checkbox"/>	HOUSING PLAN & PROJECT.....*	\$	⊥
<input type="checkbox"/>	FRANCHISE.....*	\$	⊥
<input type="checkbox"/>	REVOCABLE CONSENT.....*	\$	⊥
<input type="checkbox"/>	CONCESSION.....*	\$	⊥
<input type="checkbox"/>	LANDFILL.....*	\$	⊥
<input type="checkbox"/>	OTHER (Describe)	\$	⊥

<input type="checkbox"/>	MODIFICATION	⊥	\$
<input type="checkbox"/>	FOLLOW-UP	⊥	\$
<input type="checkbox"/>	RENEWAL	⊥	\$
<input type="checkbox"/>	OTHER	⊥	\$
TOTAL FEE (For all actions)			\$ NA ⊥

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

Rule 3-06, Manhattan Borough President is co-applicant ⊥

Has pre-application meeting been held? NO YES

If yes **MN, Edith Hsu-Chen, Bob Tuttle ⊥ 2/26/2016 ⊥**
DCP Office/Representative Date of meeting

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)
 LEAD AGENCY City Planning Commission CEQR NUMBER 17DCP046M

TYPE OF CEQR ACTION:

TYPE II Type II category: _____ Date determination was made: _____

TYPE I } Has EAS been filed? Yes No

UNLISTED } If yes, Date EAS filed: _____

Has CEQR determination been made? Yes No

If yes, what was determination? Negative Declaration } Date determination made: _____ (Attach Copy)
 CND
 Positive Declaration

If Positive Declaration, has PDEIS been filed? _____

Has Notice of Completion (NOC) for DEIS been issued? _____ If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? _____ If yes, date issued: _____

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No Yes

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
N/A			
N/A			

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
N/A			
N/A			

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

N/A

10. APPLICANT
(Attach authorizing resolution(s), if applicable)

Alan Kersh, President
 NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

East River Fifties Alliance
 APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

Alan Kersh 2/16/17
 SIGNATURE OF APPLICANT DATE

11. CO-APPLICANTS

Hon. Gale A. Brewer
 NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

Manhattan Borough President
 CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

 SIGNATURE OF CO-APPLICANT DATE

1 Centre Street, 19th Floor, New York, NY 10007 (212) 669-8300 (212) 669-4305
 STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

Hon. Benjamin Kallos, Council Member
 NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

 SIGNATURE OF CO-APPLICANT DATE

New York City Council
 CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

244 East 93rd Street, New York, NY 10128 (212) 860-1950 See Appendix 1 for Additional co-applicants
 STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

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5. ENVIRONMENTAL REVIEW

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LEAD AGENCY City Planning Commission¹ CEQR NUMBER 17DCP046M¹

TYPE OF CEQR ACTION:

TYPE II Type II category: _____¹ Date determination was made: _____

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UNLISTED } If yes, Date EAS filed: _____¹

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If yes, what was determination? Negative Declaration } Date determination made: _____ (Attach Copy)
 CND
 Positive Declaration

If Positive Declaration, has PDEIS been filed? _____¹

Has Notice of Completion (NOC) for DEIS been issued? _____¹ If yes, attach copy.

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APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
N/A ¹		1	1
N/A ¹		1	1

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N/A ¹		1	1

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N/A¹

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 NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF APPLICANT DATE

East River Fifties Alliance¹ _____
 APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

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(Attach authorizing resolution(s), if applicable)

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Manhattan Borough President¹ _____
 CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

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 STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

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New York City Council¹ _____
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N/A ¹		1	1
N/A ¹		1	1

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REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.
N/A ¹		1
N/A ¹		1

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9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

N/A¹

10. APPLICANT

(Attach authorizing resolution(s), if applicable)

Alan Kersh, President¹
 NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF APPLICANT DATE
East River Fifties Alliance¹
 APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

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Manhattan Borough President¹
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1 Centre Street, 19th Floor, New York, NY 10007 (212) 669-8300 (212) 669-4305¹
 STREET ADDRESS CITY STATE ZIP TEL.NO. FAX
Hon. Benjamin Kallos, Council Member¹
 NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE Ben Kallos 2/16/17
 SIGNATURE OF CO-APPLICANT DATE
New York City Council¹
 CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

244 East 93rd Street, New York, NY 10128 (212) 860-1950 See Appendix 1 for Additional co-applicants
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East River Fifties/Sutton Place Rezoning
Manhattan Community District 6
January 6, 2017
Applicants and Applicants Representatives

Additional Representatives

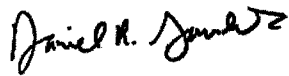
Sandy Hornick
Hornick Consulting, Inc.
142 Park Place
Brooklyn, NY 11217
Phone: (917) 285-0975
Email: plannerami@aol.com
Role: planning consultant

Stephen L. Kass
Christopher Rizzo
Karen Meara
Carter Ledyard & Milburn LLP
2 Wall Street
New York, NY 10005
Phone: (212) 732-3200
Fax: (212) 732-3232
Emails: kass@clm.com; rizzo@clm.com; meara@clm.com

