



Land Use Review Application

Department of City Planning

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

N180082 ZRM

City Planning will assign and stamp reference numbers here

APPLICATION NUMBER

APPLICATION NUMBER

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1. APPLICANT AND APPLICANT'S REPRESENTATIVES

East River Fifties Alliance[⊥]

Douglas Woodward[⊥]

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

APPLICANT'S PRIMARY REPRESENTATIVE

205 E. 42nd St., 6th Fl. [⊥]

Douglas Woodward[⊥]

STREET ADDRESS

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

New York, [⊥] NY [⊥] 10017[⊥]

33 West 60th Street, 8th floor[⊥]

CITY STATE ZIP

STREET ADDRESS

(917) 601-3186[⊥] [⊥]

New York[⊥] NY[⊥] 10023[⊥]

AREA CODE TELEPHONE # FAX#

CITY STATE ZIP

* List additional applicants below:

(929) 237-9393[⊥] [⊥]

Hon. Gale A. Brewer, Manhattan Borough President [⊥]

AREA CODE TELEPHONE # FAX#

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 #

[⊥]

East River Fifties Text Amendment[⊥]

STREET ADDRESS

PROJECT NAME (IF ANY)

2. SITE DATA

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

See LR - Item 2, Site Data Attachment Sheet[⊥]

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

R10, portions with C1-5 and C2-5 overlay [⊥]

8d[⊥]

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

ZONING SECTIONAL MAP NO(S).

See LR- Item 2[⊥]

Manhattan[⊥]

Manhattan 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)

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

MODIFICATION [⊥]

FOLLOW-UP [⊥]

RENEWAL [⊥]

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 **B. Tuttle, B. Dobruskin, A. Laremon[⊥]** **8/28/2017[⊥]**

DCP Office/Representative

Date of meeting

REVISED

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY City Planning Commission

CEQR NUMBER 18DCP039M

TYPE OF CEQR ACTION:

- TYPE II, TYPE I, UNLISTED. Includes checkboxes and fields for EAS filing status and dates.

Date determination was made:

Has CEQR determination been made? Yes No

- If yes, what was determination? Negative Declaration, CND, Positive Declaration.

Date determination made: (Attach Copy)

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:

Table with columns: APPLICATION NO., DESCRIPTION/ DISPOSITION/STATUS, CAL. NO., DATE. Includes a vertical stamp: DEPT OF CITY PLANNING 2017 SEP 27 AM 11:58.

8. RELATED ACTIONS BY OTHER AGENCIES

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

Table with columns: REFERENCE NO., DESCRIPTION/ DISPOSITION/STATUS, CAL. NO., DATE.

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

Alan Kersh

SIGNATURE OF APPLICANT

9/27/17

DATE

East River Fifties Alliance

APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS

(Attach authorizing resolution(s), if applicable)

Hon. Gale A. Brewer

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

Gale A. Brewer

SIGNATURE OF CO-APPLICANT

9/27/17

DATE

Manhattan Borough President

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

1 Centre Street, 19th Floor, New York, NY 10007

STREET ADDRESS

CITY

STATE

ZIP

(212) 669-8300

(212) 669-4305

TEL.NO.

FAX

Hon. Benjamin Kallos, Council Member

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

Ben Kallos

SIGNATURE OF CO-APPLICANT

9-27-17

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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East River Fifties Text Amendment
Manhattan Community District 6
September 27, 2017
Applicants and Applicants Representatives (cont'd)

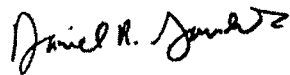
Additional Representatives

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

Additional Co-Applicants:

Name: New York City Council Member Daniel R. Garodnick



9/27/17

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

Name: New York State Senator Liz Krueger



9/27/17

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

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

N180082 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
23-61	Applicability (Height and Setback Regulations in Residence Districts)
23-675	Provisions for Certain R10 Districts within Community District 6 in the Borough of Manhattan
24-56	Special Height and Setback Provisions for Certain Areas
24-57	Modifications of Height and Setback Regulations
35-61	Applicability (Bulk Regulations for Mixed Buildings in Commercial Districts)

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35-66

Special Height and Setback Provisions for Certain Areas

73-641

Integration of new buildings or enlargements with existing buildings

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

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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 [±]	1, 4, 5(p), 26, 27, 31, 37, 40, 43, 47, 48, 49, 60(p), 64 [±]	R10 portions of block bounded by East 51 st Street, East River, East 52 nd St. and 1 st Ave. [±]
1364 [±]	all lots [±]	E. 52 nd St, East River, E. 53 rd St. and 1 st Ave. [±]
1365 [±]	all lots [±]	E 53 rd St, East River, E. 54 th St. and 1 st Ave. [±]
1366 [±]	all lots [±]	E 54 th St, Sutton Pl. S, E. 55 th St. and 1 st Ave. [±]
1367 [±]	all lots [±]	E 55 th St, Sutton Pl. S, E. 56 th St. and 1 st Ave. [±]
1368 [±]	all lots [±]	E 56 th St, Sutton Pl., E. 57 th St. and 1 st Ave. [±]
1369 [±]	all lots [±]	E 57 th St, Sutton Pl., E. 58 th St. and 1 st Ave. [±]
1370 [±]	all lots [±]	E 58 th St, Sutton Pl, E. 59 th St and 1 st Ave. [±]
1371 [±]	all lots [±]	Blocks bounded by E. 54 th St, East River, E. 56 th St. and Sutton Pl. South [±]
1372 [±]	2R, 10R, 25R(p), 26, 27, 29, 31, 32, 33, 34, 35, 36, 37, 38(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. 56 th St, East River, E. 59 th St. and Sutton Pl. [±]
±	±	±
±	±	±
±	±	±
±	±	±
±	±	±

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