Land Use Review Application

Department of City Planning — 22 Reade Street, New York, NY 10007-1216

City Planning will assign and stamp reference numbers here

190447 ZMK
APPLICATION NUMBER

N190448 ZRK
APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

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

164-05 Hillside Avenue, 2nd Floor
STREET ADDRESS

New York | **NY** | **11432**
CITY | STATE | ZIP

AREA CODE | TELEPHONE # | FAX#

Richard Lobel
APPLICANT'S PRIMARY REPRESENTATIVE

Sheldon Lobel, P.C.
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

18 East 41st Street, 5th Floor
STREET ADDRESS

New York | **N Y** | **10017**
CITY | STATE | ZIP

(212)725-2727 | **(212)725-3910**
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.")

9114-9116 5th Avenue and 411 92nd Street
STREET ADDRESS

9114 5th Avenue Rezoning
PROJECT NAME (IF ANY)

The Project Area is located on the North side of 5th Avenue, between 91st and 92nd Streets.
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

C8-2,Special Bay Ridge District
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

22b
ZONING SECTIONAL MAP NO(S).

See LR Item 2 Site Data
TAX BLOCK AND LOT NUMBER

Brooklyn
BOROUGH

10
COMM. DIST.

N / A
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	$
☒	ZONING MAP AMENDMENT.....ZM	$ 4,310
☒	ZONING TEXT AMENDMENT..... ZR	$ 5,445
☐	ZONING SPECIAL PERMIT.....ZS	$
☐	ZONING AUTHORIZATION.....ZA	$
☐	ZONING CERTIFICATION.....ZC	$
☐	PUBLIC FACILITY, SEL../ACQ.....PF	$
☐	DISPOSITION OF REAL PROP.....PP	$
☐	URBAN DEVELOP=T ACTION.....HA	$
☐	URBAN RENEWAL PROJECT.....*	$
☐	HOUSING PLAN & PROJECT.....*	$
☐	FRANCHISE.....*	$
☐	REVOCABLE CONSENT.....*	$
☐	CONCESSION.....*	$
☐	LANDFILL.....*	$
☐	OTHER (Describe)	$

☐ MODIFICATION — $

☐ FOLLOW-UP — APPLICATION NO. — $

☐ RENEWAL — APPLICATION NO. — $

☒ OTHER — C E Q R — SPECIFY — $ 460

PAID

TOTAL FEE (For all actions) $ 9,755

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 **Richard Jacobs** (DCP Office/Representative) **8/17/2018** (Date of meeting)

Basic Form LR – continued

PAID

5. ENVIRONMENTAL REVIEW

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

LEAD AGENCY _____ CEQR NUMBER 19DCP128K

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
C050134 ZRK	Special Bay Ridge Rezoning	1	4 3/2/2005

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)

Richard Lobel, Esq., Authorized Representative
NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT 5/3/19 DATE

Sheldon Lobel, P.C.
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.

New York City Department of City Planning
Land Use Review Application

Supplemental Form

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

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(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)

		EXISTING		PROPOSED
CHANGE #1	FROM:	C8-2/SBRD	TO:	R7A/C2-4/SBRD
CHANGE #2	FROM:		TO:	
CHANGE #3	FROM:		TO:	
CHANGE #4	FROM:		TO:	
CHANGE #5	FROM:		TO:	

Zoning Text Amendment . . . . . ZR

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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
Appendix F	Inclusionary Housing Designated Area and Mandatory Inclusionary Housing Area

mzr 0505 w

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

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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)
6087	23	9114 5TH AVENUE
6087	31	411 92ND STREET
6087	26	9118 5TH AVENUE
6087	27	9122 5TH AVENUE
6087	28	9126 5TH AVENUE
6087	129	419 92ND STREET
6087	29	9128 5TH AVENUE
6087	32	409 92 STREET
6087	21	9108 5TH AVENUE
6087	30	415 92ND STREET
6087	33	407 92ND STREET
6087	34	405 92ND STREET
6087	p/o 1	9111 4TH AVENUE

Bayride Realty LLC

164-05 Hillside Avenue, 2nd Floor
Jamaica, NY 11432

10/22/2018

VIA HAND DELIVERY

City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

Re: 9114 5th Avenue Rezoning (2018K0500)
9114 - 9116 5th Avenue and 411 92nd Street
Brooklyn, New York (the "Premises")

Dear City Planning Commission:

I hereby authorize Sheldon Lobel, P.C. to file the zoning map amendment and zoning text amendment applications for the above-referenced Premises on behalf of Bayride Realty LLC, the applicant of record. I am fully aware of the actions being requested within said applications.

Bayride Realty, LLC

Name: Ankit Mehta
Title: Manager

Sworn to me this 24 day of October, 2018

CAROLINE PENDLEY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PE6131986
Qualified in Queens County
My Commission Expires 08-22-2021