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Additional Co-Applicants:

Name: New York City Council Member Daniel R. Garodnick



2/16/2017

Signature of Co-applicant

Date

Contact: Marianna Vaidman Stone

Address: 211 East 43rd St., Suite 1205, New York, NY 10017

Phone: (212) 818-0580

Email: marianna.vaidmanstone@gmail.com

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Name: New York State Senator Liz Krueger



2/16/2017

Signature of Co-applicant

Date

Contact: Sarra Hale Stern

Address: 1850 Second Avenue New York, NY 10128

Phone: 212 490-9535

Fax: 212 490-2151

Email: hale@nysenate.gov

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City Map Change MM

APPLICATION NO

Proposed City Map Change

(Check appropriate boxes)

- 1. ESTABLISH NEW..... STREET PARK PUBLIC PLACE GRADE
- 2. ELIMINATE EXISTING..... STREET PARK PUBLIC PLACE GRADE
- 3. CHANGE EXISTING STREET..... WIDTH ALIGNMENT GRADE
- 4. EASEMENT
Delineate New..... Remove Existing..... Modify Existing.....
- 5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY.....

Zoning Map Change ZM

APPLICATION NO

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

Proposed Zoning Map Change(s)

CHANGE #1	FROM:	_____	TO:	_____
		EXISTING		PROPOSED
CHANGE #2	FROM:	_____	TO:	_____
		EXISTING		PROPOSED
CHANGE #3	FROM:	_____	TO:	_____
		EXISTING		PROPOSED
CHANGE #4	FROM:	_____	TO:	_____
		EXISTING		PROPOSED
CHANGE #5	FROM:	_____	TO:	_____
		EXISTING		PROPOSED

Zoning Text Amendment ZR

N170282 ZRM

APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

Affected Zoning Resolution (ZR) Sections

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
23-154	Inclusionary Housing
23-61	Applicability
23-675	Provisions for R10 Districts within the East River Fifties Area in Community District 6 in the Borough of Manhattan
23-932	R10 Districts
24-161	Maximum floor area ratio for zoning lots containing community facility and residential uses
24-56	Special Height and Setback Provisions for Certain Areas, R1 through R10

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35-31

Floor Area and Lot Coverage Regulations for C1 through C6 Districts

35-65

Height and Setback Requirements for Quality Housing Buildings

Appendix F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

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Land Use Review Application (LR)Item 2. Site Data

N170282 ZRM

.....
Application No.

Enter all property information on this Attachment Sheet if the site contains more than one property.

TAX BLOCK OR TAX BLOCK RANGE (Enter Range only if all Lots in Range are Included)	TAX LOT(S) OR TAX LOT RANGE	ADDRESS (House Number and Street Name) OR BOUNDING STREETS OR CROSS STREETS (If No Address)
1363 [±]	26, 27, 31, 37, 40, 43(p), 60(p), 64 [±]	South side of 52 nd street between FDR drive and a line 100 feet east of 1 st Ave. [±]
1364 [±]	5(p), 14, 17, 22, 34, 60 [±]	Partial block bounded by E. 52 nd St, FDR Dr., E. 53 rd St. and a line 100 feet east of 1st Ave. [±]
1365 [±]	1c(p), 8, 9, 16, 20, 47c(p), 60 [±]	Partial block bounded by E 53 rd St, Sutton Pl. S., E. 54 th St. and a line 100 ft east of 1 st Ave. [±]
1366 [±]	1(p), 11c, 16, 25, 39 [±]	Partial block bounded by E 54th St, Sutton Pl. S, E. 55th St. and a line 100 ft east of 1st Ave. [±]
1367 [±]	1(p), 10, 20, 26, 31, 35 [±]	Partial block bounded by E 55th St, Sutton Pl. S, E. 56th St. and a line 100 ft east of 1st Ave. [±]
1368 [±]	5(p), 13, 24, 25, 30c, 33, 36, 39, 42(p) [±]	Partial block bounded by E 56th St, Sutton Pl., E. 57th St. and a line 100 ft east of 1st Ave. [±]
1369 [±]	2(p), 7, 11, 12, 15c, 16, 19, 22, 24, 26, 29, 30, 31, 33, 34, 35, 36, 37, 38c, 41, 42, 45(p), 107, 129, 133 [±]	Partial block bounded by E 57th St, Sutton Pl., E. 58th St. and a line 100 ft east of 1st Ave. [±]
1370 [±]	15(p), 21, 26c, 128(p) [±]	Partial block bounded by E 58 th St, Sutton Pl, E. 59 th St and a line 100 ft west of Sutton Pl. [±]
1371 [±]	14R, 38R [±]	Blocks bounded by E. 53rd St, FDR Drive, E. 56 th St. and Sutton Pl. South [±]
1372 [±]	2R, 10R, 25R(p), 26, 27, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39(p), 56(p), 57(p), 58(p), 59(p), 60(p); 62, 66, 67, 73(p), 86R(p), 90(p) [±]	R10 portions of blocks bounded by E. 56th St, FDR Drive, E. 59th St. and Sutton Pl. [±]
±	±	±
±	±	±
±	±	±

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