Land Use Review Application

Department of City Planning — 120 Broadway, 31st Floor, New York, NY 10271

City Planning will assign and stamp reference numbers here

200274 ZMX
APPLICATION NUMBER

N200275 ZRX
APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

RECEIVED 12-20-18 TD Rec'd WD

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

Concord Realty LLC
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

929 Morris Park Avenue, 2nd Fl.
STREET ADDRESS

Bronx | NY | 10462
CITY | STATE | ZIP

516-946-9105
AREA CODE TELEPHONE # FAX#

Steven Sinacori & Frank St. Jacques
APPLICANT'S PRIMARY REPRESENTATIVE

Akerman LLP
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

666 Fifth Avenue, 20th Fl.
STREET ADDRESS

New York | NY | 10103
CITY | STATE | ZIP

212-259-6474
AREA CODE TELEPHONE # FAX#

* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE:

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.")

431 Concord Avenue
STREET ADDRESS

431 Concord Avenue Rezoning
PROJECT NAME (IF ANY)

Concord Ave, E 145th St, a line midway btwn Jackson Ave/Concord Ave, a line 150 ft from/parallel to E 145th St
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

M 1 - 2
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

6 C
ZONING SECTIONAL MAP NO(S).

Block 2578, p/o Lots 15, 16, and 18
TAX BLOCK AND LOT NUMBER

BRONX
BOROUGH

1
COMM. DIST.

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

4. ACTIONS REQUESTED AND FEES

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

* No supplemental form required

☐	CHANGE IN CITY MAP.....MM	$	☐	MODIFICATION	$
☒	ZONING MAP AMENDMENT.....ZM	$ 3,250			
☒	ZONING TEXT AMENDMENT..... ZR	$ 5,445	☐	FOLLOW-UP	$
☐	ZONING SPECIAL PERMIT.....ZS	$		APPLICATION NO.	
☐	ZONING AUTHORIZATION.....ZA	$	☐	RENEWAL	$
☐	ZONING CERTIFICATION.....ZC	$		APPLICATION NO.	
☐	PUBLIC FACILITY, SEL../ACQ.....PF	$	☐	OTHER	$
☐	DISPOSITION OF REAL PROP.....PP	$		SPECIFY	
☐	URBAN DEVELOP=T ACTION.....HA	$		TOTAL FEE (For all actions)	$ 8,695
☐	URBAN RENEWAL PROJECT.....*	$			
☐	HOUSING PLAN & PROJECT.....*	$			
☐	FRANCHISE.....*	$			
☐	REVOCABLE CONSENT.....*	$			
☐	CONCESSION.....*	$			
☐	LANDFILL.....*	$			
☐	OTHER (Describe)				
		$			

PAID 12-20-18 $8,695

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

If fee exemption is claimed check box below and explain

☐

Has pre-application meeting been held? ☐ NO ☒ YES

If yes Susanna Castiello/Bronx — DCP Office/Representative

9/17/2018 — Date of meeting

5. ENVIRONMENTAL REVIEW

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

LEAD AGENCY NYC Department of City Planning CEQR NUMBER T B D

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 ☐ 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:

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
CP-18356	zoning change from M1-1 to M1-2 & M1-3 / approved	18	4/29/1964
C 980300 PPX	disposition of City-owned properties / approved	19	7/22/1988

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

9. FUTURE ACTIONS REQUIRED

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

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

Nissan Cohen, Member — NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT DATE

Concord Realty LLC — APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS (Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF CO-APPLICANT — DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS — CITY — STATE — ZIP — TEL.NO. — FAX

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF CO-APPLICANT — DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

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.